

**LA COLLINA  
COMMUNITY DEVELOPMENT DISTRICT**

**December 05, 2022, Minutes of the Regular Meeting**

**MINUTES OF THE REGULAR MEETING**

The Regular Meeting of the La Collina Community Development District was held on **Monday December 05, 2022, at 6:00 p.m.** at Bloomingdale Regional Library located at 1906 Bloomingdale Ave., Valrico, FL 33596

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

Rick Reidt called the Regular Meeting of the Board of Supervisors of the La Collina Community Development District to order on **Monday, December 05, 2022, at 6:09 p.m.** and identified the Board Members present.

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

Scott Tatum	
Mark DePlasco	Vice Chair
Karen Billingsley	Supervisor (via conference call)
Chris Karapasha	Supervisor

**Staff Members Present:**

Rick Reidt                      District Manager, Inframark

There were eight (8) audience members in attendance.

**2. PUBLIC COMMENT ON AGENDA ITEMS**

Mr. Ford commented on the post at center of dog parks is loose and dog fountain malfunctioning provided Mr. Reidt a drawing showing the loose post location. The Dog Park jumps not completed. Also, the Dog Park large fountain has malfunctions.

Mr. Mamrak stated the fence is repaired but still needs pressure washed.

**3. VENDOR & STAFF REPORTS**

**A. District Counsel**

District Counsel was not present for the meeting. Mr. Reidt notified the Board that District Counsel has completed the settlement with West Bay and all endorsed documents are on file and the settlement check has been received and placed in the account. These funds will be designate as Capital Improvements on a separate line in the Budget and on the bank ledger.

**B. District Engineer**

There was no engineer report currently.

48 **C. District Manager**  
49 *i. Action Item List*

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51 Mr. Reidt reviewed the action item list with the Board. Mr. Reidt asked Mr. Dawson of Florida Play  
52 Structures on the phone to review the dog park installation. The side panels still on order and will be  
53 installed as soon as repaired.

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56 **4. BUSINESS ITEMS**

57 **A. Consideration of Resolution 2023-02; Declaring Vacancies of Seats – 1 & 5**

58 **B. Discussion on Vacant Seats 1 & 5 - Board Resumes**

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60 The Board allowed each candidate for office to speak for a few minutes. As the Board did not have  
61 time to review the resumes properly the Board tabled business items A and B until the next meeting.

MOTION TO:	Table business items A and B until the next meeting.
MADE BY:	Supervisor Karapasha
SECONDED BY:	Supervisor DePlasco
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

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69 **C. Consideration of Resolution 2023-03; Re-Designation of Officers**

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71 The Board reviewed the resolution and proceeded with tabling the business item until January's  
72 Meeting.

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74 **D. Discussion on Dog Park Fencing**

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76 The Board reviewed the dog park fencing and proceed to table for additional quotes and further  
77 clarification.

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79 **E. Discussion on Fences on Cabana Openings**

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81 The Board reviewed the fences on cabana openings and proceed to table for additional quotes and  
82 further clarification.

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84 **F. Discussion on Pest Control**

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86 The Board reviewed the pest control and proceeded to table for additional quotes.

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89 **G. Discussion on Pool Agreements Quotes**

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91 The Board reviewed the pool agreements quotes. Pool agreement discussion.

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MOTION TO:	Renew agreement with A-Quality.
MADE BY:	Supervisor Billingsley
SECONDED BY:	Supervisor DePlasco
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

**H. Discussion on Front Entrance Landscape**

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A discussion ensued regarding the front entrance landscape. The Board wants river rock and quote to be approved by Vice Chair and District Manager within their spending authority.

**I. Discussion on Door Strike**

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The Board reviewed the quote from The Flying Locksmiths for \$8,489.00. The Board requested that Mr. Karapasha and Mr. Reidt research other quotes prior to the door installation.

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MOTION TO:	Allow Vice-Chair to Approve final quote when determined not to exceed \$8,500.00.
MADE BY:	Supervisor Tatum
SECONDED BY:	Supervisor Karapasha
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

**J. Discussion on Video Surveillance Monitoring and Voice Down**

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The Board reviewed the Video Surveillance Monitoring and Voice Down. The Board requested more quotes.

**5. CONSENT AGENDA**

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- A. Consideration of Minutes of the Landowners Election Meeting November 07, 2022**
- B. Consideration of Minutes of the Regular Meeting November 07, 2022**
- C. Consideration of Operations and Maintenance Expenditures October 2022**

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The Board reviewed and discussed the Consent Agenda items.

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MOTION TO:	Approve all the Consent Agenda items A through C.
MADE BY:	Supervisor Karapasha
SECONDED BY:	Supervisor DePlasco
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

137 **D. Review of Financial Statements through October 31, 2022**

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139 Mr. Reidt reviewed financial statements for October 31st with the Board.

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141 **6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

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143 Mr. Tatum requested that his email be set up.

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145 Mr. Karapasha Chris requested that the shrub trimming along fence line of fence along Lumsden needs  
146 attention. The Board discussion then took place on overall landscape and the Board requested that  
147 management go out to request bid with a contract package on landscape. Mr. Reidt to invite Earth  
148 Scape and Greenview to quote.

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MOTION TO:	Approve management to go out to request bid with a contract package on landscape.
MADE BY:	Supervisor Karapasha
SECONDED BY:	Supervisor DePlasco
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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When the Board approves a new vendor, a 30-day notice will be sent to Carson's.

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Mr. Karapasha feels monthly walk throughs by management in detail are covered in agreement. Mr. Reidt will review but is on site multiple time monthly.

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Mr. Karapasha also inquired on HOA attendance. Mr. Reidt reported that Jeff was not able to attend as our meeting conflicted with his schedule. The Board asked for any other Board member as a representative for the next meeting.

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The resident Doug Ford reported on minutes about TECO, but all minutes approved as typed.

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170 **7. ADJOURNMENT**

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Mr. Reidt declared the meeting to adjourn at 7:33 P.M.

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

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

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on 01/09/2023

DocuSigned by:  
  
45C25EDF31E7481...  
Signature

Christopher (Chris) Karapasha

Printed Name

Title:

- Chair
- Vice Chair

DocuSigned by:  
  
412E79F2E894406...  
Signature

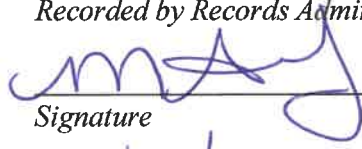
Rick Reidt

Printed Name

Title:

- Secretary
- Assistant Secretary



Recorded by Records Administrator  
  
Signature  
01/11/2023  
Date