

SUNCOAST COMMUNITY DEVELOPMENT DISTRICT

January 11, 2023, 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, January 11, 2023**, 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, January 11, 2023, at 7:01 p.m.**

Board Members Present and Constituting a Quorum:

Matthew Thebeau	Vice Chairman
Edmund Latif III	Supervisor
Tammy Latif	Supervisor
John Vento	Supervisor
Melissa Ramacco	Supervisor <i>(newly elected supervisor)</i>

Staff Members Present:

Heather Dilley	District Manager, Inframark
Clay Wright	Field Manager, Inframark
Anthony Vega	LMP Landscaping
Scott Carlson	LMP Landscaping
Clarene Cress	Suncoast Meadows HOA Social Chairperson

There was four (4) audience member in attendance.

2. PUBLIC COMMENTS ON AGENDA ITEMS

There were no public comments on agenda items.

3. LMP PRESENTATION

A. LMP Inspection Report

LMP landscaping staff discussed their presentation to the Board.

4. VENDOR/STAFF REPORTS

A. District Counsel

The District Counsel was not present for the meeting.

47 **B. District Engineer**

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49 The District Engineer was not present for the meeting.

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51 **5. BUSINESS ITEMS**

52 **A. Administer Oath of Office**

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54 Melissa Ramacco was sworn in and administered the Oath of Office.

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56 Melissa Ramacco accepted compensation.

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58 **B. Discussion on HOA Bulletin Board**

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60 The Board tabled the approval of HOA Bulletin Board.

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62 **6. CONSENT AGENDA**

63 **A. Consideration of Minutes of the Board of Supervisors Regular Meeting**
64 **December 14, 2022.**

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66 The Board reviewed the meeting minutes.

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MOTION TO:	Approve the meeting minutes for December 14, 2022.
MADE BY:	Supervisor Vento
SECONDED BY:	Supervisor Latif III
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion Passed Unanimously

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76 **B. Consideration of Operations and Maintenance Expenditures November 2022.**

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78 The Board reviewed the O&Ms for November 2022.

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MOTION TO:	Approve the November 2022 O&Ms.
MADE BY:	Supervisor Vento
SECONDED BY:	Supervisor Latif III
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion Passed Unanimously

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89 **C. Review of Financial Statements through November 30, 2022**

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91 The Board reviewed the Financial Statements for the month ending November 30, 2022.
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93 **7. MANAGEMENT REPORTS**

94 **A. District Manager**

95 **i. Inspection Report**

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97 Ms. Dilley ensued a discussion on HOA bulletin board location and maintenance responsibilities
98 for the CDD.
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100 The Board reviewed the Community Inspections Report.
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102 **8. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

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104 The Board requested for the District Counsel to draft and mail legal demand letter to Herring
105 Electric regarding return of purchased lenses.
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107 The Board requested for the District Counsel to advise on HOA bulletin board responsibilities.
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109 **9. ADJOURNMENT**
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111	MOTION TO:	Adjourn at 7:41 P.M.
112	MADE BY:	Supervisor Latif
113	SECONDED BY:	Supervisor Vento
114	DISCUSSION:	None Further
115	RESULT:	Called to Vote: Motion PASSED
116		5/0 - Motion Passed Unanimously

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

**These minutes were done in summary format.*

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on 2/8/2023.

Edmund E. Latif III
Signature
Edmund E. Latif III
Printed Name

Heather Dilley
Signature
Heather Dilley
Printed Name

Title:
 Chairman
 Vice Chairman

Title:
 Secretary
 Assistant Secretary

Recorded by Records Administrator

[Signature]
Signature

2/13/2023
Date

