

District: **LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Tuesday, January 10, 2023

Time: 6:30 PM

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

## ***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. Operations Management**

A. BREEZE Operations Report **Exhibit 1**

**V. Professional Vendor Operations**

A. Steadfast Environmental

➤ Steadfast Waterway Inspection **Exhibit 2**

B. Yellowstone Landscape

➤ Consideration of Yellowstone Proposals

• Replacement of Bahia Sod at 19000 Falcon Crest - **Exhibit 3**  
\$1,500.00

• Removal of 2 Trees - \$995.00 **Exhibit 4**

• Winter Annual 2022 Change Out - \$828.52 **Exhibit 5**

C. District Engineer – Greg Woodcock

➤ Discussion of ADA Mailroom

➤ Consideration of Approval for Easement Encroachment **Exhibit 6**  
Agreement-15310 Amberly Drive, Suite 175, Tampa FL  
33647

**VI. Amenity Management**

A. Amenity Center Management Report **Exhibit 7**

➤ Clubhouse Maintenance Inspection Report **Exhibit 8**

➤ Clubhouse Maintenance Checklist **Exhibit 9**

➤ Consideration of Proposals

- Monthly Fountain Maintenance- GPS Pools- \$250.00 **Exhibit 10**
- Monthly Fountain Maintenance- American's Swimming Pool Co.- \$425.00 **Exhibit 11**
- Monthly Fountain & Pool Maintenance- Sunshine Pool Pros- \$3,550.00 **Exhibit 12**

**VII. Consent Agenda**

- A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held December 19, 2022 **Exhibit 13**
- B. Consideration for Acceptance – The November Financial Report *(To be Distributed)*
- C. Ratification of Contracts
  - Labor to Pull Pump and Reinstall- Booth Well Drilling, Inc.- \$4,522.00 **Exhibit 14**

**VIII. Staff Reports**

- A. District Manager
- B. District Attorney

**IX. Supervisors Requests**

- Discussion of Walkabout the Amenities

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

**XI. Adjournment**

# EXHIBIT 1



# Lakeshore Ranch CDD

Week of January 3, 2023

Field Report

For January 10, 2023 Meeting

# Summary

- **Inspection Dates: Week of January 3, 2023**
- Approved items have been upgraded in the Guardhouse
- Awaiting proposal for the pavers fix outside Guardhouse where they are sinking
- Fountain Equipment is replaced and operational at both locations
  - Recommend to leave them off, until a servicing vendor is contracted so there can be a large one-time cleanup of the fountains then put on a maintenance schedule
- Asked new landscaper to put together a site audit before starting on the property
- Working on proposal to enhance the clubhouse fountain island with sod and remove the plantings around the fountain
- Restructured hog trapping contract, negotiated down agreement
- Service call placed for the vehicle gates

# General District Maintenance



Fountain Equipment is replaced and operational at both locations

# General District Maintenance



Fountain Equipment is replaced and operational at  
both locations  
(Cont.)

# EXHIBIT 2



## Lakeshore Ranch CDD Aquatics

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**Inspection Date:**

12/28/2022 11:12 AM

**Prepared by:**

Lee Smith

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM  
813-836-7940

# Inspection Report

**SITE: 25**

Condition:    Excellent    ✓Great    Good    Poor    Mixed Condition    ✓Improving



## Comments:

Subsurface algae present in significant amounts. Minor amount of surface algae present. Technician will continue to treat and monitor algae.

<u>WATER:</u>	✗ Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	✗ Subsurface Filamentous	✗ Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	✗ N/A	Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			Substantial
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

**SITE: 8**

Condition:    ✓Excellent    Great    Good    Poor    Mixed Condition    ✓Improving



## Comments:

Decaying vegetation on one corner of pond. Surface algae present but appears to be decaying. Minor amount of subsurface algae present as well. Will continue to be treated during future maintenance events.

<u>WATER:</u>	✗ Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	✗ Subsurface Filamentous	✗ Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	✗ N/A	Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			Substantial
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

# Inspection Report

**SITE: 10**

Condition: ☒Excellent    Great    Good    Poor    Mixed Condition    ☒Improving



## Comments:

Minimal amount of grasses within pond. Torpedo grass, Duckpotato, and Pickerelweed present. Subsurface and surface algae present in minor amounts. Technician will continue to treat and monitor these areas.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Planktonic	Surface Filamentous
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

**SITE: 9**

Condition:    Excellent    ☒Great    Good    Poor    Mixed Condition    ☒Improving



## Comments:

One side of pond has littoral shelf that is moderately overgrown. Littoral shelf contains Duckpotato, Torpedo grass, and Pickerelweed. This vegetation appears to be slowly decaying from previous treatment. Perimeter of pond contains Gulf Coast Spikerush.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	Planktonic	Surface Filamentous
<u>GRASSES:</u>	N/A	Minimal	<input checked="" type="checkbox"/> Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

