



Rizzetta & Company

Lakeside Community Development District

Board of Supervisors' Regular Meeting June 28, 2023

**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

Jack Koch	Chair
Linda Ramlot	Vice Chair
Ron Hale	Assistant Secretary
Christina Brooks	Assistant Secretary
Gordon Dexter	Assistant Secretary

District Manager

Debby Wallace

Rizzetta & Company, Inc.

District Manager

Sean Craft

Rizzetta & Company, Inc.

District Counsel

Alyssa Willson

Kutak Rock LLC

District Counsel

Michelle Rigoni

Kutak Rock LLC

District Engineer

David Fleeman

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, FL 33614
www.lakesidecdd.com

June 20, 2023

Board of Supervisors
Lakeside Community
Development District

FINAL AGENDA

Dear Board Members:

The regular meetings of the Board of Supervisors of the Lakeside Community Development District will be held on **Wednesday, June 28, 2023, at 10:00 a.m.** at the offices of Rizzetta & Company, Inc. 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 3354. The following is the tentative agenda for this meeting:

BOARD OF SUPERVISORS MEETING

- 1. CALL TO ORDER/ ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A. Landscape Inspection Specialist**
 1. Presentation of Landscape Inspection Report Tab 1
 - B. RedTree**
 1. Presentation of Landscaper's Comments (USC)
 2. Review of RedTree Termination of Service Letter Tab 2
 - C. Solitude**
 1. Presentation of Waterway Inspection Report..... Tab 3
 - D. District Counsel**
 - E. District Engineer**
 - F. District Manager**
 1. Presentation of District Manager's Report Tab 4
- 4. BUSINESS ITEMS**
 - A. Discussion on School Bus Stop Signs**
 - B. Consideration of Resolution 2023-06, Removing an Assistant Secretary Tab 5**
 - C. Discussion on Poop 911 Services**
 - D. Consideration of LMP Sod Replacement Proposal.....Tab 6**
 - E. Consideration of Speed Limit 25 MPH Sign Proposal.....Tab 7**
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors' Regular Meeting held on May 24, 2023 Tab 8**
 - B. Consideration of Operations & Maintenance Expenditures for May 2023 Tab 9**
 - C. Consideration of Minutes of Board of Supervisors' Special Meeting held on June 19, 2023 Tab 10**

6. SUPERVISOR REQUESTS
7. ADJOURNMENT

I look forward to seeing you at the meeting. In the meantime, if you have any questions, or to obtain a copy of the full agenda, please do not hesitate to contact Debby Wallace at dwallace@rizzetta.com.

Sincerely,

Debby Wallace

Debby Wallace
District Manager

Tab 1

LAKE SIDE

Landscape Inspection Report



June 20, 2023

Rizzetta & Company

Jason Liggett – Landscape Specialist



Rizzetta & Company
Professionals in Community Management

Summary, Hudson Avenue Lakemont Eastward

General Updates, Recent & Upcoming Maintenance Events.

- ❖ Complete warranty items throughout the district.
- ❖ Improve weed control in ground cover throughout the district.

The following are action items for RedTree Landscaping to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Orange** text represents Staff and **bold, black, underlined** represents questions or information for the BOS.

1. Throughout the new plant material remove the taller weeds coming up in the material at the main entrance on lakemont Drive.
2. During weekly visits make sure that we are redistributing pine straw in the beds. We have some areas on Hudson Ave and at the main entrance center island on Lakemont Drive that needs to be moved around.
3. Eradicate the grassy weed in the Liriope in the center island on Lakemont Drive.(Pic 3)



4. Eradicate the weeds in the Jasmine minima in the first center island at the Main entrance on Lakemont Drive.
5. Remove the small dead tree limb in the center island on Lakemont Drive.
6. Remove the tall weeds coming up in the annual bed at the end of the center island on Lakemont Drive at the intersection of Higgins and Lakemont.
7. Improve the vigor in the annuals in the same area as above.(Pic 7)
8. Diagnose and treat the browning fakahatchee grass on the inbound side of Lakemont drive just past the Higgins Lane and Crater Circle intersection.
9. Check the Parsoni Juniper on the inbound and out bound side of Lakemont Drive making sure there is not active pests.
10. Remove the vines in the schilling hollies on the inbound side of Lakemont Drive before Newport Shores.



