

**LA COLLINA
COMMUNITY DEVELOPMENT DISTRICT**

October 03, 2022, Minutes of the Regular Meeting

AMENDED MINUTES OF THE REGULAR MEETING

The Regular Meeting of the La Collina Community Development District was held on **Monday October 03, 2022, at 6:00 p.m.** at Bloomingdale Regional Library located at 1906 Bloomingdale Ave., Valrico, FL 33596

1. CALL TO ORDER/ROLL CALL

Rick Reidt called the Regular Meeting of the Board of Supervisors of the La Collina Community Development District to order on **Monday, October 03, 2022, at 6:10 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

(via conference call at the start of the meeting then joined the meeting in person at 6:20 PM.)

Staff Members Present:

Rick Reidt	District Manager, Inframark	
Scott Steady	District Counsel, Burr Forman, LLP	<i>(via conference call)</i>
Tim Cooney		<i>(via conference call)</i>

There were no audience members in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments.

3. VENDOR & STAFF REPORTS

A. District Counsel

i. Scott Steady - Westbay Update on Settlement Offer

District Counsel Steady discussed the settlement offer of \$30,000 from WestBay. A discussion ensued with the Board and Counsel regarding the original request amount of \$65,000. Allowing the Chairman to negotiate a final settlement with WestBay in requesting more but to accept no less than the current offer.

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MOTION TO:	Approve to allow the Chairman to negotiate a final settlement with Westbay requesting more but accepting no less than the current offer. Also, to authorize the Chairman to sign the Westbay Settlement Offer.
MADE BY:	Supervisor Billingsley
SECONDED BY:	Supervisor DePlasco
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

Mr. Karapasha joined the meeting in person at 6:20 P.M.

ii. Discussion on Center Rule

District Counsel Steady lead the discussion on rules and regulations to post on the new signage providing all rules and regulations to the Board with items for signs check marked. The Board reviewed and added number fifteen (#15) under the dog park rules and approved Mr. Reidt to seek quotes for signage updating.

B. District Engineer

i. Phil Chang - No Report

District Engineer was not present at the meeting.

Mr. Reidt reported that the fence line ownership was verified with Mr. Chang. The District has experience damage to fence on the north side and the HOA on the west side of property. Both are working on the issue and Insurance will be filed if cost warrants.

C. District Manager

i. Action Item List

ii. DM Comments

a. La Collina Cabana Event Notice Revised

Mr. Reidt reported on District Manager comments reviewing the action item list on assorted items of which will be covered in the business items section of the agenda.

Mr. Reidt also reviewed the Cabana Events notice to be posted by residents. The Board requested changes to the third item on the notice which will be made by Mr. Reidt. Mr. Reidt should obtain a posting board for this to be located near the entry.

94 **4. BUSINESS ITEMS**

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96 **A. Discussion on Sidewalk Proposal (Tim Cooney)**

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98 Mr. Cooney joined via conference call and discussed the business item for sidewalk proposal with
99 the Board. The Board requested that cracks and lifts not over 1/8 inch be removed from quote and
100 Mr. Cooney and Mr. Reidt should meet to walk through the community to rework quote with photos
101 for the next meeting to consider.

102

103 *Thomas Giella joined the meeting via conference call.*

104

105 **B. Discussion on Cabana Doors Proposal**

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107 The Board discussed the proposal for replacement of doors took place and Mr. Karapasha will get
108 another quote from a vendor he just used on new construction. He will have that vendor contact Mr.
109 Giella to make sure all requirements are part of the quote.

110

111	MOTION TO:	Approve to allow the Chairman to approve the final
112		quote not to exceed Pinnacle quote minus sales tax for
113		\$10, 838.52 for all three doors to be replaced.
114	MADE BY:	Supervisor Billingsley
115	SECONDED BY:	Supervisor DePlasco
116	DISCUSSION:	The Board would like to have the Chairman approve the
117		Cabana Doors final quote within a week.
118	RESULT:	Called to Vote: Motion PASSED
119		4/0 - Motion Passed Unanimously

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121	MOTION TO:	Approve complete IT quote for \$3,141.90.
122	MADE BY:	Supervisor DePlasco
123	SECONDED BY:	Supervisor Schonher
124	DISCUSSION:	None Further
125	RESULT:	Called to Vote: Motion PASSED
126		4/0 - Motion Passed Unanimously

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129 **C. Discussion on Letter to Homeowners**

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131 The Board tabled the letter to homeowners. Mr. Reidt to send the Board members a copy for their
132 review and comments. We will also share with Vanguard for their comments to see if the HOA
133 would like to add more to it.

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135 **D. Discussion on Republic Waste Options**

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137 The Board reviewed all options and will remain as is and add to tabled items for future review.

138 **E. Discussion on Restroom Repair**

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140 The Board discussed the restroom repair and within spending level by consensus approved Sparemem
141 quote. Mr. Reidt to order two (2) 13-gallon trash cans.

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143 **F. Discussion on Pedestrian Gate**

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145 The Board discussed pedestrian gate and after discussion of all options was tabled with no action. It
146 will be discussed with the HOA.