# Inspection Report

**SITE: 37**

Condition: ☒Excellent    Great    Good    Poor    Mixed Condition    ☒Improving



**Comments:**

Minimal amounts of torpedo grass and pennywort present along edge of pond. One side of pond appears to have had the bank remediated with Geotube. This Geotube is sagging and the bank is beginning to erode again.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
<input checked="" type="checkbox"/> Torpedo Grass	<input checked="" type="checkbox"/> Pennywort	Babytears	Chara
Hydrilla	Slender Spikerush	Other:	

**SITE: 29**

Condition:    Excellent    ☒Great    Good    Poor    Mixed Condition    ☒Improving



**Comments:**

Minor amounts of Torpedo grass and Pennywort present. Moderate amount of Baby tears present. Technician will target all of these nuisance species during next maintenance event.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
<input checked="" type="checkbox"/> Torpedo Grass	<input checked="" type="checkbox"/> Pennywort	<input checked="" type="checkbox"/> Babytears	Chara
Hydrilla	Slender Spikerush	Other:	

# Inspection Report

**SITE: 34**

Condition:    Excellent    ✓Great    Good    Poor    Mixed Condition    ✓Improving



## Comments:

Minor amount of Pennywort and Torpedo grass around perimeter of pond. Tall grasses on shoreline where landscaping missed. Technician will continue to treat and monitor.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Minimal	<input type="checkbox"/> Moderate
			<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
<input checked="" type="checkbox"/> Torpedo Grass	<input checked="" type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears	<input type="checkbox"/> Chara
<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	

**SITE: 46**

Condition:    Excellent    Great    ✓Good    Poor    ✓Mixed Condition    ✓Improving



## Comments:

One side of pond is dominated by Spatterdock, Torpedo grass and minimal Cattails. Torpedo grass and spatterdock around the whole pond. Pennywort and subsurface algae are present in minor amounts. Technician will continue to treat and monitor this site.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input checked="" type="checkbox"/> Moderate
			<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
<input checked="" type="checkbox"/> Torpedo Grass	<input checked="" type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears	<input type="checkbox"/> Chara
<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input checked="" type="checkbox"/> Other: Cattails	

# Inspection Report

**SITE: 39**

Condition: ☒Excellent    Great    Good    Poor    Mixed Condition    ☒Improving



**Comments:**

Minor amounts of Babytears, Duckweed, and Pennywort.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
Torpedo Grass	<input checked="" type="checkbox"/> Pennywort	<input checked="" type="checkbox"/> Babytears	Chara
Hydrilla	Slender Spikerush	Other:	

**SITE: 12**

Condition:    Excellent    ☒Great    Good    Poor    Mixed Condition    ☒Improving



**Comments:**

Submerged vegetation on bottom of pond. One side of pond has Littoral shelf with minimal overgrown grasses and vegetation. Technician will treat this subsurface algae and nuisance grasses during next visit.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
Hydrilla	Slender Spikerush	Other:	

## MANAGEMENT SUMMARY



With January here, winter intensifies. Mornings and night temperatures have decreased (40-50), with the occasional higher daytime temperature. The growth rate for both algae and nuisance plants are slowing as a result, giving technicians the ability to make headway in more overgrown areas. Rainfall events have been few and far between, and with only the occasional isolated event; the water levels of most ponds have decreased as winter progresses. Decreased rainfall provides assistance in the growth of algae, as well as decreased nighttime temperatures extending the time it takes for treated algae to decay (beyond the usual 7-10 day period). Additionally, most types of vegetation that enter a dormant period will do so during winter's shortened light-cycles. It may look as though many types of vegetation are "dead" or "dying" but are simply awaiting the return of spring, where these species will return to life.

On this visit, nearly all ponds noted were in great condition. Nuisance grasses are still present in minor amounts and will continue to be treated and monitored. Some forms of vegetation that are present in the ponds are going dormant due to the decreasing temperatures. Shoreline grasses were noted and will be taken care of. Algae was present in moderate amounts and will be a target going forward. Any surface growth had been previously treated and was already beginning to decay.

Babytears, Pennywort, and Torpedo grass were the main suspects found on this visit and are present in several ponds. Luckily, these types of vegetation are easily controlled and will be treated and monitored by technicians on future maintenance visits.

## RECOMMENDATIONS

Continue to treat ponds for algae, administer follow-ups to ponds experiencing extended decay times.

Administer treatments to any nuisance grasses growing along shorelines and within water.

Focus on keeping the Babytears, Pennywort, and Torpedo grass under control.

Stay alert for debris items that find their way to the pond's shore.

Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA



# EXHIBIT 3



Proposal #271805

Date: 01/03/2023

From: Chris Van Helden

Proposal For

Lakeshore Ranch CDD

c/o Breeze  
1540 International Plaza - Suite 2000  
Lake Mary, FL 32746

main: 813-564-7847  
mobile:  
patricia@breezehome.com

Location

19730 Sundance Lake Blvd, Land O'  
Lakes, FL 34638  
Land O' Lakes, FL 34638

Property Name: Lakeshore Ranch CDD

19000 Falcon Crest

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Replacement of Bahia Sod	1000.00	\$1.50	\$1,500.00

Client Notes

- Removal Diseased Bahia
- Preparation of area
- Installation of new Bahia
- Dump Fees & Taxes

Signature

x

SUBTOTAL	\$1,500.00
SALES TAX	\$0.00
TOTAL	\$1,500.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Assigned To

Chris Van Helden

Office:

cvanhelden@yellowstonelandscape.com

# EXHIBIT 4



Proposal #266794

Date: 12/06/2022

From: Chris Van Helden

Proposal For

Lakeshore Ranch CDD

c/o Breeze  
1540 International Plaza - Suite 2000  
Lake Mary, FL 32746

main: 813-564-7847  
mobile:  
patricia@breezehome.com

Location

19730 Sundance Lake Blvd, Land O'  
Lakes, FL 34638  
Land O' Lakes, FL 34638

Property Name: Lakeshore Ranch CDD

Removal of 2 Trees

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Removal of 2 Trees	1.00	\$995.00	\$995.00

Client Notes

- Flush cut & remove tree on Watercolor Drive against the eastside wall between Red Sky Ct & Autumn Chase Ct
- Flush cut & remove Laurel Oak on Entrance Island behind the gate exit side
- Remove all Debris
- Blow clean areas trees were removed
- Dump Fees & Taxes

Signature

x

SUBTOTAL \$995.00

SALES TAX \$0.00

TOTAL \$995.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Assigned To

Chris Van Helden

Office:  
cvanhelden@yellowstonelandscape.com

# EXHIBIT 5



Proposal #257838

Date: 10/24/2022

From: Chris Van Helden

Proposal For

Lakeshore Ranch CDD

c/o Breeze  
1540 International Plaza - Suite 2000  
Lake Mary, FL 32746

main: 813-564-7847  
mobile:  
patricia@breezehome.com

Location

19730 Sundance Lake Blvd, Land O'  
Lakes, FL 34638  
Land O' Lakes, FL 34638

Property Name: Lakeshore Ranch CDD

Winter Annual 2022 Change Out

Terms: Net 30

- Remove old annual flowers
- Prep annual beds
- Install new annual flowers
- Dump Fees & Taxes

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Dreams Petunias	504.00	\$1.64	\$828.52

Client Notes

Remove & replace annual flowers

Signature

x

SUBTOTAL	\$828.52
SALES TAX	\$0.00
TOTAL	\$828.52

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.  
Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Assigned To

Chris Van Helden  
Office:  
cvanhelden@yellowstonelandscape.com

# EXHIBIT 6

Prepared by and return to:

John M. Vericker, Esq.  
Straley Robin Vericker  
1510 W. Cleveland Street  
Tampa, FL 33606

## **EASEMENT ENCROACHMENT AGREEMENT**

This Easement Encroachment Agreement (the "**Agreement**") is entered into as of the \_\_\_\_\_ day of **September, 2018** (the "**Effective Date**"), between **Lakeshore Ranch Community Development District** (the "**District**") whose mailing address is **15310 Amberly Drive, Suite 175, Tampa, Florida 33647** and **Phillip F. Guest, III and Amanda K. Guest** (collectively, the "**Landowner**"), whose mailing address is **19516 Hayden Lake Court, Land O'Lakes, Florida 34638**.

### **WITNESSETH:**

THAT FOR AND IN CONSIDERATION of the sum of One Hundred and Fifty Dollars (\$150.00), in hand paid, the receipt and sufficiency of which is hereby acknowledged and the mutual promises contained herein, the parties agree as follows:

1. Landowner is the fee simple landowner of **Lot 76 of HAYDEN LAKE COURT AT LAKESHORE RANCH**, according to the plat thereof, as recorded in **Plat Book 68, Page 70**, of the Public Records of Pasco County, Florida (the "**Property**"). Landowner agrees that it will not convey the Property until this Agreement is recorded in the official records of Pasco County.

2. The District has a drainage easement ("**Easement**") on and/or abutting the Property, as shown on the plat. Landowner desires to encroach into the Easement with a six foot white vinyl fence, located approximately 6 feet into the drainage easement abutting the Property (the "**Improvements**").

3. The Improvements shall be undertaken, completed and at all times maintained by Landowner in a good and workmanlike manner, using sound engineering, construction and maintenance techniques and practices, strictly as described herein and in the location shown herein, and so as not to impede, impair, obstruct, damage or interfere with drainage facilities or other facilities, structures or improvements within and along the easement area or the use of the easement for public purposes. Landowner shall apply for and obtain, at its sole cost and expense, all necessary federal, state, local and homeowners' association permits necessary to construct and maintain the Improvements, prior to the construction of the Improvements.

