



Date: July 11, 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
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 7:04 p.m. by Chair, Dave Nelson.

1. On **MOTION** by Supervisor Gianakos and second by Supervisor Peacock, the Board approved the, July 11, 2023 Consent Agenda consisting of the: June 6, 2023 General Meeting Minutes, the June Committee Meeting Minutes from the Strategic Planning Committee, Grounds and Security Committee, Treasurer's Review Committee, and Management Committee, the May 2023 Financial Reports and the Facility Monitor June 2023 Activity Report [was distributed separately from the Supervisor Packet]. Motion passed 5 to 0
2. On **MOTION** by Supervisor Peacock and Second by Supervisor Nelson, the Board approved to accept and deposit the donations received for the District's butterfly garden in the amount of \$360.00. Funds will be deposited into the District's SouthState Operations account. Motion passed 5 to 0

3. On **MOTION** by Supervisor Peacock and Second by Supervisor Gianakos, the Board approved to deposit the funds received for the sale of the District's golf cart in the amount of \$1,500. Funds will be deposited into the District's SouthState Operations account. Motion passed 5 to 0

4. On **MOTION** by Supervisor Peacock and second by Supervisor Gianakos, the Board approved Resolution 2023-03 Lake St. Charles District FY 22-23 Budget Amendment. Motion passed 5 to 0

The Board reviewed and discussed the pictures of the encroaching properties. This encroachment was discovered when a property line confirmation was conducted prior to the beginning of the trail repair. Members of the Board felt that setting a precedent would prevent other homeowners from adding structures beyond the boundaries of their properties. A consistent approach should be maintained for future Boards.

5. On **MOTION** by Supervisor Nelson and Second by Supervisor Fannin, the Board approved to extend the General Meeting until 8:51PM. Motion passed 5 to 0

6. On **MOTION** by Supervisor Gianakos and Second by Supervisor Peacock, the Board approved Legal Counsel to proceed with drafting letters offering license agreements. While also drafting letters requesting that fences/ structures be moved back to their property. Letters will be created as followed;

Property #1-Offer license for landscaping

Property #2-No license, move fence back to owner's property line.

Property #3- Offer license for landscaping, move fence back to owner's property line.

Property #4-No license, move fence back to owner's property line.

Property #5- Offer license for landscaping

Property #6- Offer license for landscaping

Property #7- Offer license for landscaping

Property #8- Offer license for landscaping, Move swing set back to owner's property line.

Property #9-No license, Move fire pit back to owner's property line.

Property #10-No license, Move fence and bird feeder back to owner's property line

Property #11- Offer license for landscaping

Property #12- Offer license for irrigation

Property #13- Offer license for irrigation

Property #14-No license, Request fence be moved back to property line.

The license agreements shall also state that no further landscape additions will be allowed, the licenses will not be transferable. If Homeowner decides to sell the property they will need to disclose the encroachment and advise the new buyer of actual property line. Motion passed 3 to 2 Supervisor Nelson & Fannin Voted NO

7. On **MOTION** by Supervisor Nelson and Second by Supervisor Gianakos, the Board approved to schedule a rule's workshop within 2 months to review the fines assessed for rule violations. Motion passed 5 to 0
8. On **MOTION** by Supervisor Nelson and Second by Supervisor Fannin, the Board approved to extend the General Meeting until 9:12PM. Motion passed 5 to 0

Meeting adjourned at 9:12PM

Respectfully submitted,

Dave Nelson, Chair

Virginia Gianakos, Vice-Chair