

*Lakeside Plantation  
Community Development District*

*Agenda*

*January 19, 2022*

# AGENDA

# *Lakeside Plantation*

## *Community Development District*

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219 East Livingston Street, Orlando, FL 32801  
Phone: 407-841-5524 – Fax: 407-839-1526

January 11, 2022

Board of Supervisors  
Lakeside Plantation  
Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Lakeside Plantation Community Development District will be held **Wednesday, January 19, 2022 at 6:00 p.m. at the Lakeside Plantation Clubhouse, 2800 Plantation Blvd., North Port, Florida.** Following is the advance agenda for the meeting:

- I. Roll Call
- II. Pledge of Allegiance
- III. Audience Comments on Specific Items on the Agenda (*Speakers will fill out a card and submit it to the District Manager prior to beginning of the meeting*)
- IV. District Engineer's Report
  - A. Consideration of Proposal for Stormwater Needs Analysis Report
- V. Unfinished Business
  - A. Ratification of Agreement with WTS International for Amenity Management Services
- VI. New Business Items
  - A. Consideration of Proposals for HVAC Preventative Maintenance
- VII. Business Administration
  - A. Approval of Minutes of November 3, 2021 and November 17, 2021 Meetings
  - B. Approval of Check Register
  - C. Balance Sheet and Income Statement
- VIII. General Audience Comments
- IX. Staff Reports
  - A. District Counsel
  - B. District Manager
    - i. Action Items List
  - C. Amenities Manager – Monthly Report
- X. Other Business
- XI. Supervisors' Requests
- XII. Adjournment

The balance of the agenda will be discussed at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tricia Adams", with a stylized flourish at the end.

Tricia Adams  
District Manager

Cc: Michael Eckert, District Counsel; Sarah Sandy, District Counsel; Andy Tilton, District Engineer; Brent Burford, District Engineer

Enclosures

## SECTION IV

# SECTION A



DATE: January 5, 2022

## PROFESSIONAL SERVICES AGREEMENT

BETWEEN

JOHNSON ENGINEERING, INC.  
(CONSULTANT)

AND

LAKESIDE PLANTATION COMMUNITY  
DEVELOPMENT DISTRICT  
(OWNER)

**PROJECT NAME:** Lakeside Plantation CDD Stormwater Management Needs Analysis

**Section:** 18 **Township:** 39 South **Range:** 22 East **County:** Sarasota  
**Latitude:** 27.0795858 **Longitude:** -82.144589 **Comments:** \_\_\_\_\_

### CONSULTANT CONTACT INFORMATION

**Project Manager:** Andy Tilton  
**Address:** 2122 Johnson Street  
**City:** Fort Myers  
**State/Zip:** Florida, 33901  
**Phone:** (239) 334-0046  
**Email:** atilton@johnsoneng.com

### OWNER CONTACT INFORMATION

**Bill to the attention of:** Tricia L. Adams, District Manager  
c/o Governmental Management Services  
**Billing Address:** 219 E. Livingston Street  
**City/State/Zip:** Orlando, Florida 32801  
**Phone:** (407) 841-5524 ext. 138  
**Cell:** (863) 241-8050  
**Email:** tadams@gmscfl.com

### SCOPE OF SERVICES (LIMITED TO THE FOLLOWING):

#### Background

The Florida Legislature passed House Bill 53 related to public infrastructure. A portion of it is shown below relating to stormwater and the requirement to create a 20-year needs analysis. Lakeside Plantation CDD is one of the special districts mentioned in Section (1) below.

403.9302 Stormwater management projections.

(1) The Legislature intends for each county, municipality, or special district providing a stormwater management program or stormwater management system to create a 20-year needs analysis.

(2) As used in this section, the term:

(a) "Facility" means any equipment, structure, or other property, including conveyance systems, used or useful in connection with providing a stormwater management program or stormwater management system.

(b) "Stormwater management program" has the same meaning as provided in s. 403.031(15).

(c) "Stormwater management system" has the same meaning as provided in s. 403.031(16).

(3) By June 30, 2022, and every 5 years thereafter, each county, municipality, or special district providing a stormwater management program or stormwater management system shall develop a needs analysis for its jurisdiction over the subsequent 20 years. In projecting such needs, each local government shall include the following:

(a) A detailed description of the stormwater management program or stormwater management system and its facilities and projects.

(b) The number of current and projected residents served calculated in 5-year increments.

(c) The current and projected service area for the stormwater management program or stormwater management system.

- (d) The current and projected cost of providing services calculated in 5-year increments.
- (e) The estimated remaining useful life of each facility or its major components.
- (f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.
- (g) The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.
- (4) Upon completing the requirements of subsection (3), each municipality or special district shall submit its needs analysis, as well as the methodology and any supporting data necessary to interpret the results, to the county within which the largest portion of its stormwater management program or stormwater management system is located. Each county shall compile all analyses submitted to it under this subsection into a single document and include its own analysis in the document. The county shall file the compiled document with the Secretary of Environmental Protection and the coordinator of the Office of Economic and Demographic Research no later than July 31, 2022, and every 5 years thereafter.
- (5) The Office of Economic and Demographic Research shall evaluate the compiled documents from the counties for the purpose of developing a statewide analysis for inclusion in the assessment due January 1, 2023, pursuant to s. 403.928.
- (6) This section applies to a rural area of opportunity as defined in s. 288.0656 unless the requirements of this section would create an undue economic hardship for the county, municipality, or special district in the rural area of opportunity.

#### Task 1 - Analysis

The CONSULTANT will assist the CLIENT the analysis required in 403.9302, Florida Statutes, Section (3) as requested by the Office of Economic and Demographic Research (EDR). Information will be collected by the CONSULTANT from own records and publicly available sources. Analysis of system components will be presented in a narrative format with exhibits as necessary to convey the information in an effective manner. A typical lifespan will be created for each asset along with the existing age and remaining lifespan. Replacement/retrofit costs will be developed for each asset acknowledging that actual asset life will vary from the typical. Revenue determinations (past, present, and future) will require assistance from the District Manager or designee.