4. This Agreement shall remain in effect until terminated by either party. At the termination of this Agreement, at the Landowner's sole cost and expense, the Landowner shall remove the Improvements and restore the Easement to the condition that existed before the Improvements were installed. If the Landowner does not remove the Improvements and restore the Easement to the condition that existed before the Improvements were installed by the last day of this

Agreement, the District may remove the Improvements and restore the Easement to the condition that existed before the Improvements were installed, and the Landowner shall repay the District for all costs and expenses incurred by the District.

5. Landowner agrees to indemnify, defend and hold the District, its Board of Supervisors and its members, employees, agents and assigns harmless for: (1) any liability which may be incurred as a result of the approval, preparation and execution of this Agreement; (2) any damage to the Improvements caused by the District or its agents; (3) any damage to the Easement or to any District or Pasco County improvements or structures located within the Easement; (4) any claims for injury to any person or damages to any property because of the Improvements; and (5) any liability which may be incurred for any erosion that may damage the Improvements

6. Throughout the term of this Agreement, the Landowner shall maintain liability insurance covering any injuries or damages that may occur as a result the Improvements.

7. Either party may terminate this Agreement for any reason with seven (7) days written notice. Notwithstanding the foregoing, the District may remove the Improvements immediately in the event of an emergency situation, and the District shall have no obligation to repair or restore the Improvements.

8. Upon termination of this Agreement, the District may record a Notice of Termination of Easement Encroachment Agreement in the official records of Pasco County.

9. The provisions of this Agreement shall be deemed covenants running with the title to the Property and shall be binding on and inure to the benefit of the parties and their respective successors and assigns.

10. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida with venue in Pasco County, Florida.

11. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

12. Both parties acknowledge and agree that this Agreement was drafted at the request of the parties without the benefit of a title search.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

**Witness 1:**

**Lakeshore Ranch Community  
Development District**

\_\_\_\_\_  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
John Rose  
Chair of the Board of Supervisors

**Witness 2:**

\_\_\_\_\_  
\_\_\_\_\_  
Print Name

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of September, 2018, by John Rose, as Chair of the Board of Supervisors, on behalf of the District. [ ] He is personally known to me or [ ] has produced \_\_\_\_\_ (type of identification) as identification.

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
(Print, Type or Stamp Commissioned Name of  
Notary Public)

**Witness 1:**

**Landowner**

\_\_\_\_\_  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Phillip F. Guest, III

**Witness 2:**

\_\_\_\_\_  
\_\_\_\_\_  
Print Name

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of September, 2018, by Phillip F. Guest, III. [ ] He is personally known to me or [ ] has produced \_\_\_\_\_ (type of identification) as identification.

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
(Print, Type or Stamp Commissioned Name of  
Notary Public)

**Witness 1:**

**Landowner**

\_\_\_\_\_

\_\_\_\_\_

Amanda K. Guest

\_\_\_\_\_  
Print Name

**Witness 2:**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
Print Name

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of September, 2018, by Amanda K. Guest. [ ] She is personally known to me or [ ] has produced \_\_\_\_\_ (type of identification) as identification.

\_\_\_\_\_

NOTARY PUBLIC

\_\_\_\_\_  
(Print, Type or Stamp Commissioned Name of  
Notary Public)

DESCRIPTION: LOT 76, HAYDEN LAKE COURT AT LAKESHORE RANCH AS RECORDED IN PLAT BOOK 68, PAGES 70-71, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

THE PROPERTY DESCRIBED HEREON IS LOCATED IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP NUMBER 12101C0238F, EFFECTIVE DATE SEPTEMBER 26, 2014, COMMUNITY No. 120230 PANEL 0238 F.

# PLOT PLAN (NOT A SURVEY)

BASIS OF BEARINGS:  
THE WESTERLY BOUNDARY  
LINE OF LOT 76  
BEARS N.50°16'01"E. PER PLAT.

