



Rizzetta & Company

Lakeside Community Development District

Board of Supervisors' Workshop Meeting January 26, 2022

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

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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 Kutak Rock LLC

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.

LAKESIDE COMMUNITY DEVELOPMENT DISTRICT
District Office · Wesley Chapel, Florida (813) 994-1001
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
WWW.LAKESIDECDD.ORG

January 19, 2022

**Board of Supervisors
Lakeside Community
Development District**

HOA/CDD WORKSHOP AGENDA

The workshop meeting of the Board of Supervisors of Lakeside Community Development District will be held on **Wednesday January 26, 2021, at 5:00 p.m.** to be held at the Lakeside Amenity Center located at 13739 Lakemont Drive, Hudson, Florida 34669. The following is the agenda for this meeting.

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
 - A.** Discussion of Parking Rules and Parking Enforcement
 1. Parking Rules Draft
 - B.** Discussion of Speeding
 - C.** Discussion of Shed and Golf Cart
 - D.** Discussion of Holiday Decorations
 - E.** Discussion of Ponds/Wetland Areas
 - F.** Lawncare at the Amenities & Villas (HOA)/ Common Areas (CDD)
 - G.** HOA vs. CDD Responsibilities
 1. Updated Rules and Regulations (HOA)
- 4. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 5. ADJOURNMENT**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call me at (813) 994-1001.

Very truly yours,

Lynn Hayes

District Manager

Tab 1

**LAKESIDE COMMUNITY DEVELOPMENT DISTRICT
RULES RELATING TO PARKING AND PARKING ENFORCEMENT**

In accordance with Chapter 190, Florida Statutes, and on _____, 2021 (“Effective Date”), at a duly noticed public hearing and meeting, the Board of Supervisors of Lakeside Community Development District (the “District”) adopted the following rules to govern parking and parking enforcement on certain District property. These rules shall repeal and supersede all prior rules and policies governing the same subject matter, if any.

SECTION 1. INTRODUCTION. The District finds that parked Vehicles (hereinafter defined) on certain District property cause hazards and danger to the health, safety and welfare of District’s property and its residents, paid users and the general public. These rules define certain terms and set forth parking policies and provide for other parking and parking-enforcement policies (collectively, the “Rules”).

SECTION 2. DEFINITIONS.

A. *Commercial Vehicle.* Any mobile item which normally uses wheels, whether motorized or not, that is (i) titled, registered or leased to a company and not an individual person, or (ii) used for business purposes even if titled, registered or leased to an individual person.

B. *Recreational Vehicle.* A vehicle designed for recreational use which includes motor homes, campers and trailers relative to same.

C. *Vehicle.* Any mobile item which normally uses wheels, whether motorized or not, including but not limited to passenger cars, pick-up trucks, cargo vans, mini vans, sport utility vehicles, motorcycles, scooters, dirt bikes, golf carts, trailers, mobile homes, Commercial Vehicles, Recreational Vehicles are included in the definition of Vehicle.

D. *Vessel.* Every description of watercraft, barge or airboat used or capable of being used as a means of transportation on water.

E. *Prohibited Vehicles.* All-Terrain Vehicles (also known as ATVs or Four-Wheelers) shall not be permitted to be operated or parked on any streets within the District’s boundaries nor shall such vehicles be operated on any property located within the District’s boundaries.

SECTION 3. PARKING RESTRICTIONS. Parking of any type of Vehicle or Vessel on any street within the District’s boundaries, depicted in Exhibit A, including overnight parking, is strictly prohibited, except for the following:

A. Vendors and contractors conducting business with the District may temporarily park on streets within the District’s boundaries while actively engaged in the provision of their work or services;

- B.** Delivery vehicles, including but not limited to, UPS, FedEx, USPS, and Amazon and moving company vehicles may park on streets within the District's boundaries while actively engaged in the operation of such businesses;
- C.** Vehicles owned and operated by any governmental unit, including but not limited to law enforcement and emergency vehicles, may also park on streets within the District's boundaries while carrying out official duties.

SECTION 4. DAMAGES TO DISTRICT PROPERTY. Persons who violate these Rules may be required to compensate the District for any damage to the District's landscape or other improvements caused by such violation, to reimburse the District for any fees or expenses it incurs due to a "call back" of its landscape maintenance contractor in order to mow or otherwise maintain any common area that was inaccessible on the scheduled maintenance date due to such violation, or to make restitution to the District for any other damages, expenses or costs incurred due to such violation.

SECTION 5. ADHERENCE TO THE RULES. Residents shall be responsible for their tenants', guests', and invitees' adherence to these Rules.

Section 6. Assignment of Authority. The Lakeside Community Association Inc. is hereby assigned the authority and legal standing to enforce these rules, in its own name, and to enact additional reasonable rules regarding parking and to establish policies and procedures for enforcement of these rules. Said enforcement may include, but shall not be limited to, issuance of fines and suspensions and initiating legal or equitable action against persons violating these rules. In any such legal or equitable action, the prevailing party shall be entitled to recover its reasonable attorney's fees and costs including reasonable attorney's fees and costs on appeal. The Association is also empowered to grant reasonable exceptions to the above-referenced rules, including, but not limited to, temporary street parking passes for events, family gatherings, social gatherings, etc.