#### Task 2 - Report

The CONSULTANT will compile the narrative, graphs, and tables from Task 1 and populate the spreadsheets created by EDR to be sent to Sarasota County before June 30, 2022. Sarasota County will be responsible to compile this report with others and their own information and transmit it to the EDR.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                     |                    |                    |                    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------|--------------------|--------------------|
| <b>FEE &amp; TYPE:</b>                                                                                                                                                                                                                                                                                                                                                                                                                            | Time & Materials (based on rate schedule in effect at the time service is rendered) | Lump Sum (LS):     | <b>\$15,240.00</b> | LS                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                     | Reimbursables:     | <b>\$50.00</b>     | T&M                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                     | <b>TOTAL FEES:</b> | <b>\$15,290.00</b> | <b>LS; T&amp;M</b> |
| <b>OWNER AUTHORIZATION:</b> I warrant and represent I am authorized to enter into this contract for professional services and I hereby authorize the performance of the above services and agree to pay the charges resulting there from as identified in the "FEE TYPE" section above. I have read, understand, and agree to the Standard Business Terms and Conditions, including Limitation of Liability, printed on page 3 of this Agreement. |                                                                                     |                    |                    |                    |
| Authorized Signature: _____ Date: <u>January</u> , 2022                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                     |                    |                    |                    |
| Typed Name & Title: _____                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                     |                    |                    |                    |

## STANDARD BUSINESS TERMS AND CONDITIONS

These Standard Business Terms and Conditions are attached to, and made a part of, Proposals and Agreements for services by Johnson Engineering, Inc. ("CONSULTANT").

**Standard of Care:** The Standard of Care for all professional engineering and related services performed or furnished by the CONSULTANT under this Agreement with the care and skill ordinarily used by members of the CONSULTANT's profession practicing under similar conditions at the same time and the same locality.

**Information from Owner:** OWNER to provide supporting information and extraordinary project considerations or special services, deeds, easements, rights-of-way, etc. needed for CONSULTANT to complete the Scope described herein.

**Cooperation with Other Consultants or Owner's Attorney:** Due to the various laws, rules and ordinances relating to projects of this nature, legal counsel may be required, which is excluded from this Agreement. OWNER is expected to retain an attorney as needed for advice and participation as a professional team member. OWNER will serve as project coordinator and be responsible for assuring the cooperation of consultants contracting directly with him.

**Permit and Application Fees:** OWNER shall pay all project-related fees including, but not limited to plan review, platting, permits, DRI, impact fees, etc.

**Termination:** This Agreement and obligation to provide further service may be terminated by either party upon 30 days written notice in the event of substantial failure by the other party to perform to the terms hereof through no fault of the terminating party.

**Billings and Payment:** Fixed fees shall be billed monthly for the project portion completed to the billing date, plus reimbursables. Time/Material/Expenses (TME) fees shall be billed monthly based on time, materials, and expenses incurred to the billing date, plus reimbursables. A T/M/E estimate, if provided, is for information purposes only. Actual fee may be more or less and based on the Rate Code Schedule in effect at the time services are rendered. Additional Services mutually agreed upon by CONSULTANT and OWNER shall be billed monthly based on time, materials, and expenses incurred to the billing date plus Reimbursables based on the Rate Code Schedule in effect at the time services are rendered. The continuous progress of CONSULTANT's service requires prompt payment. Payment is due within thirty days of the invoice date. Past due amounts shall include a late charge of 1% per month from said thirtieth day; and, in addition, wemay, after seven days' notice to OWNER, suspend services under this Agreement until we have been paid in full for all amounts due for our services and expenses. CONSULTANT is entitled to collect reasonable fees and costs, including attorney fees and interest, if required to obtain collection of any amount due under this Agreement by a court action or settlement without court action.

**Reimbursables:** Project-related expenses such as transportation, subsistence, long distance communications, postage, shipping, report, drawing, specification reproduction, and OWNER-authorized overtime shall be reimbursable. The amount payable for reimbursables will be the charge actually incurred by or imputed cost allocated by CONSULTANT therefore times a factor of 1.10.

**Taxes:** Any government imposed taxes or fees shall be added to the invoice for services under this Agreement.

**Renegotiation of Fees:** CONSULTANT reserves the right to renegotiate fixed fees on an annual basis to reflect changes in price indices and pay scales applicable to the period when services are, in fact, being rendered.

**Subconsultant:** Subconsultant contracts will be administered at a cost of 10% of the Subconsultant contract fee.

**Attorney Fees:** Should litigation arise related to services under this Agreement, the prevailing party is entitled to recover reasonable costs including staff time, court costs, attorney fees and related expenses.

**Legal Interpretations Clarified:** The work proposed herein is based on the services of a professional engineer, professional surveyor, professional land planner, and/or professional landscape architect, and does not constitute the rendering of legal advice or opinion. Interpretations of laws, rules, and ordinances are based solely on the professional opinion of the Design Professional. OWNER is advised to secure adequate legal counsel as needed for the project.

### Responsible Party:

PURSUANT TO §558.0035 FLORIDA STATUTE, THE CONSULTANT'S CORPORATION IS THE RESPONSIBLE PARTY FOR THE PROFESSIONAL SERVICES IT AGREES TO PROVIDE UNDER THIS

AGREEMENT. NO INDIVIDUAL, PROFESSIONAL EMPLOYEE, AGENT, DIRECTOR, OFFICER OR PRINCIPAL MAY BE INDIVIDUALLY LIABLE FOR NEGLIGENCE ARISING OUT OF THIS AGREEMENT.

**Project Delays:** The OWNER recognizes and agrees that various factors both within and without the control of Design Professional can operate to delay the performance of the work, the issuance of permits and licenses, and the overall construction of the project. The OWNER agrees that it shall not be entitled to any claim for damages on account of hindrances or delays from any course whatsoever including, but not limited to: the production of contract documents; issuance of permits from any government or agency; beginning or completion of construction; or performance of any phase of the work pursuant to this Agreement. Permitting is a regulatory function and CONSULTANT does not guarantee issuance of any permit.

**Budgetary Limitations:** It is necessary that OWNER advise CONSULTANT in writing at an early date if OWNER has budgetary limitations for the overall Project Cost or Construction Cost. CONSULTANT will endeavor to work within those limitations. If OWNER requests, CONSULTANT will submit to OWNER, as an Additional Service, opinions as to the probability of completing construction within OWNER's budget and, where appropriate, request an adjustment in the budget or a revision in the scope of services of the Project. CONSULTANT does not guarantee that opinions of probable cost will not differ materially from negotiated prices, fees or bids. If OWNER wishes greater assurance as to the probable construction costs, or if formal estimates are desired, an independent cost estimator should be employed.

**Excluded Services:** CONSULTANT will provide services including and limited to those described in the Scope of Services (Scope of Work). All other services are specifically excluded. Listed below are excluded services, unless otherwise specifically included in the Scope, which may be required or desired for the Project: Abstract of Title Review - Geotechnical Services - Materials Testing - Architectural Services - Hazardous Waste Assessments

**Mediation:** In an effort to resolve any conflicts that arise during the design or construction of the project or following the completion of the project, the OWNER and the Design Professional agree that all disputes between them arising out of or relating to this Agreement shall be submitted to non-binding mediation unless parties mutually agree otherwise.

**Betterment:** If CONSULTANT mistakenly leaves out of the Construction Documents, any component or item required for the Project, CONSULTANT shall not be responsible for the cost or expense of constructing or adding the component or item to the extent such item or component would have been required and included in the original construction documents. In no event will the CONSULTANT be responsible for any cost or expense that provides betterment, upgrades or enhances the value of the Project.

**Ownership of Instruments of Service:** All reports, plans, specifications, field data, and notes or other documents, including all documents on electronic media, prepared by the Design Professional as instruments of service shall remain the property of the Design Professional.

**Hazardous Materials:** Services related to asbestos, hazardous or toxic materials are excluded. OWNER shall provide a site that complies with applicable laws and regulations. CONSULTANT may, at its option and without liability for consequential or other damages, suspend services until OWNER retains specialist consultants to abate or remove asbestos, hazardous, or toxic materials.

**Entire Understanding:** This Proposal/Agreement represents the entire understanding between OWNER and CONSULTANT in respect to this Project and may only be modified in writing.

**Consultant's Limited Liability:** Notwithstanding any other provision of this Agreement and to the fullest extent permitted by law, the total liability, in the aggregate, of CONSULTANT and CONSULTANT's officers, directors, partners, employees, agents and CONSULTANT's Sub-Consultants, and any of them, to OWNER and anyone claiming by, through or under OWNER, for any and all claims, losses, costs or damages whatsoever arising out of, resulting from or in any way related to the Project, this Agreement, or any supplemental Agreements written or oral from any cause or causes, including but not limited to the negligence, professional errors or omissions, strict liability or breach of contract or warranty, express or implied of CONSULTANT or CONSULTANT's officers, directors, partners, employees, agents or CONSULTANT's Sub-Consultants or any of them, shall not exceed \$15,290.00.

## SECTION V

# SECTION A

**AGREEMENT BETWEEN LAKESIDE PLANTATION COMMUNITY  
DEVELOPMENT DISTRICT AND  
WTS INTERNATIONAL, LLC  
FOR AMENITY MANAGEMENT SERVICES**

**THIS AGREEMENT** (“Agreement”) is made and entered into this 5th day of November, 2021, by and between:

**LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, whose address is 219 E. Livingston St., Suite 320, Orlando, Florida 32801 (“District”), and

**WTS INTERNATIONAL, LLC**, a District of Columbia limited liability company, with offices located at 3200 Tower Oaks Blvd., Suite 400, Rockville MD 20852 (“Contractor” and, together with the District, “Parties”).

**RECITALS**

**WHEREAS**, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, *Florida Statutes*; and

**WHEREAS**, the District owns, operates, and maintains an amenity center that includes a swimming pool, a fitness room, and associated grounds and facilities (collectively, “Facilities” and individually, a “Facility”); and

**WHEREAS**, the District desires to retain an independent contractor to provide for operation and maintenance services for the Facilities; and

**WHEREAS**, Contractor has a background in the management and maintenance of recreation facilities and is qualified and willing to provide such management and maintenance services to the District in accordance with this Agreement; and

**WHEREAS**, the District desires to enter into a contractual relationship with Contractor to manage and maintain the Facilities and to provide other services as described in this Agreement and included in the scope of services attached hereto as **Exhibit A** and incorporated herein by reference (collectively, “Services”).

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

- 1. INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated herein and form a material part of this Agreement.
- 2. ENGAGEMENT OF SERVICES.** The District agrees to engage Contractor to provide the Services. This Agreement grants to Contractor the right to enter and use the Facilities for the

purposes and uses described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations while performing its obligations under this Agreement.

**3. SCOPE OF SERVICES.**

A. Amenity Center Management Services. Contractor shall provide Facility management services in accordance with the terms of this Agreement and the scope of Services set forth in **Exhibit A**.

B. Routine Facility Maintenance Services. Contractor shall provide routine facility maintenance services and appropriate staffing in accordance with the terms of this Agreement and the scope of Services set forth in **Exhibit A**.

C. Staffing. In order to provide the Services in accordance with the terms of the Agreement and scope of Services set forth in **Exhibit A**, Contractor shall provide, at a minimum, the staffing set forth in **Exhibit B** attached hereto and incorporated herein ("**Job Description and Schedule**").

D. Changes in Services. Should the District modify its staffing requirements related to the Services provided by Contractor under this Agreement, Contractor shall provide a revised proposal that reflects such modifications, whether they would result in a net increase or net decrease in the staffing requirements and/or in its corresponding compensation for the Services under this Agreement. If such revised proposal is accepted by the District, this Agreement, including any adjustments in the compensation, shall be amended accordingly as further provided hereunder.

E. Additional Services. Should the District desire to add additional services not provided in this Agreement, such additional services may be added upon mutual agreement by the Parties of the scope of services and corresponding compensation, as confirmed in a written addendum, addenda or amendments to this Agreement.

**4. COMPENSATION; TERM.**

A. As compensation for Services described in this Agreement, the District agrees to pay the Contractor an annual total equal to Two Hundred Seventy One Thousand One Hundred Fifty One Dollars and Four Cents (\$271,151.04) for Year 1 (as hereinafter defined) in accordance with the Fee Schedule as set forth in **Exhibit C**. If the Agreement is renewed, annual compensation for Services described in this Agreement for Year 2, Year 3, and Year 4 shall be as provided in accordance with the Fee Schedule as set forth in **Exhibit C**. Compensation for Services shall be payable in twelve (12) equal monthly payments, which for Year 1 shall be equal to Twenty Two Thousand Five Hundred Ninety Five Dollars and Ninety Two Cents (\$22,595.92) per month. Contractor shall invoice the District monthly for its services and the District shall pay invoices within thirty (30) days of receipt or otherwise in accordance with the Florida Prompt Payment Act.

B. This Agreement shall commence on December 1, 2021, and end November 30, 2022 ("Year 1"), unless terminated earlier in accordance with the terms provided herein. This Agreement shall automatically renew for three (3) additional, one-year terms ("Renewal Terms"), unless either party gives the other at least ninety (90) days written notice prior to the term expiration of the intent to not renew or unless the Agreement is terminated pursuant to its terms. If renewed, the Renewal Terms shall run as follows: (i) from December 1, 2022, and continue until November 30, 2023 ("Year 2"); (ii) from December 1, 2023, and continue until November 30, 2024 ("Year 3"); and (iv) from December 1, 2024, and continue until November 30, 2025 ("Year 4").

**5. GENERAL PROVISIONS.**

A. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District and in accordance with this Agreement. While providing the Services identified in this Agreement, Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services. Contractor shall use industry best practices and procedures when carrying out the Services.

B. Contractor shall promptly respond to any and all emergencies or problems related to the Facilities or District property, and shall report to the District Manager all known problems related to the Facilities or District property within seventy-two (72) hours.

C. Costs incurred by Contractor due to emergencies or at the written direction of the District shall be reimbursed to Contractor at cost. Such reimbursements shall be paid only in accordance with receipts for such costs provided to the District by Contractor.

D. Contractor shall provide, at no additional cost to the District, company uniforms to all personnel providing the Services. Contractor understands and agrees that office supplies shall be provided by the District in an amount not to exceed the District's adopted budget for such items, and should additional office supplies be needed, Contractor shall submit a written request to the District, and the District may approve or deny such request in its sole discretion.

E. Contractor shall obtain a minimum of three (3) competitive bids (if possible) on any recommended capital improvements in the future.

F. Patrons of the Facility shall pay the applicable hourly rate for temporary staffing services, such as after-hours private birthday parties and private facility rentals, the total price for which shall be due to Contractor prior to the commencement of such services.

G. The District shall be responsible for all normal operating expenses of its day-to-day operation. These include, but are not limited to, shipping and postage

expenses, utilities, office set up and equipment expenses, and mileage reimbursement expenses for District business and duties consistent with the District's policies and procedures.

H. Unless the District expressly directs otherwise in writing, Contractor, at the District's expense, shall timely apply for, obtain, and maintain all applicable permits, licenses, certifications, consents, and other approvals for the Services to be provided hereunder and from all governmental agencies which have jurisdiction over such services. Contractor, by applying for such permits, licenses, certifications, consents, and other approvals, does not in any way guarantee the approval of such applications. In the event an applicable permit, license, certification, consent, or other approval is not obtained for a particular Service, or a permit, license, certificate, consent, or other approval necessary for a particular Service is rescinded or revoked, Contractor shall immediately notify the District and shall not provide, and shall immediately abate the provision of, that Service.

I. Contractor and its personnel shall be familiar with, and comply with, all rules and policies (together, "Amenities Rules") adopted by the District relating to the Facility and provided to Contractor, and further shall ensure that all persons using the Facility are informed with respect to the Amenities Rules and ensure that said persons conform therewith. Contractor has the authority to have patrons, guests, and others who are failing to comply with the Amenities Rules removed from the Facility only to the extent such authorization is set forth in the Amenities Rules and only to the extent Contractor acts in a manner consistent with the Amenities Rules. Such incidents shall be reported promptly to the District.

J. Contractor shall provide assistance in managing and administering the District's website and newsletters to ensure prompt, convenient and accurate information is published at no additional charge to the District.

K. At the discretion of the District, Contractor may be provided and use a District-issued debit card and/or credit card to make purchases on behalf of the District for District-related business, within certain purchase limits defined by the District. If the District shall prefer instead to have Contractor make such purchases and then seek reimbursement by the District, the District agrees to reimburse Contractor for any sales taxes levied on such purchases.

L. Every attempt shall be made by Contractor to conduct periodic training and development of the on-site Contractor employees while on the District's property; however, on some occasions an employee may need to leave for training, appropriate certification classes, etc. that are conducted elsewhere besides on the District's property. Such absences shall be conducted in a manner that results in minimal-to-no impact on Contractor's day-to-day management of the District's amenities. Should such absences result in a shift not being covered by other Contractor staff, Contractor shall provide a commensurate credit to the District as further provided herein.

M. Contractor's on-site employees shall earn appropriate Paid Time Off ("PTO") benefits (such as vacation and "sick time") from Contractor, consistent with Contractor's standard policies and industry norms. Contractor shall ensure that appropriate operational support shall be provided to its on-site staff in the absence of the on-site Coordinator who is utilizing his or her PTO benefits. This shall be accomplished by Contractor's scheduling of appropriately trained and supervised on-site staff and every attempt shall be made by Contractor to adequately cover such absences.

N. In the event of an unexpected or unforeseen absence by on-site staff, every attempt shall be made by Contractor to provide alternate staffing and avoid any disruption of its amenity management services. However, staffing replacements cannot be reasonably guaranteed in each and every instance, due to either a lack of prior notice being provided to Contractor management and/or a lack of availability of suitable, local staffing substitutes. Should such absences result in a shift not being covered by other Contractor staff, Contractor shall provide a commensurate credit to the District as further provided herein.

O. The District agrees that during the term of this Agreement and for a period of one (1) year following the termination of this Agreement by Contractor without cause or expiration of this Agreement, the District will not solicit for hire any "Protected Person." A Protected Person shall mean an individual employed by Contractor to provide the Services to the District, including without limitation, the local manager and support staff, corporate representatives of Contractor, and other Contractor employees who supervise the operation of the District.

6. **INDEPENDENT CONTRACTOR.** In all matters relating to this Agreement, Contractor shall be acting as an independent contractor. Neither Contractor nor employees of Contractor, including lifeguards, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of Contractor, if there are any, in the performance of this Agreement. Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

In particular, the District will not: i) Withhold FICA (Social Security) from Contractor's payments; ii) Make state or federal unemployment insurance contributions on Contractor's behalf; iii) Withhold state or federal income tax from payment to Contractor; iv) Make disability insurance contributions on behalf of Contractor; or v) Obtain workers' compensation insurance on behalf of Contractor.

7. **COMMUNITY PROGRAMMING; SHARING OF REVENUES.** Specialty Services as described in Exhibit A shall be reasonably priced, with the objective of maximizing patron participation. The participants of these Specialty Services programs shall be charged directly by Contractor (or its subcontractors) for such Specialty Services. The District shall be entitled to ten

percent (10%) of all net program revenues for Specialty Services performed by Contractor and ten percent (10%) of all gross program revenues for Specialty Services performed by third-party vendors. The sharing of revenues contemplated in this paragraph is conditioned upon Contractor having the exclusive right to offer such Specialty Services at the Facility during the term of this Agreement, in accordance with District rules and policies. In the event that Contractor elects to use a third-party provider, Contractor shall ensure that a contract, in the form attached hereto as **Exhibit D**, is executed and in force between Contractor and any subcontractor. Notwithstanding anything to the contrary herein, Contractor shall be responsible for all acts or omissions of any subcontractor retained by Contractor pursuant to the terms of the Agreement, to the same extent as Contractor is responsible for its own acts or omissions. Further, the District reserves the right to require Contractor to replace any subcontractor for any or no reason.

**8. CARE OF THE PROPERTY.**

A. Contractor shall use all due care to protect the property of the District, its patrons, landowners and authorized guests from damage by Contractor or its employees or agents. Contractor shall timely notify the District of any known hazards or patent defects of the Facilities, ensure that such hazards or defects are isolated from Facility patrons for the avoidance of harm, and, when approved in writing by the District, coordinate the repair of such hazards or defects with qualified third parties. Contractor agrees to repair any damage resulting from the Services within five (5) business days. Any such repairs shall be at Contractor's sole expense, unless otherwise agreed, in writing, by the District.

