

DRAFT

MINUTES OF MEETING FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT

The Closed meeting of the Board of Supervisors of the Forest Lake Community Development District was held Thursday, May 15, 2025, at 5:30 p.m. at the Forest Lake Amenity Center, 1595 Aspen Avenue, Davenport, Florida.

The session was conducted with the District counsel and District staff in attendance. Several legal matters were discussed and an approval to retain a separate legal counsel on a matter to appear in court was obtained. Supervisors were counseled on ethics issues during the closed session. All District Supervisors were in attendance.

The regular meeting of the Board of Supervisors of the Forest Lake Community Development District was held Thursday, **May 15, 2025**, at 6:30 p.m. at the Forest Lake Amenity Center, 1595 Aspen Avenue, Davenport, Florida.

Present and constituting a quorum:

Frank Rivera
Randi Ribarich
Jose Cortez
Jose Montalvo
Travis Lemeur

Chairman
Vice Chairperson
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Christopher Lopez
Sharon Gastelbondo
John Paul Toth

District Manager, NPG CAM SVS
District Manager, NPG CAM SVS
Field Manager, NPG CAM SVS

FIRST ORDER OF BUSINESS

Roll Call

Mr. Lopez called the meeting to order at 6:30 p.m. and called the roll. All five Board members were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Lopez opened the public comment period on agenda items. Hearing no comments, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Minutes

April 17, 2025 B O D Meeting

Mr. Lopez stated that the minutes of April 17, 2025, are presented for approval.

On MOTION by Mr. Rivera, seconded by Ms. Ribarich with all in FAVOR, the minutes were approved.

Chairmen Rivera is now presiding over the district meeting

FOURTH ORDER OF BUSINESS

Termination of Prince & Sons- Agreement with Mele Environmental

The Board of Supervisors has approved the termination of services of Prince & Sons for landscaping services. The board approved and signed the agreement with Mele Environmental for landscaping services.

On MOTION by Mr. Rivera, seconded by Ms. Ribarich with all in Favor, the termination of Prince & Sons and commencement agreement with Mele Environmental was approved.

FIFTH ORDER OF BUSINESS

Change of Venue June Meeting

Mr. Rivera motioned approving the change of venue to Tom Fellows at 11:30am to 2:30pm. The board voted 4-1 (Lemur against) to approve the change of venue. Upon further discussion, Supervisor Rivera stated that he has already confirmed the schedule with Tom Fellows and the second week of June is what has been approved. DM Lopez asked if he can try to get a later time and no one objected to him trying to get a later time.

On MOTION by Mr. Rivera, seconded by Ms. Ribarich with a 4-1 vote, in Favor, the change of venue was approved.

SIXTH ORDER OF BUSINESS

No Parking Signs on Chickasaw

Mr. Rivera stated that there is a safety issue on Chickasaw and that three no parking-stopping signs need to be placed on the street.

SEVENTH ORDER OF BUSINESS

Pavers in the closet for installation proposals

Mr. Rivera stated that the pavers in the closet are being used for a separate purpose and will review proposals. Upon discussion of the board, the cement lining for the installation is not included on the proposals. It was requested that if the approved proposal adds the cement lining for a total project cost of \$1,350.00, the proposal can be altered, and the project can commence as soon as possible. The board will be notified of the change and completion via the CDD board website, and the approval will be ratified at the next meeting.

On Motion by Mr. Rivera, seconded by Ms. Ribarich, National Tiger was approved for \$1,350.00 with the cement liner added to the project. The motioned passed unanimously.

EIGHTH ORDER OF BUSINESS

Review of pool rules signage

Mr. Rivera noted that the pool rules need to be displayed better at the pool. The operating times of the pool is from 7am to 8pm. The QR code for the signs will be sent to DM Lopez by Supervisor Cortez. A sample of the sign will be shown at the next board meeting. A total of six signs was proposed with a \$300 budget.

On MOTION by Mr. Rivera and seconded by Mr. Montalvo, the board unanimously APPROVED.

NINTH ORDER OF BUSINESS

Board Discussion – Gate project

Mr. Rivera asked for an update on the gate project. DM Lopez talked about the second walk through, and another bid will be sent in. The board was asked for details of the gate style, a swing type of gate with red-green lights on display was requested. The possibility of coverage was discussed, and a two-entry system was talked about. The board wants a single-entry system. More

proposals will be looked at; a third proposal is required. The Ceder Ridge Ct entry area was not recommended for gates. The conversation went on for twenty minutes and many issues were discussed (access codes-knox switches-permits-software).

The discussion will continue at the next board meeting.

TENTH ORDER OF BUSINESS

Board Discussion – Fence repairs needed

Mr. Lopez asked for approval to repair missed and recently damaged fence areas. There are four areas that need repairs.

On MOTION by Ms. Ribarich, second by Mr. Rivera with all in favor, the issue was Approved.

ELEVENTH ORDER OF BUSINESS

Parking Rules Suspended

Mr. Rivera stated that the HOA has a garage sale on May 17th and 18th. The request is to suspend the parking rules for this event. After a discussion the motion for approval was adjusted to the 16th, 17th and 18th that the parking rules be suspended.

On MOTION by Ms. Ribarich, second by Mr. Rivera with all in favor, the issue was Approved.

TWELTH ORDER OF BUSINESS

Garage Sale signs on monuments

Mr. Rivera stated that a request to place signs on the monuments for the garage sale has been made.

On MOTION by Ms. Ribarich, second by Mr. Rivera with all in favor, the issue was Approved.

THIRTEENTH ORDER OF BUSINESS

Reconsideration of Bulletin Board placement

Mr. Rivera presented a request for reconsideration of the location of the approved bulletin board. After discussion, the board stated that the location will still be at the front of the mailbox area, one inch away from the mailboxes. Not in the center, flush with the right side of the mailboxes.

On MOTION by Mr. Rivera, second by Ms..Ribarich with all in favor, the location was clarified prior to the installation was Approved.

HOA meeting on June 6, 2025, at 6PM. The prior resolution states that the amenity center can be reserved for CDD Business and upon approval, HOA Meetings.

On MOTION by Mr. Rivera, second by Ms. Ribarich with all in favor, the use of the amenity center for the HOA meeting was Approved.

FIFTEENTH ORDER OF BUSINESS **STAFF REPORTS**

- A. Attorney- no report to be given
- B. Engineer- No Engineer currently- proposal received and will be sent to the board once the proposal is adjusted.
Field Manager- Mr. Toth reviewed the tow company policies on trailers. The city of Davenport will tow the trailer.
- C. District Managers report- Mr. Lopez updated the board about the status of communication process and operations.
- D. The check register was reviewed and unanimously approved.

SIXTEENTH ORDER OF BUSINESS **AUDIENCE COMMENTS**

Mr. Lopez asked if there were in comments from the residents at this time. Many residents had asked why the location and times for the meetings were changed. A question of if there will be entry doors for the children to enter and exit for school. Cameras were asked for. Residents stated that the no parking signs are limiting the ability to pick up and drop off the kids. Residents were told that once a proposal has been selected, a presentation will be done for the residents.

SEVENTEENTH ORDER OF BUSINESS SUPERVISOR REQUEST COMMENTS

A Supervisor asked for the tarps for the pool area in the rear of the pool be ordered. **The board approved the purchase of the new tarps. The removal of the old tarps was approved for discarding as rubbish.**

A Supervisor requested that the restroom electrical be repaired or replaced. **Supervisors approved that the sensors in the restroom be replaced.**

EIGHTEENTH ORDER OF BUSINESS ADJOURNEMENT

On MOTION by Mr. Rivera, second by Ms. Ribarich with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman