



Date: May 2, 2023
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, Dave Nelson (Via Zoom)
Vice Chair, Virginia Gianakos
Secretary/Treasurer, Sabrina Peacock
Supervisor, Robb Fannin
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, Dave Nelson.

1. On **MOTION** by Supervisor Peacock and second by Supervisor Fannin, the Board approved the, May 2, 2023 Consent Agenda consisting of the: April 4, 2023 General Meeting Minutes, the April Committee Meeting Minutes from the Strategic Planning Committee, Grounds and Security Committee, Treasurer's Review Committee, and Management Committee, the February & March 2023 Financial Reports and the Facility Monitor April 2023 Activity Report [was distributed separately from the Supervisor Packet]. Motion passed 5 to 0

Auditor Jeff Tuscan with Tuscan and Company made a presentation to those present on the District's Audit Report. He stated that the audit received the highest level of opinion they could render and that no deficiencies in internal control could be identified. Jeff mentioned there may a required Performance Audit in the future.

Currently the Firm does not have much information in regards to this change, but they expect the reporting standards to be the same for all Districts.

2. On **MOTION** by Supervisor Brownlee and Second by Supervisor Peacock, the Board approved the Fiscal Year 2021-2022 Annual Audit as presented by Jeff Tuscan. Motion passed 5 to 0
3. On **MOTION** by Supervisor Peacock and second by Supervisor Fannin, the Board approved Mr. & Mrs. Bell's request to install Sox Erosion Control in the rear of the lakeside property located at 6927 Cohasset Circle. This approval is contingent on EPC approval and proper easement filing. Motion passed 5 to 0

Resident Jan Tinder, made a request to the Board, to install a fountain in the Courtland retention pond with the expectations that it will reduce the midge appearance. The Board stated that a fountain will not prevent the midge reoccurrence. Another resident shared her experience with Aptive environmental midge treatments and she noticed a complete reduction of midges on her property. The Board informed her that a representative from Aptive was invited to next month's Board Meeting.

Resident Mike Sullivan asked the Board why the trees located near the Remington entrance and S turn had not been trimmed. He stated these trees blocked the illumination from the street lights. The Board will follow up with Mark.

Resident Thomas Leon, asked if the Board could allocate \$100k in the upcoming budget for street tree removal. The Board informed him that this was not possible because the street trees were individual homeowner's responsibility.

4. On **MOTION** by Supervisor Fannin and second by Supervisor Peacock, the Board approved to waive the age requirement for this year's pool monitors. Facility Monitor, Luis Martinez will be able to interview and hire applicants over the age of 17. Motion passed 5 to 0.

Supervisor Nelson exited the meeting.

5. On **MOTION** by Supervisor Peacock and second by Supervisor Fannin, the Board approved usage of the District Clubhouse and Pool Facility for a Community Luau open to residents only. Luau to be scheduled on June 10, 2023 from 6pm to 9pm. Motion passed 4 to 0
6. On **MOTION** by Supervisor Peacock and second by Supervisor Fannin, the Board approved to have a sign and banner hung on District property to advertise the Community Luau. The Board will waive Signage Policy #2110 for the Community Luau. Motion passed 4 to 0.

The District Manager read into Public Record the number of District registered voters: 1,802.

7. On **MOTION** by Supervisor Peacock and second by Supervisor Fannin, the Board approved the installation of Mr. and & Mrs. Bell's dock on the District Lake. Design and dimensions have been verified per the District's dock application. Proper easement recording will be required. Motion passed 4 to 0

Meeting adjourned at 8:27PM

Respectfully submitted,

Dave Nelson, Chair

Virginia Gianakos, Vice-Chair