

**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, June 9, 2022 at 6:00 p.m. at Holiday Inn Express Hotel & Suites – Oldsmar, located at 3990 Tampa Road, Oldsmar, Florida 34677.

Present and constituting a quorum were:

Scott Roper	Chairman
Nick Yagnik	Assistant Secretary
Joseph Dinelli	Assistant Secretary

Also present were:

David Wenck	District Manager
Erin McCormick	District Counsel (via phone)
Tonja Stewart	District Engineer (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.

FOURTH ORDER OF BUSINESS

New Business

A. Discussion of Landscaping Contract

Ms. McCormick led the discussion.

- Ms. McCormick provided several changes to the agreement, most of which have been incorporated.
- There are outstanding issues, as they are not agreeing to some of the CDD's required provisions.
 - The termination clause should be at 30 to 60 days' notice. In the current contract, they have 30 days to correct any issues.

- Mr. Roper commented he does not want them to have a termination clause against the District.
- Compensation terms have increased to \$50,000.
- The contract was back-dated to January.
- They deleted the request for public records, which is required and will be added back.
- The public records requirement needs to be included in the contract.
- They agreed to keep the language regarding the warranty.
- The Board would like Ms. McCormick to send the revised contract to Alexander's, outlining the changes.
- Ms. McCormick confirmed the following:
 - The contract should include *Termination for cause*, which means they are going to have one 30-day period to cure, and if there is another deficiency occurring during the agreement term, the next notice will be to cancel in 30 days, with no means to remedy.
 - The right to place the account into collections will be removed. If they express concern, they may view the Florida Statute in this regard.
 - The mechanics and construction lien language will be removed.
 - The public records language will be re- inserted.
 - The contract is going to reflect commercial insurance.
 - The back date will remain.
- Ms. McCormick confirmed the contract amount.
- Mr. Dinelli requested that Mr. Roper review the changes with Alexander's staff before Ms. McCormick amends the contract.

On MOTION by Mr. Dinelli, seconded by Mr. Yagnik, with all in favor, the revisions to the contract with Alexander's Property Maintenance, Inc. for landscaping services were accepted.

The record shall reflect Ms. McCormick exited the meeting.

- The Board discussed the possibility of an RFP for legal services.
- The pond maintenance contract was discussed.

The Board discussed the Stormwater Needs Analysis Report with Ms. Stewart.

- This report authorizes that the District is in compliance with Pinellas County.

The record shall reflect Ms. Stewart exited the meeting.

On MOTION by Mr. Roper, seconded by Mr. Dinelli, with all in favor, the District Engineer was authorized to submit the Stormwater Retention Analysis to the County.

SECOND ORDER OF BUSINESS Approval of the Consent Agenda

- A. Minutes of the April 14, 2022 Meeting**
- B. April 2022 Financial Report, Payment Register and March Through April 2022 Invoices**

Mr. Wenck presented the Consent Agenda, with the items as listed above, and requested any additions, corrections or deletions.

There being none,

On MOTION by Mr. Yagnik, seconded by Mr. Dinelli, with all in favor, the Consent Agenda, consisting of the Minutes of the April 14, 2022 Meeting, April 2022 Financial Report and Payment Register, and March Through April 2022 invoices, was approved.

THIRD ORDER OF BUSINESS Manager’s Report

- A. Distribution of the Proposed Budget for Fiscal Year 2023, and Consideration of Resolution 2022-03, Approving the Budget and Setting the Public Hearing**
 - Adjustments have been made for the landscaping contract.
 - The assessments are flat, and there is no increase.
 - Mr. Wenck reviewed the items with the Board.

The walls and signs were discussed.

On MOTION by Mr. Dinelli, seconded by Mr. Roper, with all in favor, Resolution 2022-03, Approving the Budget for Fiscal Year 2023 and Setting a Public Hearing Thereon Pursuant to Florida Law, to be held Thursday, August 11, 2022 at 6:00 p.m. at the Holiday Inn Express, located at 3990 Tampa Road, Oldsmar, Florida 34677, was adopted.

FOURTH ORDER OF BUSINESS

New Business (Continued)

B. Consideration of Estimate 3484 from Alexander’s Property Maintenance Inc. for Playground Repairs

- Areas of the current playground flood heavily when there is a lot of rain.

Mr. Yagnik MOVED to approve the estimate from Alexander’s Property Maintenance Inc. in the amount of \$2,380 to re-grade the playground, and Mr. Roper seconded the motion.

- Mr. Roper commented a decision needs to be made regarding the mulch.

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

Discussion continued regarding the mulch.

- The last mulch was put in by Clean Cut.
- Mr. Wenck suggested the Board approve a not to exceed amount.

On MOTION by Mr. Roper, seconded by Mr. Yagnik, with all in favor, material, mulch and other necessary items to complete re-mulching the playground in an amount not to exceed \$5,500, was approved.

FIFTH ORDER OF BUSINESS

Supervisors’ Requests

- Mr. Yagnik discussed the upcoming election of Supervisors.
- Mr. Roper commented plants on the median closest to Tampa Road have been replaced, as they were not looking good. Mr. Dinelli suggested they also apply mulch.
- Mr. Dinelli discussed the broken light. Mr. Roper will have the lights installed.

SIXTH ORDER OF BUSINESS

Audience Comments

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

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Dinelli, seconded by Mr. Yagnik, with all in favor, the meeting was adjourned.



Scott Roper
Chairman