

# LYNWOOD COMMUNITY DEVELOPMENT DISTRICT

District Office – Tampa, Florida (813) 933-5571  
Mailing Address – 3434 Colwell Avenue Suite 200, Tampa, Florida 33614  
[www.lynwoodcdd.org](http://www.lynwoodcdd.org)

**Board of Supervisors  
Lynwood Community  
Development District**

January 5, 2023

## AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Lynwood Community Development District will be held on **Friday, January 13, 2023 at 11:00 a.m.** at the Offices of Rizzetta & Company, 2700 S. Falkenburg Road Suite 2745, Riverview, FL 33578. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
  - A.** Consideration of Minutes of Board of Supervisors'  
Meeting held on December 9, 2022 ..... Tab 1
  - B.** Consideration of Operations & Maintenance  
Expenditures for October 2022 ..... Tab 2
- 4. BUSINESS ITEMS**
  - A.** Consideration of Resolution 2023-04; Designating  
Officers of the District ..... Tab 3
  - B.** Ratification of Entryway Landscape Lighting Proposal..... Tab 4
  - C.** Ratification of Electrical Maintenance Agreement..... Tab 5
- 5. STAFF REPORTS**
  - A.** Landscape Update
  - B.** District Counsel
  - C.** District Engineer
  - D.** District Manager ..... Tab 6
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 933-5571.

Sincerely,

*Debby Wallace*

Debby Wallace  
District Manager

## **Tab 1**

## 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 the 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.

### LYNWOOD COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Lynwood Community Development District was held on **Friday, December 9, 2022 at 11:00 a.m.** at the offices of Rizzetta & Company, Inc., located at 2700 S. Falkenburg Road Suite 2745, Riverview, Florida 33578.

Present and constituting a quorum were:

Kelly Evans	<b>Chair</b>
Lori Campagna	<b>Assistant Secretary</b>
Paulo Beckert	<b>Assistant Secretary</b>

Also present were:

Debby Wallace	<b>District Manager; Rizzetta &amp; Co.</b>
John Vericker	<b>District Counsel; Straley Robin Vericker (via conf. call)</b>

Audience	<b>Present</b>
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### FIRST ORDER OF BUSINESS

### Call to Order and Roll Call

The meeting was called to order and roll call performed, confirming that a quorum was present. Ms. Wallace stated for the record that she administered the Oath of Office to Lori Campagna and Paulo Beckert prior to the meeting. Both agreed to accept compensation for CDD Board meetings.

### SECOND ORDER OF BUSINESS

### Audience Comments

Ms. Wallace read a letter from Steed Benson, President of Lynwood Homeowners Association regarding meetings and landscaping.

### THIRD ORDER OF BUSINESS

### Consideration of Minutes of Board of Supervisors' Meeting held on October 14, 2022

Ms. Wallace presented the Minutes from the Board of Supervisors' meeting held October 14, 2022.

On a Motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Board of Supervisors approved, as presented, the Minutes of the Board of Supervisors' meeting held on October 14, 2022, for the Lynwood Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Minutes of Board of  
Landowner Meeting held on November  
1, 2022**

Ms. Wallace presented the Minutes from the Landowner meeting held November 1, 2022.

On a Motion by Ms. Evans, seconded by Mr. Beckert, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' meeting held on November 1, 2022, as amended, for the Lynwood Community Development District.

**FIFTH ORDER OF BUSINESS**

**Ratification of Operations &  
Maintenance Expenditures for  
September 2022**

Ms. Wallace presented the September 2022 Operation and Maintenance Expenditures to the Board.

On a Motion by Ms. Campagna, seconded by Ms. Evans, with all in favor, the Board of Supervisors ratified the September 2022 (\$18,924.58) Operation and Maintenance Expenditures, for the Lynwood Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-02;  
Designating Officers of the District**

On a Motion by Ms. Evans, seconded by Mr. Beckert, with all in favor, the Board of Supervisors approved Resolution 2023-02; Designating Officers of the District, for the Lynwood Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-03;  
Certificate of Completion**

On a Motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Board of Supervisors approved Resolution 2023-03; Certificate of Completion, for the Lynwood Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Landscape Report**

Not present.

**B. District Counsel**

No report.

**C. District Engineer**

Not present.

**D. District Manager**

Ms. Wallace informed the Board that the next scheduled meeting will be held on Friday, January 13, 2023 at 11:00 a.m. at the offices of Rizzetta & Company located at 2700 S. Falkenburg Road Suite 2745, Riverview, FL 33578.

Ms. Wallace stated that DeCort Electrical will be repairing the landscape lighting.

