

**CARLTON LAKES  
COMMUNITY DEVELOPMENT DISTRICT**

August 19, 2021 Minutes of the Workshop

**Minutes of the Board of Supervisors Workshop**

The Workshop of the Board of Supervisors of the Carlton Lakes Community Development District was held on **Thursday, August 19, 2021 at 6:00 p.m.** at the Carlton Lakes Clubhouse located at 11410 Carlton Fields Dr., Riverview, FL 33579.

**1. CALL TO ORDER/ROLL CALL**

Rick Reidt called the Workshop of the Board of Supervisors of Carlton Lakes Community Development District to order on **Thursday, August 19, 2021 at approximately 6:07 p.m.**

**Supervisors Present and Constituting a Quorum at the onset of the meeting:**

Freddy Barton	Chair	<i>joined the meeting at approximately 6:15 p.m.</i>
Elizabeth Diaz	Vice-Chair	
Fredrick Levatte	Supervisor	
Nicholle Palmer	Supervisor	
Rena Vance	Supervisor	

**Staff Members Present:**

Rick Reidt	District Manager, Meritus
John Amarosa	Pine Lake Nursery
Scott Herman	Pine Lake Nursery

There were no resident audience members in attendance in person or via conference call.

**2. WORKSHOP DISCUSSION ITEMS**

**A. Discussion on Landscaping**

The Board went over that they would like better mowing detail with attention to completion of each area, better evasive weed control and encroachment, and improved ant control.

The vendor reviewed that they are on site Tuesday, Wednesday, and Thursday, and they are currently using a sub for large area mowing. With equipment ordered and arriving in September, they will probably bring that in-house. The Board asked for Mr. Herman to do better follow-up on the crew's performance. Mr. Roberts will do an inspection next week and will see if Mr. Amarosa can attend, and they can site-inspect on the Gator they provide. It was noted that the Balm Rd. ditch is extremely wet, and they are doing what they can.

Mr. Reidt will include Pine Lake weekly reports and Mr. Roberts's report in the meeting books under the Landscape Review tab. Mr. Reidt will also follow up with Ms. Stewart to see if she can find irrigation as the builds are on file with the County if she does not have them. Pine Lake will provide the Board with mapping of mowing by areas on days of the week pending weather delays.

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49 Supervisor Barton indicated that the contract said there would be two landscape inspections a month at  
50 no cost. Mr. Reidt said it only called out one, and he would check with Counsel.

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52 Mr. Herman will provide photo recaps on service follow-ups weekly for the Board. Pine Lake will  
53 prepare projected budget planning costs in March/April to Mr. Reidt for a budget workshop. Pine Lake  
54 will also provide a mulch plan to the Board for review.

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56 By consensus, the Board appointed Supervisor Levatte as the liaison with Mr. Reidt and the  
57 landscapers.

58

59 There was discussion of onsite storage of equipment in one of two locations. The Board would  
60 consider it with proper fencing and shielding if Counsel approves. Mr. Reidt will check and work with  
61 Pine Lake on a proposal.

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63 Mr. Reidt will provide dog station types to Pine Lake so they can order materials.

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65 The Board also noted that more attention to trash detail by the crew is needed.

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67 The Board stated that they are happy with the Pine Lake's performance and want a long-term  
68 partnership moving forward.

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### 71 3. ADJOURNMENT

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73 Supervisor Barton adjourned the workshop at 7:54 p.m.

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

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79 *\*These minutes were done in a summary format.*

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

84 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
85 meeting held on 10/7/2021.

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88 Signature

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91 Printed Name

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93 Title:

94  Chair

95  Vice-Chair

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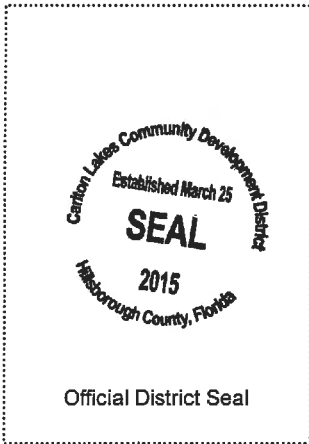
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Signature *Paul L. Reid*

Signature *Paul L. Reid*  
Printed Name Paul L. Reid

Printed Name

Title:

Secretary

Assistant Secretary

Recorded by Records Administrator

Signature *[Signature]*

Date 10/8/21