



Rizzetta & Company

# **Lakeside Community Development District**

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## **Board of Supervisors Meeting September 22, 2021**

**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

### **Board of Supervisors**

Jack Koch	Chair
Linda Ramlot	Vice Chair
Samantha Manning	Assistant Secretary
Christina Brooks	Assistant Secretary
Gordon Dexter	Assistant Secretary

### **District Manager**

Lynn Hayes                      Rizzetta & Company, Inc.

### **District Counsel**

Alyssa Willson                      Hopping Green & Sams, PA

### **District Engineer**

Al Belluccia                      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.

September 17, 2021

**Board of Supervisors  
Lakeside Community  
Development District**

**REVISED AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Lakeside Community Development District will be held on **Thursday, September 22, 2021 at 11:00 a.m.** at the offices 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 Supervisor's Meeting held on August 17, 2021 ..... Tab 1
  - B. Consideration of Operation and Maintenance Expenditures for July and August 2021 ..... Tab 2
  - C. Presentation of Field Inspection Report ..... Tab 3
  - D. Presentation of RedTree Landscaping Report ..... Tab 4
  - E. Presentation of Aquatics Report ..... Tab 5
- 4. BUSINESS ITEMS**
  - A. Consideration of Aquagenix Monthly Aquatics Agreement ..... Tab 6
  - B. Consideration of Series 2018 Arbitrage Report..... Tab 7
  - C. Ratification of Egis Insurance Proposal ..... Tab 8
  - D. Ratification of FY 2021-2022 Meeting Schedule ..... Tab 9
  - E. Discussion of Sidewalk Repairs and ADA Sidewalk Ramps ..... Tab 10
  - F. Discussion of Street Lighting..... Tab 11
  - G. Consideration of Bike Racks ..... Tab 12
  - H. Consideration of FDC Proposal for Stormwater Facilities Inspection..... Tab 13
  - I. Consideration of Crosswalk & Traffic Calming Proposal...Tab 14
- 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,  
**Lynn Hayes**  
District Manager

## **Tab 1**

**MINUTES OF MEETING  
LAKE SIDE 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 the Lakeside Community Development District was held on **Tuesday, August 17, 2021 at 6:01 p.m.**, at the offices of Rizzetta & Company Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544.

Present and constituting a quorum:

Jack Koch	<b>Board Supervisor, Chair</b>
Linda Ramlot	<b>Board Supervisor, Vice Chair</b>
Samantha Manning	<b>Board Supervisor, Assistant Secretary</b>
	<i>(via conf call)</i>
Christina Brooks	<b>Board Supervisor, Assistant Secretary</b>
Gordon Dexter	<b>Board Supervisor, Assistant Secretary</b>

Also Present:

Al Belluccia	<b>District Engineer, Florida Design</b>
Lynn Hayes	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Alyssa Willson	<b>District Counsel, Hopping Green &amp; Sams</b>
Jason Liggett	<b>Field Services, Rizzetta &amp; Company, Inc.</b>
	<i>(via online)</i>
Peter Lucadano	<b>Representative, Redtree Landscaping</b>
	<i>(joined meeting at 6:25 p.m.)</i>
Tanya Cooper	<b>Potential Candidate District Manager</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Hayes called to order and performed roll call and confirmed a quorum.

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

None.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Board of Supervisors Meeting held on  
July 28, 2021**

Mr. Hayes presented the minutes and inquired if there were any amendments.

There were a few changes- Linda Ramlot was present, Samantha Manning was online and the day of the week was updated on the agenda page from Thursday to Tuesday.

On a Motion by Mr. Koch, and seconded by Ms. Brooks, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors Meeting held on July 28, 2021, as amended, for the Lakeside Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Operation and Maintenance Expenditures for June 2021**

Mr. Hayes presented the Operation and Maintenance Expenditures for June and July 2021.

On a Motion by Mr. Dexter, seconded by Mr. Koch, with all in favor, the Board of Supervisors ratified the June (\$17,949.56) and July (\$116,645.38) 2021 payments of the Operation & Maintenance Expenditures, for the Lakeside Community Development District.

**FIFTH ORDER OF BUSINESS**

**Presentation of Field Inspection Report**

Mr. Liggett presented the Field Inspection Report dated August 9, 2021.

**SIXTH ORDER OF BUSINESS**

**Presentation of Field Inspection Report with Landscaper's Comments**

Mr. Lucadano provided the landscaper's responses to Mr. Liggett's Field Inspection Report.

**SEVENTH ORDER OF BUSINESS**

**Presentation of Aquatics Report**

Mr. Hayes presented the aquatics report.