Tab 2

The Park at Lakeside

Rules & Regulations

ACCESS CARDS: Access to the Park facilities is for members and tenants of the Lakeside Homeowners Association, Inc., ("HOA") and their guests only. Residents may not be delinquent in the payment of any duly established assessments, late fees, collection fees and/or fines. OWNERS IN ARREARS OF ASSESSMENTS/FEES FOR 90 DAYS OR MORE WILL HAVE ACCESS CARDS DEACTIVATED. Access Cards (2 PER OWNER) are issued to property owners ONLY. Renters/lessees should contact their landlord to request an Access Card. DO NOT HOLD OR PROP OPEN THE GATE OR DOOR. EACH RESIDENT MUST USE THEIR ACCESS CARDS TO OPEN THE GATE OR DOOR. JUMPING THE FENCE WILL RESULT IN REVOCATION OF POOL AND CLUBHOUSE PRIVILEGES.

GUESTS: Residents are limited to 3 guests in the pool area and 1 guest in the gym. Guests must always be accompanied by a resident. If a resident wishes to host an event in the Clubhouse, the resident must make a reservation by reaching out to the social committee at lakesideSocCom1@gmail.com.

For the benefit of all Residents, tenants, and guests, the following rules and regulations govern the use of the facilities at The Park at Lakeside. These rules are subject to change at any time and without prior notice by the Board.

General

- The hours of operation at the Clubhouse will be determined by the Board and will be posted in the Clubhouse. Currently the Clubhouse hours are 9am-9pm. **The pool, playground, sport courts, dog park, and observation pier, are open dawn until dusk.**
- Do not hold or prop open the doors or gates. Each resident or tenant must use their access card to enter the facilities. Jumping the fence will result in revocations of Park facility privileges.
- All food, beverage, and personal use items consumed or used on the premises must be either taken with you or thrown out upon your departure from the Park.
- The Park at Lakeside is a smoke-free environment to include no vaping.
- Unaccompanied Guests are not permitted in the Park facilities, including the gym and pool. Guests are not authorized to use the Resident's Key Fob to access the Park facilities.
- Residents, family members, and guests are not permitted in the administrative office of the Clubhouse unless accompanied by an authorized employee of the HOA.
- No running, bicycling, skateboarding, or any other electrical or non-electric personal transportation vehicle is permitted in the Clubhouse or Pool area at any time, except as deemed necessary for medical purposes.
- No bubble or bubble makers allowed in the Clubhouse or Pool area at any time.
- Children's bounce houses are not to be erected or blown up anywhere on the common grounds.
- NO ANIMALS are allowed in the Clubhouse or Pool areas EXCEPT for service animals.
- No abusive language, loud radios, or excessive noise is permitted.
- All costs associated with any damage to property at the Park due to negligence or abuse will be charged to the responsible Resident.
- The Lakeside Homeowners Association assumes no responsibility for loss, theft or damage to personal property or possessions left in the Park.
- All state and local laws will be strictly enforced.

Pool Facility

- **Residents are limited to 3 guests. Guests must always be accompanied by a resident while in the pool area. Caregivers may bring residents' children to the pool if they have a letter from the resident and legal guardian of the child approving use of the pool.**
- No lifeguard on duty – SWIM AT YOUR OWN RISK! IN THE CASE OF AN EMERGENCY, CALL 911
- No one under 16 years of age permitted in pool area without adult supervision.
- Swimmers must shower before entering pool.
- ID must be shown to security on duty before entering the pool area when requested, if applicable.
- Appropriate pool attire must be worn always while in the pool areas. No thong bikinis are allowed. Failure to wear appropriate attire will result in the Resident or tenant and/or guest being denied entry into the pool areas.
- Infants and toddlers must wear swim diapers always.
- **Only balls made for the pool are permitted, no full-size or hard balls are allowed.**
- No diving, running, rough housing or other dangerous activities.
- **No glass containers of any kind are permitted inside pool area.**
- **Small insulated bags or coolers are allowed on the wet deck but not in the pool. Please clean up any debris from items you bring into the pool area.**
- **No food permitted on the pool deck or in the pool. Food is allowed under the cabana by the Amenity Center. Large coolers must be kept under the cabana area.**
- No grills inside fenced area.
- No outside furniture or shade tents may be brought into the pool.
- **Large umbrellas (2) are available at clubhouse for the tables. Small clip-on umbrellas are permitted.**
- No loungers or chairs are permitted in the pool.
- Please return pool furniture to original location.
- Smoking and vaping is not permitted anywhere within the fenced areas of the pool or amenity center/clubhouse.
- No bicycles, tricycles, skates, skateboards, scooters, or any motorized toys are allowed within the pool areas.
- **Inappropriate language, disrespectful and indecent behavior towards residents and/or guards will not be tolerated. It may lead to pool privileges being suspended for the rest of the season.**
- No person(s) with skin, eye, ear, nasal infections, or communicable diseases are permitted in the pool.
- All swimmers must put on the proper footwear and dress attire before entering the Clubhouse facilities.
- Wet swimwear is prohibited in the clubhouse, fitness center, and sports courts always.
- NO ANIMALS are allowed in the pool areas, except for assistance animals.
- **No floaters, tubes, and rafts larger than 3 to 3 1/2 feet in size are not permitted in the pool. Only single person floats are permitted.**
- **Personal music devices are permitted provided it is not disturbing to other residents. Music and videos with inappropriate language are not permitted unless headphones are worn.**

