

## MINUTES OF MEETING

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

*Thursday, May 10, 2018 at 12:15 p.m.*

*The Offices of Highland Homes*

*3020 South Florida Avenue, Suite 101*

*Lakeland Florida 33803*

Board Members present at roll call:

Joel Adams	Board Member
Brian Walsh	Board Member
Jeff Shenefield	Board Member
Lee Saunders	Board Member

Also Present:

Roy Van Wyk	Hopping Green & Sams
Jane Gaarlandt	Fishkind & Associates, Inc.
Jennifer Glasgow	Fishkind & Associates, Inc. (via phone)
Todd Amaden	Landmark Engineering & Surveying Corp.
Milton Andrade	Highland Homes

#### **FIRST ORDER OF BUSINESS**

#### **Call to Order and Roll Call**

The meeting was called to order at approximately 12:15 p.m. The Board Members and staff in attendance are outlined above.

#### **SECOND ORDER OF BUSINESS**

#### **Public Comment Period**

There were no members of the public present.

#### **THIRD ORDER OF BUSINESS**

#### **Consideration of Minutes of the April 12, 2018 Board of Supervisors' Meeting**

The Board reviewed the minutes of the April 12, 2018 Board of Supervisors' Meeting.

ON MOTION by Mr. Saunders, seconded by Mr. Adams, with all in favor, the Board Approved the minutes of the April 12, 2018 Board of Supervisors' Meeting.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2018-25, Approving a Proposed Budget for Fiscal Year 2018-2019 and Setting a Public Hearing Date Thereon**

Ms. Gaarlandt suggested July 12, 2018 at 1:30 a.m. as the public hearing date. Mr. Van Wyk explained that the budget will be Developer funded and there will be no assessments imposed on the land. He stated that District will enter into a funding agreement with the Developer and the District must adopt a budget, which will be paid on an as incurred cost basis. A discussion took place. Ms. Gaarlandt requested a motion to approve the budget.

ON MOTION by Mr. Adams, seconded by Mr. Saunders, with all in favor, the Board approved Resolution 2018-25, Approving a Proposed Budget for Fiscal Year 2018-2019 and Setting July 12, 2018 at 1:30 p.m. at the current location as the Public Hearing Date.

**FIFTH ORDER OF BUSINESS**

**Consideration of Acquisition of Improvements**

- a) **Landowner request/certificate/affidavit**
- b) **Engineer's Certificate**
- c) **Bill of Sale**
- d) **Special Warranty Deed**

Mr. Van Wyk explained that District staff would like the Board to consider acceptance of the improvements for Phase 1 once the District Engineer calculates the improvement value. Mr. Van Wyk explained the various documents to the Board and requested approval of the forms of the agreements and authorize acceptance of the improvements once the dollar value is calculated.

ON MOTION by Mr. Adams, seconded by Mr. Walsh, with all in favor, the Board approved the Acquisition of Improvements in form, authorizing acceptance of improvements once the dollar value is calculated.

**SIXTH ORDER OF BUSINESS**

**Consideration of Easement Agreement**

Mr. Van Wyk explained that District must have some form of property interest in the lands on which the improvements are located. He noted that the District puts an easement agreement in place in advance of the final platting and the execution of the special warranty deeds. Mr. Van Wyk requested a motion from the Board approving the easement agreement. He answered all Board member questions.

ON MOTION by Mr. Adams, seconded by Mr. Walsh, with all in favor, the Board approved the Easement Agreement.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Bill of Sale to City of Lakeland**

Mr. Van Wyk explained that District staff would like to use this form of the bill of sale to convey acquisition improvements from the District to the City.

ON MOTION by Mr. Adams, seconded by Mr. Saunders, with all in favor, the Board approved the Bill of Sale to the City of Lakeland.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Payment Authorizations Nos. 8 - 11**

Ms. Gaarlandt explained that these have previously approved and just need ratification from the Board.

ON MOTION by Mr. Adams, seconded by Mr. Saunders, with all in favor, the Board ratified Payment Authorizations Nos. 8 – 11.

**NINTH ORDER OF BUSINESS**

**Review of Monthly Financials**

The Board reviewed the monthly financial statements. There was no action required by the Board.

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**District Counsel** – Mr. Van Wyk requested a motion from the Board to authorize the Chairman to execute any plat or any other documents related to the plat that might be necessary to effectuate the transfer of the improvements.

ON MOTION by Mr. Adams, seconded by Mr. Walsh, with all in favor, the Board authorized the Chairman to execute any plat or plat related documents necessary to effectuate the transfer of improvements.

**District Engineer** – No Report

**District Manager** – Ms. Gaarlandt noted that per the Supervisor of Elections there are no registered voters in the Lakeside Preserve Community as of April 15, 2018.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor Requests and Audience Comments**

There were no Supervisor requests or audience comments.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

Ms. Gaarlandt requested a motion to adjourn.

ON MOTION by Mr. Shenefield, seconded by Mr. Adams, with all in favor, the May 10, 2018 Board of Supervisor's Meeting for the Lakeside Preserve Community Development District was adjourned.

  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman