

# 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

March 3, 2023

## AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Lynwood Community Development District will be held on **Friday, March 10, 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 February 10, 2023 ..... Tab 1
  - B. Consideration of Operations & Maintenance  
Expenditures for December 2022 and January 2023..... Tab 2
4. **BUSINESS ITEMS**
  - A. Consideration of Entryway Landscape Proposals  
(under separate cover)
5. **STAFF REPORTS**
  - A. Landscape Update
  - B. District Counsel
  - C. District Engineer
  - D. District Manager ..... Tab 3
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  
Regional 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, February 10, 2023 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>
Debra Goode	<b>Vice-Chair</b>
Lori Campagna	<b>Assistant Secretary</b>
Paulo Beckert	<b>Assistant Secretary</b>
Juan Gomez	<b>Assistant Secretary</b>

Also present were:

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

Audience	<b>Present</b>
----------	----------------

### 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.

### SECOND ORDER OF BUSINESS

### Audience Comments

A resident submitted an email regarding calling into meetings.

An audience member addressed the Board regarding pond bank maintenance.

An audience member addressed the Board regarding pine tree in pocket park.

### THIRD ORDER OF BUSINESS

**Consideration of Minutes of Board of Supervisors' Meeting held on January 13, 2023**

Ms. Wallace presented the Minutes from the Board of Supervisors' meeting held on January 13, 2023.

On a Motion by Ms. Evans, seconded by Ms. Goode, with all in favor, the Board of Supervisors approved, as presented, the Minutes of the Board of Supervisors' meeting held on January 13, 2023, for the Lynwood Community Development District.

#### **FOURTH ORDER OF BUSINESS**

#### **Ratification of Operations & Maintenance Expenditures for November 2022**

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

On a Motion by Ms. Evans, seconded by Mr. Beckert, with all in favor, the Board of Supervisors ratified the November 2022 (\$30,177.53) Operation and Maintenance Expenditures, for the Lynwood Community Development District.

#### **FIFTH ORDER OF BUSINESS**

#### **Consideration of Conveyance of Conservation Easement to EPC**

On a Motion by Ms. Evans, seconded by Ms. Goode, with all in favor, the Board of Supervisors approved Conveyance of Conservation Easement to EPC, for the Lynwood Community Development District.

#### **SIXTH ORDER OF BUSINESS**

#### **Consideration of Entryway Landscape Proposals**

The Board directed Ms. Wallace to collect a 2<sup>nd</sup> bid for the \$15,000.00 proposal.

The Board authorized Ms. Goode to meet with Fieldstone onsite to better define the areas for the scope in the \$15,000.00 proposal.

Fieldstone to provide an updated proposal based on the better-defined scope of work.

#### **SEVENTH ORDER OF BUSINESS**

#### **Staff Reports**

##### **A. Landscape Report**

Mr. Herman provided an update to the Board. He stated that they also treated the pocket park for fire ants.

**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, March 10, 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 reviewed the site visit report with the Board.

**EIGHTH ORDER OF BUSINESS**

**Supervisor Requests**

Ms. Evans provided an update on landscape maintenance in front of the school. Mr. Beckert to look at the area to be sodded by the bridge.

A resident addressed the Board regarding cutting back bushes in front of the sign along 19.

**NINTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Ms. Campagna, seconded by Ms. Goode, with all in favor, the Board adjourned the meeting at 11:35 a.m. for the Lynwood Community Development District.

---

Assistant Secretary

---

Chair / Vice Chair

## Tab 2

# LYNWOOD COMMUNITY DEVELOPMENT DISTRICT

---

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

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

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

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

The total items being presented: **\$8,083.27**

Approval of Expenditures:

---

\_\_\_\_\_ Chairperson

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

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

**Lynwood Community Development District**  
Paid Operation & Maintenance Expenditures  
December 1, 2022 Through December 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Jayman Enterprises, LLC	100048	2311	Service Call Lighting 12/22	\$ 125.00
Kelly Evans	100049	KE120922	Board of Supervisor Meeting 12/09/22	\$ 200.00
Lori Campagna	100050	LCP120922	Board of Supervisor Meeting 12/09/22	\$ 200.00
Paulo Beckert	100051	PB120922	Board of Supervisor Meeting 12/09/22	\$ 200.00
Rizzetta & Company, Inc.	100047	INV0000073250	District Management Fees 12/22	\$ 4,184.11
Straley Robin Vericker	100052	22382	Legal Services 12/22	\$ 721.50
TECO	100053	TECO Summary 11/2022	TECO Summary 11/22	<u>\$ 2,452.66</u>
<b>Total</b>				<u><b>\$ 8,083.27</b></u>



Blank Tab

# LYNWOOD COMMUNITY DEVELOPMENT DISTRICT

---

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

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

## **Operation and Maintenance Expenditures January 2023 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2023 through January 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$37,616.84**

Approval of Expenditures:

---

\_\_\_\_\_ Chairperson

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

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

**Lynwood Community Development District**  
Paid Operation & Maintenance Expenditures  
January 1, 2023 Through January 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Debra K Goode	100068	DG011323	Board of Supervisor Meeting 01/13/23	\$ 200.00
Decort Electrical Solutions, Inc	100070	LW12312022	Landscape Lighting Repair 12/22	\$ 4,000.00
Fieldstone Landscape Service	100061	18384	Landscape Maintenance 12/22	\$ 4,460.87
Fieldstone Landscape Service	100055	18504	Ornamental Grass Cut Back 12/22	\$ 6,500.00
Fieldstone Landscape Service	100071	18621	Landscape Maintenance 01/23	\$ 4,460.87
Fieldstone Landscape Service	100071	18853	Park Tree Replacement 01/23	\$ 799.72
Hillsborough County BOCC	100057	9086894852 6/11	2303 Dandelion St Rclm 12/22	\$ 87.65
Jayman Enterprises, LLC	100072	2368	Service Call for Fence 01/23	\$ 125.00
Johnson Mirmiran & Thompson	100073	3-204680	General Engineer Services 01/23	\$ 200.00
Juan Gomez	100062	JG011323	Board of Supervisor Meeting 01/13/23	\$ 200.00

**Lynwood Community Development District**  
Paid Operation & Maintenance Expenditures  
January 1, 2023 Through January 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Kelly Evans	100063	KE011323	Board of Supervisor Meeting 01/13/23	\$ 200.00
Lori Campagna	100064	LC011323	Board of Supervisor Meeting 01/13/23	\$ 200.00
Paulo Beckert	100065	PB011323	Board of Supervisor Meeting 01/13/23	\$ 200.00
Rizzetta & Company, Inc.	100054	INV0000074688	District Management Fees 01/23	\$ 4,184.11
Rizzetta & Company, Inc.	100060	INV0000074889	Annual Dissemination Services 01/23	\$ 5,000.00
Sitex Aquatics, LLC	100056	6980B	Monthly Lake Maintenance 12/22	\$ 840.00
Sitex Aquatics, LLC	100058	7101B	Monthly Lake Maintenance 01/23	\$ 840.00
Straley Robin Vericker	100059	22514	Legal Services 12/22	\$ 1,146.64
TECO	100069	221008593248 1/23	5524 Rainwood Meadow Dr 3B Solar 01/23	\$ 666.03
TECO	100067	221008593248 6/11	5524 Rainwood Meadow Dr 3B Solar 12/22	\$ 656.19
TECO	100066	TECO Summary 477 12/22	TECO Summary 12/22	\$ <u>2,649.76</u>
<b>Total</b>				<b>\$ <u>37,616.84</u></b>