Crest Lake Drive, Sea Bridge Drive

11. Treat the turf weeds throughout the Saint Augustine on Lakemont Drive.
12. Eradicate the weeds in the variegated jasmine next to 13738 Lakemont Drive across from the clubhouse.
13. Remove the grass weeds from the society garlic at the monument sign on Lakemont drive across from the clubhouse.(Pic 13)




14. Eradicate the weeds from the variegated jasmine on the outbound side of Lakemont Drive before you get to Higgins lane.
15. Replace the Viburnum suspensum at the Higgins Lanes and Lakemont Drive intersection under warranty. Please see below from the scope of service a negligence.(Pic 15) **7) REPLACEMENT OF PLANT MATERIAL** – Trees and shrubs in a state of decline should immediately be brought to the attention of the DISTRICT. Dead or unsightly plant material shall be removed upon notification of the DISTRICT. CONTRACTOR shall be responsible for replacement if due to his negligence. New plant material shall be guaranteed for a period of one (1) year for trees and ninety (90) days for shrubs, ground cover and lawn after final acceptance.
16. Eradicate the grassy weeds in the Variegated Jasmine on Higgins lane in the center island.

17. Diagnose and treat the browning in the Fakahatchee grass on Higgins lane on the inbound side.

18. During my inspection I noticed tire tracks on the Crest Lake drive common area to the south of Higgins lane. The HOA currently has a tree crew working on trees. The crew was using a machine to push the limbs into piles causing the rutting.(Pic 18,18a)



Crest Lake Drive, Sea Bridge Drive

19. Eradicate the weeds in the Indian hawthorne on Crest Lake drive to the south of Higgins lane going toward the villas.
 20. Lift the low hanging oak trees branches in the same area as above to the spec height per the scope of services. 10 Feet.
 21. Treat the turf weeds in the open field across from the Higgins lane on Crest Lake drive.
 22. Treat the turf weeds in the Crest Lake drive common area heading to the north of Higgins Lane.
 23. Eradicate the bed weeds in the Crest Lake drive common area to the North of Higgins Lane.
 24. Remove the vines in the Loropetalum on Crest Lake Drive to the north of Higgins Lane.
 25. Make sure the soft edging is being completed during visits on Crest Lake Drive this area was the most noticeable.
 26. Remove the tree branch that has fallen in the Loropetalum on the outbound side of Higgins Lanes
 27. Remove the vines in the plant material on the outbound side of Higgins Lane.
 28. Treat the turf weeds in the district common areas at intersection of Sea Bridge Drive and Crest Lake Drive across from the lift station.
 29. During my inspection I counted 4 Magnolia trees that are dead on Sea Bridge Drive just past Crest Lake Drive. This was in last months report. These need to be replaced under warranty per the scope of the contract.
- 7) REPLACEMENT OF PLANT MATERIAL**
– Trees and shrubs in a state of decline should immediately be brought to the attention of the DISTRICT. Dead or unsightly plant material shall be removed upon notification of the DISTRICT. CONTRACTOR shall be responsible for replacement if due to his negligence. New plant material shall be guaranteed for a period of one (1) year for trees and ninety (90) days for shrubs, ground cover and lawn after final acceptance.
30. Treat the turf weeds in the Saint Augustine throughout the Opopka Street entrance.
 31. Eradicate the tall weeds in the Indian Hawthorne next to 13733 Crater Circle Drive.
 32. Remove the tall weeds from the Juniper to the west of the main entrance on Hudson Ave.
 33. Make sure during mowing visits crews are string trimming to the waters edge throughout the pond banks. (Pic 33)
- 
- 34. The Saint Augustine throughout the district is showing signs of improvement with recent rain and adjustment of the irrigation. We will continue to monitor and do are best to get it to fill in.**



Tab 2



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

May 30, 2023

The Lakeside Community Development District
c/o Ms. Debby Wallace, District Manager
Rizzetta & Company, Inc.
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544

RE: Termination of Landscape and Irrigation Maintenance Agreement Dated June 1, 2021

SENT VIA CERTIFIED MAIL & ELECTRONIC MAIL

Dear Ms. Wallace:

Pursuant to the terms provided in the referenced agreement, this letter is to inform the District that RedTree Landscape Systems (RLS) is terminating the existing Landscape and Irrigation Maintenance Agreement with The Lakeside Community Development District (TLCDD). In consideration of the contractually required sixty (60) day notice required of the Contractor in the referenced agreement, the last date of service provided by RedTree Landscape Systems to the District would be July 31, 2023.

However, in consideration of Supervisor Brooks' and Supervisor Hale's stated dissatisfaction with the services of RLS, RLS is hereby requesting that TLCDD terminate the existing maintenance agreement with RLS effective June 1, 2023. RLS feels that the proposed separation date of June 1, 2023 is in the best interest of both parties for the following reasons:

