

# Lakeside Preserve Community Development District

12051 Corporate Boulevard, Orlando, FL 32817; 407-723-5900

[www.lakesidepreserveccd.org](http://www.lakesidepreserveccd.org)

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The following is the proposed agenda for the Board of Supervisors meeting for the Lakeside Preserve Community Development District, scheduled to be held **Thursday, November 14, 2019 at 11:30 a.m. at the Offices of Highland Homes, 3020 South Florida Avenue, Suite 101, Lakeland, Florida 33803.** Questions or comments on the Board Meeting or proposed agenda may be addressed to Jane Gaarlandt at [gaarlandti@pfm.com](mailto:gaarlandti@pfm.com) or (407) 723-5900. As always, the personal attendance of three Board Members will be required to constitute a quorum.

If you would like to attend the Board Meeting by phone, you may do so by dialing:

**Call in Number: 1-844-621-3956**  
**Access code: 790 393 986#**

## **PROPOSED BOARD OF SUPERVISORS' MEETING AGENDA**

### **Administrative Matters**

- Roll Call to Confirm Quorum
- Public Comment Period [for any members of the public desiring to speak on any proposition before the Board]
- Administration of the Oath of Office to Newly Elected Board Members
- 1. **Consideration of Resolution 2020-01, Canvassing and Certifying the Results of the Landowners' Election**
- 2. **Consideration of Resolution 2020-02, Appointing District Officers**
- 3. **Consideration of Minutes of the October 10, 2019 Board of Supervisors' Meetings**

### **Business Matters**

4. **Consideration of Resolution 2020-03, Adopting a Fiscal Year 2018-2019 Amended O&M Budget (budget provided under separate cover)**
5. **Consideration of Resolution 2020-04, Amending the Resolution Setting a Public Hearing Date on the Adoption of Amended and Restated Rules of Procedure**
6. **Consideration of Landscape Maintenance Agreement (provided under separate cover)**
7. **Consideration of Easement Agreement between the District and Heritage Baptist Church (provided under separate cover)**
8. **Ratification of Payment Authorization Nos. 60 – 62**
9. **Review of Monthly Financials (provided under separate cover)**

### **Other Business**

#### **Staff Reports**

District Counsel  
Interim Engineer  
District Manager

**Supervisor Requests and Audience Comments**

**Adjournment**





**Lakeside Preserve  
Community Development District**

**Resolution 2020-01**

**RESOLUTION 2020-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Lakeside Preserve Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within City of Lakeland, Florida; and

**WHEREAS**, pursuant to Section 190.006(2), *Florida Statutes*, a landowners meeting is required to be held within 90 days of the District's creation and every two years following the creation of the District for the purpose of electing supervisors of the District; and

**WHEREAS**, such landowners meeting was held on November 5, 2019, the Minutes of which are attached hereto as **Exhibit A**, and at which the below recited persons were duly elected by virtue of the votes cast in his/her favor; and

**WHEREAS**, the Board of Supervisors of the District, by means of this Resolution, desire to canvas the votes and declare and certify the results of said election.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** The following persons are found, certified, and declared to have been duly elected as Supervisor of and for the District, having been elected by the votes cast in their favor as shown:

_____	Seat 3	Votes _____
_____	Seat 4	Votes _____
_____	Seat 5	Votes _____

**SECTION 2.** In accordance with Section 190.006(2), *Florida Statutes*, and by virtue of the number of votes cast for the Supervisor, the above-named person is declared to have been elected for the following term of office:

_____	4 Year Term
_____	4 Year Term
_____	2 Year Term

**SECTION 3.** This resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2019.

**ATTEST:**

**LAKESIDE PRESERVE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Vice/Chairperson, Board of Supervisors



**Lakeside Preserve  
Community Development District**

**Resolution 2020-02**

**RESOLUTION 2020--02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Wynnmere East Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, pursuant to Section 190.006(6), Florida Statutes, as soon as practicable after each election or appointment to the Board of Supervisors (the "Board"), the Board shall organize by electing one of its members as chair and by electing a secretary, and such other officers as the Board may deem necessary.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT:**

Section 1. \_\_\_\_\_ is elected Chairman.

