



Date: July 13, 2021

Time: 7:00 p.m.

Minutes of the Board of Supervisors
Lake St. Charles Community Development District
6801 Colonial Lake Drive
Riverview, FL 33578
813-741-9768

Supervisors:

Chair, Sabrina Peacock
Vice Chair, Robb Fannin (Absent)
Secretary/Treasurer, Dave Nelson
Supervisor, Virginia Gianakos
Supervisor, Marlon K. Brownlee

Staff:

Adriana Urbina, District Manager
Mark Cooper, Property Manager

In attendance:

Lake St. Charles Residents

Meeting was called to order at 7:00 p.m. by Chair, Sabrina Peacock

1. On **MOTION** by Supervisor Gianakos and Second by Supervisor Nelson the Board approved the, July 13, 2021 Consent Agenda consisting of the: June 1, 2021 General Meeting Minutes, the June Committee Meeting Minutes from the Strategic Planning Committee, Grounds and Security Committee, Treasurer's Review Committee, and Management Committee, the May 2021 Financial Reports, the Property Manager Report, the Clubhouse Report and the Facility Monitor June 2021 Activity Report [was distributed separately from the Supervisor Packet]. Motion passed 4 to 0
2. On **MOTION** by Supervisor Peacock and Second by Supervisor Gianakos, the Board discussed Remson Aquatic's quote to dredge ponds 4, 5 & 11 in the amount of \$9,875.00. The Board will review this at a later time. Motion was rescinded

3. On **MOTION** by Supervisor Peacock and second by Supervisor Nelson, the Board approved to retroactively reinstate Bryant Urbina as Property Team Lead & Edwardo Vargas as Property Maintenance staff. Motion passed 4 to 0

Supervisor Peacock discussed with the Board the current request made by 3 residents to purchase land adjoined to their property. Per Supervisor Peacock's research with the County's Property Appraiser the land's estimated value is \$1.42 per square foot. The residents interested in purchasing the land would be responsible for paying the value of the land, surveys, re-platting and closing cost.

4. On **MOTION** by Supervisor Peacock and Second by Supervisor Gianakos, the Board approved to continue researching the additional cost to sell District Property and to also request neighboring resident's input on this matter. Motion passed 4 to 0

Action Item: Property Manager, Mark Cooper to request a quote for the proposed security fencing that will surround the community park.

5. On **MOTION** by Supervisor Gianakos and Second by Supervisor Nelson, the Board approved to purchase touch up spray paint for the playground, not to exceed \$500. Motion passed 4 to 0

6. On **MOTION** by Supervisor Nelson and Second by Supervisor Gianakos, the Board approved Egis Insurance volunteer coverage in the amount of \$200 for this fiscal year. Motion passed 4 to 0

7. On **MOTION** by Supervisor Nelson and Second by Supervisor Gianakos, the Board discussed installing a camera in the clubhouse. This camera is to be used to broadcast the Board Meetings via Zoom to residents that are unable to attend. Motion failed 2 to 2 This request will be brought up at a future date

Action Item: District Manager, Adriana Urbina to research any costs associated with storing recorded meeting videos.

Action Item: District Manager, Adriana Urbina to discuss with Management Committee a future Rule Amendment workshop.

Meeting adjourned at 8:27PM

Respectfully submitted,

Dave Nelson, Treasurer/Secretary

Sabrina Peacock, Chair