

**SUNCOAST  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
REGULAR MEETING  
FEBRUARY 08, 2023**

**SUNCOAST**  
**COMMUNITY DEVELOPMENT DISTRICT AGENDA**  
**WEDNESDAY, FEBRUARY 08, 2023, AT 7:00 P.M.**  
**THE MARRIOT SPRING LAKE SUITES**  
**LOCATED AT 16615 BEXLEY VILLAGE DR. LAND O' LAKES, FL 34638**

<b>District Board of Supervisors</b>	Chairman	Matthew Thebeau
	Vice- Chairman	Edmund Latif III
	Supervisor	Tammy Latif
	Supervisor	Melissa Ramacco
	Supervisor	John Vento

<b>District Manager</b>	Inframark	Heather Dilley
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<b>District Attorney</b>	Straley Robin Vericker	Vivek Babbar
		Vanessa Steinerts
		Lynn Butler

<b>District Engineer</b>	Johnson Engineering	Phil Chang
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*All cellular phones and pagers must be turned off while in the meeting room*

The meeting will begin at **7:00 p.m.** with the third section called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion, and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. The fourth section is called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fifth section is called **Vendor/Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action.

The final section is called **Supervisor Requests and Audience Comments**. This is the section in which the Supervisors may request Staff to prepare certain items to meet residential needs. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Everyone is limited to **three (3) minutes** for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINISTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.**

Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting.

Public workshops sessions may be advertised and held to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically, no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Board of Supervisors  
**Suncoast Community Development District**

Dear Board Members:

The Regular Meeting of **Suncoast Community Development District** will be held on **Wednesday, February 08, 2023**, at **7:00 p.m. at the Marriott Spring Lake Suites, 16615 Bexley Village Dr., Land O’Lakes Florida 34638**. **Please let us know 24 hours before the meeting if you wish to call in for the meeting**. Following is the agenda for the meeting:

**Call In Number: 1-866-906-9330**

**Access Code: 9074748#**

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. LMP PRESENTATION**
  - A. LMP Inspection Report ..... Tab 01
- 4. VENDOR/STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
- 5. BUSINESS ITEM**
  - A. Discussion on HOA Bulletin Board ..... Tab 02
- 6. CONSENT AGENDA**
  - A. Consideration of Minutes of the Board of Supervisors Regular Meeting December 14, 2022,.... Tab 03
  - B. Consideration of Minutes of the Board of Supervisors Regular Meeting January 11, 2023,..... Tab 04
  - C. Consideration of Operations and Maintenance Expenditures November 2022..... Tab 05
  - D. Review of Financial Statements through November 30, 2022,..... Tab 06
- 7. MANAGEMENT REPORTS**
  - A. District Manager
    - i. Inspection Report ..... Tab 07
- 8. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 9. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300

Sincerely,

*Heather Dilley*  
District Manager