



Date: December 14, 2021

Time: 6:00 p.m.

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

**Supervisors:**

Chair, Robb Fannin  
Vice Chair, Dave Nelson (Via Zoom)  
Secretary/Treasurer, Sabrina Peacock  
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 6:00 p.m. by Chair, Robb Fannin

Resident made a comment to the Board about vehicles speeding and driving recklessly at the entrance of the community. He offered his WIFI service to Board in case they want to install security cameras in that area. Chairman Fannin has an idea of where these vehicles are coming from and will try to see if he can contact the business owner.

Villa residents made comments on their disapproval of the Board considering an increase to the assessment. They argued that the majority of Villa residents are retired and on a fixed income. The Board responded that the District has not increased assessments in over 20 years. This community has a very low CDD assessment compared to other communities with comparable amenities.

1. On **MOTION** by Supervisor Peacock and Second by Supervisor Fannin the Board approved the December 14, 2021 Consent Agenda. Motion passed 5 to 0

2. On **MOTION** by Supervisor Gianakos and Second by Supervisor Fannin, the Board approved to consider increasing the annual assessment to \$1,500. The Board agreed that repairing the trail, securing the neighborhood, installing security cameras and adding lighting to the Villa's entry pond should be their top priorities. Motion was amended to have District manager, Adriana Urbina update the Capital Improvement spreadsheets with the considered assessment amount of \$1,500. Spreadsheets are to be provided to Board with ample time to review before next meeting. Motion passed 4 to 0

AI: District Manager to create a loan spreadsheet that includes interest rates and borrowing terms of 5 years, 10 years and 15 years

Supervisor Gianakos exited the meeting at 7:35pm

Meeting adjourned at 7:43PM

Respectfully submitted,

Sabrina Peacock, Treasurer/Secretary

Rob Fannin, Chair