



**Florida Commission on Ethics**  
P.O. Drawer 15709, Tallahassee, Florida 32317-5709  
"A Public Office is a Public Trust"

FLORIDA  
COMMISSION ON ETHICS

AUG 06 2025

**COMPLAINT**

RECEIVED  
ORIGINAL

**25-208**

**1. PERSON BRINGING COMPLAINT:**

Name: George E Smith, Jr. Telephone: 732-547-5427  
Address: 1530 Fox Grape Loop  
City: Lutz County: Pasco State: Florida ZIP: 33558

**2. PERSON AGAINST WHOM COMPLAINT IS BROUGHT:**

Use a separate complaint form for each person against whom you are filing a complaint.

Name: Darrell C Thompson Telephone: 813-528-8433  
Address: 10184 Roseate Drive  
City: Lutz County: Pasco State: Florida ZIP: 33558  
Title of office or position held or sought: Supervisor

**3. STATEMENT OF FACTS:**

Please provide a full explanation of your complaint, describing the facts and the actions of the person named above and why you believe he or she violated the law, and include a statement of how you became aware of these facts. Include relevant dates and the names and addresses of people whom you believe may be witnesses. Please do not submit more than 15 pages, including this form. Please do not submit video or audio tapes, CD, DVDs, flash drives, or other electronic media; such material will not be considered part of the complaint and will be returned.

**4. OATH:**

I, the person bringing this complaint, do swear or affirm that the facts set forth in the foregoing complaint and attachments thereto are true and correct to the best of my knowledge and belief.

SIGNATURE OF COMPLAINANT



JOE AN DRAUCKER  
Notary Public  
State of Florida  
Comm# HH286261  
Expires 9/6/2026

STATE OF Florida  
COUNTY OF Pass

Sworn to (or affirmed) and subscribed before me by  
means of ☒ physical presence or ☐ online notarization,  
this 1 day of August, 20 25,  
by George Edward Smith  
(name of person making statement)

(Signature of Notary Public)

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification ✓  
Type of Identification Produced: Dr-P

August 1, 2025

George E Smith, Jr.  
1530 Fox Grape Loop  
Lutz Florida 33558  
732-547-5427 (free between 10-12:15 and after 4:45)

Florida Commission on Ethics  
P.O. Drawer 15709  
Tallahassee, Florida 32317-5709

Re: Complaint Darrell Thompson

To Who It May Concern:

I am writing to inform you that Mr. Darell Thompson has spent \$8,510 of CDD community funds (see invoices attached) for his own personal gain. There has never been a board vote to authorize Mr. Thompson to spend these funds. The board informed Mr. Thompson not to contact the CDD lawyer and to cease spending community funds. Mr. Thompson spent \$8,510 all on his own. The board has made several motions and had multiple discussions over the months with Mr. Thompson explaining he has no authorization to spend community funds. Mr. Thompson has broken and abused his fiduciary responsibility by spending \$8,510 of unauthorized community funds.

As of today, Mr. Thompson has now given the CDD lawyer's e mail address to residents. This will ensure that the CDD district will incur more legal fees for his own personal gain.

All of my claims can be attested to by CDD district manager Patricia Thibault 407-221-9153.

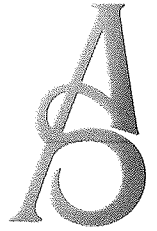
Sincerely

A handwritten signature in black ink, appearing to read "George E Smith Jr.", written in a cursive style.

George E Smith Jr.

# LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

c/o Anchor Stone  
255 Primera Boulevard, Suite 160  
Lake Mary, FL 32746



Board of Supervisors  
**Long Lake Ranch Community Development District.**

Dear Supervisors:

A Regular Meeting of the Board of Supervisors of the Long Lake Ranch Community Development District is scheduled for **Tuesday, July 8, 2025, at 6:00 P.M.** at the **Long Lake Ranch CDD, Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd., Lutz, FL 33558.**

The preliminary copy of the agenda for the meeting is attached. Additional support material will be distributed prior to the meeting.

If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

*Patricia Thibault*

Patricia Thibault  
District Manager

CC: Attorney  
Engineer  
District Records



**District: LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT**

**Date of Meeting:** Tuesday, July 8 , 2025

**Time:** 6:00 P.M.

**Location:** Long Lake Ranch Amenity Center,  
19037 Long Lake Ranch Blvd.,  
Lutz, FL 33558

**TEAMS:**

[LINK](#)

Meeting ID: 262 710 408 082 2

Passcode: 4zE6pg2z

**CALL IN:**

**+1 (323) 538-4434**

Phone conference ID: 109 118 130#

**Mute/Unmute: \*6**

## ***Agenda***

***Per Resolution 2013-35: Nothing herein shall be construed to prohibit the Presiding Officer from maintaining orderly conduct and proper decorum in a public meeting.***

***For the full agenda packet, please contact: [Patricia@AnchorStoneMgt.com](mailto:Patricia@AnchorStoneMgt.com)***

**I. Call to Order/ Roll Call**

**II. Audience Comments – (limited to 3 minutes per individual on agenda items)**

**III. Supervisor Comments**

**IV. Professional Vendor Presentations**

**A. Red Tree Landscape**

- ❖ Landscape Maintenance Report June 2025 EXHIBIT 1
- ❖ Assessment of Drip Line Project *(to be distributed)* EXHIBIT 2
- ❖ Top Choice Application \$5,000 EXHIBIT 3
- ❖ Tree Re-staking and Removal: Nightshade (2 removal) EXHIBIT 4  
\$1,300  
Re-Stake Maple Tree - \$750. Total = \$2,050
- ❖ Arborist Analysis – 1914 Nature View Drive EXHIBIT 5
- ❖ Viburnum Proposal - \$2,890 (see Exhibit 19)
- ❖ Discussion of Entrance Monument at Nightshade & Serenoa

**B. GHS Environmental Aquatic Maintenance Service Report**

**EXHIBIT 6**

4

### **C. District Counsel**

#### **❖ Discussion of District Counsel Invoices**

**EXHIBIT 7**

#### **❖ Discussion of Transition Status**

#### **❖ Board Direction - Access to Primrose Estates Research**

### **V. Amenity General Manager**

#### **❖ Consideration of Bridge Painting Project Proposal - Go With the Best Painters - \$8,709**

**EXHIBIT 8**

(see additional proposals listed as Exhibit 20 and Exhibit 21 below)

