

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

The regular meeting of the Board of Supervisors of La Collina Community Development District was held on Monday December 4, 2023, and called to order at 6:01 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
Scott Tatum	Assistant Secretary

Also present were:

Jayna Cooper	District Manager
Resident	

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 commented the minutes have not been posted to the website since the July meeting. Ms. Cooper asked the Board if they would like to continue posting minutes as it is not a requirement nor an extra charge. The Board agreed to continue posting the minutes.
- Mr. Ford expressed concern with overages in the financial reports. Ms. Cooper stated she would follow up and ask for photos of the overages.
- Mr. Goon requested Frontier PIN on the O&M to be redacted.

THIRD ORDER OF BUSINESS **Business Items**

A. Update on the Website

- Ms. Cooper updated the Board on the new changes to the website.
- Ms. Cooper should be contacted if the Board would like a different design, and changes will be made.

- The Board expressed liking the new website.

Let the record reflect Mr. DePlasco joined the meeting at 6:04 p.m.

-Mr. Tatum suggested the “Latest Announcements” Section be placed closer to the top of the website.

B. Late Fee Credit Update

- Ms. Cooper informed the Board the late fee credit has been applied, and the \$125 monthly website charge has been removed due to being with Campus Suites.

C. Update on Trespass Order

- Ms. Cooper informed the Board the District does have a Trespass Order, and Mr. Reidt was listed as the authorized agent for the District, but she updated it to her contact information. Board members may be added as authorized agents. Mr. DePlasco, Mr. Karapasha, and Mr. Tatum requested to be added as authorized agents for the District.

D. Bathroom Refresh Update

- Ms. Cooper informed the Board that ITZ Electric (Sam and Bill) are working on obtaining their general contract license. Therefore, they may only do electrical work.
- Ms. Cooper stated Sam provided a proposal for labor only for the lightbulbs and fixtures for a total of \$750. Ms. Cooper stated the Board would purchase the lightbulbs and fixtures and Sam would install them.
- Ms. Cooper stated Mr. Crawford from Jayman Enterprises is doing the handyman work for the bathroom refurbishment. The handyman work would consist of the repaint with Sherwin Williams Pure White paint, and the installation of the gold matching mirrors and gold light fixtures. Mr. Crawford would then coordinate with ITZ for the electrical work.
- Ms. Cooper noted Mr. Crawford is obtaining quotes for the handiwork.

On MOTION by Mr. DePlasco seconded by Mr. Goon with all in favor, the ITZ Electric proposal for the bathroom refurbishment, LED lighting and LED fixtures in the amount of \$750 was approved. 5-0

E. Update on Camera Upgrade

-Ms. Cooper reminded the Board they approved a budget for the proposal not to exceed \$1,800. She informed the Board the proposal was over \$1,800, but Mr. Karapasha worked with Sam to lower the cost. Ms. Cooper stated they obtained a proposal for \$2,750 to replace the existing camera system with 12 4K night cameras with 16 channels UHD. Seven cameras will replace the existing ones, and they will add four new cameras to the cabana area and supply and install a 19-inch 4K monitor.

- Mr. Karapasha explained the specifications of the camera system in the proposal to the Board and discussion ensued.

-Ms. Cooper stated they can approve the proposal contingent upon finding a monthly monitoring system.

On MOTION by Mr. Tatum seconded by Mr. DePlasco with all in favor, the ITZ Security camera installation proposal in the amount of \$2,750 was approved contingent upon the addition of a monthly monitoring service. 5-0

F. Palm Tree Installation at the Entry

- Ms. Cooper contacted several companies, and she received a few bids.
- Ms. Cooper reviewed the proposals with the Board.
- Ms. Cooper mentioned she is awaiting one more proposal from Todd Erickson of Campus Landscape.
- Ms. Cooper recommended the Board delay the selection of a proposal since it is not a good time to plant new palm beds.
- The Board agreed to wait for the last proposal from Campus Landscape before deciding.

G. Update on Miscellaneous Repairs

- Mr. Crawford is obtaining quotes for the pressure washing of the retaining wall along the front, dog signs for the dog waste stations, leaking dog water bowl, and three sturdy, weighted collapsible umbrellas for two tables in the dog park and on the playground.
- Mr. Karapasha requested a company evaluate the pool furniture and make recommendations on tables, chairs, and umbrellas.

FOURTH ORDER OF BUSINESS Consent Agenda

- A. Consideration of Minutes of the November 14, 2023 Regular Board of Supervisors Meeting**
- B. Consideration of Operation and Maintenance Expenditures as of November 2023**
- C. Review of Financial Report as of November 30, 2023**

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

FIFTH ORDER OF BUSINESS Staff Reports

- A. District Manager**
- B. District Engineer**
 - There being no reports, the next item followed.
- C. District Counsel**
 - The Board requested a total cost to file a Small Claims case and requested a copy of the claim.


SIXTH ORDER OF BUSINESS Board of Supervisors' Requests and Comments.

- Mr. Karapasha requested adding the approved minutes from July to the present to the website.
- Mr. Tatum requested Ms. Cooper follow up with the Christmas lighting vendor regarding the cost.


SEVENTH ORDER OF BUSINESS Adjournment

There being no further business,

On MOTION by Mr. Tatum seconded by Mr. DePlasco with all in favor, the meeting was adjourned at 6:48 p.m. 5-0



Jayna Cooper
District Manager



Christopher Karapasha
Chairperson