

District: **LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Tuesday, February 13, 2024

Time: 6:30 PM

Location: Lakeshore Ranch Clubhouse  
19730 Sundance Lake Boulevard  
Land O' Lakes, Florida 34638

## ***Regular Meeting Agenda***

***Note: For the full agenda package, please contact [patricia@breezehome.com](mailto:patricia@breezehome.com)***

**I. Roll Call**

**II. Pledge of Allegiance**

**III. Audience Comments** – *(limited to 3 minutes per individual for agenda items)*

**IV. Professional & Operations Management**

**A. District Engineer – Greg Woodcock**

➤ Conservation Cutback Reviews

❖ 19738 Hidden Glen Cutback Report **Exhibit 1**

❖ 19744 Hidden Glen Cutback Report **Exhibit 2**

❖ 8538 Mayport Cutback Report **Exhibit 3**

❖ 8710 Crystal Creek Vegetation Removal Report **Exhibit 4**

➤ Presentation of Easement Review Form (Draft) **Exhibit 5**

➤ 19606 Post Island Loop Fence Modification Review **Exhibit 6**

➤ Finn Outdoor- Clear and Grade Area Around 19607 Post Island Loop Stump Holding Water- \$9,975.00 **Exhibit 7**

➤ Roadway Concepts- 19813 Lonesome Pine Sidewalk Crack Repair- \$351.00 **Exhibit 8**

**B. BREEZE Operations Report **Exhibit 9****

➤ Consideration of Proposals

❖ DC Integrations- CCTV Management for Courts and Dog Park- \$135.00 Per Quarter **Exhibit 10**

❖ DC Integrations- CCTV Management for Entrance- \$135.00 Per Quarter **Exhibit 11**

❖ DC Integrations- CCTV Management for Clubhouse- \$135.00 Per Quarter **Exhibit 12**

❖ DC Integrations- CCTV Management for Tot Lot and Dock- \$135.00 Per Quarter **Exhibit 13**

## **V. Professional Vendor Operations**

### **A. Redtree Landscape**

- December Site Audit Report **Exhibit 14**
- January Site Audit Report **Exhibit 15**
- Consideration of Redtree Proposals
  - ❖ Remove Dead Tree Behind 8538 Mayport Court- \$750.00 **Exhibit 16**
  - ❖ Palm Booting and Pruning Proposal- \$95.00 Per Tree **Exhibit 17**
  - ❖ Roundabout Landscape Renovation- \$15,918.00 **Exhibit 18**
  - ❖ Neighborhood Entrance Renovation Option A- \$11,584.00 **Exhibit 19**
  - ❖ Neighborhood Entrance Renovation Option B- \$18,196.00 **Exhibit 20**

### **B. Steadfast Environmental**

- Steadfast Waterway January Inspection Report **Exhibit 21**
- Steadfast Waterway February Inspection Report **Exhibit 22**

### **C. Amenity Center Management Report**

- December Debit Card Report **Exhibit 24**
- January Debit Card Report **Exhibit 25**
- Lakeshore Ranch Clubhouse Maintenance Inspection Report **Exhibit 26**
- Presentation of Cintas Fire Protection Reports
  - ❖ Back Flow Report **Exhibit 27**
  - ❖ Hydrant Report **Exhibit 28**
  - ❖ Sprinkler Report **Exhibit 29**
- Consideration for OnSpot Dermatology **Exhibit 30**
- Consideration of Proposals
  - ❖ Cintas- Rebuild Backflow Preventer, Repack 1<sup>st</sup> and 2<sup>nd</sup> Check Valve Assemblies 8", and Repack 1<sup>st</sup> and 2<sup>nd</sup> Valve Assemblies 6"- \$2,959.04 **Exhibit 31**
  - ❖ Always There Air, Electric and Pools- Heater Replacement- \$5,465.00 **Exhibit 32**
  - ❖ Always There Air, Electric and Pools- Heater Repair- \$2,116.76 **Exhibit 33**
  - ❖ GPS Pools- Heater Replacement- \$10,491.00 **Exhibit 34**
  - ❖ GPS Pools- Heater Repair- \$2,408.96 **Exhibit 35**
  - ❖ GPS Pools- Motor for Pool Pump, Pump Seal Kit and Repairs to Heaters 1 & 3- \$7,401.96 **Exhibit 36**

**VI. Consent Agenda**

- A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held December 12, 2023 **Exhibit 37**
- B. Consideration for Acceptance – The November Unaudited Financial Report **Exhibit 38**
  - **November** Variance Report **Exhibit 39**
- C. Consideration for Acceptance – The December Unaudited Financial Report **Exhibit 40**
  - **December Variance Report** **Exhibit 41**
- D. Ratification of Proposals
  - DC Integrations- Replace Photo Beam- \$588.00 **Exhibit 42**
  - Cintas Fire Protection Services Agreement- Clubhouse Annual Inspection **Exhibit 43**
- E. Ratification of Contracts
  - Zumba Agreement Between Catherine Winters and Lakeshore Ranch Community Development District **Exhibit 44**

**VII. Staff Reports**

- A. District Manager
- B. District Attorney
- C. Amenity Manager

**VIII. Supervisors Requests**

- A. Discussion of Holiday Lighting at Entrance
- B. Discussion of Potluck/ Amenity Event

**IX. Audience Comments – New Business – *(limited to 3 minutes per individual for non-agenda items)***

**X. Adjournment**