#### **❖ Discussion of Monument Track Lighting Repairs**

#### **❖ Cooper Pool Estimates for Repair**

##### **a. Repairs & Patch - \$195**

**EXHIBIT 9**

##### **b. Gas shock - \$306.42. The Vak Pak needs shocks to uphold**

**EXHIBIT 10**

#### **❖ Fence Repairs - Tampa Fence - Black Chain Fence Around Tennis Court - \$2,146**

**EXHIBIT 11**

#### **❖ Fence Repairs – Advanced Fence N More - \$950 (see exhibit 22)**

#### **❖ Discussion of Tennis Court Repairs & Pickleball Nets**

**EXHIBIT 12**

#### **❖ Discussion of Changes to Tennis Court Instructor Contract**

**EXHIBIT 13**

### **VI. Financial & Administrative Matters**

#### **A. Consideration for Acceptance of May 2025 Unaudited Financial Statements**

**EXHIBIT 14**

#### **B. Presentation of Check Details for May 2025**

**EXHIBIT 15**

#### **C. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on June 05, 2025**

**EXHIBIT 16**

#### **D. Discussion & Presentation of the Long Lake Ranch Reserve Study Analysis**

**EXHIBIT 17**

#### **E. Discussion of FY 2025-2026 Adopted Proposed Budget**

**EXHIBIT 18**

### **VII. Other Introduced Items**

#### **A. Red Tree – Consideration of Proposal for Viburnum Proposal - \$2,890**

**EXHIBIT 19**

**From Nature View Drive to Sun Lake Boulevard**

Date	Tkpr	TKPR Name	Client	Matte	Bill Num	Bill Date	Status	BL Hr	Direct Amt	Indirect Amount	Narrative
7/16/2024	6507	Eckert, Michael	12123	1	3440053	8/30/2024	B	0.1	\$42.50		Review claims from Thompson
7/16/2024	6510	Sandy, Sarah R	12123	1	3440053	8/30/2024	B	1.6	\$464.00		Confer with Thompson; conduct follow-up regarding same; follow-up regarding District records
7/23/2024	6510	Sandy, Sarah R	12123	1	3440053	8/30/2024	B	1.2	\$348.00		Review the Districts rules of procedure and public decorum policy; confer with Thibault regarding same; conduct research regarding same
7/19/2024	6510	Sandy, Sarah R	12123	1	3440053	8/30/2024	B	1.1	\$319.00		Review correspondence from Thompson regarding obstructed street signs; confer with Thibault regarding same; review correspondence from Thompson regarding dog park maintenance and senior citizen harassment
7/17/2024	6510	Sandy, Sarah R	12123	1	3440053	8/30/2024	B	0.4	\$116.00		Confer with Thompson
7/23/2024	5918	Samson, Clete	12123	1	3440053	8/30/2024	B	0.5	\$237.50		Research, analyze, and strategize issues related to workplace protections applicable to CDD
7/22/2024	6510	Sandy, Sarah R	12123	1	3440053	8/30/2024	B	0.3	\$87.00		Confer with Thibault regarding signage posting and security camera access
7/25/2024	6510	Sandy, Sarah R	12123	1	3440053	8/30/2024	B	2	\$580.00		Review correspondence from Thompson and confer with Thompson regarding signage posted on District property, order of protection, and public records request
8/26/2024	6510	Sandy, Sarah R	12123	1	3454161	9/27/2024	B	0.7	\$203.00		Confer with Thompson regarding public records request for video surveillance footage and request to reimburse District for District Counsel invoices
9/30/2024	6510	Sandy, Sarah R	12123	1	3470150	10/31/2024	B	0.7	\$203.00		Review request from Smith regarding the addition of an election complaint to October agenda; confer with Thibault regarding same
12/13/2024	5918	Samson, Clete	12123	1	3514002	1/28/2025	B	0.7	\$332.50		Receive and review correspondence related to EEOC complaint; confer with Sandy regarding same
12/13/2024	6510	Sandy, Sarah R	12123	1	3514002	1/28/2025	B	0.5	\$145.00		Review correspondence regarding EEOC employment discrimination complaint; conduct follow-up regarding same
12/16/2024	6510	Sandy, Sarah R	12123	1	3514002	1/28/2025	B	1.3	\$377.00		Review correspondence regarding EEOC complaint; confer with Jimenez, Samson, and Thibault regarding same
12/16/2024	5918	Samson, Clete	12123	1	3514002	1/28/2025	B	0.5	\$237.50		Review, analyze, and confer regarding EEOC complaint filed against CDD
12/17/2024	6510	Sandy, Sarah R	12123	1	3514002	1/28/2025	B	0.2	\$58.00		Confer with Townsend regarding EEOC filing
12/19/2024	6510	Sandy, Sarah R	12123	1	3514002	1/28/2025	B	1.9	\$551.00		Confer with Townsend regarding EEOC filing
1/2/2025	6510	Sandy, Sarah R	12123	1	3527967	2/28/2025	B	1.2	\$366.00		Confer with Clawson and Thibault; confer with Pellan; confer with Twomey
1/3/2025	6510	Sandy, Sarah R	12123	1	3527967	2/28/2025	B	2	\$610.00		Confer with G. Smith; conduct follow-up; review correspondence from Thibault related to unauthorized posting of signs, supervisor awards; correspond with Townsend
1/6/2025	6510	Sandy, Sarah R	12123	1	3527967	2/28/2025	B	1.4	\$427.00		Attend call with Townsend, Jimenez, Thibault, and Clawson; conduct follow-up regarding same
1/10/2025	6510	Sandy, Sarah R	12123	1	3527967	2/28/2025	B	0.8	\$244.00		Confer regarding cease and desist letter; conduct follow-up regarding same
1/8/2025	6510	Sandy, Sarah R	12123	1	3527967	2/28/2025	B	0.3	\$91.50		Conduct research on resolution regarding legal defense of board supervisors
1/6/2025	6510	Sandy, Sarah R	12123	1	3527967	2/28/2025	B	4.5	\$1,372.50		Travel to Board meeting; return travel
3/4/2025	6510	Sandy, Sarah R	12123	1	3564925	5/6/2025	B	1	\$305.00		Confer with Pasco County Sheriff's office; follow up regarding same
3/6/2025	6510	Sandy, Sarah R	12123	1	3564925	5/6/2025	B	2.1	\$0.00	\$640.50	Confer with Thibault regarding records request from Pasco County Sheriff's office and traffic enforcement agreement; conduct research regarding MPUD documents and development approvals for townhome right of ways
3/26/2025	6510	Sandy, Sarah R	12123	1	3564925	5/6/2025	B	0.5	\$152.50		Review correspondence regarding EEOC claim; confer with board regarding same
									\$7,869.50	\$640.50	\$8,510.00
The Delta											

**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 31, 2024

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3470150

Client Matter No. 12123-1

Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

Ms. Patricia Thibault  
Long Lake Ranch CDD  
Breeze  
Ste 2000  
1540 International Parkway  
Lake Mary, FL 32746

Invoice No. 3470150

12123-1

Re: General Counsel

## For Professional Legal Services Rendered

09/16/24	S. Sandy	0.50	145.00	Update and revise amenity rules
09/17/24	H. Hurley	1.00	175.00	Review and revise District amenity facility policies
09/18/24	H. Hurley	0.70	122.50	Review various documents pertaining to District
09/18/24	S. Sandy	0.20	58.00	Revise amenity facility policies
09/18/24	S. Sandy	0.10	29.00	Coordinate response to the Florida Office of Economic and Demographic Research's Water and Land Survey
09/23/24	S. Sandy	0.10	29.00	Facilitate response to Florida Department of Management Services' local government retirement plan survey
09/30/24	M. Eckert	0.30	127.50	Analyze FEC complaint
09/30/24	S. Sandy	0.70	203.00	Review request from Smith regarding the addition of an election complaint to October agenda; confer with Thibault regarding same

TOTAL HOURS 3.60

**KUTAK ROCK LLP**

Long Lake Ranch CDD

October 31, 2024

Client Matter No. 12123-1

Invoice No. 3470150

Page 2

TOTAL FOR SERVICES RENDERED

\$889.00

TOTAL CURRENT AMOUNT DUE

\$889.00



**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

September 27, 2024

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3454161

Client Matter No. 12123-1

Notification Email: eftgroup@kutakrock.com

Ms. Patricia Thibault  
Long Lake Ranch CDD  
Breeze  
Ste 2000  
1540 International Parkway  
Lake Mary, FL 32746

Invoice No. 3454161

12123-1

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Re: General Counsel

**For Professional Legal Services Rendered**

08/01/24	S. Sandy	0.60	174.00	Review correspondence from Hodge; confer with Pellan regarding same
08/09/24	S. Sandy	0.80	232.00	1.3 Review landscape RFP documents; confer with Hughes regarding same
08/09/24	D. Wilbourn	0.50	85.00	Update and revise landscape RFP
08/12/24	S. Sandy	1.30	377.00	Confer regarding outstanding Vesta invoices; prepare email to community regarding posting signage and statement regarding public decorum
08/12/24	D. Wilbourn	1.00	170.00	Update and revise landscape RFP
08/13/24	S. Sandy	0.50	145.00	Confer with G. Smith regarding request for supervisor request report
08/15/24	S. Sandy	0.40	116.00	Confer with Thibault and Hughes regarding landscape RFP
08/16/24	S. Sandy	0.10	29.00	Prepare form of anti-human trafficking affidavit

**KUTAK ROCK LLP**

Long Lake Ranch CDD  
September 27, 2024  
Client Matter No. 12123-1  
Invoice No. 3454161  
Page 2

08/20/24	S. Sandy	1.00	290.00	Confer with Thibault regarding HOA license agreement and landscape RFP; review correspondence from Thompson and confer with Thompson regarding same
08/26/24	S. Sandy	0.70	203.00	Confer with Thompson regarding public records request for video surveillance footage and request to reimburse District for District Counsel invoices
08/28/24	S. Sandy	0.20	58.00	Confer this Thibault regarding insurance requirements for HOA special events license agreement
08/30/24	S. Sandy	0.20	58.00	Confer regarding rescheduling of amenity facilities rule hearing
TOTAL HOURS		7.30		
TOTAL FOR SERVICES RENDERED				\$1,937.00
TOTAL CURRENT AMOUNT DUE				<u>\$1,937.00</u>

**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

August 30, 2024

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3440053

Client Matter No. 12123-1

Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

Ms. Patricia Thibault  
Long Lake Ranch CDD  
Breeze  
Ste 2000  
1540 International Parkway  
Lake Mary, FL 32746

Invoice No. 3440053

12123-1

Re: General Counsel

## For Professional Legal Services Rendered

07/08/24	S. Sandy	1.00	290.00	Review records received from Vesta; provide certain records to Breeze; confer regarding same
07/09/24	S. Sandy	0.40	116.00	Confer with Hughes regarding painting proposal; confer with Thibault regarding document transition
07/15/24	S. Sandy	0.50	145.00	Confer with Thibault regarding District records; review correspondence from Thompson
07/16/24	M. Eckert	0.10	42.50	Review claims from Thompson
07/16/24	S. Sandy	1.60	464.00	Confer with Thompson; conduct follow-up regarding same; follow-up regarding District records
07/17/24	S. Sandy	0.40	116.00	Confer with Thompson

