

MINUTES OF MEETING

LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS' MEETING

Tuesday, March 25, 2025, 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
Savannah Hancock
Nova Hicks

PFM Group Consulting LLC
PFM Group Consulting LLC (via phone)
PFM Group Consulting LLC (via phone)
KVV Law
KVV Law
TRIAD (via phone)

FIRST ORDER OF BUSINESS

Roll Call to Confirm Quorum

Ms. Gaarlandt called the meeting to order at 11:34 a.m. and roll call was taken.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no public comments.

THIRD ORDER OF BUSINESS

Consideration of Appointment to Seat 5 of the Board of Supervisors

This item was deferred to the next Board Meeting.

There was a discussion regarding the vacant seat and the process of appointing the new Supervisor.

FOURTH ORDER OF BUSINESS

Consideration of Minutes of the:

- November 20, 2024, Board of Supervisors' Meeting
- November 20, 2024, Landowners' Election Meeting

The Board reviewed the minutes.

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 November 20, 2024, Board of Supervisors' Meeting and the November 20, 2024, Landowners' Election Meeting.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-06, Delegating Authority to Chairman to Execute Certain Contracts, Agreements and Other Documents

Ms. Hammock gave an overview and noted that this resolution is normally brought before the Board at the Organizational Meeting. It is for efficiency purposes and allows the Board Chairman to sign agreements and other documents outside of Board meetings.

On MOTION by Mr. Rusnell, seconded by Mr. Saunders, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District approved Resolution 2025-06, Delegating Authority to Chairman to Execute Certain Contracts, Agreements and Other Documents.

SIXTH ORDER OF BUSINESS

Consideration of Pond Erosion Repair Proposals

- a) Finn Outdoor**
- b) Tiger Contracting LLC**

Ms. Gaarlandt reviewed the proposals with the Board. She noted that the Board previously approved a not-to-exceed amount of \$35,000 with authorization for the Chair to execute. However, both proposals are over that amount. The proposals have been reviewed by the District Engineer.

There was a brief discussion regarding the District Engineer's review of the proposals. It was noted that she did not provide a preference.

Ms. Hammock stated that the Tiger Contracting LLC proposal does not include erosion control, silk fence, and other inlet protections in their pricing and lists these at an additional cost. This would be something for the Board to consider.

There was a brief discussion regarding the cost of the proposals, vendor choices, and the guarantee related to the work.

Ms. Gaarlandt and Ms. Hammock noted that once the proposal is approved, there will be an agreement created with the standard labor warranties included.

Ms. Hammock gave an overview of the warranties included in a standard agreement.

There was also a brief discussion regarding previous work done.

It was noted that neither proposal included silk fencing.

There was a discussion regarding final inspection and final payment. It was noted that final inspection is done by the District Engineer.

Ms. Gaarlandt stated that monthly field inspections are done at these locations.

Ms. Hicks stated she needs to confirm that her onsite staff is available to do this throughout the process.

There was a discussion regarding the two vendors. It was noted that Tiger Contracting LLC has already been on the property completing various work and has been very communicative.

The Board noted Tiger Contracting LLC has done quality work.

A resident gave his personal experience with Tiger Contracting LLC.

On MOTION by Mr. Rusnell, seconded by Mr. Saunders, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District approved the Tiger Contracting LLC Pond Erosion Repair Proposal.

Ms. Gaarlandt stated that District Counsel will prepare the agreement to include a noted deadline to repair the fencing removed for access.

Ms. Hammock stated the agreement will be prepared this week to be sent out.

There was a brief discussion regarding getting Tiger Contracting LLC access to the needed area. Mr. Saunders will work on getting permission from the church. This discussion also included getting a timeline from Tiger Contracting LLC.

Mr. Jackson recommended replacing the fence with a non-fixed fence/gate in order to have easier future access.

There was a brief discussion regarding the fence. Ms. Gaarlandt stated this replacement would be at the developer's cost as neither the fence nor the property is owned by the District.

Ms. Hammock reviewed the policies surrounding the fence replacement. She noted that the fence has been removed once before and it took quite a long time to be repaired, which caused issues with the church.

There was a brief discussion regarding the possibility of an easement for access. This would need to be discussed with the church. This included discussion on the District's need for access to the pond in that area.

The Board discussed options for future pond access.

Mr. Saunders requested a proposal for a gate to be implemented on the CDD side in order to have pond access at all times. Mr. Rusnell will work with District Management to get the needed information.

Mr. Saunders requested the entry opening measurement requirements from Tiger Consulting LLC. Mr. Jackson will get this information and follow-up with District Counsel.

SEVENTH ORDER OF BUSINESS

Discussion of Additional Common Areas for Landscape Maintenance

Ms. Gaarlandt stated additional areas for landscaping have been requested.