**EIGHTH ORDER OF BUSINESS**

**Consideration of District Management Services Third Addendum**

Mr. Hayes explained to the Board there has not been an increase in fees since 2019. This Third Addendum increase is a 2 percent cost of living expense.

On a Motion by Ms. Ramlot, seconded by Ms. Brooks, the Board approved the Third Addendum to the District Management Services Contract, for the Lakeside Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of RedTree Structural Pruning Proposal**

On a Motion by Mr. Koch, seconded by Ms. Ramlot, the Board approved the RedTree Pruning Proposal for 13 trees to be billed October 1, 2021 at a cost of \$3,575, for the Lakeside Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of Excavation Quote for Pond #12**

The Board tabled the consideration of the excavation quote for further discussion at their next Board meeting to allow further review of pictures and diagrams provided by the Aquatics vendor.

**ELEVENTH ORDER OF BUSINESS**

**Discussion of Developer Punchlist**

DE Al Belluccia explained his shared his narrative/comments after his review of the list. It was suggested by District Counsel that the master developer hold construction deposits until these items can be addressed by the home builders. The home builders will focus on small items that could be addressed at this time, not the large items which could be addressed at the completion of the project unless the area in the community has been completed by the home builders. It was requested that Landeavor provide a list/map that shows what home builders are building in each area of the community so all items could be addressed by the appropriate home builder. It was requested by that the CDD Board provide an updated list or additions to the master developer every three months. The CDD Board would like the master developer to coordinate with the home builders to complete all items on the punch list now at Marble Sands area/South Island area that is fully built out. It was suggested by Board member Samantha Manning that CDD Board bid the work out the sidewalk repairs and ADA sidewalk ramps installation and that Samantha has contractors that could do the work for this project. It was further stated that these projects would be billed to the Lakeside CDD and that the master developer would enter into a funding agreement with the Lakeside CDD to pay for the project. It was requested by that the CDD Board that the DE Al Belluccia provide the scope of services for the sidewalks and ADA ramps to Samantha Manning and she would get quotes and DE would also get quotes for the sidewalk repairs and ADA sidewalk ramps installations for only the completed sections of the community that are master developer/home builders responsibility to address and provide them to the District Manager to include in the September 22, 2021 CDD BOS meeting agenda.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Crosswalk/Traffic Calming Proposal**

This was tabled until District Counsel updates the traffic enforcement agreement.

**THIRTEENTH ORDER OF BUSINESS**      **Consideration of Pier Erosion Proposal**

On a Motion by Mr. Dexter, seconded by Ms. Ramlot, the Board approved the Pier Erosion Proposal after District Counsel has prepared the agreement in final form, for the Lakeside Community Development District.

**FOURTEENTH ORDER OF BUSINESS**      **Public Hearing on Fiscal Year 2021/2022 Final Budget**

Mr. Hayes asked the Board for a Motion to Open the Public Hearing for the Fiscal Year 2021/2022 Final Budget.

On a Motion by Mr. Koch, seconded by Ms. Ramlot, with all in favor, the Board of Supervisors opened the Public Hearing for the Fiscal Year 2021/2022 Final Budget, for the Lakeside Community Development District.

There were no public comments at this time.

On a Motion by Ms. Ramlot, seconded by Mr. Koch, with all in favor, the Board of Supervisors closed the Public Hearing for the Fiscal Year 2021/2022 Final Budget, for the Lakeside Community Development District.

**FIFTEENTH ORDER OF BUSINESS**      **Consideration of Resolution 2021-06, Adopting the Fiscal Year 2022/2022 Final Budget**

Mr. Hayes presented Resolution 2021-06, Adopting the Fiscal Year 2021/2022 Final Budget.

On a Motion by Mr. Dexter, seconded by Ms. Ramlot, with all in favor, the Board of Supervisors adopted Resolution 2021-07 Adopting Fiscal Year 2021/2022 Final Budget, for the Lakeside Community Development District.

**SIXTEENTH ORDER OF BUSINESS**      **Public Hearing on Imposing Special Assessments and Certifying the Assessment Roll for Fiscal Year 2021/2022**

Mr. Hayes called for a motion to Open the Public Hearing.

On a Motion by Mr. Koch, seconded by Ms. Ramlot, with all in favor, the Board of Supervisors opened the public hearing on Imposing Special Assessments and Certifying the Assessment Roll for Fiscal Year 2021/2022, for the Lakeside Community



Development District.

There were no public comments at this time.