LAKESHORE RANCH  
PHASES 2 AND 3  
PLAT BOOK 63, PAGE 51  
HAYDEN LAKE COURT  
(50' R/W) TRACT F

## LEGEND:

A-1: ARC	PAIP: FOR APPROVED SIDEWALK PLAN
A-2: ADJ. TO ADJ. CORNER OF ENGINEER	PAIP: FOR APPROVED SIDEWALK PLAN
B-1: BOUNDARY	PAIP: FOR APPROVED SIDEWALK PLAN
C-1: C-1	PAIP: FOR APPROVED SIDEWALK PLAN
C-2: C-2	PAIP: FOR APPROVED SIDEWALK PLAN
C-3: C-3	PAIP: FOR APPROVED SIDEWALK PLAN
C-4: C-4	PAIP: FOR APPROVED SIDEWALK PLAN
C-5: C-5	PAIP: FOR APPROVED SIDEWALK PLAN
C-6: C-6	PAIP: FOR APPROVED SIDEWALK PLAN
C-7: C-7	PAIP: FOR APPROVED SIDEWALK PLAN
C-8: C-8	PAIP: FOR APPROVED SIDEWALK PLAN
C-9: C-9	PAIP: FOR APPROVED SIDEWALK PLAN
C-10: C-10	PAIP: FOR APPROVED SIDEWALK PLAN
C-11: C-11	PAIP: FOR APPROVED SIDEWALK PLAN
C-12: C-12	PAIP: FOR APPROVED SIDEWALK PLAN
C-13: C-13	PAIP: FOR APPROVED SIDEWALK PLAN
C-14: C-14	PAIP: FOR APPROVED SIDEWALK PLAN
C-15: C-15	PAIP: FOR APPROVED SIDEWALK PLAN
C-16: C-16	PAIP: FOR APPROVED SIDEWALK PLAN
C-17: C-17	PAIP: FOR APPROVED SIDEWALK PLAN
C-18: C-18	PAIP: FOR APPROVED SIDEWALK PLAN
C-19: C-19	PAIP: FOR APPROVED SIDEWALK PLAN
C-20: C-20	PAIP: FOR APPROVED SIDEWALK PLAN
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C-22: C-22	PAIP: FOR APPROVED SIDEWALK PLAN
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Curve #	Radius	Delta	Arc Length	Chord	Chord Bearing
C8	25.00'	41°37'44"	18.16'	17.77'	S.57°19'57"E
C10	555.00'	03°12'54"	31.13'	31.13'	S.38°07'32"E

Total Lot Area in Square Feet ±	Total Conc. Area in Square Feet ±	Total Conc. Area in Square Feet ±	Lot Grading type per Approved Grading Plan	Percent Lot Coverage
12996	8730	1344	A	25 %

TRACT B  
WETLAND CONSERVATION AREA (P)  
PLAT BOOK 63, PAGE 51

NOTE:  
Drainage Structure shown per approved PAVING, GRADING AND DRAINAGE PLAN.

Drainage  
Arrow

This Sketch Prepared For : Homes by West Bay, LLC; Regions Bank;

First American Title Insurance Company; Hillsborough Title, LLC

Description	Date	Dwn. Ck'd	Order No.
Drawn: C. Zang	April 02, 2017	Client No: 3495	Checked:
Original No.: 21714033	Current No.: 21714033		

SCOTT R. FOWLER  
FLORIDA REGISTERED LAND SURVEYOR NO. 5185

Survey Date: N/A

**LANDMARK**  
Engineering & Surveying Corporation

8515 Palm River Road  
(813) 621-7841  
www.lesc.com

Tampa, Florida 33619  
(813) 664-1832 (fax)  
L.B. # 3913

# EXHIBIT 7



## **AMENITY CENTER MANAGEMENT REPORT**

### **For the month of DECEMBER 2022**

**Date of Meeting:** January 10, 2022

**Submitted by:** Lori Karpay

#### **MAILCHIMP EMAILS**

12/1 – Food truck notification  
12/2 – December newsletter  
12/7 – Yellow Ribbon Fund  
12/7 – December Calendar of Events  
12/10 – Aquatics Aerobics  
12/10 – Mail pick up during holidays  
12/13 – Pool access during holidays  
12/13 – CDD Board meeting notification  
12/13 – Food truck notification  
12/14 – Reminder: Kids Holiday Party  
12/16 – CDD RFP Presentation Board Meeting  
12/16 – Golf Cart Parade notification  
12/17 - Happy Chanukah  
12/21 – Message from Chairman Mitchell  
12/24 – Merry Christmas  
12/30 – January Newsletter  
12/31 – Food truck notification

#### **SPECIAL EVENTS/PROGRAMMING**

- The adult holiday party was well attended and much fun that included a DJ and 360-Video booth
- The kids got to meet Santa at the children's holiday party that included a bounce house, face painter, balloon twister, glitter tattoo artist, arts & crafts, and snacks
- The Sunday Matinee Movies are ongoing
- Yoga class has been very well attended
- Pickleball Clinic is ongoing
- Aquatics Aerobics has begun
- Boot camp contract approved and beginning in January

## **FACILITY AND AMENITY MANAGEMENT**

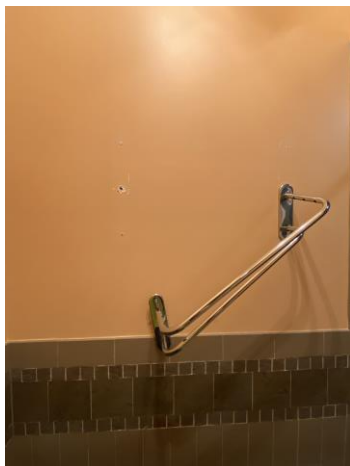
- Please see Inspection Report
- **Vandalism is more frequent. Sheriff's office has been notified.**
  - signs have been torn off, bent, or ripped at the the basketball courts, amphitheater, and courts parking lot (no overnight parking sign not shown)



- gate lock at playground broken again. This is the second time it has been broken off.



