



Date: October 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, Vacant
Supervisor, Virginia Gianakos
Supervisor, Marlon K. Brownlee

Staff:

Adriana Urbina, District Manager
Mark Cooper, Property Manager
Luis Martinez, Facility Monitor (Absent)

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 Fannin, Resident Joanne Baxter was approved to fix her damaged shoreline permanently with geobags. Motion passed 4 to 0
2. On **MOTION** by Supervisor Gianakos and second by Supervisor Brownlee, the Board discussed that the vacant seat should be filled by an elected candidate next election year. The Board was informed that Ms. Brown withdrew her resume from consideration, leaving Mr. Cropper as the only candidate. Supervisor Nelson and Supervisor Fannin would like to appoint Mr. Cropper to the vacant seat since he is still interested in filling the seat. Motion was rescinded

3. On **MOTION** by Supervisor Fannin and Second by Supervisor Gianakos, the Board approved to accept resumes for the vacant Seat #5 until November 15, 2022. Decision shall be made at the December Board Meeting. Motion passed 3 to 1 Supervisor Nelson Voted No

Supervisor Nelson exited the Meeting

4. On **MOTION** by Supervisor Gianakos and Second by Supervisor Fannin, the Board approved the, October 4, 2022 Consent Agenda consisting of the: September 13, 2022 General Meeting Minutes, the September Committee Meeting Minutes from the Strategic Planning Committee, Grounds and Security Committee, Treasurer's Review Committee, and Management Committee, the August 2022 Financial Reports, the Property Manager Report and the Facility Monitor September 2022 Activity Report [was distributed separately from the Supervisor Packet]. Motion passed 3 to 0

Action Item: Property Manager Mark Cooper, to contact TECO & County Commissioners for assistance during power outages.

5. On **MOTION** by Supervisor Gianakos and second by Supervisor Fannin, the Board approved Pete & Ron's Tree Service quote for the removal of fallen trees throughout the community due to Hurricane Ian. Not to exceed \$30,000. Motion passed 3 to 0
6. On **MOTION** by Supervisor Gianakos and Second by Supervisor Fannin, the Board approved to extend the General Meeting until 8:45PM. Motion passed 3 to 0
7. On **MOTION** by Supervisor Fannin and Second by Supervisor Gianakos, the Board approved to install surge protection for the clubhouse exterior & park restrooms not to exceed \$5,600. Motion passed 3 to 0.
8. On **MOTION** by Supervisor Gianakos and second by Supervisor Brownlee, the Board approved repairing the trail from bridge to bridge along with cleaning and additive addition to the sidewalks. Not to exceed \$297,600. Motion passed 3 to 0
9. On **MOTION** by Supervisor Gianakos and Second by Supervisor Fannin, the Board approved to extend the General Meeting until 8:50PM. Motion passed 3 to 0
10. On **MOTION** by Supervisor Gianakos and Second by Supervisor Fannin, the Board discussed repairing the bridge railing with metal material, not to exceed \$33,500. The Board would like to receive a bid to repair with wood material versus the metal material. Motion was rescinded

11. On **MOTION** by Supervisor Gianakos and Second by Supervisor Fannin, the Board approved to extend the General Meeting until 9:00PM. Motion passed 3 to 0

Supervisor Nelson re-entered the Meeting

12. On **MOTION** by Supervisor Nelson and Second by Supervisor Nelson, the Board approved increasing Part-Time Maintenance, Greg Gianakos hourly rate to \$17 an hour. Motion passed 3 to 0 Supervisor Gianakos abstained from voting. Form 8B will be filed.

13. On **MOTION** by Supervisor Fannin and Second by Supervisor Brownlee, the Board approved to allow District Manager & Property Manager to continue the hiring process for the open Maintenance position. Motion passed 3 to 0

Meeting adjourned at 9:00PM

Respectfully submitted,

Robb Fannin, Chair

Dave Nelson, Vice-Chair