



Date: January 4, 2022

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, 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
Luis Martinez, Facility Monitor

In attendance:

Lake St. Charles Residents

Meeting was called to order at 7:00 p.m. by Chair, Robb Fannin

Resident Juan Giovanetti asked the Board to reconsider accepting the maintenance and repair of his cul-de-sac. The Board informed him that a request would be made to Mainscapes for their opinion.

1. On **MOTION** by Supervisor Gianakos and Second by Supervisor Peacock the Board approved the, January 4, 2022 Consent Agenda consisting of the: December 7, 2021 General Meeting Minutes, December 14, 2021 Special Meeting Minutes with a change to the following statement (The Board responded that the District has not increased assessments in over 20 years.) now will read (The Board responded that the District has not increased assessments in over 18 years) , December 16, 2021 Special Meeting Minutes, the December Committee Meeting Minutes from the Strategic Planning Committee, Grounds and Security Committee, Treasurer's Review Committee, and Management Committee, the November 2021 Financial Reports,

the Property Manager Report and the Facility Monitor December 2021 Activity Report [was distributed separately from the Supervisor Packet]. Motion passed 5 to 0

2. On **MOTION** by Supervisor Fannin and Second by Supervisor Nelson, the Board discussed increasing the District's annual assessment to \$1,500. Motion was rescinded
3. On **MOTION** by Supervisor Fannin and Second by Supervisor Nelson, the Board discussed increasing the District's annual assessment to \$1,500. Motion was rescinded
4. On **MOTION** by Supervisor Fannin and Second by Supervisor Peacock, the Board approved to have District Manager, Adriana Urbina to contact Legal Counsel and ask about increasing the assessment between the amounts of \$1,300 to \$1,500. She is also to ask when the Board needs to make their final decision on the assessment increase. Motion passed 5 to 0
5. On **MOTION** by Supervisor Nelson and Second by Supervisor Fannin, the Board discussed increasing the District's annual assessment to \$1,500 in order to make sure all the community needs are met. Motion was rescinded
6. On **MOTION** by Supervisor Nelson and Second by Supervisor Fannin, the Board discussed increasing the District's annual assessment to \$1,450 in order to make sure all the community needs are met. The Board will reassess after February's Board Meeting. Motion was rescinded

AI: District Manager, Adriana Urbina to reschedule the February General Meeting to 6PM.

7. On **MOTION** by Supervisor Fannin and Second by Supervisor Peacock, the Board approved to extend the General Meeting until 8:30PM. Motion passed 5 to 0

AI: Property Manager, Mark Cooper to add all missing projects to the District's CIP plan spreadsheet and resend it to all Supervisors.

AI: Supervisors to return CIP Plan spreadsheets by January 17, 2022.

8. On **MOTION** by Supervisor Fannin and Second by Supervisor Peacock, the Board approved to extend the General Meeting until 8:35PM. Motion passed 5 to 0
9. On **MOTION** by Supervisor Fannin and Second by Supervisor Peacock, the Board approved to extend the General Meeting until 8:45PM. Motion passed 5 to 0

Meeting adjourned at 8:41PM

Respectfully submitted,

Sabrina Peacock, Treasurer/Secretary

Robb Fannin, Chair