- women's towel holder in fitness center pulled out of the wall



- someone vomited all over the family bathroom in the fitness center and left it for maintenance to clean up.
- Trash can lid at amphitheater pulled off and broken



- Continuing to follow the daily maintenance schedule
- Painted pole at amphitheater parking lot



- Tim Gay of Blue Wave Lighting providing me with a quote to replace the bollard lights at the amphitheater walkway.
- Entry mats have been replaced with new ones.



- Six lights out at tennis/pickleball and basketball courts. Getting quotes.
- New drinking fountain has arrived for the playground area. Will be installed in the next week.

## CONSIDERATIONS:

- Detailed fountain maintenance quotes are attached.
  - America's Swimming Pool Co. \$425/mo.
  - Sunshine Pool Pros \$250/mo. for 1x/week; \$450/month for 2x/week
  - GPS Pools \$250/mo. for 3x/week

# EXHIBIT 8

# Lakeshore Ranch Clubhouse Maintenance Inspection



Inspection Date: 01/03/2023

Created By: Heather Alexandre

Vesta Property Services Regional Lifestyle Director



**Daily:**

Straighten pool furniture. Wipe down when needed.

Satisfactory

Wipe down and clean outdoor water fountains.

Satisfactory



Still looking great.

Clean outdoor table tops.

Satisfactory

Power blow outside Clubhouse areas , if needed

Improvement Needed



However; lots of trees are currently losing their leaves. So we are fighting mother nature at this time.

Clean bathrooms; toilets, sinks, countertops, and mirrors

Satisfactory



Empty trash in/around building/ pool/ playground, courts,etc.  
Sweep & mop Clubhouse tile areas.

Satisfactory  
Satisfactory

Wipe down Clubhouse tables.

Satisfactory



Kitchen area; clean countertops, sink area, including microwave.  
Vacuum rugs in Clubhouse.

Satisfactory  
Satisfactory



Wipe down gym equipment.

Better



Clean and better than it has been;  
but still not to my standards.

Clean glass on door and windows, inside and out.  
Disinfect door handles.

Satisfactory  
Satisfactory

Clean debris from pool

Better



Pools are looking good but there is debris daily on the pool deck and in the pool that we are cleaning due to the trees losing their leaves.

Check paper supplies and soaps (replenish if needed)  
Windex entrance doors

Satisfactory  
Satisfactory

**Weekly:**

Check and spray for bee nests.  
Check tennis/pickleball nets

Keep it up  
Good Shape



Windscreens need to be zipped down a little straighter in a few sections then they currently.

Check and remove spider webs.  
Put out/away tables and chairs for events  
Dust; includes furniture.

Satisfactory  
N/A  
Satisfactory

**Monthly:**

Clean and organize pool pump area.  
Clean and organize maint area  
Spray for weeds between sidewalk

N/A  
X  
Much Improved

**When Needed:**

Dust fan blades  
Empty Ice Machines

Satisfactory  
N/A

Check AED Machine

N/A

**Seasonal:**

Put seasonal items up/Teardown

N/A

Christmas will taken down by January 9th

**As they arise:**

Clean interior doors.

Much Improved

Wipe down railings

Satisfactory

Wipe down cobwebs.

Much Improved

Pick up trash outside.

Satisfactory

Check all lights/replace bulbs.

Better



Number of ballasts were repaired in December by the electrician.

These ballast have been replacement.



A few lightbulbs in the chandeliers are in need of replacement. We will replaced by meeting date.

Touch up painting.

Ongoing



Before



After

Aerobics Room walls were touched up in December.

Touch up painting cont.



Pole located as you enter Amphitheater area to keep cars from going down the driveway.

Before

After

Check and clean up around sports areas.

Maintenance repairs. Details: \_\_\_\_\_

Wipe down window sills.

Power wash sidewalk areas.

Wipe down railings

Bleach table tops pool

**Much Improved**

**Additional pictures below**

**Satisfactory**

**Work in progress**

**Much Improved**

**Satisfactory**

**Additional Pictures Provided Below:**



Playground is in good shape except for the lock that was broken over the holiday weekend. Lori has informed Breeze. Maintenance will be able to repair when the new part comes in.





Dock looks great. No bees nest found and looks clean.

