

MINUTES OF MEETING

LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING

Wednesday, October 16, 2024, at 11:30 a.m.

Heritage Baptist Church

4202 Pipkin Creek Rd.

Lakeland, Florida 33811

Board Members present at roll call:

Lee Saunders	Chairperson	
Dan Lewis	Assistant Secretary	
Brian Walsh	Assistant Secretary	(via phone)
Garret Parkinson	Assistant Secretary	

Also Present:

Jane Gaarlandt	PFM Group Consulting LLC	
Kwame Jackson	PFM Group Consulting LLC	(via phone)
Verona Griffith	PFM Group Consulting LLC	(via phone)
Roy Van Wyk	KVW Law	(via phone)
Various audience members		

FIRST ORDER OF BUSINESS

Roll Call to Confirm Quorum

Ms. Gaarlandt called the meeting to order at 11:37 a.m. and roll call was taken.

SECOND ORDER OF BUSINESS

Public Comment Period

A resident had a question regarding the timing of the pool structure within Phase 2.

Mr. Parkinson stated this should start within the next 30 days.

There was a discussion regarding the consistent pond erosion and the length of time it takes to fix.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the
August 21, 2024, Board of
Supervisors' Meeting

The Board reviewed the minutes.

On MOTION by Mr. Saunders, seconded by Mr. Lewis, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District approved the minutes of the August 21, 2024, Board of Supervisors' meeting.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-01, Adopting an Amended Fiscal Year 2024 Budget

Ms. Gaarlandt stated there have been a few minor adjustments to specific line items that have exceeded the original allocations, but the overall budget total has not been exceeded.

On MOTION by Mr. Saunders, seconded by Mr. Lewis, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District approved Resolution 2025-01, Adopting an Amended Fiscal Year 2024 Budget.

FIFTH ORDER OF BUSINESS

Consideration of Phase 2 Pond Maintenance Proposal

Ms. Gaarlandt stated this proposal adds the new ponds in Phase 2 and the vendor is Solitude.

Mr. Van Wyk asked for an update regarding the pond and the water management district permit.

Mr. Parkinson stated it has not been turned over for operations yet and is still in the permitting process.

Mr. Van Wyk noted that once this is completed, it will need to be switched over to an operational permit.

There was a brief discussion regarding the pond map.

On MOTION by Mr. Saunders, seconded by Mr. Lewis, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District approved the Phase 2 Pond Maintenance Proposal.

SIXTH ORDER OF BUSINESS

Ratification of Landscape Maintenance Proposal for Common Grounds

Ms. Gaarlandt noted this proposal is with Prince & Sons and they are already maintaining the new areas.

On MOTION by Mr. Saunders, seconded by Mr. Lewis, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District ratified the Landscape Maintenance Proposal for Common Grounds.

SEVENTH ORDER OF BUSINESS**Ratification of Egis Insurance
Renewal Proposal**

Ms. Gaarlandt noted this for the new fiscal year starting October 1, 2024. Nothing has changed within the proposal compared to the previous fiscal year. The upcoming items that will need to be added are the pool and any other amenities when they come online.

On MOTION by Mr. Saunders, seconded by Mr. Lewis, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District ratified the Egis Insurance Renewal Proposal.

EIGHTH ORDER OF BUSINESS**Ratification of Requisition Nos. 26-36
Paid Through Bond Funds**

Ms. Gaarlandt stated these were all previously approved and paid and this is solely for ratification. The Board reviewed the requisitions.

On MOTION by Mr. Saunders, seconded by Mr. Lewis, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District ratified Requisitions Nos. 26-36 Paid Through Bond Funds.

NINTH ORDER OF BUSINESS**Consideration of Payment
Authorization Nos. 201-205**

Ms. Gaarlandt stated these are all standard District expenses. The Board reviewed the payment authorizations.

On MOTION by Mr. Saunders, seconded by Mr. Lewis, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District approved Payment Authorizations Nos. 201-205.

TENTH ORDER OF BUSINESS**Review of Monthly Financials**

Ms. Gaarlandt stated the monthly financials are for information reference only. These are as of the end of September. The expenses ended a little under what was budgeted.

ELEVENTH ORDER OF BUSINESS

Staff Reports

District Counsel – Mr. Van Wyk noted that a resolution has been drafted to allow the District to use the online publication services of Polk County. This has been recently setup and once online, will be able to be used for advertisement. Once complete, this will come before the Board for consideration.

District Engineer – No report.

District Manager – Ms. Gaarlandt noted the next Board Meeting is scheduled for November 20, 2024. There will also be a Landowner's Election at that time.

Ms. Gaarlandt directed the Board's attention to the Field Service Report included in the agenda packet.

Ms. Hicks reviewed the report for the Board and stated there were some leaning trees due to the hurricane, and pictures have been taken and submitted to the landscapers. In regard to the front entrance trees, the proposal = received came in at \$1,750.00 exceeding the approved amount of \$1,500.00. Staying within the approved \$1500.00 would only allow for one anchor and one less quality strap vs. two middle anchors with the straps. The proposal from Prince & Sons is for 5 trees.

Ms. Griffith noted this expense would come out of the FY2025 budget, not the FY2024.

On MOTION by Mr. Saunders, seconded by Mr. Parkinson, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District approved the Prince & Sons proposal for the Front Entrance Tree Straightening, for the cost of \$1,750.00.

Ms. Hicks noted the proposal for the magnolia tree exceeded the \$800.00 approved. In order to accommodate price point, a 30-gallon Magnolia tree was proposed instead of a 45-gallon Magnolia tree. This would bring the proposal to \$575.00.

On MOTION by Mr. Saunders, seconded by Mr. Parkinson, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District approved the Prince & Sons proposal for the 30-gallon Magnolia Tree from Prince & Sons.

There was a discussion regarding the pond erosion. Ms. Gaarlandt noted that the District Engineer may need to come out again to assess.

A resident had a comment regarding the ponds and the consistent issues.

Ms. Gaarlandt noted that the District Engineer previously provided a report that was submitted to Tiger Construction, but the proposed repairs have not yet been addressed. Access to these areas have been an issue. She will reach out to the District Engineer for a complete site inspection. A discussion ensued.

Mr. Saunders will be the point of contact and copied on all correspondence.

TWELFTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Ms. Gaarlandt noted there have been some issues with vehicles being parked on the pond banks. It was discussed at that last meeting to place signage at these locations, but this has not happened yet.

Mr. R stated there are four teenagers that fish in the pond and park their trucks in that area. He has a sign for "no parking" to place in that area, but it needs to be installed. The District Manager will coordinate with the landscaper and Ms. Hicks to get the sign from Mr. Rusnell and have it installed.

Ms. Gaarlandt stated that following an incident with a car hitting the gates, it was discussed at the last meeting to look into additional lighting, as there was not sufficient light to see the license plate number.

Mr. Saunders stated the HOA should decide what is needed and then bring it back to the Board for approval.

THIRTEENTH ORDER OF BUSINESS

Adjournment

There was no further business to discuss.

On MOTION by Mr. Saunders, seconded by Mr. Lewis, with all in favor, the October 16, 2024, Meeting of the Board of Supervisors for the Lakeside Preserve Community Development District was adjourned at 12:22 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman