

MINUTES OF MEETING

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

Wednesday, November 20, 2024, at 11:30 a.m.

Heritage Baptist Church

4202 Pipkin Creek Rd.

Lakeland, Florida 33811

Board Members present at roll call:

Lee Saunders
Darrell Rusnell
Garret Parkinson

Chairperson
Assistant Secretary
Assistant Secretary

Also Present:

Jane Gaarlandt
Kwame Jackson
Verona Griffith
Meredith Hammock
Patrick Collins
Katie Vander Meade
Nova Hicks
Dan Lewis

PFM Group Consulting LLC
PFM Group Consulting LLC (via phone)
PFM Group Consulting LLC (via phone)
KVV Law
KVV Law
Landmark (via phone)
TRIAD
Member of the public

FIRST ORDER OF BUSINESS

Roll Call to Confirm Quorum

Ms. Gaarlandt called the meeting to order at 11:47 a.m. and roll call was taken.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no public comments.

THIRD ORDER OF BUSINESS

**Administration of the Oath of Office to
Newly Elected Board Members**

Ms. Gaarlandt noted that the newly elected Board Member, Mr. Rusnell, was sworn in prior to the start
Ms. Hammock reviewed the Ethics laws and Sunshine laws for Mr. Rusnell.

Ms. Gaarlandt noted that it is recommended having a separate email account for District related business.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2025-02,
Canvassing and Certifying the
Results of the Landowners' Election**

Ms. Gaarlandt stated that based on the results of the election, Mr. Walsh will remain in Seat 3 with 164
votes and will serve a four-year term.

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 Resolution 2025-02, Canvassing and Certifying the Results of the Landowners' Election.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-03, Declaring Vacancy in Seat 5

Ms. Gaarlandt stated this seat is currently held by Mr. Parkinson and no qualified elector ran for the seat. Therefore, this is a holdover seat, until a qualified elector is found to fill that seat. She noted that it is up to the Board on how they would like to proceed. If someone steps forward, their resume can be forwarded to the Board for consideration. A request for candidates can also be posted on the website.

Mr. Rusnell stated there is a homeowner interested and he will recommend he forward his resume to District Management.

Ms. Hammock recommended Mr. Parkinson remain in the seat until the interested party can attend the next Board Meeting and be sworn in, in order to maintain quorum.

On MOTION by Mr. Saunders, seconded by Mr. Rusnell, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District approved Resolution 2025-03, Declaring Vacancy in Seat 5.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-04, Electing District Officers

Ms. Gaarlandt reviewed the current slate of officers. The Board is able to make changes as it sees fit. Mr. Rusnell will be added as Assistant Secretary.

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 Resolution 2025-04, Electing District Officers, keeping the current slate, removing Mr. Lewis and adding Mr. Rusnell as Assistant Secretary.

SEVENTH ORDER OF BUSINESS

Consideration of the Minutes of the October 16, 2024, Board of Supervisors' Meeting

The Board reviewed the minutes.

Ms. Gaarlandt reminded the Board that with the new fiscal year, minutes will be posted on the District website.

On MOTION by Mr. Saunders, seconded by Mr. Rusnell, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District approved the Minutes of the October 16, 2024, Board of Supervisors' Meeting.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-05, Approving the Use of County Portal for Legal Notices

Ms. Hammock reviewed the resolution and noted that in 2022, Florida Legislature authorized the use of online/electronic notices instead of the newspaper, as long as the county has a website that has been certified as meeting the criteria of the statute. This can be used for legal notices instead of publishing in the newspaper. She noted Polk County does have a compliant website. This may or may not save the District some expense. This resolution authorizes the use of the county website for legal notice advertisement when it makes financial sense. This gives District Management and the Chair the authority to make the final decision on noticing location.

It was noted that there would be a notice on the District website for residents to be informed.

Ms. Gaarlandt noted that currently using the county portal appears to be more costly than the newspaper.

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 Resolution 2025-05, Approving the Use of County Portal for Legal Notices.

NINTH ORDER OF BUSINESS

Consideration of Fiscal Year 2024 Auditor Engagement Letter

Ms. Hammock noted the only change needed is to the font size to comply with statutory requirements.

On MOTION by Mr. Saunders, seconded by Mr. Rusnell, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District approved the Fiscal Year 2024 Auditor Engagement Letter.

TENTH ORDER OF BUSINESS

Discussion of Pond Erosion

Ms. Gaarlandt stated the District Engineer's report has been provided to the Board. She noted that, based on the report, there are no repairs needed to the actual structures. The suggestion from the District Engineer is that the areas can be repaired with soil and sod.

Ms. Vander Meade stated that she has a few site contractors that she is working with to obtain quotes from. Finn Outdoor is the only contractor she has been able to speak to thus far.

There was a brief discussion about sending the report to Tiger Construction to obtain a proposal from them as well.

Ms. Gaarlandt stated one of the issues has been with access to that area. It was noted that the church may be able to help with access from their side.

Ms. Hammock recommended having a date of when the fence would be put back up before approaching the church, in order to give them a date of completion.

Mr. Saunders stated he would reach out to Dan Green, once both proposals have been received.

Ms. Gaarlandt gave an update from the homeowner, who had the backyard backup issues. He appreciates everything being done and hopes everything is getting done as quickly as possible.

On MOTION by Mr. Saunders, seconded by Mr. Rusnell, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District approved an Erosion Repair Proposal not to exceed \$35,000 and authorized the Chair to execute the chosen proposal.

ELEVENTH ORDER OF BUSINESS

Consideration of Payment Authorization No. 206

Ms. Gaarlandt stated these are regular District expenses.

On MOTION by Mr. Saunders, seconded by Mr. Rusnell, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District approved Payment Authorizations No. 206.

TWELFTH ORDER OF BUSINESS

Ratification of Requisition Nos. 37-46 Paid Through Bond Funds

On MOTION by Mr. Saunders, seconded by Mr. Parkinson, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District ratified Requisition Nos. 37-46 Paid Through Bond Funds.

THIRTEENTH ORDER OF BUSINESS

Review of Monthly Financials

Ms. Gaarlandt noted that these are for the first full month of the new fiscal year. The District is right under \$40,000 in expenditures at this point. She also stated that a column has been added to reflect the percentage use.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

District Counsel – No report.

District Engineer –

Ms. Vander Meade stated she has spoken with SFWMD and as long as progress is being made on the erosion issues, no further action will be taken.

District Manager –

Ms. Gaarlandt noted the next Board Meeting is scheduled for December 18, 2024. There may be updates regarding the pond erosion at that time. She also reminded the Board to complete their Ethics Training by December 31 and suggested Board Members email their completion date and courses taken to Ms. Gaarlandt for the record.

Field Report -

Ms. Hicks stated there have been some issues with the well for irrigation. Breakers keep failing and they have submitted a proposal to bring in a pump and well contractor to evaluate the issue and try to fix it. This is a proposal no-o exceed \$500.00.

On MOTION by Mr. Saunders, seconded by Mr. Rusnell, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District approved the Pump and Well Contractor Proposal, not to exceed \$500.00.

Ms. Hicks mentioned that the 'no vehicles' sign has been installed and trees have been straightened. The Magnolia tree has been put on hold until the irrigation has been fixed.

FIFTEENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

There were no requests or comments at this time.

SIXTEENTH ORDER OF BUSINESS

Adjournment

There was no further business to discuss.

On MOTION by Mr. Saunders, seconded by Mr. Rusnell, with all in favor, the November 20, 2024, Meeting of the Board of Supervisors for the Lakeside Preserve Community Development District was adjourned.



Secretary/Assistant Secretary



Chairman/Vice Chairman