- 1) Supervisor Brooks clearly stated at the May 24th Board of Supervisors meeting that she wished to replace RLS from performing all landscape services to the District.
- 2) Supervisor Brooks has repeatedly and consistently made incorrect statements / allegations regarding the alleged non-performance of RLS at District Board meetings, thus inciting the resident base of TLCDD against RLS and generating documented hostile and negative actions against RLS by TLCDD residents. Supervisor Brooks' disparagement methods against RLS are similar to documented, harmful actions that Supervisor Brooks has taken against other District vendors; all of which have cost both RLS and other District vendors a negative reputational and financial impact to their respective businesses. The collective and documented actions of Supervisor Brooks against RLS can be categorized as tortious interference with a contract.
- 3) Supervisor Hale has likewise made inflammatory, unsubstantiated, and frankly angry accusations regarding the performance of RLS at the last three (3) District Board meetings. Supervisor Hale has limited to no familiarity with the history of the landscape maintenance program, the background of the previous lack of maintenance of the irrigation system by previous contractors and the brutal condition that the District's landscape was in upon assumption by RLS in June of 2021. Supervisor Hale's attempts to grandstand at District meetings and gaslight residents into false assumptions regarding RLS can likewise be perceived as tortious interference with a contract.

RLS has appreciated the class, professionalism and marked leadership of Chairman Koch, Supervisor Dexter and Supervisor Ramlot. Additionally, the professional working relationship and top-level concern illustrated by you, Lynn Hayes, Sean Craft and Jason Liggett is commended, recognized, and appreciated by our entire staff.

In closing, it has become evident that members of the TLCDD Board are not willing to accept responsibility for damage to their landscape from the following factors:

- 1) Severe, documented, and repeated frost events during the winter of 2022 – 2023 that destroyed plant material and turfgrass throughout the property.**
- 2) Severe, documented drought conditions that their landscape has not experienced within the past ten (10) years.**
- 3) Watering restrictions of one (1) day per week during the mentioned drought period that did not remotely provide enough irrigation to sustain TLCDD's landscape due to low shade-cover and a high concentration of sand base in their soil (meaning that their soil can hold very little water).**
- 4) Repeated irrigation system and pump failures that are a result of an aged, poorly engineered and previously neglected irrigation.**
- 5) No provision by the District to RLS of irrigation system as-builts; thus drastically increasing the difficulty of tracking, locating and repairing hidden underground system components.**

In the spirit of continuing a positive working relationship that we have had together and, in an effort to allow TLCDD to contract with a company of their preference, we feel that it is in the best interests of all involved to peaceably separate at the end of May as suggested.

We look forward to your cooperation and joint resolution to all pending issues related between TLCDD and RLS.

Respectfully,

A handwritten signature in black ink, appearing to read "Peter Lucadano", with a stylized flourish underneath.

Peter Lucadano, MBA, CLM
Owner / CEO
RedTree Landscape Systems

Tab 3



Lakeside CDD Waterway Inspection Report

Reason for Inspection:

Inspection Date: 2023-06-06

Prepared for:

District Manager
Rizzetta & Company

Prepared by:

Jason Diogo, Aquatic Biologist

Wesley Chapel Field Office
SOLITUDELAKEMANAGEMENT.COM
888.480.LAKE (5253)

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Site: 7**Comments:**

Treatment in progress

Perimeter grasses and invasive growth within the conservation were targeted in May. June's treatment will focus on spraying submersed pondweed via boat.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation

**Site: 8****Comments:**

Treatment in progress

Cattails continue to be targeted, one layer at a time. We'll continue to make our way to the center until Cattails are under control.

Action Required:

Routine maintenance next visit

Target:

Cattails

**Site: 9****Comments:**

Normal growth observed

Minor shoreline weed growth noted on exposed banks. Open water looks good.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 10**Comments:**

Treatment in progress

Decomposition of Cattails can be seen throughout from previous treatment via boat. Lilly and Cattail reduction will continue during June visits.

Action Required:

Routine maintenance next visit

Target:

Cattails

**Site: 11****Comments:**

Normal growth observed

Decomposition of Cattails can be seen throughout. Water level is very low. Minor shoreline weeds present.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

**Site: 12****Comments:**

Treatment in progress

Cattails are all well into decomposition throughout. Site contains Duckweed floating on the surface. Expect 7-14 days for results following June treatment.

Action Required:

Routine maintenance next visit

Target:

Duckweed



Site: 13**Comments:**

Treatment in progress

Fallout of submersed Bacopa was noted in previously treated section(right). June service will target another section. Treatment will continue until under control.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation

**Site: 14****Comments:**

Normal growth observed

Minor shoreline weed growth noted. Removal of dead willow skeletons(left) recommended.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

**Management Summary**

Although the sites are far from perfect, we're continuing to see positive results following treatments. Cattail are continuously being reduced in all sites. Most have been sprayed and killed with the exception of site 8. Because of the dense population, we can only target the site 1 layer at a time. Each month we will target the outer 10-20 feet. We'll continue this until all the Cattails are gone. Because this site is mostly dry, we cannot utilize an airboat to target the growth in the center.