On a Motion by Mr. Koch, seconded by Ms. Brooks, with all in favor, the Board of Supervisors closed the public hearing on Imposing Special Assessments and Certifying the Assessment Roll for Fiscal Year 2021/2022, for the Lakeside Community Development District.

## SEVENTEENTH ORDER OF BUSINESS

### Consideration of Resolution 2021-07, Imposing Special Assessments and Certifying an Assessment Roll

Mr. Hayes presented Resolution 2021-07, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2021/2022 to the Board of Supervisors.

On a Motion by Mr. Koch, seconded by Mr. Dexter, with all in favor, the Board of Supervisors adopted Resolution 2021-07, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2021/2022 and authorized District Staff to provide the County with the Assessment Roll to collect Special Assessments, for the Lakeside Community Development District.

## EIGHTEENTH ORDER OF BUSINESS

### Consideration of Resolution 2021-08, Adopting the Fiscal Year 2021/2022 Meeting Schedule

Mr. Hayes presented Resolution 2020-08, Adopting Fiscal Year 2021/2022 Meeting Schedule to the Board of Supervisors. The Board requested to change the November 24<sup>th</sup> meeting to November 17<sup>th</sup> and move the December 22<sup>nd</sup> meeting to December 15<sup>th</sup>.

On a Motion by Ms. Ramlot, seconded by Ms. Brooks, with all in favor, the Board of Supervisors adopted Resolution 2021-08, Setting the Fiscal Year 2021/2022 meeting schedule as amended, for the Lakeside Community Development District.

## NINETEENTH ORDER OF BUSINESS

### Staff Reports

#### A. District Counsel

District Counsel discussed streetlights and short-term loan options. It was requested that the District Staff would shop various lending institutions to possibly be built into FY 21/22 Budget and the District Manager stated that the CDD Board could authorize use of reserve funds to pay for the street light project but the amount of streetlights need to be determined by the CDD Board.

B. District Engineer  
No report.

C. District Manager  
Mr. Hayes indicated the next regular meeting is scheduled for September 22, 2021 at 11:00 a.m. at the offices of Rizzetta & Company located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544.

**TWENTIETH ORDER OF BUSINESS**

**Supervisor Requests**

None.

**TWENTY FIRST ORDER OF BUSINESS**

**Adjournment**

Mr. Hayes 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. Ramlot, seconded by Ms. Brooks, with all in favor, the Board of Supervisors adjourned the meeting at 8:04 p.m. for the Lakeside Community Development District.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

## Tab 2

# LAKESIDE COMMUNITY DEVELOPMENT DISTRICT

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District Office · Wesley Chapel, Florida · (904) 436-6270

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

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

## **Operation and Maintenance Expenditures July 2021 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2021 through July 31, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$116,645.38**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

## Lakeside Community Development District

### Paid Operation & Maintenance Expenditures

July 1, 2021 Through July 31, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Angel Luis Alvarado	001065	AA061921	Off-Duty State Trooper 06/21	\$ 225.00
Angel Luis Alvarado	001065	AA062121	Off-Duty State Trooper 06/21	\$ 225.00
Angel Luis Alvarado	001088	AA071021	Off-Duty State Trooper 07/21	\$ 225.00
Angel Luis Alvarado	001088	AA071721	Off-Duty State Trooper 07/21	\$ 225.00
Anthony W Palese	001075	AP061721	Off-Duty State Trooper 06/21	\$ 225.00
Aquagenix	001066	4111237	Aquatic Services for 11 Ponds 06/21	\$ 1,117.00
Aquagenix	001089	4113995	Aquatic Services for 11 Ponds 07/21	\$ 1,117.00
Arkon Power LLC	001085	2117	Photometric Roadway Lighting 06/21	\$ 2,250.00
Christina Brooks	001067	CB062321	Board Of Supervisors Meeting 06/23/21	\$ 200.00
Florida Design Consultants, Inc.	001071	42516	Engineering Services 04/21	\$ 350.00
Florida Design Consultants, Inc.	001071	42698	Engineering Services 05/21	\$ 200.00
Florida Design Consultants, Inc.	001082	42699	Engineering Services 05/21	\$ 3,150.00

