

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

The regular meeting of La Collina Community Development District was held on Tuesday November 14, 2023, and called to order 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
Daniel "Dan" Goon	Assistant Secretary
Michael Sumnick	Assistant Secretary

Also present were:

Andrew Mendenhall	Regional Director
Scott Steady	District Counsel ( <i>via Phone</i> )
Resident	

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

**FIRST ORDER OF BUSINESS                      Call to Order/Roll Call**

Mr. Mendenhall called the meeting to order, and a quorum was established.

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

- Resident 1 expressed concern with the late fee reimbursement.
- Resident 1 also noted concern of missing documents from the website, issues with palm trees and maintenance issues with front east retention pond.
- Mr. Mendenhall stated these matters will be investigated.
- The website was addressed.

**THIRD ORDER OF BUSINESS                      Business Items**

**A. Consideration of Shade Structures**

Mr. Mendenhall presented the Shade Structure proposals and discussion ensued.

Mr. Mendenhall suggested use of umbrellas, as they are cost efficient and easier to implement and replace. The Board decided they wanted to explore the cost of umbrellas.

- Mr. Karapasha requested the District Manager provide names of vendors.

**B. Acceptance of Fiscal Year 2022 Audit**

Mr. Mendenhall presented the Fiscal Year 2022 Audit.

Unapproved

- Mr. Mendenhall stated the Fiscal Year 2022 Audit was positive.

On MOTION by Mr. Karapasha seconded by Mr. DePlasco with all in favor, the Fiscal Year 2022 Audit was accepted, as presented. 4-0

**FOURTH ORDER OF BUSINESS                      Consent Agenda**

- A. Consideration of Minutes of the October 2, 2023 Regular Board of Supervisors Meeting**
- B. Consideration of Operation and Maintenance Expenditures as of September 2023**
- C. Review of Financial Report as of September 30, 2023**

On MOTION by Mr. Goon seconded by Mr. DePlasco with all in favor, Consent Agenda was approved, as presented. 4-0

**FIFTH ORDER OF BUSINESS                      Staff Reports**

- A. District Manager**
- B. District Engineer**  
There being no reports, the next item followed.
- C. District Counsel**
  - i. Discussion of Revisions to Violation of Rules & Regulations**
  - Mr. Steady sent an email on October 30, 2023 to Mr. Patel, and has not received a response. He does not believe Mr. Patel will respond and discussed the possibility of filing a small claims action against him.
  - the filing fee is \$175.
  - Mr. Goon stated the Board does wish to file the claims against Mr. Patel at this time.
  - Mr. Steady noted Mr. Patel is aware of his suspension of rights to use the community facilities.

On MOTION by Mr. DePlasco seconded by Mr. Sumnick with all in favor, the decision to file a Small Claims action against Mr. Hirenkumar Patel, was approved 4-0.

- Mr. Steady expressed that the Board should consider revising violations of rules & regulations.
- Mr. Steady proposed the Board may give Mr. Patel the opportunity to appeal his case to the Board.
- Mr. Karapasha does not believe it would be beneficial for the Board to change the rules and regulations at this time due to the ongoing matter with Mr. Patel.

- Mr. Steady recommended the Board table this matter for six months, while he is in the process of revising the language of the Rules and Regulations.
- Mr. Karapasha asked Mr. Steady whether the Board has a trespass order. Mr. Steady and Ms. Cooper will determine whether this is the case.

On MOTION by Mr. DePlasco seconded by Mr. Sumnick with all in favor, the Board shall proceed in the case against Mr. Patel, as discussed.

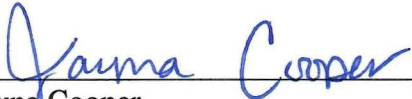
**SIXTH ORDER OF BUSINESS                      Board of Supervisors’ Requests and Comments**  
 Sam, an active resident will provide a revised quote for cameras’ upgrades. The quote was for switching out the wiring, but the new quote will reflect replacement of the 12 cameras featuring 4K resolution, night resolution, audio capabilities, and monitoring capabilities.

- The Board requested an assessment on cost monitoring efforts to reduce vandalism.
- The Board requested follow up with the holiday lighting vendor in the absence of Mr. Scott Tatum.
- Mr. Mendenhall noted the late fee credit should appear on the next invoice.

Mr. Karapasha commented on website vendor changes. The Board would like the website vendor to post maintenance updates and the announcement of installation of the holiday lights.

**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