



Date: February 1, 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

1. On **MOTION** by Supervisor Gianakos and Second by Supervisor Peacock the Board approved the, February 1, 2022 Consent Agenda consisting of the: January 4, 2022 General Meeting Minutes, the January Committee Meeting Minutes from the Strategic Planning Committee, Grounds and Security Committee, Treasurer's Review Committee, and Management Committee, the December 2021 Financial Reports, the Property Manager Report and the Facility Monitor January 2022 Activity Report [was distributed separately from the Supervisor Packet]. Motion passed 5 to 0
2. On **MOTION** by Supervisor Peacock and Second by Supervisor Fannin, the Board approved beginning the 1st phase of the trail repair not to exceed \$51,037. Motion Passed 5 to 0

3. On **MOTION** by Supervisor Peacock and Second by Supervisor Gianakos, the Board approved to have the self cleaning additive added to the District sidewalks not to exceed \$2,155. This treatment has worked in keeping the slickness off the sidewalks. Motion passed 5 to 0
4. On **MOTION** by Supervisor Peacock and Second by Supervisor Gianakos, the Board approved to begin the clubhouse roof repair not to exceed \$20,000. Motion passed 5 to 0
5. On **MOTION** by Supervisor Peacock and Second by Supervisor Gianakos, the Board approved to have a master survey conducted in the park area not to exceed \$7,700. This survey will be needed for future park projects. Motion passed 5 to 0
6. On **MOTION** by Supervisor Peacock and Second by Supervisor Fannin, the Board approved to have 100 cubic yards of mulch installed in the playground not to exceed \$4,400. This mulch should last for a couple years before replacement will be necessary. Motion passed 5 to 0
7. On **MOTION** by Supervisor Nelson and Second by Supervisor Gianakos, the Board approved to withdraw the previously issued EPC permit from the Kirk's residence due to the homeowner not complying with the permit requirements. Motion passed 5 to 0
8. On **MOTION** by Supervisor Fannin and Second by Supervisor Peacock, the Board approved to increase the District's annual assessment to \$1,500. The Board will continue to review up until the legal notices get mailed out to all residents. Motion passed 5 to 0

AI: District Manager, Adriana Urbina to schedule special Capital Improvement Meeting on April 19, 2022 7pm.

9. On **MOTION** by Supervisor Gianakos and Second by Supervisor Peacock, the Board approved Mr. & Mrs. Gibb's request to install a dock on the District's lake pending approval from the EPC. Motion passed 5 to 0

AI: Property Manager, Mark Cooper to be in contact with the Military Makeover Crew at least twice a day to verify that District and residents are protected.

Meeting adjourned at 8:24PM

Respectfully submitted,

Sabrina Peacock, Treasurer/Secretary

Robb Fannin, Chair