On a Motion by Ms. Campagna, seconded by Ms. Evans, with all in favor, the Board of Supervisors ratified the HOA to decorate the entryway, for the Lynwood Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Board of Supervisors  
Resumes & Appointments of Board  
Supervisors**

On a Motion by Ms. Evans, seconded by Mr. Beckert, with all in favor, the Board of Supervisors accepted Laura Coffey's resignation, for the Lynwood Community Development District.

On a Motion by Ms. Evans, seconded by Mr. Beckert, with all in favor, the Board of Supervisors appointed Debra Goode to Seat 5 with term expiring 2024, for the Lynwood Community Development District.

On a Motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Board of Supervisors accepted Charlie Petersons's resignation, for the Lynwood Community Development District.

On a Motion by Ms. Evans, seconded by Mr. Beckert, with all in favor, the Board of Supervisors appointed Juan Gomez to Seat 3 with term expiring 2024, for the Lynwood Community Development District.

**TENTH ORDER OF BUSINESS**

**Administer Oath of Office**

Ms. Wallace administered the Oath of Office to Debra Goode and Juan Gomez and both accepted compensation for CDD Board meetings. Ms. Wallace distributed Questionnaire, Form 1, Guide to Sunshine and Chapter 190 Florida Statutes. Mr. Vericker reviewed sunshine laws with Ms. Goode and Mr. Gomez.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor Requests**

Ms. Evans asked that Scott from Fieldstone to attend the next CDD meeting.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Ms. Evans, seconded by Mr. Beckert, with all in favor, the Board adjourned the meeting at 11:37 a.m. for the Lynwood Community Development District.

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

\_\_\_\_\_  
Chair / Vice Chair

## **Tab 2**

# LYNWOOD COMMUNITY DEVELOPMENT DISTRICT

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District Office - Citrus Park, Florida - (813)-933-5571

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

[lynwoodcdd.org](http://lynwoodcdd.org)

## **Operation and Maintenance Expenditures**

**October 2022**

**For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2022 through October 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$12,950.02**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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



## Lynwood Community Development District

### Paid Operation & Maintenance Expenditures

October 1, 2022 Through October 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Hillsborough County BOCC	100020	9086894852 9/22	2303 Dandelion St Rclm 09/22	\$ 124.52
Hyatt House Tampa Airport West	100026	100722 Hyatt	Board Meeting Space 11/01/22	\$ 310.00
Kelly Evans	100027	KE101422	Board of Supervisor Meeting 10/14/22	\$ 200.00
Lori Campagna	100028	LCP101422	Board of Supervisor Meeting 10/14/22	\$ 200.00
Paulo Beckert	100029	PB101422	Board of Supervisor Meeting 10/14/22	\$ 200.00
Rizzetta & Company, Inc.	100024	INV0000071768	District Management Fees 10/22	\$ 4,184.08
Sitex Aquatics, LLC	100019	6613B	Monthly Lake Maintenance 09/22	\$ 840.00
Sitex Aquatics, LLC	100031	6749B	Monthly Lake Maintenance 10/22	\$ 840.00
Straley Robin Vericker	100025	22098	Legal Services 09/22	\$ 1,457.50
TECO	100021	221008593248 9/22	5524 Rainwood Meadow Dr 3B Solar 09/22	\$ 656.19

## Lynwood Community Development District

### Paid Operation & Maintenance Expenditures

October 1, 2022 Through October 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
TECO	100023	Lynwood TECO Summary	TECO Summary 09/22	\$ 2,476.23
Times Publishing Company	100022	0000244309 09/14/22	Legal Advertising 09/22	\$ 488.50
Times Publishing Company	100030	0000248192 10/12/22	Legal Advertising 10/22	<u>\$ 973.00</u>
TOTAL				<u><u>\$ 12,950.02</u></u>

## **Tab 3**

**RESOLUTION 2023-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF LYNWOOD  
COMMUNITY DEVELOPMENT DISTRICT REDESIGNATING THE  
OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE  
DATE**

WHEREAS, Lynwood Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS  
OF LYNWOOD COMMUNITY DEVELOPMENT DISTRICT:**

Section 1. \_\_\_\_\_ is appointed Chairman.

Section 2. \_\_\_\_\_ is appointed Vice Chairman.

Section 3. \_\_\_\_\_ is appointed Assistant Secretary.  
\_\_\_\_\_ is appointed Assistant Secretary.  
\_\_\_\_\_ is appointed Assistant Secretary.  
Debby Wallace is appointed Assistant Secretary.  
Jayna Cooper is appointed Assistant Secretary.

Section 4. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 13TH DAY OF JANUARY 2023.**

**LYNWOOD COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
**CHAIRMAN/VICE CHAIRMAN**

**ATTEST:**

\_\_\_\_\_  
**SECRETARY/ASST. SECRETARY**