



Rizzetta & Company

# **Lake Padgett Estates Independent Special District**

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## **Board of Supervisors Meeting November 17, 2022**

**District Office:  
5844 Old Pasco Road, Suite 100  
Wesley Chapel, FL 33544  
813-994-1001**

**[www.lakepadgettisd.org](http://www.lakepadgettisd.org)**

## **LAKE PADGETT ESTATES INDEPENDENT SPECIAL DISTRICT**

Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544

### **Board of Supervisors**

Steven Yarbrough	Chair
Pam Carr	Vice Chair
Lawrence Dunleavy	Assistant Secretary
David Hipps	Assistant Secretary
Justin Andrews	Assistant Secretary

### **District Manager**

Lynn Hayes	Rizzetta & Company, Inc.
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### **District Counsel**

Tim Hayes	Law offices of Timothy G. Hayes, P.A.
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### **District Engineer**

John Mueller	Landis, Evans & Partner
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**All cellular phones must be placed on mute while in the meeting room.**

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 994-1001. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

# LAKE PADGETT ESTATES INDEPENDENT SPECIAL DISTRICT

District Office · Wesley Chapel, Florida (813) 994-1001

Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

[WWW.LAKEPADGETTISD.ORG](http://WWW.LAKEPADGETTISD.ORG)

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November 17, 2022

**Board of Supervisors  
Lake Padgett Estates  
Independent Special District**

## FINAL AGENDA

Dear Board Members:

The **Regular Meeting of the Board of Supervisors of Lake Padgett Estates Independent Special District** will be held on **Thursday, November 17, 2022, at 6:30 p.m.** at the Lake Padgett Estates Stables Meeting Room, located at 3614 Stable Ridge Lane, Land O' Lakes, FL 34639. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. AUDIENCE COMMENTS**
- 4. STAFF REPORTS**
  - A.** District Engineer Report
  - B.** Maintenance Supervisor Report .....Tab 1
  - C.** District Counsel
    1. Consideration of Lawsuit Against Lake Saxon Drive Property
  - D.** District Manager Report .....Tab 2
- 5. BUSINESS ADMINISTRATION**
  - A.** Consideration of Minutes of the Board of Supervisors Meeting held on October 20, 2022..... Tab 3
  - B.** Consideration of Operation and Expenditures for September, 2022..... Tab 4
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions or concerns, please do not hesitate to contact us at (813) 994-1001.

Sincerely,

***Lynn Hayes***

District Manager

## **Tab 1**

# LAKE PADGETT ESTATES INDEPENDENT SPECIAL DISTRICT

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DISTRICT OFFICE · 5844 OLD PASCO ROAD · SUITE 100 · WESLEY CHAPEL, FLORIDA 33544  
MAILING ADDRESS · 3434 COLWELL AVENUE · SUITE 200 · TAMPA, FLORIDA 33614

- As well as general lawn and weed maintenance janitorial duties clerical work, and meeting with residents for new decals gate keys the following maintenance repairs have been completed from 10/7/22.to 11/4/22.
  - At Saxon Park Poured final section of sidewalk.
  - Remove old sink and cabinets from meeting room.
  - Removed rotted out damaged park bench at east lake park.
  - At Saxon Park removed section of swing set
  - Ordered mulch for Saxon play area
  - Installed new cabin filter to work truck
  - Supplies from tractor supply.
  - 10/25/22. Replaced damaged deck boards at laird park. (After posted on social media regarding damaged dock boards, resident came forward and agreed to pay for damage caused by his child).
  - Took delivery and spread 30 yards of playground mulch at Saxon Park.
  - 10/26/22. Vandalism to card readers on bathroom block at laird part. Met with chairman to investigate the matter more.
  - Met with gate repair company to reinstall laird park bathroom card readers.
  - Ordered new power supply boxes for existing camera systems to save on using gate repair company to install them.
  - Ordered new security camera system for laird park play area, bathroom block and boat ramp areas.
  - Took work truck for oil change.
  - Installed two new camera low voltage power supplies at laird and padgett parks.
  - At laird park, Installed temporary security camera to bathroom block

## Tab 2



Rizzetta & Company

#### UPCOMING DATES TO REMEMBER

- **Next Meeting:** December 15, 2022 @ 6:30 PM
- **Lake Padgett Independent Special District General Election Results from November 8, 2022 for the Board Supervisors: Steve Yarbrough, Pamela Carr, April Wakefield, Larry Dunleavy, and Justin Andrews.**