Site 12 recently had a floating Duckweed bloom which blanketed the surface. Treatment will be applied during our June service and we can expect to see it clear up within 2 weeks.

Site 13 has a dense population of submersed Bacopa. During the May service, treatment was applied to approximately 1/3 of the pond. Treatments must be staggered to avoid severe Oxygen crashes which can harm fish. This Bacopa is providing the water column with a lot of O2. If everything is killed at once, the pond will suffer from extreme Oxygen depletion which often results in dead fish. Our goal is to manage this nuisance safely and gradually to avoid any issues.

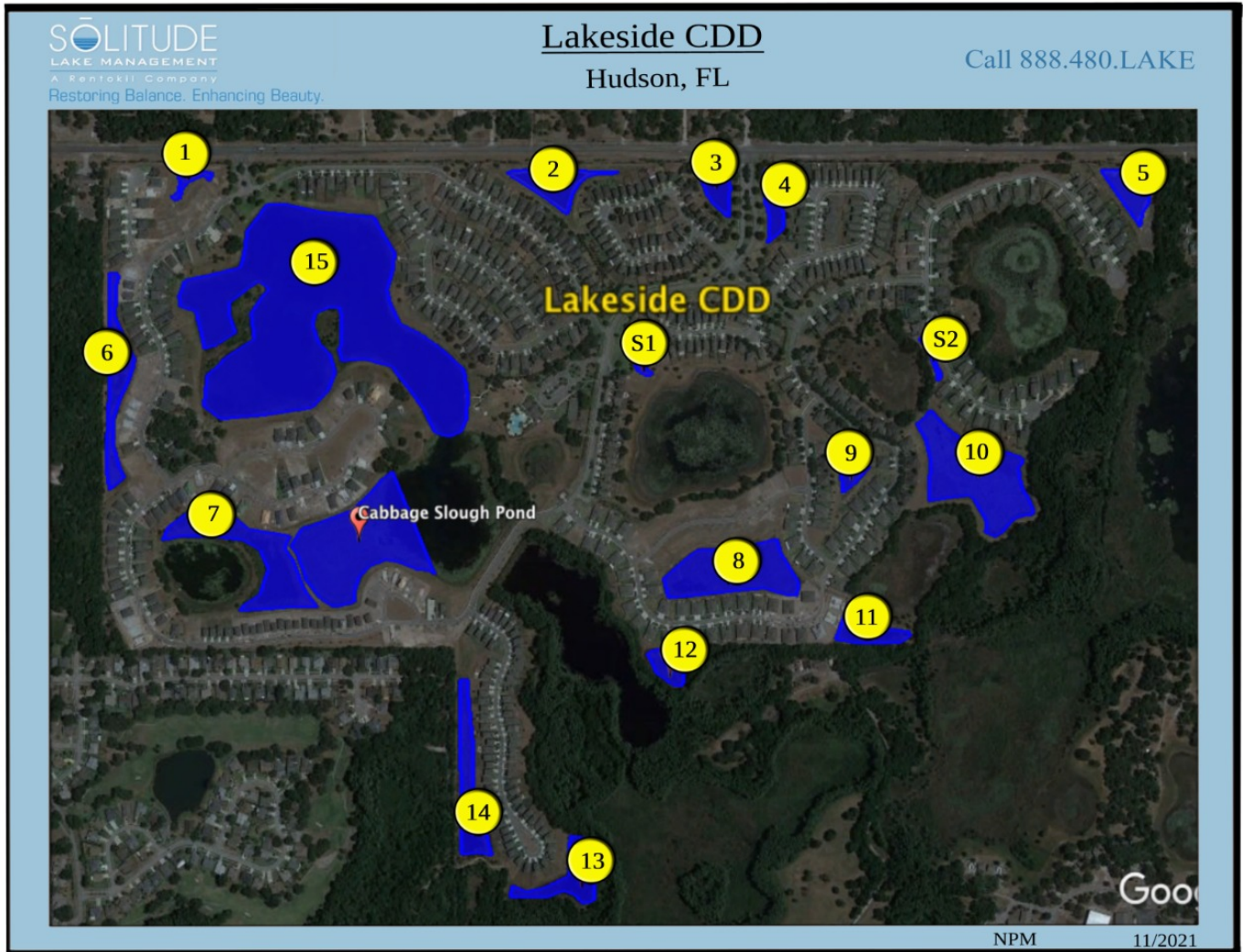
Sites 7 and 15 both have some submersed Pondweed resurfacing. Treatment via boat is tentatively scheduled for 6/15.

Site 14 has seen dramatic improvement over the last 6 months. There is little nuisance vegetation left. There are however, some unsightly Willow skeletons remaining from previous treatments. Removal is recommended for improved aesthetics.