Section 2. \_\_\_\_\_ is elected Vice Chairman.

Section 3. \_\_\_\_\_ is elected Secretary.

\_\_\_\_\_ is elected Assistant Secretary.

\_\_\_\_\_ is elected Assistant Secretary.

\_\_\_\_\_ is elected Assistant Secretary.

\_\_\_\_\_ is elected Assistant Secretary.

Section 4. \_\_\_\_\_ is elected Treasurer.

Section 5. \_\_\_\_\_ is elected Assistant Treasurer.

Section 6. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 7. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 14<sup>TH</sup> DAY OF NOVEMBER, 2019.**

ATTEST:

**WYNNMERE EAST COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman, Board of Supervisors





**Lakeside Preserve  
Community Development District**

**Minutes**

**MINUTES OF MEETING**

**LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS' MEETING**

**Thursday, October 10, 2019 at 11:30 a.m.**

**The Offices of Highland Homes**

**3020 South Florida Avenue, Suite 101**

**Lakeland Florida 33803**

Board Members present at roll call:

Lee Saunders	Chairman	(joined @ 11:31 a.m.)
Joel Adams	Vice Chairman	
Brian Walsh	Assistant Secretary	
Jeffery Shenefield	Assistant Secretary	
Dan Lewis	Assistant Secretary	

Also Present:

Michelle Rigoni	Hopping Green & Sams, P.A.	
Jane Gaarlandt	PFM	
Sonali Patil	PFM	(via phone)

**FIRST ORDER OF BUSINESS**

**Call to Order and Roll Call**

The meeting was called to order at approximately 11:30 a.m. Those in attendance are outlined above.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of the  
September 12, 2019 Board of  
Supervisors' Meeting**

The Board reviewed the minutes of the September 12, 2019 Board of Supervisors' Meeting.

ON MOTION by Mr. Adams, seconded by Mr. Walsh, with all in favor, the Board approved the minutes of the September 12, 2019 Board of Supervisors' Meeting.

Mr. Saunders joined that meeting on progress at 11:31 a.m.

**FOURTH ORDER OF BUSINESS**

**Consideration of Easement Agreement between the District and heritage Baptist Church-Tabled**

**FIFTH ORDER OF BUSINESS**

**Consideration of Agreement between the District and VGlobalTech for Website Auditing Services**

Ms. Gaarlandt presented the agreement between the District and VGlobalTech for Website Auditing Services.

ON MOTION by Mr. Walsh, seconded by Mr. Shenefield, with all in favor, the Board approved the Agreement between the District and VGlobalTech for Website Auditing Services.

**SIXTH ORDER OF BUSINESS**

**Ratification of Proposal for Initial Treatment of Ponds**

Ms. Gaarlandt explained that the pond required an initial treatment prior to the maintenance taking effect. The Chair approved the treatment and his action needs to be ratified by the Board.

ON MOTION by Mr. Adams, seconded by Mr. Saunders, with all in favor, the Board ratified the Proposal for Initial Treatment of Ponds.

**SEVENTH ORDER OF BUSINESS**

**Ratification of Payment Authorization Nos. 55 - 59**

The Board reviewed Payment Authorization Nos. 55 - 59.

ON MOTION by Mr. Adams, seconded by Mr. Saunders, with all in favor, the Board ratified Payment Authorization Nos. 55 - 59.

**EIGHTH ORDER OF BUSINESS**

**Review of Monthly Financials**

The Board reviewed the Monthly Financials and had no comments.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**District Counsel** – No Report

**District Engineer** – Not Present

**District Manager** – No Report

**TENTH ORDER OF BUSINESS**

**Supervisor Requests and Audience Comments**

The Board discussed landscaping maintenance bids. Ms. Gaarlandt stated that District staff solicited bids earlier in the year but at that time it was premature. The Board discussed the vendors who would provide proposals.

ON MOTION by Mr. Adams, seconded by Mr. Walsh, with all in favor, the Board authorized the Chair to select and approve a maintenance proposal subject to ratification by the Board.

Ms. Gaarlandt noted that it appears that the contract amount will be well below the bidding limits.