Ms. Hammock gave an overview of the procedures necessary to move forward with the request and gave an overview of the property area. She noted that the area has not yet been conveyed to the District, but

according to the plat should be. The District Engineer will need to go out and give an onsite certification in order to have a record of the as-is status of the property. Once this is completed, the owner will need to be contacted in order to have that property officially conveyed to the District. This will need to be done by recorded deed. There will be a cost to the District associated with the District Engineer and legal fees.

The Board reviewed and discussed the property area.

Mr. Parkinson stated he will review the plat and update accordingly for District Counsel.

EIGHTH ORDER OF BUSINESS

Ratification of Disclosure Technology Services, LLC License Agreement

Ms. Gaarlandt stated this agreement was signed in connection with the bond issuance. An invoice was recently received from the company and needs ratification.

On MOTION by Mr. Saunders, seconded by Mr. Rusnell, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District ratified the Disclosure Technology Services, LLC License Agreement.

NINTH ORDER OF BUSINESS

Ratification of Well-Pump Installation Proposal

Ms. Gaarlandt stated this proposal is for the existing well and the work has been completed.

Ms. Hicks confirmed that the work has been completed.

There was a brief discussion regarding the removal of sales tax.

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 the Well-Pump Installation Proposal, subject to the Removal of Sales Tax.

TENTH ORDER OF BUSINESS

Ratification of Payment Authorization No. 206

Ms. Gaarlandt stated these are for standard 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 ratified Payment Authorization No. 206.

ELEVENTH ORDER OF BUSINESS

Consideration of Payment Authorization Nos. 207 – 213

Ms. Gaarlandt stated these are also standard District expenses for the Board's consideration.

On MOTION by Mr. Rusnell, seconded by Mr. Parkinson, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District approved Payment Authorizations Nos. 207-213.

TWELFTH ORDER OF BUSINESS

Ratification of Requisition Nos. 47 – 61 & 62 – 70 Paid Through Bond Funds

Ms. Gaarlandt stated these are bond requisitions that need ratification.

Mr. Jackson noted that these requisitions are actually Developer funded and not funded by Bonds.

Ms. Hammock recommended correcting the line item to remove the "bond funds" wording.

Ms. Griffith clarified that Nos. 47 – 48 are Bond funded, while the rest are Developer funded.

There was a brief discussion on the clarification of wording for future reference.

On MOTION by Mr. Saunders, seconded by Mr. Rusnell, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District ratified Requisition Nos. 47-61 & 62-70 Paid Through Developer Funds, subject to the clarifications.

THIRTEENTH ORDER OF BUSINESS

Review of Monthly Financials

Ms. Gaarlandt noted this is for informational purposes only. She stated there are funds available for the erosion repairs.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

District Counsel – Ms. Hammock reminded the Board of the required Ethics Training that is required every calendar year, due December 31. Ms. Hancock will send out the free training links to paid trainings, at the Board's own cost, available as well. She suggested Board Members email their completion date and courses taken to herself or Ms. Gaarlandt for the record. Reminders will be sent out to the Board.

District Engineer – No report.

District Manager – Ms. Gaarlandt noted the next Board Meeting is scheduled for April 16, 2025.

Field Report - The report was included in the agenda packet for the Board's review.

FIFTEENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

It was noted that canceling meetings does not help residents' attendance.

A resident noted a change in the document that allows for the sizing of the houses. He questioned the prohibition in that document allowing residents to have their own well to irrigate their yard. It was confirmed that is an HOA issue, not CDD. The resident commented regarding the improvement of gate lighting. It was noted this is also an HOA issue.

Mr. Rusnell stated he has spoken with the HOA twice regarding this issue.

The resident also commented regarding the drain barriers along the parkway that are still there. Rainy season is approaching, and these should be removed. He noted there is an elevation issue with the drains that go under the new roads on the eastside of the parkway. He stated that water sits there, and it is most likely related to the grading.

There was a discussion regarding the location of these drains. Mr. Saunders will look at it to see how to resolve the issue.

The same resident also questioned the pool size.

Mr. Parkinson stated it is sized specifically for the total number of homes that are in the Lakeside Preserve CDD. He will confirm and have that sent out to the residents.

The resident noted the community is still waiting on the trails as well.

Another resident questioned the location of the additional mailboxes.

Mr. Parkinson stated they will be at the amenity parking lot.

There was a brief discussion regarding the issues with this location.

There were no further requests or comments at this time.

SIXTEENTH ORDER OF BUSINESS

Adjournment

There was no further business to discuss.

On MOTION by Mr. Parkinson, seconded by Mr. Saunders, with all in favor, the March 25, 2025, Meeting of the Board of Supervisors for the Lakeside Preserve Community Development District was adjourned at 12:44 p.m.


Secretary/Assistant Secretary


Chairman/Vice Chairman