Feel free to reach out with any questions or concerns: jason.diogo@solitudelake.com

Thanks for choosing Solitude Lake Management!

Site	Comments	Target	Action Required
7	Treatment in progress	Submersed vegetation	Routine maintenance next visit
8	Treatment in progress	Cattails	Routine maintenance next visit
9	Normal growth observed	Shoreline weeds	Routine maintenance next visit
10	Treatment in progress	Cattails	Routine maintenance next visit
11	Normal growth observed	Shoreline weeds	Routine maintenance next visit
12	Treatment in progress	Duckweed	Routine maintenance next visit
13	Treatment in progress	Submersed vegetation	Routine maintenance next visit
14	Normal growth observed	Shoreline weeds	Routine maintenance next visit



Tab 4



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** July 26th @ 10:00AM

**District
Manager's
Report**

June 28

2023

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FINANCIAL SUMMARY

4/30/23

General Fund Cash & Investment Balance:	\$411,627
Reserve Fund Cash & Investment Balance:	\$470,007
Debt Service Fund Investment Balance:	<u>\$1,165,062</u>
Total Cash and Investment Balances:	\$2,046,696

General Fund Expense Variance: \$55,932 Under Budget

Tab 5

RESOLUTION 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE COMMUNITY DEVELOPMENT DISTRICT REMOVING AN ASSISTANT SECRETARY OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Lakeside Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, and situated entirely within Pasco County, Florida; and

WHEREAS, the District’s Board of Supervisors desires to remove an Assistant Secretary of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKESIDE COMMUNITY DEVELOPMENT DISTRICT THAT:

SECTION 1. Lynn Hayes is hereby removed as an Assistant Secretary of the District.

SECTION 2. This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED THIS 28ND DAY OF JUNE 2023.

ATTEST:

**LAKESIDE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson / Vice Chairperson
Board of Supervisors

Tab 6

Estimate

Submitted To:

Lakeside CDD
c/o Rizzetta & Company, Inc.
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Date	5/29/2023
Estimate #	83699
LMP REPRESENTATIVE	
SC	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
PROPOSALS FOR SOD REPLACEMENT LAKESIDE CDD		0.00	0.00
AREA A REMOVAL OF ALL PLANT MATERIAL, REMOVAL OF DRIP IRRIGATION, CAP OFF, DISPOSE OF ALL MATERIALS (PLANTS AND IRRIGATION DRIP LINE) - MAPLE TREE STAYS	1	1,750.00	1,750.00
INSTALL BAHIA SOD TO AREA WHERE PLANTS AND DRIP WERE REMOVED	3,500	0.90	3,150.00
AREA B STRIP AND LAY NEW BAHIA SOD	6,000	0.90	5,400.00
AREA C STRIP AND LAY NEW BAHIA SOD	800	0.90	720.00
AREA D STRIP AND LAY NEW BAHIA SOD	7,000	0.90	6,300.00
AREA E STRIP AND LAY NEW BAHIA SOD	9,000	0.90	8,100.00

TERMS AND CONDITIONS:

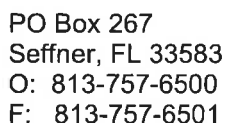
TOTAL

LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property.

OWNER / AGENT

DATE



Submitted To:

Lakeside CDD
c/o Rizzetta & Company, Inc.
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Date	5/29/2023
Estimate #	83699
LMP REPRESENTATIVE	
SC	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
(CONTRACTOR NOT RESPONSIBLE FOR WATERING THIS AREA - HOWEVER WE CAN PROVIDE A WATER TANK SERVICE AT \$350 PER DAY - REGARDLESS OF NUMBER OF HOURS NEEDED)			

TOTAL	\$25,420.00
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LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property.

OWNER / AGENT

DATE _____

Tab 7

GB Custom Lining
P O Box 5434
Largo, FL 33779



PROPOSAL

Date	Number
6/16/2023	2587

PROPOSAL SUBMITTED TO:

Florida Design Consultants, Inc
Attn: David Fleeman
20525 Amberfield Dr, Ste 201
Land O Lakes, FL 34638

JOB NAME/LOCATION

Lakeside CDD
Hudson Ave at Opopka St
Hudson/Pasco Co, FL 34669

Item	Description	Qty	Unit	Total
R2-1-30 SgnRmvRInst 1SgnWrkChg	- SIGN WORK - Speed Limit 25 MPH Sign, 24"x30" on existing pole w/new Galv. Hardware Disassemble, Remove & Re-Install Sign (above) Sign Work Charge - as Listed Subtotal - All Work as Listed	1 1 1	650.00	650.00 650.00
Please Note: Work is priced for Minimal number of mobilizations; Any additional mobilizations will be charged for additionally.				

Thank you for your business! e-mail-gblining@gmail.com

Total \$650.00

All material is guaranteed to be as specified. All work to be completed in a worklike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, delays or added trips beyond our control.