B. Contractor shall promptly respond to any and all known emergencies related to the Facilities within twenty-four (24) hours and shall report to the District Manager all known problems related to the Facilities within seventy-two (72) hours. Costs incurred by Contractor due to emergencies or at the written direction of the District shall be reimbursed to Contractor at cost. Such reimbursements shall be paid only in accordance with receipts for such costs provided to the District by Contractor. For purposes of this section, "emergency" shall mean a sudden unexpected turn of events (for example, acts of God, riot, fires, floods, hurricanes, accidents, or any circumstances or cause beyond the control of the District in the normal conduct of its business), where the delay of waiting for a board meeting would be detrimental to the interests of the District. This includes, but is not limited to, instances where delay will likely cause significant damage to property or property loss or will create an undue hardship on the public health, safety, or welfare.

C. The District shall be responsible for the provision, cost, design, condition, safety, and specialized inspection, specialized maintenance and specialized repair of the systems, equipment and related facilities necessary for the Facilities to be operated in a manner consistent with a commercially reasonable duty of care towards Facilities patrons. Such systems, equipment and related facilities shall be defined as the "Building Systems." To the extent such systems are present within the Facilities, Building Systems include but are not limited to: first aid apparatus, ADA structural disability accommodations, code and regulatory compliance, slip resistant flooring in wet areas,

AEDs, lifeguards, furnishings, heating, ventilation, air conditioning, water, steam rooms, ceiling tiles and lights, elevator, escalator, telephone, electrical, plumbing, sanitation, laundry, and kitchen. Building Systems may be located within or outside the confines of the Facilities. District acknowledges that Contractor has not been engaged, and is not qualified, to provide specialized inspection, specialized maintenance or specialized repair to the Building Systems, and, unless caused by Contractor, shall not be held liable for: latent defects, code violations or deficiencies of the Facility, Property or Building Systems; or for harm to or claims made by any third party that are caused by latent defects, code violations or deficiencies of the Facility, Property or Building Systems. Notwithstanding the foregoing and as further provided in Exhibit A, Contractor shall be responsible for routine, non-specialized inspection and maintenance of the Facility such as the changing of light bulbs, tightening of screws, plunging of drains, mopping and keeping a broom-clean condition, and cosmetic landscaping, and for overseeing and managing specialized inspection, specialized maintenance, and specialized repair contractors engaged by the District.

**9. COMPLIANCE WITH GOVERNMENTAL REGULATIONS.** In providing the Services, Contractor shall use approved and effective chemicals and cleaning agents in strict compliance with state and federal environmental guidelines. Further, Contractor shall take any action necessary to promptly comply with any and all orders or requirements affecting the Facilities placed thereon by any governmental authority having jurisdiction. However, Contractor shall not take any action under this paragraph if the District is contesting or has affirmed its intention to contest any such order or requirement. Contractor shall promptly and in no event within more than seventy-two (72) hours notify the District in writing of all such orders or requirements.

All personnel performing any of the Services hereunder shall be certified in accordance with all applicable Florida law and regulations and shall be in full compliance with all relevant federal, state, and local laws, regulations and rules, including but not limited to American Red Cross, or similar-industry accepted, CPR, AED and first aid training. Contractor shall provide the District with documentation demonstrating compliance with this section if requested. Should Contractor fail to comply, or to demonstrate compliance, the District may immediately terminate this Agreement for cause. The Contractor shall be permitted to conduct all necessary training and certification classes, utilizing the District's Facilities, so long as it does not interfere with other contracted or scheduled events

**10. INVESTIGATION AND REPORT OF ACCIDENTS/CLAIMS.** Contractor shall promptly and in no event within more than seventy-two (72) hours provide a written report as to all accidents, injuries or claims for damage relating to the Facilities or related to the Services, including any damage or destruction of property, and shall cooperate and make any and all reports required by any insurance company, law enforcement agency or the District in connection therewith, unless otherwise the District's Board of Supervisors ("Board") expressly gives written direction to Contractor.

**11. TERMINATION.** The District shall have the right to terminate this Agreement upon delivery of written notice to Contractor of a "Contractor Default", defined as a material violation of any term, condition, or provision of this Agreement by Contractor, when such

violation continues for a period of thirty (30) days following Contractor's receipt of a written notice from District (the "Contractor Cure Period") setting forth the basis of District's assertion of a violation and the manner in which said violation may be cured within the Cure Period. After Year 1, District shall have the right to terminate this Agreement upon ninety (90) days' written notice without cause. Contractor shall have the right to terminate this Agreement upon delivery of written notice to District of a "District Default", defined as a material violation of any term, condition, or provision of this Agreement by District, when such violation continues for a period of thirty (30) days following District's receipt of a written notice from District (the "District Cure Period") setting forth the basis of Contractor's assertion of a violation and the manner in which said violation may be cured within the District Cure Period. In the event either Party terminates this Agreement, Contractor agrees to accept the balance due and owing on the effective date of the termination for the work performed up to that date. Upon termination, the Parties shall account to each other with respect to all matters outstanding as of the date of termination.

**12. INSURANCE.**

**A.** Contractor shall maintain throughout the term of this Agreement the following insurance:

(i) Workers' Compensation Insurance in accordance with the laws of the State of Florida.

(ii) Commercial General Liability Insurance covering the Facilities and operations with limits of \$1,000,000 (one million dollars) applicable to bodily injury, sickness, or death in any one occurrence and \$1,000,000 (one million dollars) for loss or damage to property in any one occurrence.

(iii) Employer's Liability Coverage with limits of \$250,000 (two hundred fifty thousand dollars).

(iv) Professional Liability Insurance with limits of \$1,000,000 (one million dollars).

(v) Auto Liability Insurance (all automobiles, owned, hired, or non-owned used in performance of the Agreement) with limits of \$1,000,000 (one million dollars).

**B.** The policies of insurance of general liability and professional liability referenced above include Blanket Additional Insured coverage for parties named pursuant to a written contract. Accordingly, this Agreement hereby names the District, its staff, consultants and supervisors as additional insureds. Coverage for additional insured shall apply as primary and non-contributing insurance before any other insure or self insurance, including any deductible, maintained by or provided to the additional insured. Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless

it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

C. If Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

### **13. INDEMNIFICATION.**

A. Obligations under this paragraph shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, fines, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interests or expenses all as actually incurred.

B. Contractor shall defend, indemnify, save and hold the District, and its supervisors, staff, and assigns ("District Indemnitees") harmless from all loss, damage, injury or any other claims, including all judgments, liens, liabilities, debts and obligations resulting from, arising out of, wholly or in part by, the acts or omissions of Contractor's officers, directors, agents, assigns or employees.

C. For purposes of this section, "acts or omissions" on the part of Contractor's officers, directors, agents, assigns or employees includes, but is not limited to, the operation and management of the Facilities in a manner that would require a permit, license, certification, consent, or other approval from any governmental agency which has jurisdiction over the operation and management of the Facilities, unless such permit, license, certification, consent, or other approval is first obtained by the Board or the Board has expressly directed Contractor in writing not to obtain, or fails to execute such permit license, certification, consent, or other approval.