The Board discussed the timeline for phase 2. Final P&Z is coming Tuesday and it will go to commission two weeks after that. Mr. Adams noted that the District will need to update the Assessment Methodology and Engineer's Report and assess the lands. Ms. Rigoni responded that there are noticing requirements. The District can start the process with a Supplemental Engineer's Report and bring it back to do an Assessment Methodology. Mr. Adams noted that when the plans

are congruent enough they should be sent to the District Engineer so he can put together a revised report with scope, costs, and public improvements. Construction is considered to start in May 2020.

There were no other Supervisor requests.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

Ms. Gaarlandt requested a motion to adjourn the meeting.

ON MOTION by Mr. Saunders, seconded by Mr. Walsh, with all in favor, the October 10, 2019 Board of Supervisor's Meeting for the Lakeside Preserve Community Development District was adjourned.

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman



**Lakeside Preserve  
Community Development District**

**Resolution 2020-03**



**RESOLUTION 2020-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN AMENDED GENERAL FUND BUDGET FOR FISCAL YEAR 2018/2019, PROVIDING FOR APPROPRIATIONS; ADDRESSING CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Lakeside Preserve Community Development District (“District”) was established by an ordinance adopted by the City Commission of the City of Lakeland, Florida, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the “Act”), and is validly existing under the Constitution and laws of the State of Florida; and

**WHEREAS**, on July 12, 2018, the Board of Supervisors (“**Board**”) of the District, adopted Resolution 2018-26, providing for the adoption of the District’s operations and maintenance budget for Fiscal Year 2018/2019 (“**General Fund Budget**”); and

**WHEREAS**, the District Manager, at the direction of the Board, has prepared an amended General Fund Budget, to reflect changes in the actual appropriations of the General Fund Budget; and

**WHEREAS**, the Board finds that it is in the best interest of the District and its landowners to amend the General Fund Budget to reflect the actual appropriations.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT:**

**1. BUDGET AMENDMENT.**

- a. The Board has reviewed the District Manager’s proposed amended General Fund Budget, copies of which are on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The General Fund Budget is hereby amended in accordance with **Exhibit A**, attached hereto.
- c. In accordance with section 189.016, Florida Statutes, the amended General Fund Budget shall be posted on the District’s official website within five (5) days after adoption and remain on the website for at least two (2) years.

**2. APPROPRIATIONS.** There is hereby appropriated out of the revenues of the District, the fiscal year beginning October 1, 2018, and ending September 30, 2019, the sum set forth below, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year:

TOTAL GENERAL FUND

\$ \_\_\_\_\_

**3. CONFLICTS.** This Resolution is intended to amend, in part, Resolution 2018-26, which remains in full force and effect except as otherwise provided herein. All terms of Resolution 2018-26 that are not amended by this Resolution apply to the Adopted Budget, as defined in Resolution 2018-26, as if those terms were fully set forth herein. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

**4. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**5. EFFECTIVE DATE.** This Resolution shall take effect as of November 14<sup>th</sup>, 2019.

Introduced, considered favorably, and adopted this 14<sup>th</sup> day of November, 2019.

**ATTEST:**

**LAKESIDE PRESERVE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** Amended Fiscal Year 2018/2019 General Fund Budget

**Exhibit A**  
Amended Fiscal Year 2018/2019 Budget

*[See attached]*



**Lakeside Preserve  
Community Development District**

**Resolution 2020-04**

**RESOLUTION 2020-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2019-13 TO RESET THE DATE, TIME AND LOCATION OF THE PUBLIC HEARING TO CONSIDER AND HEAR COMMENT ON THE ADOPTION OF AMENDED AND RESTATED RULES OF PROCEDURE; AUTHORIZING PUBLICATION OF NOTICE OF SUCH HEARING; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Lakeside Preserve Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of Lakeland, Florida; and

**WHEREAS**, the Board of Supervisors of the District (the “Board”) is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*.

