

**LA COLLINA  
COMMUNITY DEVELOPMENT DISTRICT**

August 01, 2022, Minutes of the  
Public Hearing and Regular Meetings

**Minutes of the Public Hearing and Regular Meetings**

The Public Hearing and Regular Meetings of the La Collina Community Development District was held on **Monday August 01, 2022, at 6:00 p.m.** at New Hope United Methodist Church located at 213 N. Knights Ave., Brandon, FL 33510.

**1. CALL TO ORDER/ROLL CALL**

Rick Reidt called the Public Hearing and Regular Meetings of the Board of Supervisors of the La Collina Community Development District to order on **Monday, August 01, 2022, at 6:00 p.m.** and identified the Board Members present.

**Board Members Present and Constituting a Quorum at the onset of the meeting:**

Curtis Schonher	Chair
Mark DePlasco	Vice-Chair
Karen Billingsley	Supervisor
Chris Karapasha	Supervisor

**Staff Members Present:**

Mark Vega	Senior District Manager, Inframark
Thomas	Complete I.T.

There were one (1) audience members in attendance via conference Mr. Doug.

**2. PUBLIC COMMENT ON AGENDA ITEMS**

There were no public comments.

**3. RECESS TO PUBLIC HEARING**

Mr. Vega directed the Board to recess to Public Hearing.

**4. PUBLIC HEARING ON ADOPTING FINAL FISCAL YEAR 2023 BUDGET**

**A. Open the Public Hearing on Final Fiscal Year 2023 Budget**

MOTION TO:	Open the Public Hearing.
MADE BY:	Supervisor Billingsley
SECONDED BY:	Supervisor DePlasco
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

46 **B. Staff Presentation**

47  
48 There were no staff presentation.

49  
50 **C. Public Comment**

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52 There were no public comments.

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54 **D. Consideration of Resolution 2022-06; Adopting Final Fiscal Year 2023 Budget**

55  
56 The Board reviewed and discussed the resolution.

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58 MOTION TO: Approve Resolution 2022-06.  
59 MADE BY: Supervisor Schonher  
60 SECONDED BY: Supervisor DePlasco  
61 DISCUSSION: None Further  
62 RESULT: Called to Vote: Motion PASSED  
63 4/0 - Motion Passed Unanimously

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65 **E. Close the Public Hearing on Adopting Final Fiscal Year 2023 Budget**

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67 MOTION TO: Close the Public Hearing.  
68 MADE BY: Supervisor Karapasha  
69 SECONDED BY: Supervisor Schonher  
70 DISCUSSION: None Further  
71 RESULT: Called to Vote: Motion PASSED  
72 4/0 - Motion Passed Unanimously

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74 **5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**

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76 **A. Open the Public Hearing on Levying O&M Assessments**

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78 MOTION TO: Open the Public Hearing.  
79 MADE BY: Supervisor Billingsley  
80 SECONDED BY: Supervisor Schonher  
81 DISCUSSION: None Further  
82 RESULT: Called to Vote: Motion PASSED  
83 4/0 - Motion Passed Unanimously

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86 **B. Staff Presentation**

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88 Mr. Vega stated that Inframark and District counsel strongly recommends the Board to approve  
89 Resolution 2022-07 to receive CDD money form Hillsborough County tax collector. We are a taxing  
90 entity that separates the CDD from HOA.

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92 **C. Public Comment**

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94 There were no public comments.

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96 **D. Consideration of Resolution 2022-07; Levying O&M Assessments**

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98 The Board reviewed and discussed the resolution.

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MOTION TO:	Approve Resolution 2022-07.
MADE BY:	Supervisor DePlasco
SECONDED BY:	Supervisor Karapasha
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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**E. Close the Public Hearing on Levying O&M Assessments**

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MOTION TO:	Close the Public Hearing.
MADE BY:	Supervisor Schonher
SECONDED BY:	Supervisor Billingsley
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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**6. RETURN AND PROCEED TO THE REGULAR MEETING**

118 Mr. Vega directed the Board to proceed to the regular meeting.

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**7. VENDOR & STAFF REPORTS**

**A. District Counsel**

**B. District Engineer**

**i. Discussion on Johnson Engineering Stormwater System Report**

125 There were no reports on behalf of the District Counsel and District Engineer.

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128 **C. District Manager**

129 **i. Action Item List**

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131 Mr. Vega reviewed the action item list with the Board of Supervisors, getting direction on how to  
132 proceed on pending items.

133  
134 There was a discussion on east dog park cracked panels and several quotes. One quote estimated up  
135 to 19,000 for fixing concrete. Mr. Vega will get with Tim to discuss the action items table the  
136 proposal from Site Masters to repair damaged sidewalk panels in CDD park area.

137  
138 Mr. stated it would be helpful if the vendors would provide pictures of damages to have a better  
139 visual of the before and after.

140  
141 Thomas from Complete I.T. was present at the meeting by Mr. Rick Reidt to answer any questions  
142 regarding key fobs. He stated that when he went into the facility system, they notice there was no  
143 facility code. An email was sent to Meritus/Inframark administrative in request of an answer.  
144 Thomas discussed several options on how to fix this situation, one of the options is rescanning all  
145 individual fobs. However, per the email it stated to go with option (1) key cards. Meritus/Inframark  
146 took the responsibility to mail out the key cards to all residents. Now as for the insulation in the  
147 restroom doors, Thomas went and deducted the total from the proposal since it was not approved.  
148 Mr. Vega stated since we are getting closer to purchasing more key cards, he suggested key cards  
149 over key fobs.

