

**MINUTES OF MEETING
SUNCOAST
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Suncoast Community Development District was held on Wednesday, February 14, 2024, and called to order at 7:04 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:

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|-------------------|--|
| Matthew Thebeau | Chairperson |
| Edmund Latif, III | Vice Chairperson |
| Tammy Latif | Assistant Secretary |
| Melissa Ramacco | Assistant Secretary |
| John Vento | Assistant Secretary – <i>(via conference call)</i> |

Also, present were:

| | |
|---------------|--|
| Lisa Castoria | District Manager |
| Clay Wright | Inframark – <i>(via conference call)</i> |
| Joyce Blocker | Accountant |
| Leah Popelka | Director of Finance |

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Castoria 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

An update on resident encroachment item was discussed.

FOURTH ORDER OF BUSINESS

Engineer's Report

A. Discussion of Pond 13 Access/Clearing – Steadfast

The Board tabled this item until the March meeting.

FIFTH ORDER OF BUSINESS

Manager's Report

A. Field Inspection Report

The Field Inspection Report was provided to the Board for review. Mr. Clay discussed the current field inspection report and fountain repair options. The Board tabled decision of fountain repair to be included in the March agenda. LMP will provide start date of tree planting

project around pond. A walk through was established by Jayman Enterprises with developed proposals as stated below:

1. **Proposal #985** for gate fence repair.

On MOTION by Mr. Thebeau seconded by Ms. Ramacco, with all in favor, Proposal #985 for gate fence repair, was approved, 5-0.

2. **Proposal #984** in the amount of \$825 for Monument repair/repaint.

On MOTION by Ms. Latif seconded by Ms. Ramacco, with all in favor, Proposal #984 in the amount of \$825 for Monument repair/repaint, was approved, 5-0.

The Board discussed a root guard proposal with a do not exceed of \$250.

On MOTION by Mr. Latif III seconded by Ms. Latif, with all in favor, the root guard proposal was approved at an amount not exceed \$250. 5-0.

Ms. Castoria provided an update on various items to the Board.

SIXTH ORDER OF BUSINESS Business Items

A. Discussion of Budget with Joyce Blocker

Joyce Blocker and Leah Popelka participated in budget Q&A with supervisors. Trend reports will be included in agenda packages moving forward.

B. Consideration of Resolution 2024 – 02; Redesignation of Officers

The Board reviewed the resolution.

On MOTION by Mr. Thebeau seconded by Mr. Ramacco, with all in favor, Resolution 2024-02 Redesignation of Officers, was adopted. 5-0

C. Consideration of Pressure Washing Proposal

On MOTION by Mr. Thebeau seconded by Mr. Latif, III, with all in favor, Proposal #10058 by Kings Power Washing in the amount of \$5,958.18 for pressure washing, was approved, 5-0.

D. Acceptance of 2023 Arbitrage Report

On MOTION by Mr. Thebeau seconded by Mr. Latif, III, with all in favor, the 2023 Arbitrage Report was accepted, 5-0.

E. Consideration of LMP Proposals

The LMP proposal provided by Anthony was discussed by the Board. All proposals are tabled until the March meeting, some needing revisions.

SEVENTH ORDER OF BUSINESS

Consent Agenda

- A. Approval of Minutes of the January 10, 2024, Regular Meeting**
- B. Consideration of Operation and Maintenance Expenditures December 2023**
- C. Acceptance of the Financials and Approval of the Check Register for December 2023**

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

EIGHTH ORDER OF BUSINESS

Supervisors’ Requests or Comments

- A discussion ensued regarding the street lighting project and follow up with the District Engineer.
- The Board commented on roads & street signs.
- The irrigation billing with HOA.

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 Mr. Latif, III, with all in favor, meeting was adjourned at 9:16 p.m. 5-0

Lisa Castoria
District Manager

Matthew Thebeau
Chairperson