

March 3, 2006
7:00 p.m.

Minutes of the Board of Supervisors
Lake St. Charles Community Development District
6801 Colonial Lake Drive
Riverview, FL 33569
813-741-9768

Supervisors Present:

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

Other Attendees:

Lou Andromidas	Charleston
Scott Horowitz	Glenhurst
Sharyn Nelson	Remington
Eric Gonzalez	Remington
Jeff Crosky	Remington
Mathew Maciejewski	Remington
Ciaris Coley	Remington
Carol Kumar	Lakeside
Ron Ratcliff	Strafford
Bill Nash	Remington
Tim Kilpatrick	Courtland
John Barrios	Lakeside
Marilee Noakes	Remington
William Noakes	Remington
Susan Rizzo	Remington
Alex Aguilar	Remington
Arwando Herrera	Remington

Agenda Item 2: Requests for Additions to Agenda

- 1. Drainage problem in conservation area behind Remington homes***
- 2. Scheduling of agenda items: decorating the clubhouse and event planning***
- 3. Request by Lou Andromidas to plant shrubbery on CDD property***

Supervisor Candia stated he has done considerable research regarding conservation areas and that the drainage problem in Remington may be regulated by the EPA, which normally will not allow the area to be dredged unless there are major problems.

Action Item: Supervisor Candia stated he will determine who has authority over that particular area and what the remedies to the drainage problems might be.

On **ACTION ITEM:** T. Leake to place the items of clubhouse decorating and event planning on the March 21, 2006 meeting agenda.

The board discussed:

1. Creating a license with Lou Andromidas to permit them to plant shrubbery on CDD property.
2. Whether the CDD or the Lou Andromidas would be responsible for paying the Lake St Charles CDD's attorneys fees to review the license.

On **ACTION ITEM:** Chair Bowden to meet at the Andromidas' residence on Saturday at 10:00 a.m. regarding their request.

Agenda Item: 3b. Remington irrigation

The board discussed:

1. Current Status of Remington Irrigation.
2. Actual dates that the Board approved funding for the irrigation project (March, 2005 and June 2005).
3. What caused the project to be delayed?

T. Sundermeier stated that Jim Richards had originally gotten an address from TECO for electric installation, but that he is unable to find it. T. Sundermeier stated is he must go back to square one if there is no address assigned.

As of now, Ameriscape can do all the work except for the electrical. T. Sundermeier is working with Interlock regarding electrical installation.

On **ACTION ITEM:** Tom will report back on his progress at the next meeting. The project has been given the highest priority by the Board.

c Once it has been determined where the electricity is coming in from and where the well will be placed, Ameriscape can do the remainder of the tasks, including well drilling after the electricity has been installed. Ameriscape will get the prices together within a few days. Also, it will take about 2 months after electricity has been installed to complete the project.

Agenda Item: #12 Wild Boar Issue

The board discussed:

1. The wild pig has been digging up conservation areas and will soon move into resident yards once the bugs are out.
2. Resident and Board voted on to what to do about the pig: (1) Leave it alone (2) trapped humanely (3) tapped by any means. The vote was in favor of trapping the pig humanely.

Action Item: Dave Nelson will investigate if county animal control can remove the pig.

Agenda Item: #6a. Guest Use of LSCCDD Facilities

On **MOTION** by Chairman Lorelei Bowden, and with unanimous approval, the board: approved that we adopt a policy where we allow a temporary amenities guest pass to be completed by our office staff, Carolyn that should each have signature of a Board member there. Create a pass that is colorful, durable and hard to copy: give some thought to that. And the pass will be for a period to be defined by the homeowner requesting the pass not to exceed six months.

Agenda Item: #3a. Ameriscape – Lake St. Charles Irrigation

Joe Chiellini stated that because of prior citations, the inspectors come around more often. Ameriscape has put locks on all the irrigation.

Agenda Item: #4. Review of New Ameriscape Contract

The board discussed:

1. Changing the termination of contract from 30 to 60 days.
2. Adding verbiage that sprinklers are the responsibility of Ameriscape: they will control the sprinkler heads and pay the fines.
3. The Board told Joe Chiellini that if there are any issues, he can come directly to the Board because the property manager doesn't speak for the Board.

On **MOTION** by Chairman Lorelei Bowden, and with unanimous approval, the board: Approved that Chair Bowden sign the contract once the above changes are made.

On **ACTION ITEM:** John Bakas to contact Sid to make the termination time and irrigation changes to the contract.

Agenda Item: #5 Landscaping

The board discussed:

1. The Board has looked at a lot of other landscaping designs and has settled on Mark Cooper as their landscaping coordinator.

2. Scott Horowitz discussed the types of plants selected and the costs of the entrance fees based on estimates by Mark Cooper.
3. Cost of entrance landscaping: \$6,000 without brick, \$10,000 with only exterior brick, \$12,000 with brick and landscaping, and \$13,000 with the bench.
4. The Board agreed that three quotes are required for brickwork and plantings.

On **ACTION ITEM:** T. Sundermeier to talk to Ameriscape about the shape of holly trees.

On **ACTION ITEM:** Mark Cooper to work with T. Sundermeier on one entrance to show him how to develop a project plan.

On **MOTION** by Chairman Lorelei Bowden, and with unanimous approval, the board: Approved authorizing expenditures to get one prototype entrance developed. The Hampton Entrance plan was selected.

On **MOTION** by Chairman Lorelei Bowden, and with unanimous approval, the board: Purchasing Microsoft Office Suite for the clubhouse personal computer

On **MOTION** by Chairman Lorelei Bowden, and with unanimous approval, the board: Approved changing the locks on the clubhouse and district office doors and changing the security code.

On **MOTION** by Chairman Lorelei Bowden, and with unanimous approval, the board: Moved to continue the meeting to Saturday, March 11th at 10:00 a.m. at the Andromidas residence and to Tuesday March 21st at 7:00 p.m. at the clubhouse.

Respectfully submitted,

David Nelson, Treasurer/Secretary
Chairman

Lorelei Bowden,