Authorized Signature_____

ACCEPTED:

ACCEPTANCE OF PROPOSAL

Date_____

Authorized Signature_____

Tab 8

**MINUTES OF MEETING
LAKESIDE 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 **Wednesday, May 24, 2023, at 5:00 p.m.** at the Lakeside Amenity Center located at 13739 Lakemont Drive, Hudson, Florida 34669.

Present and constituting a quorum:

Jack Koch	Board Supervisor, Chair
Linda Ramlot	Board Supervisor, Vice Chair
Christina Brooks	Board Supervisor, Assistant Secretary
Ronald Hale	Board Supervisor, Assistant Secretary
Gordon Dexter	Board Supervisor, Assistant Secretary

Also Present:

Debby Wallace	District Manager, Rizzetta & Company, Inc.
Sean Craft	District Manager, Rizzetta & Company, Inc.
Alyssa Willson	District Counsel, Kutak Rock (via phone)
David Fleeman	District Engineer, Florida Design
Jason Liggett	Landscape, Rizzetta & Company, Inc.
Peter Lucadano	Owner, RedTree Landscaping
Kevin Smith	Representative, RedTree Landscaping
John Burkett	Representative, RedTree Landscaping
David Penn	A1 Towing

FIRST ORDER OF BUSINESS

Called To Order

The Regular Meeting was called to order and roll call performed confirming that a quorum was present. The Meeting began at 5:00 p.m.

SECOND ORDER OF BUSINESS

Audience Comments

Residents expressed concerns about the parking and towing services as well as issues with the sidewalks.

THIRD ORDER OF BUSINESS

Staff Reports

A. Landscape Inspection Report

Mr. Liggett presented his report to the Board.

On a Motion by Ms. Brooks, and seconded by Mr. Hale, with all in favor, the Board of Supervisors authorizes Jason to draft the scope of information as two separate RFP's for landscaping services and irrigation services, for the Lakeside Community Development District.

B. RedTree

Mr. Lucadano informed the Board effective immediately that their company is resigning. He will submit his formal written notice to Ms. Wallace as required by the contract.

C. Solitude Lake Management

The Board reviewed the report. They have concerns with the vegetation in Ponds 1 and 8. The Board authorized Mr. Hale to conduct a walk through without providing directions with Mr. Wilt.

D. District Counsel

Ms. Willson informed the Board that a law has been passed that will require them to complete a four-hour ethics training course every year, beginning in January 2024.

Ms. Wilson will continue to update the board on resources to complete the training.

E. District Engineer

On a Motion by Mr. Koch and seconded by Mr. Hale, with all in favor, the Board of Supervisors approved the GB Custom pothole repair \$950, as presented, for the Lakeside Community Development District.

Mr. Fleeman reviewed the sidewalk repairs and stated he received only one proposal. Mr. Craft stated he is expecting a second proposal.

On a Motion by Mr. Dexter and seconded by Mr. Hale, with all in favor, the Board of Supervisors approved the sidewalk repairs as presented by District Engineer, not to exceed \$47,800, and authorize the Chairman to choose the vendor by 5pm this Friday, and authorize the Chairman to sign the contract, for the Lakeside Community Development District.

The Board decided to table the speed humps discussion until the June meeting.

F. District Manager

Ms. Wallace reminded the Board the next regular meeting is scheduled for Wednesday, June 26, 2023 at 10:00 am at the offices of Rizzetta & Company, Inc. 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544.

Ms. Wallace presented the report.

FOURTH ORDER OF BUSINESS Discussion on Locations for Vendor Parking

The Board would like language added to the next landscape maintenance contract regarding a location for vendor parking (for things like a mulch truck) with prior District Manager approval.

FIFTH ORDER OF BUSINESS Consideration of Resolution 2023-04 to add Sean Craft as an Assistant Secretary

On a Motion by Mr. Dexter and seconded by Mr. Koch, with all in favor, the Board of Supervisors adopt resolution 2023-04 adding Sean Craft as an Assistant Secretary, as presented, for the Lakeside Community Development District.

SIXTH ORDER OF BUSINESS Presentation of FY 2023-2024 Proposed Budget

The Board held a discussion about the proposed budget and made changes to the general fund budget and the reserve fund budget to keep assessments the same as the current fiscal year.

On a Motion by Ms. Ramlot and seconded by Mr. Hale, with all in favor, the Board of Supervisors adopted resolution 2023-05 to approve the 2023-2024 proposed budget, with the changes, and set the final public hearing for the August 23, 2023 regular meeting time and location for the Lakeside Community Development District.

SEVENTH ORDER OF BUSINESS Discussion on RedTree Contract

The discussion happened during the staff reports.