D. To the extent allowed by applicable law (and only to the extent of the limitations set forth in Section 768.28 Florida Statutes), the District shall defend, indemnify, save and hold harmless Contractor and its supervisors, staff, and assigns ("Contractor Indemnitees") harmless from loss, damage, injury or any other claims, including all judgments, liens, liabilities, debts and obligations resulting from, arising out of, wholly or in part by the condition of the Building Systems or Facilities, except to the extent that such condition was caused by Contractor.

E. The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the parties shall be entitled, whether pursuant to some other provision of this Agreement, at law, or in equity.

The provisions of this Section 12 shall survive the termination or expiration of this Agreement.

14. **DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained herein shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

15. **ENFORCEMENT OF AGREEMENT.** In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings. The provisions of this Section shall survive termination of this Agreement.

16. **ENTIRE AGREEMENT.** This instrument, together with its attachments, shall constitute the final and complete expression of the agreement between the Parties hereto relating to the subject matter of this Agreement. In the event of any conflict between this Agreement and its Exhibits, this Agreement shall control.

17. **AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties hereto.

18. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of both Parties hereto, both Parties have complied with all the requirements of law, and both Parties have full power and authority to comply with the terms and provisions of this Agreement.

19. **NOTICES.** All notices, requests, consents, and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be delivered, mailed by Overnight Delivery or First Class Mail, postage prepaid, to the Parties, as follows:

A. **If to Contractor:** WTS International, LLC  
3200 Tower Oaks Blvd., Suite 400  
Rockville, MD 20852  
Attn: Barry Goldstein, CEO

B. **If to District:** Lakeside Plantation Community Development  
District  
219 E. Livingston St.  
Orlando, FL 32801  
Attn: District Manager

With a copy to: Kutak Rock LLP  
P.O. Box 10230  
Tallahassee, Florida 32302  
Attn: Sarah R. Sandy

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any Party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the Parties and addressees set forth herein.

**20. THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the Parties hereto, and no right or cause of action shall accrue upon or by reason of or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation or other entity other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and Contractor and their respective representatives, successors, and assigns.

**21. ASSIGNMENT.** Neither the District nor Contractor may assign this Agreement or any monies to become due hereunder without the prior written approval of the other. Any purported assignment without such written approval shall be null and void.

**22. CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The Parties agree that the exclusive venue for any action arising hereunder shall be in a court of appropriate jurisdiction in Sarasota County, Florida.

**23. PUBLIC RECORDS.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Tricia Adams ("Public Records Custodian")**. Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3)

ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, TADAMS@GMSCFL.COM, OR AT 219 E. LIVINGSTON ST., ORLANDO, FLORIDA 32801.**

**24. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement or any part of this Agreement not held to be invalid or unenforceable.

**25. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall not control or affect the meaning or construction of any of the provisions of this Agreement.

**26. COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

**27. NEGOTIATION AT ARM'S LENGTH.** This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement and received, or had the opportunity to receive, the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against any party.

**28. LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of immunity, release, or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, Florida Statutes, or other statute or law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

**29. SCRUTINIZED COMPANIES STATEMENT.** Contractor certifies that it is not in violation of section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate the Contract.

**30. E-VERIFY.** The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

**31. COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES.** The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

*[Signatures on next page]*

IN WITNESS WHEREOF, the Parties execute this Agreement the day and year first written above.

ATTEST:

**LAKESIDE PLANTATION  
COMMUNITY DEVELOPMENT  
DISTRICT**

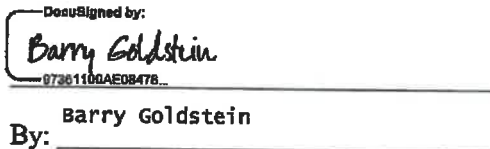
  
Secretary/Assistant Secretary

  
Chairperson, Board of Supervisors

WITNESS:

**WTS INTERNATIONAL, LLC**  
A District of Columbia Limited Liability  
Company

\_\_\_\_\_  
Witness

DocuSigned by:  
  
97361100AE08478...  
By: Barry Goldstein

\_\_\_\_\_  
Print Name of Witness

Its: CEO

- Exhibit A:** Scope of Services  
**Exhibit B:** Job Description and Schedule  
**Exhibit C:** Fee Schedule  
**Exhibit D:** Subcontract or Agreement for Program Services

## **EXHIBIT A**

### **SCOPE OF SERVICES**

The Contractor shall provide On-site Amenity Management Services for the District.

#### **1. GENERAL**

##### **1.1. General Overview**

Lakeside Plantation Community Development District (the “District” or “Owner”), located in Sarasota County, is a master planned community with amenities such as a community clubhouse, swimming pool, fitness center, billiard room, bocce court, pickleball/basketball court, playground, tennis court, and sidewalks throughout the community.

##### **1.2. Community Development Districts (CDD) Development**

The District is an independent unit of local government created and established in accordance with the Act. The Act was enacted in 1980 and is provided for in Florida Statutes Chapter 190. It provides a uniform method for the establishment of independent districts to manage and finance basic community development district services.

#### **2. GENERAL CONTRACTOR REQUIREMENTS AND PROCEDURES**

The Contractor shall meet the requirements and follow the procedures associated with all items in this Agreement. These general requirements and procedures are as follows:

##### **2.1. Operation Procedures**

The Contractor shall perform the basic services outlined within the Scope of Services at the hours and days requested by the Owner.

##### **2.2. Key Personnel**

All Work shall be managed and/or directed by key personnel identified in the proposal. Where applicable, the Contractor shall require certifications, training, etc. be secured and updated for all employees. Contractor shall provide one (1) Community Director/Amenity Manager who is knowledgeable of the Contractor’s daily activities when performed at the site. This Director shall serve as the point of contact between the Owner and Contractor. The Director shall be responsible for coordinating all scheduled services with the Owner. The Director shall be responsible for overseeing all amenity management administrative, maintenance, and recreational personnel, security attendants, landscape and pond maintenance contracts. Should a problem arise, the Community Director shall present the problem to the Owner for direction.