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148 **G. Discussion on Fence Cleaning**

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150 The Board discussed the fence cleaning and motioned to approve to not exceed of \$2,398.68 with
151 Mr. Reidt getting a comparison quote from A-Clean Touch and award the lowest bidder.

152	MOTION TO:	Approve to not exceed of \$2,398.68 with Mr. Reidt getting a comparison quote from A-Clean Touch and award the lowest bidder.
153	MADE BY:	Supervisor DePlasco
154	SECONDED BY:	Supervisor Billingsley
155	DISCUSSION:	None Further
156	RESULT:	Called to Vote: Motion PASSED
157		4/0 - Motion Passed Unanimously

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162 **H. Discussion on Teco Lights**

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164 The Board reviewed and discussed the TECO lights. The Board approved the TECO lights without
165 getting the monthly fee quote and agreeing to sign needed amendments to their agreements with
166 TECO.

167	MOTION TO:	Approve the TECO lights without getting the monthly fee quote and agreeing to sign needed amendments to their agreements with TECO.
168	MADE BY:	Supervisor DePlasco
169	SECONDED BY:	Supervisor Schonher
170	DISCUSSION:	None Further
171	RESULT:	Called to Vote: Motion PASSED
172		4/0 - Motion Passed Unanimously

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177 **I. Discussion on Painting**

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179 The Board reviewed and approved the painting proposal.

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181 MOTION TO: Approve the proposal from Harrison Contracting in the
182 amount of \$4,950.
183 MADE BY: Supervisor DePlasco
184 SECONDED BY: Supervisor Karapasha
185 DISCUSSION: None Further
186 RESULT: Called to Vote: Motion PASSED
187 4/0 - Motion Passed Unanimously

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189 **5. CONSENT AGENDA**

- 191 **A. Consideration of Minutes of the Regular Meeting July 02, 2022**
192 **B. Consideration of Minutes of the Public Hearing and Regular Meeting August 01,**
193 **2022**
194 **C. Consideration of Operations and Maintenance Expenditures August 2022**
195 **D. Review of Financial Statements through August 31, 2022**
196

197 The Board reviewed the Consent Agenda items and amended the minutes for May 2nd line 174
198 should read seventy feet of landscape border, August 1st, line 138 should read Mr. Karapasha, 193
199 August 1st line 207 should read Mr. DePlasco and he requested that the Board consider an increase
200 in the deposit fee for cleaning and damage on rentals.

201
202 Mr. Reidt reviewed the financials with the Board.

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204 MOTION TO: Approve all the Consent Agenda items A through D with
205 amending a few corrections on the minutes for May and
206 August as well as the O&Ms for August.
207 MADE BY: Supervisor Billingsley
208 SECONDED BY: Supervisor DePlasco
209 DISCUSSION: None Further
210 RESULT: Called to Vote: Motion PASSED
211 4/0 - Motion Passed Unanimously

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213 **6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
214

215 Mr. Karapasha prepared notice and post it on website to fill seat one which will be declared vacant at
216 the end of term in 2022. Contact Clean Touch on possible competitive quote for pressure washing as
217 approved via telephone at 321-746-7415. List all tabled items at bottom of action item list. Have the
218 website re-verified as Mr. Reidt' s email is incorrect when you click on link.

219
220 Mr. DePlasco commented that Mark will be calling in from out of town for the meeting, therefore, all
221 three supervisors must be present.
222

223 Ms. Billingsley and Mr. Schonher commented regarding the exit side of the front entry are full of
224 weeds and need supplemental plantings along with checking on Dog Park parts status.
225

226 There were no audience comments.
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228 **7. ADJOURNMENT**
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MOTION TO:	Adjourned meeting at 8:45 P.M.
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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238 **Please note the entire meeting is available on disc.*
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240 **These minutes were done in a summary format.*
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242 **Each person who decides to appeal any decision made by the Board with respect to any matter*
243 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*
244 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

245 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**
246 **noticed meeting held on 2/6/2023.**

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Signature

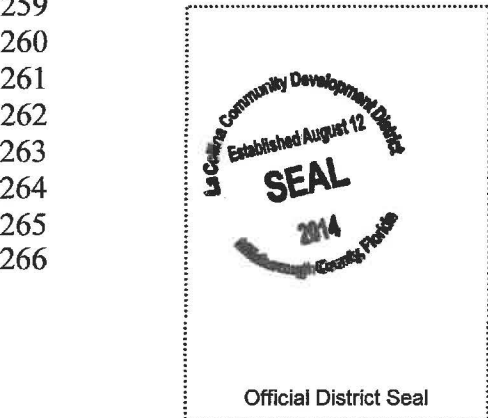
250
251 Chris Karapasha
252 Printed Name


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254 Title:
255 Chair
256 Vice Chair

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Signature

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251 Rick L. Reid
252 Printed Name

253
254 Title:
255 Secretary
256 Assistant Secretary



Recorded by Records Administrator

Signature
2/9/2023
Date