**WHEREAS**, on September 12, 2019, at a duly noticed public meeting, the District’s Board of Supervisors (“Board”) adopted Resolution 2019-13, setting a public hearing to consider and hear comment on the adoption of Amended and Restated Rules of Procedure for 11:30 a.m. on November 14, 2019, at the Offices of Highland Homes, 3020 S. Florida Avenue, Suite 101, Lakeland, Florida 33803; and

**WHEREAS**, due to a publication error, the Board now desires to reset the date of the public hearing in order to allow proper publication of notice in accordance with Chapter 120, *Florida Statutes*.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. PUBLIC HEARING DATE RESET.** Resolution 2019-13 is hereby amended to reflect that the public hearing to adopt the District’s Amended and Restated Rules of Procedure as declared in Resolution 2019-13 is reset to:

**Date:** Thursday, January 9, 2020  
**Time:** 11:30 a.m.  
**Location:** Offices of Highland Homes  
3020 S. Florida Avenue, Ste. 101  
Lakeland, Florida 33803

**SECTION 2. RESOLUTION 2019-13 OTHERWISE REMAINS IN FULL FORCE AND EFFECT.** Except as otherwise provided herein, all of the provisions of Resolution 2019-13 continue in full force and effect.

**SECTION 3. AUTHORIZED TO PUBLISH NOTICE.** The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

**SECTION 4. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 5. EFFECTIVE DATE.** This Resolution shall take effect upon its passage and adoption by the Board.

**PASSED AND ADOPTED** this 14<sup>th</sup> day of November, 2019.

ATTEST:

**LAKESIDE PRESERVE COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Vice/Chairperson, Board of Supervisors





**Lakeside Preserve  
Community Development District**

**Landscape Maintenance Agreement**

*(provided under separate cover)*



**Lakeside Preserve  
Community Development District**

**Easement Agreement between the District  
and Heritage Baptist Church**

*(provided under separate cover)*



**Lakeside Preserve  
Community Development District**

**Payment Authorization Nos. 60 - 62**

**LAKESIDE PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization No. 061**

10/4/2019

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
1	<b>Aquatic Systems</b> October Lake and Wetland Services	457927	\$ 725.00	FY 2020
2	<b>Grau and Associates</b> FY 2019 Audit	18703	\$ 500.00	FY 2020
<b>TOTAL</b>			<b>\$ 1,225.00</b>	
			-	FY 2019
			1,225.00	FY 2020

  
 Board Member

Please Return To:  
 Lakeside Preserve CDD  
 c/o Fishkind & Associates  
 12051 Corporate Boulevard  
 Orlando, FL 32817

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**LAKESIDE PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization No. 060**

9/27/2019

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
1	<b>Hopping Green &amp; Sams</b> General Counsel Through 08/31/2019	109856	\$ 2,158.85	FY 2019
2	<b>PFM Group Consulting</b> Tax Roll Preparation and Submission DM Fee: Sep. 2019 Reimbursables: Aug. 2019	106218 DM-09-2019-0031 OE-EXP-00411	\$ 7,500.00 \$ 1,666.67 \$ 111.60	FY 2020 FY 2019 FY 2019
<b>TOTAL</b>			<b>\$ 11,437.12</b>	
			3,937.12	FY 2019
			7,500.00	FY 2020

  
\_\_\_\_\_  
Board Member

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12051 Corporate Boulevard  
Orlando, FL 32817

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**LAKESIDE PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization No. 062**

10/18/2019

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
1	<b>Aquatic Systems</b> Sites 1-11 One Time Treatment	459810	\$ 3,800.00	FY 2020
2	<b>Business Observer</b> Legal Ads on 10/11/2019, 10/18/2019	19-01833K	\$ 183.76	FY 2020
3	<b>Fishkind &amp; Associates</b> Conference Calls	24629	\$ 9.79	FY 2019
4	<b>Lakeland Electric</b> Acct: 3591279 ; Deposit Payment	--	\$ 152.75	FY 2020
	Acct: 3591280 ; Deposit Payment	--	\$ 152.75	FY 2020
5	<b>Lerner Reporting Services</b> FY 2020 Annual Disclosure Fee	188	\$ 5,000.00	FY 2020
<b>TOTAL</b>			<b>\$ 9,299.05</b>	
			9.79	FY 2019
			9,289.26	FY 2020



Board Member

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c/o Fishkind & Associates  
12051 Corporate Boulevard  
Orlando, FL 32817

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**Lakeside Preserve  
Community Development District**

**Monthly Financials**

*(provided under separate cover)*