

# SUNCOAST COMMUNITY DEVELOPMENT DISTRICT

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July 13, 2022, Minutes of the Regular Meeting

## Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for Suncoast Community Development District was held on **Wednesday, July 13, 2022, at 7:00 p.m.** at Marriot Spring Lake Suites located at 16615 Bexley Village Dr., Land O' Lakes, FL 34638.

### 1. CALL TO ORDER

Heather Dilley called the Regular Meeting of the Board of Supervisors of the Suncoast Community Development District to order on **Wednesday, July 13, 2022, at 7:05 p.m.**

#### Board Members Present and Constituting a Quorum:

Matthew Thebeau	Vice Chairman	
Edmund Latif III	Supervisor	<i>(via conference call)</i>
Tammy Latif	Supervisor	
John Vento	Supervisor	

#### Staff Members Present:

Heather Dilley                      District Manager, Inframark

There was eight (8) audience member in attendance  
Angie Grunwald, Clay Wright, Tammy Latif's nieces, Two LMP representatives, Two ASI representatives.

### 2. PUBLIC COMMENTS ON AGENDA ITEMS

There were no public comments on agenda items.

### 3. VENDOR/STAFF REPORTS

#### A. District Counsel

The District Counsel was not present for the meeting.

#### B. District Engineer

The District Engineer was not present for the meeting.

#### C. District Manager

Ms. Dilley mentioned the Speed light battery was installed and the fountain repairs were completed.

Yellowstone will be removing dead trees within a week.

47 Ms. Dilley discussed HOA loan of \$30,000 to cover landscaping increase with new contract.

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49 Ms. Dilley discussed Yellowstone serving a 60-day termination letter to the District expiring on  
50 August 14, 2022.

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52 **4. BUSINESS ITEMS**

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54 **A. Notice of Termination of Yellowstone Landscape Services**

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56 The Board reviewed the termination of Yellowstone Landscape and motioned to approve.

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58 MOTION TO: Approve the Termination of Yellowstone Landscape  
59 Services with an expiration date of August 14, 2022.

60 MADE BY: Supervisor Latif

61 SECONDED BY: Supervisor Latif III

62 DISCUSSION: None further

63 RESULT: Called to Vote: Motion PASSED

64 4/0 – Motion Passed Unanimously

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66 **B. Notice of Johnson Engineering Rate Schedule Increases.**

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68 The Board reviewed the rate schedule increase and motioned to approve.

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70 MOTION TO: Approve the Johnson Engineering Rate Schedule  
71 Increases.

72 MADE BY: Supervisor Vento

73 SECONDED BY: Supervisor Thebeau

74 DISCUSSION: None further

75 RESULT: Called to Vote: Motion PASSED

76 4/0 – Motion Passed Unanimously

77

78 **C. Discussion on Landscaping Proposals**

79 **i. ASI**

80 **ii. Fieldstone**

81 **iii. LMP**

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83 The Board was presented with LMP and ASI proposals and had a Q & A session.

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85 The Board Approved the LMP Landscaping Proposal.

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89 MOTION TO: Approve LMP Landscaping Proposal.  
90 MADE BY: Supervisor Thebeau  
91 SECONDED BY: Supervisor Vento  
92 DISCUSSION: None further  
93 RESULT: Called to Vote: Motion PASSED  
94 4/0 – Motion Passed Unanimously

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96 **C. Consideration of Streetlight Proposals**  
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98 The Board Approved the Streetlight proposal of Open Traditional Black fixtures and Washington  
99 Poles Black.  
100

101 MOTION TO: Approve the Streetlight Proposal.  
102 MADE BY: Supervisor Latiff III  
103 SECONDED BY: Supervisor Thebeau  
104 DISCUSSION: None further  
105 RESULT: Called to Vote: Motion PASSED  
106 4/0 – Motion Passed Unanimously

107  
108 The Board Approved replacement of fountain light proposal capped at \$1200.  
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110 MOTION TO: Approve the replacement fountain light proposal  
111 capped at \$1,200.  
112 MADE BY: Supervisor Thebeau  
113 SECONDED BY: Supervisor Vento  
114 DISCUSSION: None further  
115 RESULT: Called to Vote: Motion PASSED  
116 4/0 – Motion Passed Unanimously

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119 **5. CONSENT AGENDA**

120 **A. Consideration of Minutes of the Board of Supervisors Regular Meeting June 08,**  
121 **2022.**  
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123 The Board reviewed the meeting minutes.  
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MOTION TO:	Approve the meeting minutes for June 8, 2022.
MADE BY:	Supervisor Latiff III
SECONDED BY:	Supervisor Thebeau
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion Passed Unanimously

**B. Consideration of Operations and Maintenance Expenditures May 2022.**

The Board reviewed the O&Ms for May 2022.

MOTION TO:	Approve the May O&Ms.
MADE BY:	Supervisor Latiff III
SECONDED BY:	Supervisor Thebeau
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion Passed Unanimously

**C. Review of Financial Statements through May 31, 2022**

The Board reviewed the Financial Statements for the month ending May 31, 2022.

**6. MANAGEMENT REPORTS**

**A. District Manager**

**i. Monthly Maintenance Inspections Grade sheets**

The Board reviewed the Community Inspections Report and Clay Wright was introduced as the new Field Manager.

**7. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

The Board requested the “lost Island” be cleaned up and the Palm Trees Trimmed, Sprinkler at front entrance on the apartment side be repaired and entrance palms be trimmed.

170 **8. ADJOURNMENT**  
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172 MOTION TO: Adjourn at 8:29 p.m.  
173 MADE BY: Supervisor Vento  
174 SECONDED BY: Supervisor Latiff  
175 DISCUSSION: None Further  
176 RESULT: Called to Vote: Motion PASSED  
177 4/0 - Motion Passed Unanimously

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

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

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

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187 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly  
188 noticed meeting held on 8/10/2022.

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Matthew Thebeau  
191 Signature  
192 Matthew Thebeau  
193 Printed Name

Heather Dilley  
194 Signature  
195 Heather Dilley  
196 Printed Name

197 Title:  
198  Chairman  
199  Vice Chairman

200 Title:  
201  Secretary  
202  Assistant Secretary



Recorded by Records Administrator

[Signature]  
208 Signature  
209 8/11/2022  
210 Date