

**Lake St. Charles Community Development District  
Board of Supervisors' General Meeting Agenda**

**7:00 p.m., May 7, 2024**

*Lake St. Charles Clubhouse, 6801 Colonial Lake Dr., Riverview, Florida 33578*

Board of Supervisors

Marlon K, Brownlee, Chair, 813-485-5685  
Yvonne Brown, Vice-Chair, 813-503-8469  
Virginia Gianakos, Treasurer, 293-4728  
Benjamin Turinsky, Supervisor, 813-449-1560

LSC CDD Staff

Adriana Urbina, District Manager,  
741-9768  
Luis Martinez, Interim Property Manager,  
990-7555

<i><b>Time</b></i>	<i><b>Item</b></i>
<b>7:00 – 7:05</b>	<ol style="list-style-type: none"> <li><b>1. CALL TO ORDER</b></li> <li><b>2. PLEDGE OF ALLEGIANCE</b></li> <li><b>3. INVOCATION (CHAIR BROWNLEE)</b></li> <li><b>4. ACKNOWLEDGMENT OF SUPERVISORS AND STAFF PRESENT</b></li> <li><b>5. INTRODUCTION OF HOMEOWNERS, RESIDENTS AND PUBLIC AND IDENTIFICATION OF PARTIES WISHING TO MAKE PUBLIC COMMENTS</b></li> </ol>
<b>7:05 – 7:35</b>	<ol style="list-style-type: none"> <li><b>6. PUBLIC COMMENTS (UP TO 3 MINUTES PER SPEAKER, 30 MINUTES DESIGNATED)</b></li> </ol>
	<ol style="list-style-type: none"> <li><b>1. Homeowners Requesting to Speak (Please State Name Prior to Remarks)</b></li> </ol>
<b>7:35 – 7:45</b>	<ol style="list-style-type: none"> <li><b>7. MATTERS RELATING TO CDD ADMINISTRATION: CHAIR BROWNLEE (10 Minutes)</b></li> </ol>
	<p style="text-align: center;"><b>GENERAL REMARKS – Chair of The Board of Supervisors</b></p> <ol style="list-style-type: none"> <li><b>1. Mr. Robert Fannin’s Resignation</b> Resumes for Supervisor Seat #3 will be accepted until May 23, 2024 3:30PM. Attendance will be mandatory for an interview at the next BOS Meeting on June 4, 2024, 7PM at the clubhouse.</li> <li><b>2. Spectrum Right of Service Agreement Inquiry</b></li> </ol>
<b>7:45 – 8:15</b>	<ol style="list-style-type: none"> <li><b>8. LEGAL COUNSEL (30 Minutes)</b></li> </ol>
	<p style="text-align: center;"><b>LEGAL REMARKS – Maggie Mooney, Esq.</b></p> <ol style="list-style-type: none"> <li><b>1. Updates on Pending District Legal Matters</b></li> <li><b>2. Legal Counsel Questions- Treasurer Gianakos</b></li> <li><b>3. Dissent Letter- Treasurer Gianakos</b></li> </ol>
<b>8:15 – 8:20</b>	<ol style="list-style-type: none"> <li><b>9. CONSENT AGENDA (5 Minutes)</b></li> </ol>

	<ol style="list-style-type: none"> <li>1. <b>Approval of additions to the agenda and removal of additional consent agenda items with questions as requested by board members.</b></li> <li>2. <b>Approval of Consent Item Agenda</b> <ol style="list-style-type: none"> <li>a. April 2, 2024 Meeting Minutes</li> <li>b. Committee Meeting Minutes for April 2024           <ol style="list-style-type: none"> <li>i. Treasurer’s Review Committee</li> <li>ii. Security and Grounds Committee</li> <li>iii. Management Committee</li> <li>iv. Strategic Committee</li> </ol> </li> <li>c. March 2024 Financial Statements</li> <li>d. April 2024 Facilities Monitor Report (Separate from packet)</li> </ol> </li> </ol>
<b>8:20 – 8:35</b>	<b>8. AUDIT PRESENTATION FY 22-23 (15 Minutes)</b>
	<ol style="list-style-type: none"> <li>1. Motion to approve FY22-23 District Annual Audit</li> </ol>
<b>8:35 – 8:50</b>	<b>9. PUBLIC HEARING ON RULE AMENDMENTS OF THE DISTRICT AMENITIES USAGE POLICY – VICE-CHAIR BROWN (15 Minutes)</b>
	<ol style="list-style-type: none"> <li>1. <b>Board Discussion</b>– Vice-Chair Brown Discussion of Changes to District’s Amenity Usage Policy # 6000.</li> <li>2. <b>Resident comments regarding revisions.</b></li> <li>3. The Management Committee recommends a Motion to approve the District’s Amenity Usage Rules Policy #6000 as revised per the attached draft.</li> </ol> <p><b>Close Rule Amendment Hearing and Reopen the General Meeting.</b></p>
<b>8:50-9:20</b>	<b>10. COMMITTEE REPORTS (30 Minutes)</b>
	<ol style="list-style-type: none"> <li>1. <b>Strategic Planning Committee</b> – Committee Chair Brownlee</li> <li>2. <b>Management Committee</b> – Committee Chair Brown       <ol style="list-style-type: none"> <li>a. The Management Committee recommends a Motion to reconsider Motion #3 from the March 5, 2024 meeting. An RFP for District Management Services is not necessary as only one open position within the District needs to be filled.</li> </ol> </li> <li>3. <b>Grounds/Security Committee</b> – Committee Chair Turinsky       <ol style="list-style-type: none"> <li>a. The Grounds Committee recommends a Motion to approve LMP’s entryway landscaping proposal in the amount of \$13,866. \$8,000 will be funded from the new plants line and \$5,866 will be funded from CIP.</li> <li>b. The Grounds Committee recommends a Motion to approve scheduling the 2<sup>nd</sup> Annual Luau on June 15, 2PM to 5PM at the District’s Clubhouse and Pool Facility.</li> </ol> </li> <li>4. <b>Treasurer’s Review Committee</b> – Committee Chair Gianakos</li> </ol>

<b>9:20-9:25</b>	<b>10. PROPERTY MANAGER (5 Minutes)</b>
	<b>Items for Consideration by Interim Property Manager - Luis Martinez</b> 1. Property Management Report
<b>9:25–9:30</b>	<b>11. DISTRICT MANAGER (5 Minutes)</b>
	<b>Items for Consideration by District Manager – Adriana Urbina</b> 1. District Manager Report 2. Grievance Statement
<b>9:30 –9:40</b>	<b>12. REMAINING CONSENT ITEMS REMOVED FOR DISCUSSION (10 Minutes)</b>
<b>9:40</b>	<b>ADJOURN</b>