

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

The regular meeting of the Board of Supervisors of the Eastlake Oaks Community Development District was held Thursday, April 14, 2022, and called to order at 6:06 p.m. at the Holiday Inn Express Hotel & Suites – Oldsmar, located at 3990 Tampa Road, Oldsmar Florida 34677.

Present and constituting a quorum were:

Scott Roper	Chairman
Darlene Lazier	Vice Chairperson
Nick Yagnik	Assistant Secretary
Joseph Dinelli	Assistant Secretary

Also present was:

David Wenck	District Manager
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*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.

**SECOND ORDER OF BUSINESS**

**Approval of the Consent Agenda**

- A. Minutes of the February 10, 2022 Meeting**
- B. February 2022 Financial Report, Payment Register and January Through February 2022 Invoices**
- C. Acceptance of the Fiscal Year 2021 Audit**

Mr. Wenck requested any additions, corrections or deletions on the items from the Consent Agenda.

Mr. Dinelli MOVED to approve the Consent Agenda, consisting of the Minutes of the February 10, 2022 Meeting, February 2022 Financial Report, Payment Register and January Through February 2022 Invoices, and acceptance of the Fiscal Year 2021 Audit, and Mr. Yagnik seconded the motion.

*The record shall reflect Mr. Roper joined the meeting.*

There being no additions, corrections or deletions,

On VOICE vote, with all in favor, the prior motion was approved.

### **THIRD ORDER OF BUSINESS**

#### **Manager's Report**

- A. Consideration of Resolution 2022-02, Confirming the District's Use of the Pinellas County Supervisor of Elections to Continue Conducting the District's Election of Supervisors**
- This authorizes the CDD to work with the Pinellas County Supervisor of Elections to conduct the General Election.

On MOTION by Mr. Roper, seconded by Ms. Lazier, with all in favor, Resolution 2022-02, Confirming the District's Use of the Pinellas County Supervisor of Elections to Continue Conducting the District's Election of Supervisors in Conjunction with the General Election, was adopted.

- B. Discussion of the Preliminary Fiscal Year 2023 Budget**
- The proposed budget has been kept flat, but has a change in Professional Service-Management Consulting, which is Inframark. There is a 4% proposed increase in Management Services. The total is \$58,966 with the increase, which is \$2,267. There is a 10% to 20% increase for insurance.
  - To keep the budget flat, Miscellaneous Contingency will have to be decreased. Unassigned cash may be used.
  - Reserve funds may be used for repairs.
  - The District continues to be in good financial shape.

### **FOURTH ORDER OF BUSINESS**

#### **New Business**

- A. Discussion of Monument/Sign Repair**
- Three of the four monuments' signs have major internal/structural damage.

- These issues must be addressed before painting can start.
- The columns may need to be replaced.
- Mr. Roper will obtain proposals.

## **FIFTH ORDER OF BUSINESS**

### **Supervisors' Requests**

Mr. Roper discussed the playground.

- Mr. Roper investigated the playground after a heavy storm, and determined the area needs to be repaired due to drainage issues. It appears there are many low spots in this area, and there are areas in the playground which are not graded properly.
- Mr. Roper indicated the mulch needs to be removed, which can be relocated to Tampa Road along the wall. The fabric should be removed, and the property graded properly to ensure it is sloped smoothly from the pool to the street. The fabric should then be installed, and he suggested rubber mulch may be used instead of wood mulch.
- Mr. Roper discussed a quote in the amount of \$4,700.
- The last mulching was done in 2018.
- Mr. Yagnik suggested custom padding instead of mulch, which would be more expensive.
- Mr. Dinelli suggested Mr. Roper obtain quotes for the grading, to be presented at the next meeting, and a decision would be made regarding the grading and the mulch.

Mr. Roper discussed the Alexander's contract.

- Mr. Roper reviewed the redlined contract with Ms. McCormick, deleted some unnecessary items and sent back to Alexander's. They are going to review over the next few days and determine whether there are any further issues.
- They are adding a 3½% fuel surcharge to their monthly invoices. Mr. Roper indicated most companies are imposing this surcharge.
- Discussion ensued.
- The effective date of the contract January 1, 2022.
- There is a termination for cause only.
- Mr. Dinelli suggested finding another contractor to trim trees.

- Mr. Dinelli suggested Inframark can negotiate future contracts instead of Mr. Roper.
- Alexander's is currently charging the District a higher rate, but will credit the District back to January 2022 once the contract is fully executed.

Ms. Lazier commented the property looks nice.

Mr. Roper is obtaining proposals for new up-lights for the trees on the center island.

Mr. Yagnik commented on the landscaping contract.

**SIXTH ORDER OF BUSINESS**

**Audience Comments**

No audience members were present.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. Dinelli, seconded by Ms. Lazier, with all in favor, the meeting was adjourned at approximately 7:05 p.m.



Scott Roper  
Chairman