



Date: March 5, 2024

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:

Chairman, Marlon K. Brownlee
Vice Chair, Yvonne Brown
Treasurer/Secretary, Virginia Gianakos
Supervisor, Benjamin Turinsky
Supervisor, Robb Fannin

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 Chairman, Marlon K. Brownlee

Many residents present requested updates on the playground closure, the dock installation, and the irrigation concern in the park.

Supervisor Fannin, informed the present residents that he is not a General Contractor and was unaware of the assessed fine and lien placed on the District playground.

Supervisor Gianakos, also stated she is not a General Contractor and decisions were made based on the information provided by the Property Manager. Mistakes were made and the intention is not to ruin the community.

Supervisor Turinsky stated Property Manager did not acquire the necessary permits prior to the installation of the playground. He also stated the lien will be lifted once

the permit issue is rectified. It was also noted that Miller Recreation was hired as the project leader along with several other unlicensed sub-contractors. There are also additional issues with the playground that will prevent a successful inspection such as modifications made to the zip line, no self closing gates and damaged artificial turf. A permit application was submitted by Miller Recreation to the County with an incorrect site plan. The drawing was missing playground equipment and will need to be certified by a civil engineer. The playground will need to be closed for approximately 90 days.

Supervisor Brownlee thanked all residents for their input and assured them the board is trying to do the right thing in an expeditious manner. The District needs to acquire the permits without taking shortcuts to prevent exposing the District to liability.

Property Manager Mark Cooper stated 2 of the 3 bidders for the playground project stated a permit would be necessary. The Board selected Miller Recreation and a signed statement was provided in case a permit issue arises. Miller Recreation is also responsible to pay for the lien fee and permit fees.

At the Emergency Meeting date February 28, 2024 the Board approved to hire a permitting service provider to help expedite the process.

Supervisor Turinsky informed the residents that the irrigation issue was resolved and the water lines were flushed. He suggested having a licensed contractor install a backflow preventer if the irrigation system needs to be restarted.

Supervisor Turinsky informed the residents that the Dock installation was on hold due to the current contractor being unlicensed and permits not being acquired. License and permits need to be provided before this project can continue.

1. On **MOTION** by Supervisor Gianakos and Second by Supervisor Brown, the Board approved to extend the General Meeting until 9:30PM. Motion passed 5 to 0
2. On **MOTION** by Supervisor Gianakos and Second by Supervisor Turinsky, the Board approved to terminate Property Manager, Mark Cooper's employment effective immediately due to the current events and the mistrust placed by the Board has created an uncomfortable situation circumventing the Property manager's role in an unrecoverable way as he is unable to continue to perform his duties. Unemployment benefits shall not be denied as he has been an employee of the District for the past 15 years and to prevent any potential legal situation. Mark Cooper stated he was ready to go and wish the Board good luck. Motion passed 4 to 1 Supervisor Fannin Voted NO
3. On **MOTION** by Supervisor Gianakos and Second by Supervisor Brown, the Board approved to request a RFP seeking property management services and staff. Motion was amended that the option to hire an individual should also be considered. Motion passed 4 to 1 Supervisor Fannin Voted NO

4. On **MOTION** by Supervisor Turinsky and Second by Supervisor Brown, the Board approved to appoint Luis Martinez as Interim Property Manager, until research has been completed. Supervisor Turinsky stated Luis has been assisting with Property Manager duties. Motion was amended to say Luis is appointed as Property Manager for the next 90 days, compensation will need to be reviewed and discussed retroactively. Motion passed 5 to 0
5. On **MOTION** by Supervisor Brown and Second by Supervisor Turinsky, the Board approved to extend the General Meeting until 9:45PM. Motion passed 3 to 2
Supervisor Fannin & Supervisor Gianakos Voted NO
6. On **MOTION** by Supervisor Gianakos and second by Supervisor Turinsky, the Board approved the, March 5, 2024 Consent Agenda consisting of the: February 6, 2024 General Meeting Minutes, the February 28, 2024 Emergency Meeting Minutes, the February Committee Meeting Minutes from the Strategic Planning Committee, Grounds and Security Committee, Treasurer's Review Committee, and Management Committee, the January 2024 Financial Reports and the Facility Monitor February 2024 Activity Report [was distributed separately from the Supervisor Packet]. Motion passed 5 to 0
7. On **MOTION** by Supervisor Gianakos and second by Supervisor Fannin, the Board approved to issue an RFP for auditing services after the expiration of Tuscan's current 3 year contract. Motion passed 5 to 0

Meeting adjourned at 9:45PM

Respectfully submitted,

Marlon Brownlee, Chair

Yvonne Brown, Vice-Chair