Fitness Center

- Residents and tenants are limited to 1 guest in the Fitness Center. Guests must be always accompanied by a Resident while in the Fitness Center area.
- Use of the Fitness Center is at your own risk.
- Minors 10 to 15 years of age may use the Fitness Center when accompanied by a resident 18 years or older.
- All physical activities involve some risk. By using any Fitness Center equipment there is an assumption of risk by the participant.
- Prior to beginning any type of physical activity program, it is best to first check with your physician.
- Fitness Center participants are responsible for knowing their own limitations for their own health and safety.
- Participants should bring their own workout towel when using the facility.
- Wipe down the machines with the cleaning wipes provided after each use.
- During busy times, please limit your time on any machine to 30 minutes so that others can use the equipment.
- Only clean athletic footwear is allowed in the Fitness Center. All dirt must be cleaned off footwear before entering the Fitness Center.
- Take all trash and personal belongings with you when you leave.
- There is to be no misuse of equipment, furnishings, or facilities. Persons damaging any equipment, or any part of the facilities will be held financially responsible for the cost of repairs and may lose all Clubhouse and pool access privileges.
- Please ensure TVs are turned off when you leave.

Sports Courts

- Residents are limited to 6 guests. Guests must be always accompanied by a resident or tenant while using the sports courts.
- Proper attire must be always worn on the courts. Players must wear footwear designed for use on the courts. Hard soled shoes are not permitted.
- No running, bicycling, skateboarding, or any other electrical or non-electric personal transportation vehicle is permitted on the courts at any time, except as deemed necessary for medical purposes.
- All children on the courts under the age of 13 must be accompanied by an adult. Children not playing tennis or basketball are not allowed on the courts.
- No pushing, fighting, rough housing or other dangerous activities.
- When other residents are waiting to play, limit play time to one hour.

Tot Lot

- Residents are limited to 6 guests. Guests must be always accompanied by a homeowner or tenant while using the Tot Lot.
- Proper attire must be always worn. Children must wear footwear designed for use on the play equipment.
- All children on the Tot Lot under the age of 13 must be accompanied by an adult.
- No pushing, fighting, rough housing or other dangerous activities.

Dock

- All children on the Dock under the age of 16 must be accompanied by an adult.
- No diving, pushing, fighting, rough housing, or other dangerous activities.
- No sitting on rails of dock area.

Fire Pit

- You Must be 18 years of age to use the Fire Pit.
- Do not throw debris in the fire pit.
- Do not use accelerants in fire pit.

Dog Park

- Use of the Dog Park is at your own risk.
- Owners are always legally responsible for the behavior of their dog(s).
- Dog waste MUST be cleaned up by owner immediately.
- Aggressive dogs should be removed immediately.
- Dogs in heat are prohibited.
- All children in the Dog Park under the age of 13 must be accompanied by an adult.
- No pushing, fighting, rough housing or other dangerous activities.

Social Events

- Rental of the Clubhouse Gathering Room is for members and tenants of the Lakeside Homeowners Association. Spill out onto the pool deck is not allowed.
- Rental of the other Park facilities is not available and is not included in clubhouse rental.
- No Smoking, vaping, or alcohol is permitted in Clubhouse.
- Reservations for social events must be made at least 14 days before the event date. Cancellations for an event must be made at least 24 hours in advance of the event time or you will be charged full price for that event.
- Reservation must be made by submitting a Rental Reservation Form. Forms are available on the HOA website, www.mylakesidehoa.com or you can email LakesideSocCom1@gmail.com
- Reservations will be approved on a first come first serve basis.
- No application will be approved for a resident who has an outstanding balance on their account.
- Rental Fee and security deposit must be received prior to final application approval.
- If date and time are not available applicant will be notified within 48 hours of HOA social committee receiving application.
- Rental fee is \$85.00.
- The Security Deposit is \$250.00 and may be amended from time to time to have any additional fees. The deposit is refundable if the facility is returned to its prior use condition.
- Applicant must promptly pay or reimburse the HOA for loss, damage, or cost of repairs, and cleaning due to violation of rules, negligence, and other conduct by applicant or applicant's guests.
- Guest limitations of other facilities is strictly enforced.
- For community wide events sponsored by the HOA Social Community:
 - Event must be open to all residents.
 - There is no rental fee or security deposit.
 - The Social Committee is responsible for ensuring that the facility is returned to its prior use condition. If there is damage caused a participant, the participant will be held responsible
 - There is no rental fee or security deposit for a Club to utilize the Clubhouse. The Club is responsible for ensuring that the facility is returned to its prior use condition.