## Lakeside Community Development District

### Paid Operation & Maintenance Expenditures

July 1, 2021 Through July 31, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Florida Design Consultants, Inc.	001071	42700	Engineering Services - Pier Erosion 05/21	\$ 625.00
Florida Design Consultants, Inc.	001092	42747	Engineering Services 06/21	\$ 3,615.00
Florida Design Consultants, Inc.	001092	42749	Engineering Services 06/21	\$ 1,750.00
Florida Design Consultants, Inc.	001092	42750	Engineering Services 06/21	\$ 1,745.00
Gordon G Dexter	001069	GD062321	Board Of Supervisors Meeting 06/23/21	\$ 200.00
Grau and Associates	001072	21177	Auditing Services FY 19/20	\$ 1,000.00
Grau and Associates	001086	21382	Auditing Services FY 19/20	\$ 3,800.00
Hopping Green & Sams	001093	123730	Legal Services 05/21	\$ 2,045.50
Jack D Hypes	001094	JH062921	Off-Duty State Trooper 06/21	\$ 225.00
Jack D Hypes	001094	JH070221	Off-Duty State Trooper 07/21	\$ 225.00
Jack D Hypes	001094	JH070721	Off-Duty State Trooper 07/21	\$ 225.00
Jack D Hypes	001094	JH070821	Off-Duty State Trooper 07/21	\$ 225.00

## Lakeside Community Development District

### Paid Operation & Maintenance Expenditures

July 1, 2021 Through July 31, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Jack William Koch	001073	JK062321	Board Of Supervisors Meeting 06/23/21	\$ 200.00
James E LaRose Jr	001074	JL061421	Off-Duty State Trooper 05/21	\$ 225.00
James E LaRose Jr	001074	JL062521	Off-Duty State Trooper 06/21	\$ 225.00
James E LaRose Jr	001095	JL062721	Off-Duty State Trooper 06/21	\$ 225.00
James E LaRose Jr	001095	JL062821	Off-Duty State Trooper 06/21	\$ 225.00
James E LaRose Jr	001095	JL071521	Off-Duty State Trooper 07/21	\$ 225.00
Jeremy R Cohen	001068	JC062421	Off-Duty State Trooper 06/21	\$ 225.00
Jeremy R Cohen	001090	JC070121	Off-Duty State Trooper 07/21	\$ 225.00
Jeremy R Cohen	001090	JC070321	Off-Duty State Trooper 07/21	\$ 225.00
Jeremy R Cohen	001090	JC070621	Off-Duty State Trooper 07/21	\$ 225.00
Kyle T Fallacaro	001070	KF061321	Off-Duty State Trooper 06/21	\$ 225.00
Kyle T Fallacaro	001091	KF071621	Off-Duty State Trooper 07/21	\$ 225.00

## Lakeside Community Development District

### Paid Operation & Maintenance Expenditures

July 1, 2021 Through July 31, 2021

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Linda Ramlot	001077	LR062321	Board Of Supervisors Meeting 06/23/21	\$ 200.00
Pasco County Utilities Services Branch	001076	15118875	Water Utility Service 06/21	\$ 20.32
Pasco County Utilities Services Branch	001096	15247999	Water Utility Service 07/21	\$ 20.32
Poop 911	001087	LS062021	Pet Waste Station Maintenance 06/21	\$ 275.60
RedTree Landscape Systems, LLC	001097	7759	Monthly Landscape Maintenance 06/21	\$ 10,800.00
RedTree Landscape Systems, LLC	001097	7902	Monthly Landscape Maintenance 07/21	\$ 10,800.00
Rizzetta & Company, Inc.	001083	INV0000059353	District Management Fees 07/21	\$ 4,059.84
Rizzetta Technology Services, LLC	001084	INV0000007663	Email & Website Hosting Services 07/21	\$ 175.00
Signature Privacy Walls of Florida, Inc.	001078	960	Wall & Entry Repairs 06/21	\$ 17,900.00
Times Publishing Company	001080	0000164349 06/16/21	Account 117744 Legal Advertising 06/21	\$ 104.80
Timothy J Sleyzak II	001079	TS061821	Off-Duty State Trooper 06/21	\$ 225.00
Timothy J Sleyzak II	001079	TS062621	Off-Duty State Trooper 06/21	\$ 225.00



## Lakeside Community Development District

### Paid Operation & Maintenance Expenditures

July 1, 2021 Through July 31, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Timothy J Sleyzak II	001098	TS070921	Off-Duty State Trooper 07/21	\$ 225.00
Timothy J Sleyzak II	001098	TS071121	Off-Duty State Trooper 07/21	\$ 225.00
Timothy J Sleyzak II	001098	TS071321	Off-Duty State Trooper 07/21	\$ 225.00
Trimac Outdoor	001081	9912	St Augustine/Bahia Sod 05/21	<u>\$ 43,300.00</u>
<b>Report Total</b>				<b><u>\$ 116,645.38</u></b>