

**MINUTES OF MEETING
SUNCOAST
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Suncoast Community Development District was held on Wednesday, June 12, 2024, and called to order at 7:06 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:

Lisa Castoria	District Manager
Clay Wright	Field Manager
Scott Carlson	LMP
Kevin Riemensperger	Steadfast

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

There being none, the next order of business followed.

FOURTH ORDER OF BUSINESS

Engineer's Report

There being none, the next order of business followed.

FIFTH ORDER OF BUSINESS

Manager's Report

A. District Manager's Report

i. Field Inspection Report

Mr. Wright discussed the inspection report. A discussion ensued with the Board and

Scott Carlson, representative from LMP.

A walk-on discussion ensued for the following:

On MOTION by Mr. Thebeau seconded by Mr. Latif III, with all in favor, authorize Neptune Multi Services increase for summer pond cleaning at \$440/month for July and August, was approved. 5-0

On MOTION by Mr. Thebeau seconded by Mr. Latif III, with all in favor, the fence repair proposal by Corlin Services in the amount of \$870, was approved. 5-0

SIXTH ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2024-04; Approving FY 2024/2025 Proposed Budget & Setting the Public Hearing

On MOTION by Mr. Thebeau seconded by Mr. Latif III, with all in favor, Resolution 2024-04 Approving FY 2024/2025 Proposed Budget with assessments increase of 10% & Setting the Public Hearing for August 14, 2024, at 7:00 pm, was adopted. 5-0

B. Consideration of LMP Proposals

C. Consideration of Mulch Proposals

A discussion ensued on LMP proposals:

- Proposal #89858

On MOTION by Mr. Thebeau seconded by Ms. Latif, with all in favor, proposal by LMP with a not to exceed 275 yards of mulch at \$58/yard, was approved. 5-0

- Proposal #89854

On MOTION by Mr. Thebeau seconded by Mr. Latif III, with all in favor, proposal by LMP to remove tree in the amount of \$450, was approved. 5-0

D. Consideration of Kings Additional Pressure Washing Proposal

On MOTION by Mr. Vento seconded by Ms. Ramacco, with all in favor, proposal by Kings for power washing in the amount of \$675, was approved. 5-0

E. Consideration of Steadfast Proposal

On MOTION by Mr. Latif III seconded by Mr. Vento, with all in favor, proposal by Steadfast for clearing in the amount of \$6,120, was approved. 5-0

F. Announcing the Qualified Electors - 1,481

Ms. Castoria announced that there are currently 1,481 qualified electors.

SEVENTH ORDER OF BUSINESS

Consent Agenda

- A. Approval of Minutes of the May 8, 2024, Regular Meeting**
- B. Consideration of Operation and Maintenance Expenditures April 2024**
- C. Acceptance of the Financials and Approval of the Check Register for April 2024**

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

EIGHTH ORDER OF BUSINESS

Supervisors’ Requests or Comments

The Board discussed and requested the following items.

- Budget letter to accompany assessment increase letter.
- Modify fence in need of repair.
- Add clearing area to LMP scope.
- Research loan reimbursement.

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. Latif seconded by Mr. Vento, with all in favor, meeting was adjourned at 8:39 p.m. 5-0

Lisa Castoria
District Manager

Matthew Thebeau
Chairperson