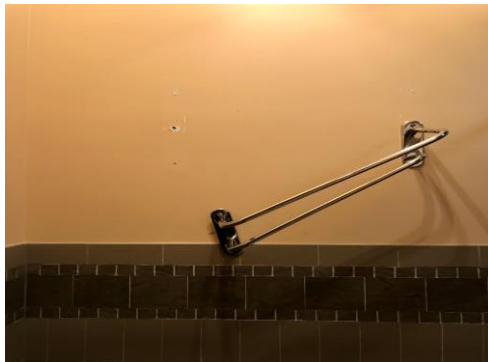


The new entrance rugs look great.

Original



New One



The towel holder in the Ladies Shower has partially came off the wall. Will be repaired by maintenance in the upcoming days.

## Tennis/Basketball:

Check nets

Satisfactory



The basketball courts are in good shape, Clean and all nets and backboards are intact.

Check screens

See picture on page 4

Trash

Satisfactory



The concrete under the benches located at the basketball courts needs to be pressured washed.

It is on the list to be completed.

**Dog Park:**

Inspect gate/fencing

Check poop station

Satisfactory

Satisfactory

**Amp/Playground/Dock:**

Trash

Inspect Playground/spray for bees

Pressure wash

Satisfactory

Satisfactory

Satisfactory

Thank You

# EXHIBIT 9

# LakeShore Ranch Clubhouse Maintenance

Daily:

Straighten pool furniture. Wipe down when needed.

Wipe down and clean outdoor water fountains.

Clean outdoor table tops.

Power blow outside Clubhouse areas , if needed

Clean bathrooms; toilets, sinks, countertops, and mirrors

Empty trash in/around building/ pool/ playground, courts,etc.

Sweep & mop Clubhouse tile areas.

Wipe down Clubhouse tables.

Kitchen area; clean countertops, sink area, including microwave.

Vacuum rugs in Clubhouse.

Wipe down gym equipment.

Clean glass on door and windows, inside and out.

Disinfect door handles.

## Clean debris from pool

Check paper supplies and soaps (replenish if needed)

Weekly:

Check and spray for bee nests.

Check tennis/pickleball nets

Check and remove spider webs.

Dust; includes furniture.

Monthly:

Clean and organize pool pump area.

Clean and organize maint area

Spray for weeds between sidewalk

## Dust fan blades

Seasonal:

Put seasonal items up

As they arise:

Clean interior doors.

Wipe down pictures.

Wipe down cobwebs.

Pick up trash outside.

Check all lights/replace bulbs.

## Touch up painting.

Check and clean up around sports areas.

Maintenance repairs.

Wipe down window sills.  
Powerwash sidewalk areas.



# EXHIBIT 10

GPS Pools # 2 LLC  
 813-345-8596  
 7844 Land O Lakes Blvd

# Estimate

Date	Estimate #
1/31/2023	FOUNTAIN CY

Name / Address
Lori Karpay Lakeshore Ranch CDD 19730 Sundance Lake Blvd Land O Lakes Fl 34638 813-388-6839

			Project
Description	Qty	Rate	Total
Thank you for inviting me out to propose estimate for monthly fountain service. This estimate does not include chemical supplies. However we can provide all chemical to the property and added to the pools as needed. I will also provide discounted chemical cost we can provide and bill for as needed. This estimate does not include after hour cost and weekends, or major storm cleanups a separate line item will break down cost for these services as well. Again thank you for the opportunity to provide estimates for your community pools we look forward to working with you in the future. Sincerely Glenn GPS Pools			
FOUNTAINS TO BE MAINTENANCE FOR MONTHLY BILLING INCLUDES: NETTING, BRUSHING, VACUUMING, TILE CLEANING 3X WEEK FILTER CLEANING . CHEMICAL BALANCING AND ADDING CHEMICALS AS NEEDED. FOUNTAINS WILL BE SERVICED 3 X WEEKLY. QUOTED RATE IS A MONTHLY RATE.		250.00	250.00
		<b>Subtotal</b>	\$250.00
		<b>Sales Tax (7.0%)</b>	\$0.00
		<b>Total</b>	\$250.00

E-mail
gpspoolstore@yahoo.com

# EXHIBIT 11



Hello,

*Thank you for the opportunity to quote out the maintenance on your fountains at LakeShore Ranch. The below maintenance fee includes chemicals needed to balance your fountain water, including **chlorine, chlorine tabs, sodium bicarbonate, cyanuric acid, muriatic acid, and calcium**. Specialty chemicals, such as algaecides, phosphate removers, metal removers, stain treatments, or coagulants are not included in the fee and will be sold separately upon your request.*

*Flat Rate Pricing allows our clients to better budget their monthly expenses with respect to their fountains without the worry of drastic swings in monthly expenses. We will continue to offer optional pricing upon customer request. Should you have any questions, please do not hesitate to give us a call.*