150  
151 Mr. Schonher requested that another notice by postcard be sent out to the community regarding key  
152 cards if they have one that is fine but if they need a key card to contact us via email with name and  
153 address.

154  
155 Mr. DePlasco stated we are getting quotes to replace the doors but do not have them in hand yet.

156  
157 Mr. Vega stated the park gates should be locked.

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160 **8. BUSINESS ITEMS**

161 **A. Consideration of Resolution 2022-08; Setting Fiscal Year 2023 Meeting Schedule**

162  
163 Mr. Vega discussed the resolution with the Board regarding the set fiscal year 2023 meeting  
164 schedule for January 9 and July 10 on the 2<sup>nd</sup> Monday of the month.

165	MOTION TO:	Approve by subject to Chair review after consultation
166		with Complete I.T.
167	MADE BY:	Supervisor Billingsley
168	SECONDED BY:	Supervisor DePlasco
169	DISCUSSION:	None Further
170	RESULT:	Called to Vote: Motion PASSED
171		4/0 - Motion Passed Unanimously
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173 **B. Discussion on Landscaping and Amenity Center Walkway**

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175 Mr. Vega discussed the costs and issues on the amenity center walkway with the Bord. The Board  
176 decided to approve the repairs as stated on proposal.

177	MOTION TO:	Approve proposal by Carson's Lawn & Landscaping
178		Services LLC to repair the Amenity Center walkway
179		from parking lot to pool entrance in the amount of \$525.
180	MADE BY:	Supervisor DePlasco
181	SECONDED BY:	Supervisor Schonher
182	DISCUSSION:	None Further
183	RESULT:	Called to Vote: Motion PASSED
184		4/0 - Motion Passed Unanimously

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186 **C. Discussion on Sidewalk Repair Proposal**

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188 The Board discussed the Sidewalk Repair Proposal and decided to table until next meeting.

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190 **9. CONSENT AGENDA**

- 191 **A. Consideration of Minutes of the Regular Meeting March 07, 2022**
- 192 **B. Consideration of Minutes of the Regular Meeting July 11, 2022**
- 193 **C. Consideration of Operations and Maintenance Expenditures June 2022**
- 194 **D. Review of Financial Statements through June 30, 2022**

195  
196 The Board reviewed the Consent Agenda items.

197	MOTION TO:	Approve all the Consent Agenda items A-D.
198	MADE BY:	Supervisor Schonher
199	SECONDED BY:	Supervisor DePlasco
200	DISCUSSION:	None Further
201	RESULT:	Called to Vote: Motion PASSED
202		4/0 - Motion Passed Unanimously

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205 **10. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

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207 Mr. DePlasco requested to increase the deposit feel for cleaning and fixture purpose incase things need  
208 to be replaced.

209  
210 Mr. Schonher requested to have an update on website. Mr. DePlasco also commented on the website  
211 lacking on contact information which needs to be updated. Mr. Vega stated that he will get the contract  
212 for the Board to review regarding the amount paid for monthly maintenance on the community  
213 website.

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216 The resident Doug expressed concern on action items on (pg.30) the rules and signs need to be  
217 restored. Doug also mentioned that if the Board had reconsidered a possible new manager since he has  
218 been giving his input on items that have not been addressed pertaining to the agenda documents having  
219 mismatched numbers and it has not been fixed. Corrections on websites have not been addressed. The  
220 Board will take up on Doug questions and address them.

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222 **11. ADJOURNMENT**

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MOTION TO:	Adjourn.
MADE BY:	Supervisor Karapasha
SECONDED BY:	Supervisor Schonher
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion Passed Unanimously

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264 \*Please note the entire meeting is available on disc.  
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266 \*These minutes were done in a summary format.  
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268 \*Each person who decides to appeal any decision made by the Board with respect to any matter considered  
269 at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,  
270 including the testimony and evidence upon which such appeal is to be based.

271 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
272 meeting held on 10/03/2022

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275 Signature

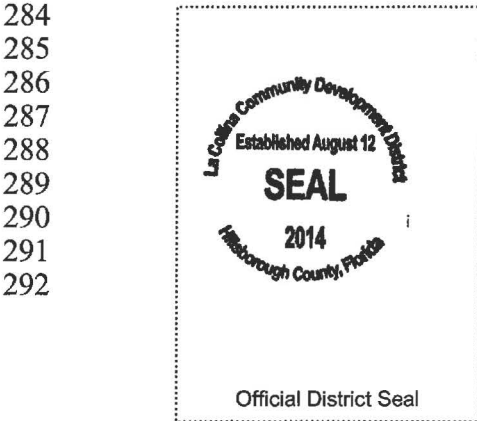
276  
277 CURTIS SCHONHER  
278 Printed Name

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280 Title:  
281  Chair  
282  Vice Chair

  
Signature

Rick L. Reid  
Printed Name

283  
284 Title:  
285  Secretary  
286  Assistant Secretary



Recorded by Records Administrator  
  
Signature  
10/11/22  
Date