EIGHTH ORDER OF BUSINESS Discussion Regarding Homeowners Replacing District Landscaping on the Street Fronts Between Homes and Curbs.

The Board held a brief discussion, and it was determined that homeowners need to go to the HOA if they would like to replace or remove a tree between the curb and sidewalk in front of their homes.

NINTH ORDER OF BUSINESS Discussion on Voters Registration Statistics

Ms. Wallace announced the statistics.

TENTH ORDER OF BUSINESS Discussion on A1 Towing Services

The Board held a brief discussion. The Board would like Mr. Koch to work with Ms. Craft to create an updated map for A1 towing, and for towing to resume once A1 has received this updated map.

On a Motion by Mr. Dexter and seconded by Ms. Brooks, with all in favor, the Board of Supervisors authorizes Mr. Koch to update the towing map, for the Lakeside Community Development District.

On a Motion by Mr. Dexter and seconded by Ms. Brooks, with all in favor, the Board of Supervisors authorizes Mr. Koch to sign the updated agreement with the updated map, for the Lakeside Community Development District.

On a Motion by Mr. Koch and seconded by Ms. Brooks, with all in favor, the Board of Supervisors authorizes to resume the towing once A1 receives the updated map, for the Lakeside Community Development District.

ELEVENTH ORDER OF BUSINESS Consideration of Minutes of the Board of Supervisors Meeting held on April 26, 2023

Ms. Wallace presented the April 26, 2023 meeting minutes to the Board. The Board would like the minutes to have the correction made that both Ms. Brooks and Mr. Hale opposed the painting motion.

On a Motion by Ms. Ramlot and seconded by Ms. Brooks, with all in favor, the Board of Supervisors approved the April 26, 2023 Board of Supervisors regular meeting minutes, subject to the correction as stated, for the Lakeside Community Development District.

TWELEFTH ORDER OF BUSINESS Consideration of Minutes of the Board of Supervisors 2nd Audit Meeting Held on April 26, 2023

Ms. Wallace presented the April 26, 2023 2nd Audit meeting minutes to the Board.

On a Motion by Mr. Koch and seconded by Mr. Dexter, with all in favor, the Board of Supervisors approved the April 26, 2023 Board of Supervisors 2nd audit meeting minutes, as presented, for the Lakeside Community Development District.

THIRTEENTH ORDER OF BUSINESS Consideration of the Operation and Maintenance Expenditures for April 2023

Ms. Wallace presented the April 2023 Operation and Maintenance Expenditures Report, totaling \$27,434.64.

On a Motion by Mr. Hale and seconded by Ms. Ramlot, with all in favor, the Board of Supervisors approved the April 2023 Operation and Maintenance Expenditures, totaling \$27,434.64, as presented, for the Lakeside Community Development District.

FOURTEENTH ORDER OF BUSINESS Supervisor Requests

Mr. Dexter would like the Board to receive a monthly summary from Mr. Craft of the cars towed throughout the month. Mr. Craft can add this summary to the agenda or email the Board each month.

FIFTEENTH ORDER OF BUSINESS Adjournment

Mr. Wallace stated that if there was no more business to come before the Board of Supervisors then a motion to adjourn would be in order.

On a Motion by Mr. Hale and seconded by Mr. Brooks, with all in favor, the Board of Supervisors adjourned the meeting at 7:49 p.m. for the Lakeside Community Development District.

Secretary/Assistant Secretary

Chair/Vice Chair

Tab 9

LAKESIDE COMMUNITY DEVELOPMENT DISTRICT

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

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

www.lakesidecdd.org

Operation and Maintenance Expenditures

May 2023

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2023 through May 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$53,820.56**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Lakeside Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2023 Through May 31, 2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Christina Brooks	100172	CB042623	Board Of Supervisors Meeting 04/26/23	\$ 200.00
Christina Brooks	100186	CB052423	Board Of Supervisors Meeting 05/24/23	\$ 200.00
Florida Design Consultants, Inc.	100179	45308	Engineer Service 04/23	\$ 459.50
Florida Design Consultants, Inc.	100187	45421	Engineer Service 05/23	\$ 697.00
Gordon G Dexter	100173	GD042623	Board Of Supervisors Meeting 04/26/23	\$ 200.00
Gordon G Dexter	100188	GD052423	Board Of Supervisors Meeting 05/24/23	\$ 200.00
Jack William Koch	100174	JK042623	Board Of Supervisors Meeting 04/26/23	\$ 200.00
Jack William Koch	100189	JK052423	Board Of Supervisors Meeting 05/24/23	\$ 200.00
Lakeside Community Association, Inc.	100175	45016	Reimbursement For HOA Maintenance Cost Sharing 03/23	\$ 176.48
Lakeside Community Association, Inc.	100175	60002	Reimbursement For HOA Maintenance Cost Sharing 02/23	\$ 155.22
Linda Ramlot	100176	LR042623	Board Of Supervisors Meeting 04/26/23	\$ 200.00

