

**CARLTON LAKES  
COMMUNITY DEVELOPMENT DISTRICT**

September 01, 2022, Minutes of the Regular Meeting

**MINUTES OF THE REGULAR MEETING**

The Regular Meeting of the Board of Supervisors of the Carlton Lakes Community Development District was held on **Thursday, September 01, 2022, at 6:00 p.m.** at the Carlton Lakes Clubhouse located at 11410 Carlton Fields Dr., Riverview, FL 33579.

**1. PLEDGE OF ALLEGIANCE**

There was no pledge of allegiance led by a supervisor.

**2. CALL TO ORDER/ROLL CALL**

Rick Reidt did not call to order for the Regular Meeting of the Board of Supervisors of Carlton Lakes Community Development District on **Thursday, September 01, 2022, at 6:17 p.m.**

**Supervisors Present of the meeting:**

Freddy Barton	Chair
Rena Vance	Supervisor
Nicholle Palmer	Supervisor

**Staff Members Present:**

Rick Reidt	District Manager, Inframark
Heather Dilley	District Manager, Inframark
Tonja Stewart	District Engineer, Stantec <i>(via conference call)</i>
Vanessa Steinerts	District Counsel, Straley & Robin, P.A. <i>(via conference call)</i>

There were three (3) resident audience members present, Mr. Amarosa, Mr. Loez and Karen from Pine Lake.

**3. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS**

There were no audience questions or concerns

**4. VENDOR/STAFF REPORTS**

**A. Pine Lake Nursery**

John Amarosa reviewed landscape status and discussed current evaluation process which Gene uses.

- Moving forward Gene to handwrite the grade sheet at the end of inspection and have Fredrick Levatte sign and John Amarosa sign.
- A full report with grade sheet to be mailed to Mr. Reidt as soon as completed.
- Mr. Reidt is to email report to John Amarosa and Fredrick Levatte. Also email to the Board and include it in the next available agenda which will be a month behind.

48 - Mr. Reidt to review mowing map per requests made by Gene.

49  
50 Jorge Loez, Aqua Pro. discussed current issues with pool and will work with Mr. Reidt and Mr.  
51 Levatte to cure issues. The Chairman will approve any repairs over limit. We are to order new  
52 motor now and get company to cure drain issue in vaults.

53  
54 **B. District Counsel**

55 *i. Non-Resident Annual User Fee*

56  
57 Ms. Steinerts will prepare resolution highest assessment plus 15% and have it ready for public hearing  
58 in November.

59 *ii. Volunteer & Board Members Workers Compensation Proposals*

60  
61 The Board by consensus will not use volunteers and reviewed insurance coverage.

62  
63 Mr. Reidt to provide all rules and regulations and Ms. Steinerts will prepare documents to include  
64 the fitness policy and rentals for workshop this month. They will then set public hearing and  
65 approval for November meeting.

66  
67 **C. District Engineer**

68  
69 Tonja Stewart reported on weir status and it's all good. She will continue to monitor it.

70  
71 **D. District Manager**

72 *i. Community Inspection Report*

73 *ii. Community Site Visit*

74 *iii. Community Action Item List*

75  
76 Mr. Reidt discussed the inspection report, community site visit and action items during the landscaping  
77 discussion with the Board.

78  
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80 **5. BUSINESS ITEMS**

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82 **A. Discussion on Pool Furniture Repair Proposals**

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84 The Board decided to table the proposal and will get options on about 20 chases and all chairs

85  
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87 **B. Consideration of Resolution 2022-06; Setting FY 2023 Meeting Schedule**

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89 The Board reviewed the resolution.

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94 MOTION TO: Approve Resolution 2022-06.  
95 MADE BY: Supervisor Vance  
96 SECONDED BY: Supervisor Barton  
97 DISCUSSION: None further  
98 RESULT: Called to a Vote: Motion PASSED  
99 3/0 - Motion Passed Unanimously

100  
101 **C. General Matters of the District**  
102

103 The Board need to review rules about kids in the Fitness Center and waiver for center use. Mr.  
104 Reidt to get with Ms. Steinerts on this.

105  
106 The Board discussed the shade cabanas. Mr. Reidt to follow-up and Board to check out Ventana.

107  
108 **6. CONSENT AGENDA**  
109

110 **A. Consideration of Minutes of the Board of Supervisors August 04, 2022**  
111

112 The Board reviewed the meeting minutes from August 4<sup>th</sup>.  
113

114 MOTION TO: Approve Consent Agenda Items A.  
115 MADE BY: Supervisor Barton  
116 SECONDED BY: Supervisor Vance  
117 DISCUSSION: None further  
118 RESULT: Called to a Vote: Motion PASSED  
119 3/0 - Motion Passed Unanimously

120  
121 **B. Consideration of Operation and Maintenance Expenditures July 2022**  
122

123 The Board reviewed the Operations and Maintenance Expenditures for July 2022.  
124

125 MOTION TO: Approve Consent Agenda Items B with the  
126 understanding that Inframark will credit back all website  
127 charges.  
128 MADE BY: Supervisor Barton  
129 SECONDED BY: Supervisor Vance  
130 DISCUSSION: None further  
131 RESULT: Called to a Vote: Motion PASSED  
132 3/0 - Motion Passed Unanimously

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**C.Review of Financial Statements Month Ending July 31, 2022**

Mr. Reidt reviewed the financial statements with the Board.

**7. SUPERVISOR REQUESTS**

There was no Supervisor request.

**8. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

A resident expressed concerns and it will be handled the following meeting by Mr. Reidt.

**9. ADJOURNMENT**

MOTION TO:	Adjourn at 8:34 p.m.
MADE BY:	Supervisor Barton
SECONDED BY:	Supervisor Vance
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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182 *\*Please note the entire meeting is available on disc.*  
183  
184 *\*These minutes were done in a summary format.*  
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186 *\*Each person who decides to appeal any decision made by the Board with respect to any matter considered*  
187 *at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*  
188 *including the testimony and evidence upon which such appeal is to be based.*

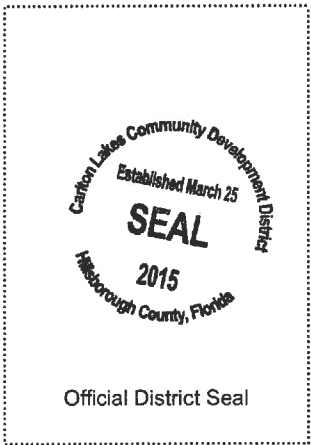
189 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
190 meeting held on 10/06/2022.

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193 \_\_\_\_\_  
194 Signature  
195 Fred Barber  
196 Printed Name

191  
192 \_\_\_\_\_  
193 Signature  
194 Rick L. Reidt  
195 Printed Name

197  
198 Title:  
199  Chair  
200  Vice-Chair

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198 Title:  
199  Secretary  
200  Assistant Secretary



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203 Recorded by Records Administrator  
204 \_\_\_\_\_  
205 Signature  
206 10/12/2022  
207 Date  
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