## District Manager's Report

November 17

# 2022

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## Tab 3



**LAKE PADGETT INDEPENDENT SPECIAL DISTRICT**  
**October 20, 2022 Minutes of Meeting**

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**MINUTES OF MEETING**

*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.*

**LAKE PADGETT INDEPENDENT SPECIAL DISTRICT**

The **regular meeting** of the Board of Supervisors of Lake Padgett Estates Independent Special District was held on **Thursday, October 20, 2022, at 6:30 p.m.** at the Lake Padgett Estates Stables Meeting Room, located at 3614 Stable Ridge Lane, Land O' Lakes, FL 34639.

**Present and Constituting a Quorum:**

Steven Yarbrough	Board Supervisor, Chairperson
Pamela Carr	Board Supervisor, Vice Chairperson
Justin Andrews	Board Supervisor, Assistant Secretary
Larry Dunleavy	Board Supervisor, Assistant Secretary

**Also Present Were:**

Lynn Hayes	District Manager, Rizzetta & Company, Inc.
John Mueller	District Engineer, Landis Evans & Partner
Timothy Hayes	District Counsel, Law Offices of Tim G. Hayes
Steve Rowell	Lake Padgett ISD, Maintenance Supervisor

Audience	Present
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**FIRST ORDER OF BUSINESS                      Roll Call**

Mr. Lynn Hayes performed roll call and confirmed that a quorum was met.

**SECOND ORDER OF BUSINESS                      Pledge of Allegiance**

The Pledge of Allegiance was recited.

**THIRD ORDER OF BUSINESS                      Audience Comments**

The President of the Civic Association told those present about the Community Trunk & Treat. A Homeowner present inquired about the Woodward Tract; District Counsel and the District Engineer commented.

**LAKE PADGETT INDEPENDENT SPECIAL DISTRICT**  
**October 20, 2022 Minutes of Meeting**

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Engineer**

Mr. John Mueller presented his report

**B. Maintenance Supervisor**

Mr. Steve Rowell presented his report. A discussion was initiated by the Independent Special District Board of Supervisors regarding the water levels and operations of the boat ramp; specifically, if the boat ramp should be left opened or closed during a storm.

**C. District Counsel**

Mr. Timothy Hayes updated the Board of Supervisors on the letter he sent to the Chair of the Legislative Delegation of the Pasco County Legislature and the State Senator regarding invoking staggered term limits.

Mr. Timothy Hayes informed the Board of Supervisors of the certified letter sent to the Lake Saxon Drive Homeowner's Trust holder and the occupants of the property encroaching on District property trails and the history of this continued encroachment. Asking the Board of Supervisors if he should pursue legal action for the encroachment and what is involved for all parties.

On a Motion by Mr. Steven Yarbrough, and seconded by Mr. Larry Dunleavy, with all in favor, the Board of Supervisors, approved District Counsel to draft a lawsuit, which will be presented at the next meeting, if property owner does not respond to certified letter within 15 days of receipt date of the letter, for the Lake Padgett Estates Independent Special District.

**D. District Manager Report**

Mr. Lynn Hayes presented his report to the Board of Supervisors and announced that the next regular meeting will be held on November 17, 2022 at 6:30 p.m. at the Lake Padgett Estates Stables Meeting Room, located at 3614 Stable Ridge Lane, Land O'Lakes, Florida 34639.

Mr. Lynn Hayes informed the Board of Supervisors that General Election to appoint the new Board of Supervisors will be held at the December 15, 2022 meeting.

**FIFTH ORDER OF BUSINESS**

**Consideration of the Minutes**

Mr. Lynn Hayes presented to the Board of Supervisors the Meeting Minutes from September 15, 2022 and asked if there were any amendments. The Board of Supervisors had none.

On a Motion by Ms. Pamela Carr, and seconded by Mr. Justin Andrews, with all in favor, the Board of Supervisors approved the September 15, 2022 Meeting Minutes, as presented, for the Lake Padgett Estates Independent Special District.

**LAKE PADGETT INDEPENDENT SPECIAL DISTRICT**  
**October 20, 2022 Minutes of Meeting**

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**SIXTH ORDER OF BUSINESS**

**Consideration of the Operation and  
Expenditures for August, 2022**

Mr. Lynn Hayes presented the Operation and Expenditures for August, 2022

On a Motion by Mr. Larry Dunleavy, and seconded by Mr. Justin Andrews, with all in favor, the Board of Supervisors approved the Operation and Expenditures for August, 2022, as presented, for the Lake Padgett Estates Independent Special District.

**SEVENTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Larry Dunleavy informed the Board of Supervisors he will not be present for the November 17, 2022 meeting.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

Mr. Lynn Hayes stated that if there was no further business to come before the Board of Supervisors, then a motion to adjourn would be in order.

On a Motion by Mr. Larry Dunleavy, and seconded by Ms. Pamela Carr, with all in favor, the Board of Supervisors adjourned the meeting at 8:17 p.m., for the Lake Padgett Estates Independent Special District.

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Assistant Secretary/Secretary

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Chairperson/Vice Chairperson

## Tab 4

# LAKE PADGETT ESTATES ISD

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## **Operation and Maintenance Expenditures September 2022 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2022 through September 30, 2022. This does not include expenditures previously

The total items being presented: **\$42,510.87**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# LAKE PADGETT ESTATES ISD

## Paid Operation & Maintenance Expenditures

September 1, 2022 Through September 30, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Duke Energy	ACH	9100 8816 3760 08/22	22140 Coldstream Road 08/22	\$ 177.40
Egis Insurance Advisors, LLC	100030	17209	Renewal Policy #100122630 FY22/23	\$ 20,950.00
Egis Insurance Advisors, LLC	100030	17210	Worker's Comp Renewal Policy #WC100	\$ 3,305.70
Florida Blue	100019	75967407	Health Insurance 09/15/22-10/15/22	\$ 2,790.67
Florida Department of Revenue	100021	61-8018349567-4 08/22	Sales & Use Tax 08/22	\$ 17.99
Frontier Florida, LLC	ACH	210-043-0055- 021920-5 09/22	210-043-0055-021920-5 09/22	\$ 783.73
GLF Water, Inc.	100020	13531	Monthly Service 08/22	\$ 85.00
Lake Padgett Estates ISD	EFT	EFT	Debit Card Replenishment 9/22	\$ 1,042.25
Landis, Evans and Partners, Inc	100031	1537-17-67	Engineering Services 07/22	\$ 1,311.25
Larry Dunleavy	100026	LD091522	Board of Supervisor Meeting 09/15/22	\$ 50.00
National Playground Construction, LLC	100032	BP103654	Balance of New Lake Saxon Playground 08/22	\$ 3,316.50
Pam Carr	100027	PC091522	Board of Supervisor Meeting 09/15/22	\$ 50.00
Pasco County Health Department	100022	51-57-01822 08/22	Limited Use Water-Lake Padgett Riding Club 08/22	\$ 120.00

# LAKE PADGETT ESTATES ISD

## Paid Operation & Maintenance Expenditures

September 1, 2022 Through September 30, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Pasco County Health Department	100022	51-57-1599214	Limited Use Water-Lake Padgett Frank George Park 08/22	\$ 120.00
Pasco County Utilities	100017	17144893	#0361035 Civic Center Pkwy 08/22	\$ 38.06
Pasco Testing Lab and Sales, Inc.	100033	18357	Quarterly Water Sampling/Testing for Lake Padgett & East Lake 09/22	\$ 480.00
Republic Services	ACH	0762-003121292	Waste Management Services 09/22	\$ 574.46
Rizzetta & Company, Inc.	100016	INV0000071157	District Management Fees 09/22	\$ 4,552.50
Southern Automated Access Services, LLC	100018	11647	Gate & Card Reader not Working 08/22	\$ 352.00
Southern Automated Access Services, LLC	100023	11668	Gate Repair at Padgett Boat 08/22	\$ 95.00
Southern Automated Access Services, LLC	100028	11703	Gate Repair - Coldstream 09/22	\$ 95.00
Steven Allen Yarbrough	100029	SY091522	Board of Supervisor Meeting 09/15/22	\$ 50.00
The Laker Lutz News	100024	144995	Legal Advertising 08/22	\$ 184.00
Timothy G. Hayes & Associates	100025	310	Legal Services 08/22	\$ 1,868.50
Verizon Wireless	ACH	9915331959	Staff Cell Phones 08/22	\$ <u>100.86</u>

# LAKE PADGETT ESTATES ISD

Paid Operation & Maintenance Expenditures

September 1, 2022 Through September 30, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Report Total				\$ 42,510.87