

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

The regular meeting of La Collina Community Development District was held on Monday October 2, 2023, and called to order at 6:05 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
Daniel "Dan" Goon	Assistant Secretary
Scott Tatum	Secretary
Michael Sumnick	Assistant Secretary

Also present were:

Jayna Cooper	District Manager
Lisa Castoria	District Manager (<i>via Zoom</i>)
Scott Steady	District Counsel
Members of the Public	

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

- Mr. Ford noted that there is a sales tax on the dog park lighting which needs to be corrected. He also inquired about the late fee repayment. Ms. Cooper responded that the Inframark late fees are in the process of being paid, and the Board was able to be reimbursed the sales tax from A Quality Pools on their most recent invoice.
- Mr. Ford inquired about the email he sent to Ms. Cooper and Mr. Mendenhall regarding the website contract. Ms. Cooper stated she investigated this issue, and it seemed to be a misunderstanding regarding cash flow. Although it appeared to be an Inframark fee and a separate fee for the vendor, it was one fee. The cash flowed through Inframark to the vendor, so the Board was solely paying the web vendor. She further explained to recoup costs, which she discussed with Mr. Mendenhall, the Board's strategy would be to file a claim, provide evidence/documentation, set a price, and request it.

THIRD ORDER OF BUSINESS Business Items

A. Holiday Lighting Proposal

- Mr. Tatum presented two options from Tampa Holiday Lights.
- The first option would be for the Board to purchase the hardware upfront, which is about \$5,000 for materials, and each year the Board only pays for labor.
- The second option would be to lease materials for \$5,000 per year or approximately \$7,250 per year to purchase the materials and perform the labor.
- Mr. Tatum stated Tampa Holiday Lights comes highly recommended.

On MOTION by Mr. Karapasha seconded by Mr. DePlasco with all in favor, the holiday lighting proposal lease option in the amount of \$4,940 with *Tampa Holiday Lights* was approved, subject to review of renderings. 5-0

B. Consideration of Danielle Fence Proposal

Ms. Cooper presented the Danielle Fence Proposal to the Board and discussion ensued.

- The Board tabled the proposal indefinitely.

FOURTH ORDER OF BUSINESS Consent Agenda

A. Consideration of Minutes of the September 5, 2023 Regular Board of Supervisors' Meeting

B. Consideration of Operation and Maintenance Expenditures August 2023

C. Review of Financial Report as of August 2023

On MOTION by Mr. Karapasha seconded by Mr. Tatum with all in favor, Consent Agenda was approved, as presented. 5-0

FIFTH ORDER OF BUSINESS Staff Reports

A. District Manager

- Ms. Cooper stated the District Engineer conducted an inspection with SWFWMD per permit requirements and upon the inspection of the outfall structures, the District Engineer stated there were a few which needed to be cleaned out. Ms. Cooper provided the Board a proposal from AWC to clean out the outfall structures for \$546.

On MOTION by Mr. DePlasco seconded by Mr. Karapasha with all in favor, AWC proposal to clean out the outfall structures in the amount of \$546 was approved. 5-0

- Ms. Cooper stated she reached out to Sam regarding installing a real camera by the dumpster. The cost to install would be \$1,200. The Board was not in favor of this item.

- The Board discussed replacing/upgrading entire camera system.

On MOTION by Mr. Tatum seconded by Mr. Sumnick with all in favor, upgrading the cameras in the cabana area not to exceed \$1,800 was approved. 5-0

- Ms. Cooper updated the Board on the website update. She stated there was miscommunication with emails which were resolved. She stated the website is staged and will be functional as soon as missing documents are uploaded.
- Ms. Cooper updated the Board on the mulch installation. She contacted two more companies and is awaiting a response with quotes. Ms. Cooper stated she will investigate when ADA mulch was last installed.
- Ms. Cooper stated replacement of the umbrellas for sails is in progress.
- Ms. Cooper informed the Board that the Money Market account with BankUnited is open as of September 25, 2023 and the funds have been transferred.
- Ms. Cooper asked the Board if they wanted to discuss proposals for the concrete steps. The Board dismissed the request.
- Ms. Cooper discussed the differentials in women’s and men’s restroom keys.

On MOTION by Mr. Tatum seconded by Mr. Sumnick with all in favor, re-keying of the restrooms’ keys not to exceed the amount of \$600 was approved. 5-0

The Board directed Ms. Cooper to request a quote for four gold rectangular mirrors, two gold single wide LED light fixtures, new LED lightbulbs, and Sherwin Williams Pure White Paint in Eggshell.

B. District Engineer

There being no report, the next item followed.

C. District Counsel

i. Discussion of Suspension of Rights to Use Community Facilities

- The Board discussed with Mr. Patel the violation of rules and suspension of rights regarding use of the community facilities.
- Mr. Steady stated the period of suspension is up to one year, and the Board will decide on the length of the suspension.

- Mr. Steady stated video surveillance and card reader log identified Mr. Patel as the resident accused of vandalizing the women’s restroom.
- Mr. Patel denied evidence, stated he has a lawyer, and exited the meeting.
- Mr. Karapasha asked the Board how long Mr. Patel’s suspension should be.

On MOTION by Mr. Karapasha seconded by Mr. DePlasco, with all in favor, Mr. Patel was determined to be responsible for community facilities vandalism, based on documented video evidence. 5-0

On MOTION by Mr. Tatum seconded by Mr. DePlasco, with all in favor, Mr. Patel was suspended from use of the community facilities for one year. 5-0

- The Board requested a letter be sent to Mr. Patel regarding the civil suit information.


SIXTH ORDER OF BUSINESS Board of Supervisors’ Requests and Comments

- Mr. Karapasha requested to be sent a calendar invite reminder one week prior with the agenda.
- Mr. Karapsasha directed Ms. Cooper to have the fence at the back of the community repaired and follow up with Carson’s to see when the jasmine tear-out is scheduled.
- Mr. DePlasco directed Ms. Cooper to contact a different vendor for palm tree replacement.
- Mr. Ford requested the wall around the front of the retention pond be power washed.

SEVENTH ORDER OF BUSINESS Adjournment

There being no further business,

On MOTION by Mr. Karapasha seconded by Mr. Goon with all in favor, the meeting was adjourned at 7:41 p.m. 5-0


 Jayna Cooper
 District Manager


 Christopher Karapasha
 Chairperson