2.2.1. The Contractor shall provide staff for the following responsibilities:

Community Director/Amenity Manager, Office Management Staff, Lifestyle & Communications Staff, Tennis Personnel, and Maintenance Personnel

#### **2.2.2. Contractor's duties**

In addition to the responsibilities found in section 4 of this scope of services, the following duties are required of the Contractor:

Tactfully communicate with residents regarding issues handled by the Contractor

Investigate and resolve complaints and concerns from residents

Understand and ensure compliance with federal, state and local legislation relevant to Community Development District and planned communities

Assume responsibility for operations and routine maintenance of all amenities including, but not limited to community pool and spa, playground, fitness center, bocce court, tennis courts, pickleball/basketball court, billiard room, library and clubhouse

Assume responsibility for operations and routine maintenance of all common areas, sidewalks, fountains, parking areas, and storage areas

Assume responsibility for management of the security contract for common areas, parking areas, storage areas, amenities and clubhouse

All aspects of the product and supply ordering process in order to maintain all supplies at a proper level

Attend and speak at new resident orientation meetings or other community information meetings

Facilitate staff meetings to discuss upcoming events, District policies, personnel development and pertinent issues

Maintain contact with the Owner on an as needed basis

Coordinate all scheduled services with the Owner

Oversee the janitorial and specialized maintenance of clubhouse and amenities

Oversee and manage the landscape and pond maintenance contracts

Implement and maintain a safety program for the staff and residents

Deliver by mail or electronic mail all records to Owner

Gather feedback from residents and guests and create improvement plans based on feedback

Ensure accurate records (such as incident reports, accident reports, maintenance records) are maintained for insurance purposes

Oversee, manage, train and develop amenity management, recreational, and maintenance/janitorial personnel

Oversee all aspects of room rental process, including scheduling and planning, working with clients, drafting contracts, collecting fees, and gathering feedback from events

Oversee all aspects of tennis membership program including gathering fees, maintaining records, court scheduling, and promoting compliance with tennis policies

Work closely with resident organizations and volunteers for the planning and executing of social events

Interview and hire for certain recreational vendors or programs

Process all accounts payable and accounts receivable associated with District services

Layout, design and maintain tickets, seating charts and other activities materials as needed

Maintain promotional flyers and registrations at Club Office

Facilitate electronic news messages and electronic newsletters

Continuously monitor the facilities and amenities. Document and report incidents to the Owner

Maintain an online resident directory

Promote voluntary compliance with District policies. Facilitate progressive discipline for those who fail to abide by District policies

### **2.3. Personnel Dress Code**

The Contractor shall ensure that employees working on the Project shall wear uniforms or professional attire at all times. Clothing that expresses or implies obscene language or graphics, degrading or demeaning connotations, or in the opinion of the Owner is unsightly for any reason, shall be strictly prohibited. Contractor personnel shall wear proper attire at all times and shall wear footwear that conforms to safe work practices.

### **2.4. Personnel Conduct**

The Contractor shall enforce strict discipline and good order among its employees on the Project site. The Contractor shall ensure that its employees communicate and interact with the Lakeside

Plantation community and any other customer/party associated with the Lakeside Plantation Project are knowledgeable of the Project and the Services the Contractor is performing.

### **2.5. Safety Program**

The Contractor shall develop, implement, and maintain a safety program for its operations on the Project. That safety program shall include, at a minimum, a safety policy, safety rules, safety training, safety evaluations, safety operations, and procedures for accident investigations, providing and maintaining equipment safety features, and safety record keeping. It is mandatory all employees have adequate safety knowledge and demonstrate ability to abide by and promote the safety program.

### **2.6. Facility Location**

The Owner shall only provide office space on the Project site for the Contractor as part of this Scope of Services.

### **2.7. Document Control and Data Maintenance**

#### **Administrator's Records**

The Contractor shall keep accurate records of all incidences that occur while on duty, documents received, and if applicable, issued by this Contractor. The Contractor shall keep records of important passwords, vendor directory, maintenance checklists and other documentation important to the day to day operation of the District.

### **2.8. Liability Insurance**

Contractor shall, throughout the performance of its Services pursuant to this Agreement, maintain: Occurrence basis comprehensive general liability insurance (including a broad form contractual coverage) with minimum limits of \$1,000,000.00 respectively, protecting it and Owner from claims for bodily injury (including death) and property damage which may arise from or in connection with the performance of Contactor's Services from or out of any act or omission of Contractor, its officers, directors, agents, and employees.

## **3. COORDINATION**

The Contractor shall provide coordination with the Owner for all items associated with the requirements of this Agreement.

### **3.1. General Coordination**

The Contractor shall meet with the Owner on a regular basis. The schedule will be determined by the Owner but will likely be monthly. Those meetings shall serve as a forum for the exchange of information, identification of pertinent and critical issues, determination of an action plan and schedule for resolving those issues, review of schedule, and budget status. The Contractor shall

prepare the agenda for those meetings and submit it to the Owner two (2) working days prior to the date of each meeting. The Contractor shall record and distribute minutes of each meeting to all attendees within five (5) business days, as needed. The Owner shall provide the meeting location which may be a virtual meeting format.

In addition, Contractor shall provide a representative to attend the community meeting of the Lakeside Plantation Board of Supervisors. This representative shall be knowledgeable of this Project Scope and Scope of Services and shall be able to respond to any questions the Board may have as to the day-to-day activities at the Project site pursuant to this Agreement; moreover, prepare status reports for the Board per the timeline provided by the District Manager's office.

### **3.2. Contractor's Community Director**

Contractor shall designate a representative who will be responsible for overall supervision of the Contractor's work force on the Project and shall act as the single point of contact, on an as needed basis, between the Owner and the Contractor. This individual shall be responsible for overseeing all aspects of amenity management. The Community Director will supervise and facilitate vibrant resident lifestyle opportunities including an array of social, educational, recreational and wellness activities. High quality and timely communication with residents using electronic newsletter, electronic messaging, online resident directory and community meetings will be supervised by the Community Director. Maintaining a clean and safe environment and promoting compliance with District policies are of utmost importance. The Community Director is to ensure all staff and vendor efforts align with these goals.

## **4. SCHEDULED OPERATIONS**

### **4.1. Activities**

Contractor shall provide social, wellness, and entertainment activities on a weekly and monthly basis. The Contractor will be responsible for the research, production, scheduling, organization, promotion, and monitoring of a broad range of activities for the residents of the Lakeside Plantation community. At the end of each activity, the Contractor should gather feedback from participants. Contractor shall evaluate the effectiveness of each activity, compile, and implement improvement plans for future activities. The Contractor shall develop and design promotional flyers, seating charts and other materials for specific activities as needed. The Clubhouse Office will provide information, registration of activities and attend to the needs of residents. The Clubhouse Office staff should answer telephone calls, process incoming and outgoing mail and electronic mail for the community. A schedule of activities must be kept current for Lakeside Plantation and posted in proper locations within the community. There will be a monthly electronic calendar for the residents and included within the monthly electronic newsletter. Activity rooms will be scheduled, designed and setup prior to each activity. Staff should facilitate community meetings to present upcoming activities and community news. Staff should gather suggestions from residents for future activities and community improvements on a regular basis. Knowledge of the audio/video equipment is required; furthermore, training volunteers and staff to properly use the equipment is required. The Owner shall provide initial training of the audio/video equipment to the Contractor.