**Monthly Fountain Maintenance Fee - \$425**

*All of the equipment will be checked each visit. The pump baskets will be emptied and the filter medium will be cleaned as needed if applicable. We will also net leaves to the best of our ability. We will provide same day response (within business hours) to any emergency you may have. This maintenance fee does not include pump or motor replacement, filter replacement, or any other specialty replacements or cleanings.*

# EXHIBIT 12



Sunshine Pool Pros  
P.O. Box 312  
Lutz, FL 33548

LakeShore Ranch  
19730 Sundance Lake Blvd.  
Land O Lakes, FL 34638

## **Service Quotes**

Below is your requested quote from Sunshine Pool Pros:

- Two fountains:
  - \$250/month for 1x/week. One fountain has more water than the other so this is our combined fee for both fountains.
  - If you wish to do 2x/week for both fountains, it would be \$450/month.
- Waddling Pool: \$100/month for 3x/week
- Family Pool: \$1500/month for 3x/week
- Lap Pool: \$1500/month for 3x/week

Altogether, your fountain and pool maintenance service would be around \$3350 to \$3550 per month.

Best regards,

Sunshine Pool Pros

(813) 949-2222

# EXHIBIT 13

1 **MINUTES OF MEETING**

2 **LAKESHORE RANCH**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Lakeshore Ranch Community  
5 Development District was held on Monday, December 19, 2022 at 6:30 p.m. at the Lakeshore  
6 Ranch Clubhouse, 19730 Sundance Lake Boulevard, Land O' Lakes, Florida 34638

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Ms. Thibault called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10	Shawn McCag	Board Supervisor, Vice Chairman
11	Christine Thomas	Board Supervisor, Assistant Secretary
12	Ronald Mitchell	Board Supervisor, Assistant Secretary
13	Thomas Coughlin	Board Supervisor, Assistant Secretary
14	Matthew Weissing	Board Supervisor, Assistant Secretary

15 Also present were:

16	Patricia Thibault	District Manager, BREEZE
17	Tom O Grady	Associate District Manager, BREEZE

18 *The following is a summary of the discussions and actions taken at the December 19, 2022*  
19 *Lakeshore Ranch CDD Regular Meeting.*

20 **SECOND ORDER OF BUSINESS: Pledge of Allegiance**

21 The Pledge of Allegiance was recited.

22 **THIRD ORDER OF BUSINESS – Audience Comments**

23 - There being none, the next item followed.

24 **FOURTH ORDER OF BUSINESS – Business Matters**

- 25 A. Exhibit 1: Project Manual for Landscape & Irrigation Maintenance Services.  
26 - Contract calls for 365 cubic yards of mulch.  
27 - Yellowstone contract to be cocoa colored hardwood mulch.  
28 B. Exhibit 2: Florida Commercial Care- Proposal of Qualifications  
29 C. Exhibit 3: Redtree- Proposal of Qualifications  
30 D. Exhibit 4: Brightview- Proposal of Qualifications  
31 E. Exhibit 5: Yellowstone- Proposal of Qualifications  
32 F. Financial Summary of Proposals (*To Be Distributed*)  
33 ➤ Motion to eliminate Brightview

34 On a MOTION by Ms. Thomas, SECONDED by Mr. Coughlin, WITH ALL IN FAVOR, the  
35 Board Approved the **Motion to eliminate Brightview** for the Lakeshore Ranch Community  
36 Development District.

- Terminate Yellowstone and point summary Redtree

On a MOTION by Mr. McCaig, SECONDED by Ms. Thomas, WITH ALL IN FAVOR, the Board Approved to **Terminate Yellowstone and point summary Redtree** for the Lakeshore Ranch Community Development District.

**FIFTH ORDER OF BUSINESS – Staff Reports**

- A. District Manager  
- There being none, the next item followed.  
B. District Attorney  
- There being none, the next item followed.  
C. District Engineer  
- There being none, the next item followed.

**TENTH ORDER OF BUSINESS – Supervisors Requests**

- There being none, the next item followed.

**ELEVENTH ORDER OF BUSINESS – Audience Comments - New Business**

- There being none, the next item followed.

**TWELFTH ORDER OF BUSINESS – Adjournment**

Ms. Thibault asked for final questions, comments before requesting adjourning the meeting.

On a MOTION by Mr. Weissing, SECONDED by Ms. Thomas, WITH ALL IN FAVOR, the Board adjourned the meeting for the Lakeshore Ranch Community Development District.

*\*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

**Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on \_\_\_\_\_.**

Signature

Signature

Printed Name

Printed Name

Title: ☐ Secretary ☐ Assistant Secretary

Title: ☐ Chairman ☐ Vice Chairman

**EXHIBIT 14.**

**Quotation** **BOOTH WELL DRILLING, Inc.**

# BOOTH WELL DRILLING, Inc.

813 920-4488

12/15/2022

[illegible]

Patricia Thibault  
executed on behalf of Chairman Mitchell  
via his direction email on 12.15.22