

**MINUTES OF MEETING  
EASTLAKE OAKS  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting and Budget Public Hearing of the Board of Supervisors of the Eastlake Oaks Community Development District was held Thursday, August 11, 2022 at 6:00 p.m. at the Holiday Inn Express – Oldsmar, located at 3990 Tampa Road, Oldsmar, Florida 34677.

Present and constituting a quorum were:

Scott Roper	Chairman
Darlene Lazier	Vice Chairperson (Via Phone)
Nick Yagnik	Assistant Secretary
Joseph Dinelli	Assistant Secretary
Brinton George	Assistant Secretary

Also present were:

David Wenck	District Manager
Andrew Mendenhall	Regional Manager, Inframark (Via Phone)

*Following is a summary of the discussions and actions taken.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Wenck called the meeting to order. Supervisors and staff introduced themselves, and a quorum was established.

On MOTION by Mr. Dinelli, seconded by Mr. Yagnik, with all in favor, Ms. Lazier was authorized to attend this meeting and vote via phone. (5-0)
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**SECOND ORDER OF BUSINESS**

**Audience Comments**

There being no audience members present, the next order of business followed.

**THIRD ORDER OF BUSINESS**

**Approval of the Consent Agenda**

- A. **Minutes of the June 9, 2022 Meeting**
- B. **June 2022 Financial Report, Payment Register and May Through June 2022 Invoices**

Mr. Wenck requested any additions, corrections or deletions to the items listed under the Consent Agenda.

There being none,

On MOTION by Mr. Roper, seconded by Mr. Yagnik, with all in favor, the Consent Agenda, consisting of the Minutes of the June 9, 2022 Meeting, June 2022 Financial Report, Payment Register and May Through June 2022 Invoices, was approved. (5-0)

**FOURTH ORDER OF BUSINESS**

**Public Hearing to Consider Adoption of the Fiscal Year 2023 Budget**

On MOTION by Mr. Dinelli, seconded by Mr. George, with all in favor, the Public Hearing to consider adoption of the Fiscal Year 2023 Budget was opened. (5-0)

There being no members of the public present,

On MOTION by Ms. Lazier, seconded by Mr. George, with all in favor, the Public Hearing to consider adoption of the Fiscal Year 2023 Budget was closed. (5-0)

- A. **Consideration of Resolution 2022-04, Adopting Fiscal Year 2023 Budget**

Mr. Dinelli MOVED to adopt Resolution 2022-04, the Annual Appropriation Resolution of the District Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023, and Mr. Roper seconded the motion.

- Mr. Dinelli inquired about moving numbers to different categories. Some funds should be moved to the Ponds category. The Board suggested allocating \$100,000

from Unassigned Cash to a new reserve category. Mr. Mendenhall recommended a motion to allocate the funds to a new Infrastructure Reserve. The accountant needs to be made aware of this, and the Board will make this change at the next meeting.

There being no further discussion,

On VOICE vote, with all in favor, the prior motion was approved.  
(5-0)

**B. Consideration of Resolution 2022-05, Levying Assessments for Fiscal Year 2023**

On MOTION by Mr. Roper, seconded by Mr. George, with all in favor, Resolution 2022-05, Imposing Special Assessments and Certifying an Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted. (5-0)

**FIFTH ORDER OF BUSINESS**

**District Manager's Report**

The Board discussed District Counsel services.

- Mr. Wenck distributed a Rate Sheet from Straley Robin Vericker, and proposal from Persson, Cohen, Mooney, Fernandez & Jackson, P.A., for District Counsel services.
- The current Attorney, Ms. Erin McCormick, charges \$395 per hour.
- Rates were discussed.

Mr. Dinelli MOVED to engage the legal services of Persson, Cohen, Mooney, Fernandez & Jackson, P.A., subject to them providing a breakout of Paralegal and Legal Assistant services contingent with a breakout of the rate sheet, and authorize the Chairman to execute final proposal, and Mr. George seconded the motion.

- Mr. Andrew Cohen would be the Attorney and Mr. David Jackson would be his back-up.

There being no further discussion,

On VOICE vote, with all in favor, the prior motion was approved, as discussed. (5-0)

- A. **Approval of Fiscal Year 2023 Meeting Schedule**
- The schedule remains the same.

On MOTION by Mr. Roper, seconded by Mr. Yagnik, with all in favor, the Fiscal Year 2023 Meeting Schedule was approved. (5-0)

**SIXTH ORDER OF BUSINESS**

**New Business**

- The sign issue was discussed. Proposals were presented at the last meeting, which were costly. Mr. Roper suggested demolishing the existing signs to the block wall behind the signs, building up the block wall and turning it into a sign. Mr. Roper is trying to contact the building department with regards to permit requirements. Discussion ensued regarding the design. Mr. Roper will try to find a mason and investigate further, and the Board will consider it at the next meeting.
- Mr. Roper discussed the playground. The work has been delayed until the end of the rainy season. Rubber mulch will be used.

**SEVENTH ORDER OF BUSINESS**

**Supervisors' Requests**

- Mr. Roper discussed the possibility of signage at the pool indicating the police will enforce the rules. The CDD would have to register with the Sheriff's Office. Mr. George will contact the Sheriff's Office to enable this to happen.
- Mr. Dinelli noted that the lights on the right side at the exit had to be reset, as water is seeping into the circuits.
- Alexander's is in the process of sending out soil samples to determine the reason the plants are dying.
- The contract with Alexander's was finalized. They complied with the District's requests. The contract expires at the end of 2023.
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**EIGHTH ORDER OF BUSINESS**

**Audience Comments**

There being no audience members present, the next order of business followed.

**NINTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. Yagnik, seconded by Mr. George, with all in favor, the meeting was adjourned. (5-0)



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Scott Roper  
Chairman