

**LA COLLINA
COMMUNITY DEVELOPMENT DISTRICT**

November 07, 2022, Minutes of the Regular Meeting

MINUTES OF THE REGULAR MEETING

The Regular Meeting of the La Collina Community Development District was held on **Monday November 07, 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, November 07, 2022, at 6:02 p.m.** and identified the Board Members present.

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

Scott Tatum	Chair	<i>(newly elected in the Election meeting)</i>
Karen Billingsley	Supervisor	
Chris Karapasha	Supervisor	

Staff Members Present:

Rick Reidt	District Manager, Inframark
Scott Steady	District Counsel, Burr Forman

There were two (2) audience members in attendance Doug Ford and Rajesh Chitia . There were two (2) via conference call Brian Mamrak and Craig Forrester.

Mr. Tatum arrived and was given the Oath of Office by Mr. Reidt. Mr. Steady briefly described the position Mr. Tatum assumed and reviewed Florida Sunshine Laws.

2. PUBLIC COMMENT ON AGENDA ITEMS

The resident Mr. Mamrak asked about the north fence repairs schedule.

The resident Mr. Ford asked about agenda format and minutes and late charges on Complete IT.

3. VENDOR & STAFF REPORTS

A. District Counsel

i. Scott Steady - Westbay Update on Settlement Offer

Mr. Steady described the settlement reached with Homes by West Bay LLC. He thanked Mr. Schonher for his arduous work on the settlement of \$45,000.

48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88

MOTION TO:	Approve and have the Vice Chair sign the Mutual General Release Agreement placing the funds in a Capital Approvements line in the Budget for a total of \$45,000.
MADE BY:	Supervisor Karapasha
SECONDED BY:	Supervisor Billingsley
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

B. District Engineer
i. Phil Chang - Rate Schedule Increase

Mr. Reidt shared letter from Phil Chang announcing fee increases.

MOTION TO:	Approve the fee increase retaining Mr. Chang’s services.
MADE BY:	Supervisor Karapasha
SECONDED BY:	Supervisor Billingsley
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

C. District Manager
i. Action Item List

Mr. Reidt reviewed the action item list, doors on order, fence quotes in process, Mr. Karapasha has been assisting on all and instrumental in identifying youth causing vandalism. Mr. Reidt is collaborating with the Parents to resolve. We will not involve sheriff if residents continue to cooperate and provide restitution.

Mr. Reidt Discussed receipt of contract increase from A-Quality pools from \$900 to \$1,100 per month. The Board asked Mr. Reidt to reach out for competitive quotes by next meeting. Mr. Reidt agreed to reach out for stone or other options in quote from Carson Landscaping for the front entry gate sides where Jasmine is failing. Also, they requested Carson do weed control on the North gate stones.

The Board also had concerns over homeless activity and police calls to the old My Pharmacy building. Mr. Reidt will do what he may to contact owner over concerns.

The Board would like a monthly irrigation report from Carson’s.

89

90 **4. BUSINESS ITEMS**

91 **A. Consideration of Resolution 2023-01; Canvassing & Certifying**
92 **the Results of the Landowners Election**

93

94 The Board reviewed the resolution and proceeded with a motion to approve.

95

MOTION TO:	Approve Resolution 2023-01.
MADE BY:	Supervisor Karapasha
SECONDED BY:	Supervisor Billingsley
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

96

97

98

99

100

101

102

B. Discussion on Sidewalk Proposal (Tim Cooney)

103

104

The Board reviewed and discussed the proposal with a motion to approve.

105

MOTION TO:	Approve the sidewalk proposal by Site Masters for the amount of \$2,600.
MADE BY:	Supervisor Billingsley
SECONDED BY:	Supervisor Karapasha
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

106

107

108

109

110

111

112

113

C. Discussion on Cabana Doors Proposal

114

115

Mr. Karapasha and Mr. Reidt reviewed the door approval made and style and shared that we are reaching out for additional quotes on door electric strikes for next meeting.

116

117

118

D. Discussion on Final Draft of Letter to Homeowners

119

120

The Board reviewed the final draft and made one minor adjustment to wording. When revised Mr. Karapasha will approve and it will be mailed by Inframark to all residents on tax roll.

121

122

123

MOTION TO:	Approve to conduct mailing to homeowners once revised to all residents on tax roll.
MADE BY:	Supervisor Tatum
SECONDED BY:	Supervisor Karapasha
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

124

125

126

127

128

129

130

131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175

E. Discussion on Eagle Eye

The Board discussed the eagle eye camera monitor and voice with a decision to table the item for additional quotes.

5. CONSENT AGENDA

- A. Consideration of Minutes of the Regular Meeting October 03, 2022**
- B. Consideration of Operations and Maintenance Expenditures July 2022**
- C. Consideration of Operations and Maintenance Expenditures September 2022**
- D. Review of Financial Statements through September 30, 2022**

The Board reviewed and discussed the Consent Agenda items.

MOTION TO:	Approve all the Consent Agenda items A through D.
MADE BY:	Supervisor Karapasha
SECONDED BY:	Supervisor Tatum
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

Ms. Billingsley requested to check into last payments to supervisors.

Mr. Karapasha requested a price check on Frontier over Spectrum and compare for best price.

7. ADJOURNMENT

MOTION TO:	Adjourn at 8:20 p.m.
MADE BY:	Supervisor Billingsley
SECONDED BY:	Supervisor Tatum
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 – Motion Passed Unanimously


176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207

**Please note the entire meeting is available on disc.*

**These minutes were done in a summary format.*

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on 12/5/2022.



Signature

Mark A. DeLlaso

Printed Name

Title:

- Chair
 Vice Chair



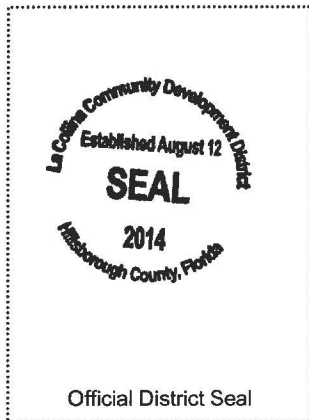
Signature

Rick L. Reid

Printed Name

Title:

- Secretary
 Assistant Secretary



Recorded by Records Administrator

Signature

Date

12/6/2022