Lakeside Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2023 Through May 31, 2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Linda Ramlot	100190	LR052423	Board Of Supervisors Meeting 05/24/23	\$ 200.00
Poop 911	100180	LS042023	Pet Waste Station Maintenance 04/23	\$ 275.60
RedTree Landscape Systems, LLC	100184	13284	Landscape Enhancements	\$ 10,440.00
RedTree Landscape Systems, LLC	100184	13285	Landscape Enhancements	\$ 28,265.50
Rizzetta & Company, Inc.	100171	INV0000079637	District Management Fees 05/23	\$ 4,461.08
Romaner Graphics	100178	21673	4 Park Benches 05/23	\$ 3,200.00
Ronald Hale	100177	RH042623	Board Of Supervisors Meeting 04/26/23	\$ 200.00
Ronald Hale	100191	RH052423	Board Of Supervisors Meeting 05/24/23	\$ 200.00
School Outfitters LLC	100181	INV13967222	Shipping for equipment 04/23	\$ 280.80
Solitude Lake Management, LLC	100182	PSI-73716	Lake & Pond Maintenance 05/23	\$ 1,665.00
Suncoast Rust Control, Inc.	100183	5702	Commercial Monthly Rust Control Service 05/23	\$ 760.00

Lakeside Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2023 Through May 31, 2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Times Publishing Company	100185	283249.2174	Legal Advertising 05/23	\$ 144.00
Withlacoochee River Electric Cooperative, Inc.		Electric Summary 04/23 235 Auto Draft	Electric Summary 04/23	<u>\$ 840.38</u>
Report Totals				<u>\$ 53,820.56</u>

Tab 10

**MINUTES OF MEETING
LAKESIDE 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 Special Meeting of the Board of Supervisors of the Lakeside Community Development District was held on **Wednesday, June 19, 2023, at 10:00 a.m.** at the Lakeside Amenity Center located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544.

Present and constituting a quorum:

Linda Ramlot	Board Supervisor, Vice Chair
Christina Brooks	Board Supervisor, Assistant Secretary
Ronald Hale	Board Supervisor, Assistant Secretary

Also Present:

Debby Wallace	District Manager, Rizzetta & Company, Inc.
Sean Craft	District Manager, Rizzetta & Company, Inc.
Michelle Rigoni	District Counsel, Kutak Rock (via phone)
Jason Liggett	Landscape, Rizzetta & Company, Inc.

FIRST ORDER OF BUSINESS Called To Order

The Special Meeting was called to order and roll call performed confirming that a quorum was present. The meeting began at 10:00 a.m.

SECOND ORDER OF BUSINESS Audience Comments

The audience had no comments.

**THIRD ORDER OF BUSINESS Consideration of Landscaper Maintenance
& Irrigation RFP Packages**

Mr. Liggett presented the packages to the Board and informed the Board of the bidding process and dates.

The Board reviewed the scoring sheet. Ms. Brooks requested to have the pine bark be changed to pine straw. Mr. Liggett will make that change.

The Board held a brief discussion about the easement area that needs to be marked on the landscaper's map. Mr. Liggett will work with Mr. Fleeman to get the map revised and will inform all landscape bidders of the change.

Ms. Brooks had a question about the directions for the conservation and common areas' growth. Mr. Liggett will add verbiage to the packet for direction on the maintenance of these areas.

On a Motion by Mr. Hale and seconded by Ms. Ramlot, with all in favor, the Board of Supervisors approved the evaluation criteria and the schedule, as presented, with the deadline for questions for July 12, 2023 at 4 p.m., for the Lakeside Community Development District.

On a Motion by Ms. Brooks and seconded by Mr. Hale, with all in favor, the Board of Supervisors approved the project manual for Landscape and Irrigation services in substantial form with authorization to Ms. Ramlot to approve the final form, for the Lakeside Community Development District.

FOURTEENTH ORDER OF BUSINESS Supervisor Requests

Mr. Hale commented on damage a tree removal company caused to the CDD sidewalk. Mr. Craft will follow up on this matter.

Jason informed the Board he will be out to the property tomorrow to inspect the irrigation status.

Ms. Ramlot expressed concern that a bush is partially blocking the monument's light.

FIFTEENTH ORDER OF BUSINESS Adjournment

Mr. Craft stated that if there was no more business to come before the Board of Supervisors then a motion to adjourn would be in order.

On a Motion by Mr. Hale and seconded by Mr. Brooks, with all in favor, the Board of Supervisors adjourned the meeting at 10:31 a.m. for the Lakeside Community Development District.

Secretary/Assistant Secretary

Chair/Vice Chair