

**MINUTES OF MEETING
LA COLLINA
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of La Collina Community Development District was held on Monday August 7, 2023, at 6:00 p.m. at Bloomingdale Regional Library located at 1906 Bloomingdale Ave., Valrico, FL 33596.

Present and constituting a quorum were:

Christopher Karapasha	Chairperson
Mark DePlasco	Vice Chairperson
Scott Tatum	Secretary
Dan Goon	Assistant Secretary <i>(via Zoom)</i>
Mike Sumnick	Assistant Secretary

Also present were:

Jayna Cooper	District Manager
Scott Steady	District Counsel
Joy Blocker	Accounting Supervisor
Residents	

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**
Ms. Cooper called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS **Public Comment on Agenda Items**

- The Board heard audience comments.
- Website administration.
- Uploading documents in a timely manner.

THIRD ORDER OF BUSINESS **Recess to Public Hearings**
Ms. Cooper requested the Board recess to public hearing.

FOURTH ORDER OF BUSINESS **Public Hearing on Adopting Fiscal Year 2024 Final Budget**
A. Open Public Hearing on Adopting Fiscal Year 2024 Final Budget

On MOTION by Mr. DePlasco seconded by Mr. Karapasha with all in favor, Public Hearing on adopting Fiscal Year 2024 Final Budget, was opened. 5-0
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B. Public Comments

- A question was asked regarding the Reserve fund balance, and discussion ensued.
- Mr. Karapasha recommended transferring \$45,000 from the settlement to Reserves, into an interest-bearing account.
- Ms. Blocker will work with accounting to submit investment account options.

On MOTION by Mr. Karapasha seconded by Mr. Tatum with all in favor, the transfer of settlement funds in the amount of \$45,000 to Reserves, was approved. 5-0

C. Consideration of Resolution 2023-06, Adopting Final Fiscal Year 2024 Budget

On MOTION by Mr. DePlasco seconded by Mr. Karapasha with all in favor, Resolution 2023-06, adopting Final Fiscal Year 2024 Budget, was adopted. 5-0

D. Close Public Hearing on Adopting Fiscal Year 2024 Final Budget

On MOTION by Mr. Karapasha seconded by Mr. DePlasco with all in favor, Public Hearing on adopting Fiscal Year 2024 Final Budget, was closed. 5-0

FIFTH ORDER OF BUSINESS

Public Hearing on Levying O&M Assessments

A. Open Public Hearing on Levying O&M Assessments

On MOTION by Mr. Karapasha seconded by Mr. Sumnick with all in favor, Public Hearing on Levying O&M Assessments, was opened. 5-0

B. Public Comment

There being none, the next item followed.

C. Consideration of Resolution 2023-07, Levying O&M Assessments

- Discussion was led by Mr. Steady regarding the CDD’s method of assessment collection via the tax collector.

On MOTION by Mr. Sumnick seconded by Mr. DePlasco with all in favor, Resolution 2023-07, Levying O&M Assessments, was adopted. 5-0

D. Close Public Hearing on Levying O&M Assessments

On MOTION by Mr. Tatum seconded by Mr. DePlasco with all in favor, Public Hearing on Levying O&M Assessments, was closed. 5-0

SIXTH ORDER OF BUSINESS

Return to Regular Meeting

Ms. Cooper requested the Board return to regular meeting.

NINTH ORDER OF BUSINESS

Vendor and Staff Reports

A. District Counsel

- Lengthy discussion on rules & regulations and penalty options ensued which was prompted by recent events including vandalism, trespassing, aggressive dogs in the dog park, alcohol, and glass bottles on the pool deck.
- Mr. Steady reviewed the CDD authority per Chapter 190 and emphasized that CDD's have no authority to fine.
- After a lengthy discussion, the Board agreed to review the current rules to pinpoint changes or processes which need to be made.
- Mr. Steady will review the rules and provide suggestions to the Board prior to the next meeting.
- A discussion ensued regarding the damaged fence around the dumpster.
 - Ms. Cooper contacted *Republic* requesting reimbursement for damages to the fence.
- *Republic's* team conducted a site visit and determined the driver was not responsible for damages to the fence.

- The Board directed Ms. Cooper to request that the \$88 overage charge from the most recent invoice be deducted.

B. District Engineer

C. District Manager

i. Financial Statements 101 Presentation

- Ms. Blocker reviewed the financial statements from June 30 in the agenda package including outstanding checks, assets, accounts, liabilities, fund balances, and unassigned versus assigned cash.

SEVENTH ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2023-08, Setting Fiscal Year 2024 Meeting Schedule

- Discussion ensued regarding the November and January meeting dates.

- Schedule will remain the same with the exception of the November 14, 2023 and January 16, 2024 dates.

On MOTION by Mr. Tatum seconded by Mr. Karapasha with all in favor, Resolution 2023-08, Setting Fiscal Year 2024 Meeting Schedule, was adopted, as amended. 5-0

B. Consideration of First Amendment to the Inframark Management and Financial Services Agreement

- Brief discussion ensued.

- The Board decided to table this agreement indefinitely.

C. Consideration of Landscaping Proposals

- Proposal to replace jasmine beds with sod at the entry and exit.

- The Board requested Ms. Cooper ask Carson to re-measure this area and revise the proposal.

- Proposal for 3 (three) “hollies” along sidewalk outside of cabana for \$72 was discussed.

- The Board tabled a proposal for palm tree replacement at the main gate.

D. General Matters of the District

There being no general matters of the District at this time, the next order of business followed.

EIGHTH ORDER OF BUSINESS Consent Agenda (Continued)

A. Consideration of Board of Supervisors' Meeting Minutes of the Regular Meeting July 10, 2023

- Two (2) revisions to the minutes were requested.

B. Consideration of Operation and Maintenance Expenditures June 2023

- One question regarding the *TECO* invoice from June 16, 2023.
- The Board directed Ms. Cooper investigate whether a new meter was installed.

C. Review of Financial Statements Month Ending June 30, 2023 (Continued)

This item was discussed earlier in the meeting.

On MOTION by Mr. DePlasco seconded by Mr. Karapasha with all in favor, Consent Agenda items A - C, were approved. 5-0

NINTH ORDER OF BUSINESS Staff Reports (Continued)

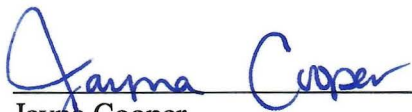
C. District Manager (Continued)

- The Board directed Ms. Cooper to place updates on the website including:
 - Dog park fence repair, rules and regulations are "under review"

TENTH ORDER OF BUSINESS Adjournment

There being no further business.

On MOTION by Mr. DePlasco seconded by Mr. Karapasha all in favor the meeting was adjourned at 8:22 p.m. 5-0


 Jayna Cooper
 District Manager


 Christopher Karapasha
 Chairperson