



Date: November 7, 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:

Vice Chair, Virginia Gianakos
Supervisor, Yvonne Brown
Supervisor, Benjamin Turinsky
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 Vice-Chair, Virginia Gianakos.

1. On **MOTION** by Supervisor Fannin and second by Supervisor Brown, the Board approved the, November 7, 2023 Consent Agenda consisting of the: October 3, 2023 General Meeting Minutes, the October Committee Meeting Minutes from the Strategic Planning Committee, Grounds and Security Committee, Treasurer's Review Committee, and Management Committee, the September 2023 Financial Reports and the Facility Monitor October 2023 Activity Report [was distributed separately from the Supervisor Packet]. Motion passed 5 to 0
2. On **MOTION** by Supervisor Fannin and second by Supervisor Brown, the Board approved the FY 23-24 Board Officers to be Marlon Brownlee Chair; Yvonne Brown, Vice-Chair and Virginia Gianakos, Secretary/Treasurer. Motion passed 5 to 0.

3. On **MOTION** by Supervisor Fannin and second by Supervisor Brown, the Board appointed Supervisor Benjamin Turinsky as Grounds and Security Committee Chair, Supervisor Yvonne Brown as Management Committee Chair, Supervisor Virginia Gianakos as Treasurer Review Committee Chair, and Supervisor Marlon Brownlee as Strategic Planning Committee Chair. Motion passed 5 to 0.

Vice-Chair Gianakos turned over the meeting to the newly elected chair, Chair Brownlee

4. On **MOTION** by Supervisor Gianakos and second by Supervisor Fannin, the Board retro-actively approved LMP's landscaping 3 year contract to commence on November 1, 2023 in the amount of \$161,650, 2nd year at \$175,275 and 3rd year at 182,282. Motion passed 5 to 0
5. On **MOTION** by Supervisor Fannin and second by Supervisor Brown, the Board approved to allow LMP to use storage shed for their maintenance equipment. Pool equipment currently stored in shed will be advertised for sale or be donated if not sold. Motion passed 5 to 0
6. On **MOTION** by Supervisor Gianakos and second by Supervisor Fannin, the Board approved the purchase of 2 docks from Accudock with a 15% discount. Amount not to exceed \$88,000. Motion passed 5 to 0
7. On **MOTION** by Supervisor Gianakos and second by Supervisor Brown, the Board approved to install the new dock as shown on proposed master plan. Motion passed 5 to 0
8. On **MOTION** by Supervisor Gianakos and second by Supervisor Brown, the Board approved Resolution 2023-05 LSC District Annual Meeting Schedule FY23-24. Motion passed 5 to 0
9. On **MOTION** by Supervisor Brownlee and second by Supervisor Brown, the Board approved to review the demand letters for proper verbiage. Board will decide how to proceed at next month's meeting. Motion passed 5 to 0

Meeting adjourned at 9:37PM

Respectfully submitted,

Marlon Brownlee, Chair

Yvonne Brown, Vice-Chair