

**MINUTES OF MEETING  
SUNCOAST  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Suncoast Community Development District was held on Wednesday, October 11, 2023, at 7:00 p.m. at the Marriot Spring Lake Suites located at 16615 Bexley Village Dr., Land O' Lakes, FL 34638.

Present and constituting a quorum were:

|                  |                     |
|------------------|---------------------|
| Matthew Thebeau  | Chairperson         |
| Edmund Latif III | Vice Chairperson    |
| Tammy Latif      | Assistant Secretary |
| Melissa Ramacco  | Assistant Secretary |
| John Vento       | Assistant Secretary |

Also present were:

|               |                  |
|---------------|------------------|
| Jayna Cooper  | District Manager |
| Lisa Castoria | District Manager |
| Scott Carlson | LMP              |
| Anthony Vega  | LMP              |
| Clay Wright   | LMP              |
| Residents     |                  |

*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**  
There being none, the next order of business followed.

**THIRD ORDER OF BUSINESS** **Attorney's Report**  
There being no report, the next order of business followed.

**FOURTH ORDER OF BUSINESS** **Engineer's Report**

- Mr. Thebeau discussed emergency ingress/egress project.
- Mr. Thebeau, requested that Mr. Babbar and Mr. Chang review his findings from Pasco Permitting. Mr. Thebeau will forward email from permitting to Ms. Cooper.
- Discussion on replacement of removal of treeline.
- LMP will provide recommendations by October 20, 2023.

**FIFTH ORDER OF BUSINESS**

**Manager's Report**

**A. Field Inspection Report**

On MOTION by Mr. Latiff III seconded by Mr. Vento, with all in favor, *LMP* foliar spray proposal #378.00, was approved, 5-0.

- Additional *LMP* proposals were tabled.
- Sidewalk grinds' proposals in process

**B. General Matters**

- Pond updates were presented.
- Repair of fence along 54 was discussed.

On MOTION by Ms. Latiff seconded by Ms. Ramacco, with all in favor, proposal for repair of fence along 54 in an amount not to exceed \$250, was approved, 5-0.

- Signage by *Fields Consulting Group LLC* was discussed.

On MOTION by Ms. Ramacco seconded by Mr. Thebeau, with all in favor, installation of signage by *Fields Consulting Group LLC* in the amount of \$250, was approved, 5-0.

- A Board liaison will be assigned to mark areas for installation.
- *EGIS* payment plan was discussed.
- Trespass agreement has been filed.

**SIXTH ORDER OF BUSINESS**

**Business Items**

**A. Consideration of Loan Options**

- The Board discussed a proposal from *Valley National Bank* for a line of credit up to \$150,000 at 6.9% interest.
- Current operating account is to be transferred to *Valley National Bank*.

On MOTION by Mr. Thebeau seconded by Mr. Latiff III, with all in favor, *Valley National Bank* line of credit up to the amount of \$150,000 at an interest rate of 6.9%, was approved, 5-0.

**B. Consideration of *LMP* Price Adjustment for Landscape Services**

On MOTION by Mr. Thebeau seconded by Ms. Latiff, with all in favor, *LMP* price adjustment for landscape services in the amount of \$7,982.50 with a 3% rate increase, effective October 1, 2024, was approved, 5-0.

**SEVENTH ORDER OF BUSINESS**

**Consent Agenda**

- A. Approval of Minutes of the September 14, 2023 Regular Meeting**
- B. Consideration of Operation and Maintenance Expenditures August 2023**
- C. Acceptance of the Financials and Approval of the Check Register for August 2023**

On MOTION by Mr. Thebeau seconded by Mr. Vento, with all in favor, the Consent Agenda, was approved, 5-0.

**EIGHTH ORDER OF BUSINESS**

**Supervisors' Requests or Comments**

Board Supervisors commented on the following items:

- Update on towing company
- Christmas lights matter
- Street lights were discussed

**NINTH ORDER OF BUSINESS**

**Public Comments**

There being none, the next order of business followed.

**TENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Ms. Ramacco seconded by Ms. Latiff, with all in favor, meeting was adjourned at 8:06 p.m. 5-0

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Jayna Cooper  
District Manager

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Matthew Thebeau  
Chairperson