MISSED

**KUTAK ROCK LLP**

Long Lake Ranch CDD

August 30, 2024

Client Matter No. 12123-1

Invoice No. 3440053

Page 2

07/19/24	S. Sandy	1.10	319.00	Review correspondence from Thompson regarding obstructed street signs; confer with Thibault regarding same; review correspondence from Thompson regarding dog park maintenance and senior citizen harassment
			MISSED	
07/22/24	S. Sandy	0.30	87.00	Confer with Thibault regarding signage posting and security camera access
07/23/24	C. Samson	0.50	237.50	Research, analyze, and strategize issues related to workplace protections applicable to CDD
07/23/24	S. Sandy	1.20	348.00	Review the Districts rules of procedure and public decorum policy; confer with Thibault regarding same; conduct research regarding same
07/24/24	S. Sandy	1.20	348.00	Confer with Thibault and Pellan; confer with Hughes regarding landscape RFP
07/25/24	S. Sandy	2.00	580.00	Review correspondence from Thompson and confer with Thompson regarding signage posted on District property, order of protection, and public records request
07/31/24	S. Sandy	2.40	696.00	Confer with Hughes regarding landscape project manual RFP; review amenity management agreement; correspond with Vesta regarding lack of amenity staff coverage
07/31/24	D. Wilbourn	0.40	68.00	Assist with preparation of landscape RFP
TOTAL HOURS		13.10		

**KUTAK ROCK LLP**

Long Lake Ranch CDD  
August 30, 2024  
Client Matter No. 12123-1  
Invoice No. 3440053  
Page 3

TOTAL FOR SERVICES RENDERED \$3,857.00

DISBURSEMENTS

Freight and Postage 23.60

TOTAL DISBURSEMENTS 23.60

TOTAL CURRENT AMOUNT DUE \$3,880.60

UNPAID INVOICES:

May 28, 2024 Invoice No. 3396024 5,214.54

TOTAL DUE \$9,095.14

**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

January 28, 2025

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3514002

Client Matter No. 12123-1

Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

Ms. Patricia Thibault  
Long Lake Ranch CDD  
Breeze  
Ste 2000  
1540 International Parkway  
Lake Mary, FL 32746

Invoice No. 3514002  
12123-1

---

Re: General Counsel

**For Professional Legal Services Rendered**

12/13/24	C. Samson	0.70	332.50	Receive and review correspondence related to EEOC complaint; confer with Sandy regarding same
12/13/24	S. Sandy	0.50	145.00	Review correspondence regarding EEOC employment discrimination complaint; conduct follow-up regarding same
12/16/24	C. Samson	0.50	237.50	Review, analyze, and confer regarding EEOC complaint filed against CDD
12/16/24	S. Sandy	1.30	377.00	Review correspondence regarding EEOC complaint; confer with Jimenez, Samson, and Thibault regarding same
12/17/24	S. Sandy	0.20	58.00	Confer with Townsend regarding EEOC filing
12/19/24	S. Sandy	1.90	551.00	Confer with Townsend
TOTAL HOURS		5.10		

**KUTAK ROCK LLP**

Long Lake Ranch CDD

January 28, 2025

Client Matter No. 12123-1

Invoice No. 3514002

Page 2

TOTAL FOR SERVICES RENDERED

\$1,701.00

TOTAL CURRENT AMOUNT DUE

\$1,701.00

**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

January 28, 2025

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3514002

Client Matter No. 12123-1

Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

Ms. Patricia Thibault  
Long Lake Ranch CDD  
Breeze  
Ste 2000  
1540 International Parkway  
Lake Mary, FL 32746

Invoice No. 3514002

12123-1

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Re: General Counsel

## For Professional Legal Services Rendered

12/13/24	C. Samson	0.70	332.50	Receive and review correspondence related to EEOC complaint; confer with Sandy regarding same
12/13/24	S. Sandy	0.50	145.00	Review correspondence regarding EEOC employment discrimination complaint; conduct follow-up regarding same
12/16/24	C. Samson	0.50	237.50	Review, analyze, and confer regarding EEOC complaint filed against CDD
12/16/24	S. Sandy	1.30	377.00	Review correspondence regarding EEOC complaint; confer with Jimenez, Samson, and Thibault regarding same
12/17/24	S. Sandy	0.20	58.00	Confer with Townsend regarding EEOC filing
12/19/24	S. Sandy	1.90	551.00	Confer with Townsend
TOTAL HOURS		5.10		



**KUTAK ROCK LLP**

Long Lake Ranch CDD  
January 28, 2025  
Client Matter No. 12123-1  
Invoice No. 3514002  
Page 2

TOTAL FOR SERVICES RENDERED \$1,701.00

TOTAL CURRENT AMOUNT DUE \$1,701.00