#### **4.2. Events**

The Contractor shall develop, schedule, promote, plan and facilitate all events for Lakeside Plantation. Events will include banquets, socials, parties, holiday activities, receptions, and other special events. At the end of each event, the Contractor should gather feedback and evaluate success of each event, staff and other resources; furthermore, compile, and implement improvement plans for future events. The Contractor shall develop and design promotional flyers, seating charts and other materials for special events as needed. Knowledge of the audio/video equipment in the clubhouse is required; furthermore, training volunteers and staff of the equipment is required. The Contractor will be responsible for ensuring that the Clubhouse and all amenities is secure and locked down on a nightly basis.

#### **4.3. Clubhouse Availability**

The Contractor will ensure that the Clubhouse will be open for residents and guests seven (7) days per week throughout the year, notwithstanding emergency situations. The Clubhouse Office will be closed on holidays including New Year's Day, Memorial Day, 4<sup>th</sup> of July, Labor Day, Thanksgiving and Christmas.

#### **4.4. Online Resident Directory & District Website**

The Lakeside Plantation online resident directory is the responsibility of the Contractor. The Contractor will supervise and maintain the content and technical aspects of the resident directory. The Contractor will assist with monitoring and updating the District website. The Owner shall provide initial training for the online directory to the Contractor.

#### **4.5. Monthly Electronic Newsletter and Electronic Message Blasts**

The Lakeside Plantation electronic monthly newsletter is the responsibility of the Contractor. The Contractor will supervise, design, edit, publish and maintain the content of the electronic newsletter. At all times the newsletter content should contain community amenity news, recreational programming information, community information, special events, and activities. In addition, the contractor is expected to maintain all the technical aspects of the newsletter while implementing new material, graphics and updating content. The Contractor must maintain a current mailing list of resident subscribers. A representative from the newsletter should attend community meetings, present ideas, share articles and attain information to be included in the newsletter. Electronic mail messages promoting activities, alerting residents to important maintenance news or other information that impacts residents at Lakeside Plantation will be sent as often as needed. All resident communications are expected to be free from grammar and spelling errors.

#### **4.6. Community Meetings**

The Contractor will schedule community information meetings. The purpose of these meetings is to highlight and outline the activities provided by Lakeside Plantation Community

Development District for the Lakeside Plantation residents. These meetings can also serve as an orientation time for new residents to the community. Contractor's staff should present activities and information about Lakeside Plantation, community events, and provide thorough and logical answers to resident questions. Representatives, when possible, should be available to present new programs within the community for residents to participate.

#### **4.7. Contract Management**

The Contractor will be solely responsible for managing the contracts of the Lakeside Plantation Community Development District to include the provision of security, pond maintenance, pool maintenance, landscape services and any other contract related to recreational services and maintenance at Lakeside Plantation Community Development District.

### **5. ADMINISTRATION/OPERATIONS**

The Administration and Operations program shall be kept up-to-date at all times by the Contractor. Revisions to the document shall be indicated by footnote on the revised pages. Revisions shall be distributed by the Contractor to all document holders.

The Contractor shall prepare draft copies of the document for review and comment by the Owner within ten (10) calendar days of the notice to proceed with the Services.

#### **5.1. Administration**

5.1.1. The administrative section of the document shall, at a minimum, address those functions, which are the responsibility of the Contractor related to all administrative matters generally described in the Scope of Services and as outlined below. Organizational charts for administrative management functions include key personnel names, job titles, electronic mail addresses, and phone numbers.

5.2. Policies and procedures related to the Contractor's program for communications with the Lakeside Plantation community relative to operations and customer service.

5.3. Personnel policies and procedures related to the Contractor's personnel performing services on the Lakeside Plantation site.

5.4. Maintenance Checklists including daily, weekly, monthly and annual maintenance requirements at Lakeside Plantation.

5.5. Hurricane and Severe Weather Preparedness Plan for community readiness.

5.6. Emergency Preparedness Plan to address natural or other disasters.

5.7. Vendor Directory including all necessary contact information for vendors providing supplies or services to the District.

## **6. RESPONSE TIME**

### **6.1. General**

The Contractor shall provide services or a response to the request for service within five (5) days of receipt, except as provided below. The following is general response time information and requirements for the Emergency Response Program to be developed, implemented, and maintained by the Contractor.

### **6.2. General**

The Contractor shall, on a timely and efficient basis, respond to any and all requests, and inspections, and observations, etc. stipulated in the Project Manual. The Contractor shall provide supervisory and operating personnel as required who shall be available on call 24 hours per day, 7 days per week to respond to emergency situations and attempt to correct any problems with any of the elements covered by this Agreement within a reasonable timeframe.

## **7. SPECIALTY SERVICES**

Contractor may provide the following specialty services (“**Specialty Services**”) consistent with Section 7 of the Agreement:

- Group Exercise Classes: including, but not limited to, instructor lead exercise classes, yoga, bootcamp, small group training, mat pilates.
- Aquatic Programming: including, but not limited to, private swim lessons, group swim instruction, aqua classes.
- Speciality Sports Programs: including, but not limited to, instructional soccer programs, softball, baseball, tennis and pickleball activities and programs.
- Personal Training Instruction
- Arts & Crafts Programs: including, but not limited to, youth and adult craft classes, painting instruction.

## **END OF SCOPE OF SERVICES**

## EXHIBIT B

### Job Description and Schedule

**Anticipated Staffing Structure:**

| <b>Job Title</b>                        | <b>Hours per week</b>                  | <b>Designation</b>        |
|-----------------------------------------|----------------------------------------|---------------------------|
| Amenity & Lifestyle Director            | 40                                     | FT-Salaried               |
| Resident Services Specialist Supervisor | 40                                     | FT-Hourly                 |
| Resident Services Specialist            | 40 in-season<br>35 off-season          | 2 PT-Hourly               |
| USTPA Tennis Pro/Maintenance            | As needed for lessons & court grooming | PT-Hourly for maintenance |
| Maintenance Supervisor                  | 40                                     | FT-Hourly                 |

In Season is defined as November-March and off-season is defined as April-October. Staffed hours for the amenity will consist of two seasons:

- In-Season (November-March): 68 total operating hours per week, allocated as follows:
  - Monday-Thursday 10am-9pm
  - Friday 10am-7pm
  - Saturday 10am-7pm
  - Sunday 12pm-6pm
- Off-Season (April-October): 63 total operating hours per week, allocated as follows:
  - Monday 10am-5pm
  - Tuesday-Saturday 10am-8pm
  - Sunday 12pm-6pm

Any reduction or expansion in total operating hours per week shall be implemented consistent with Section 3(D) and 3(E) of the Agreement, respectively.

**Exhibit C:  
Fee Schedule**

Year 1: \$271,151.04 yearly  
Year 2: \$284,708.04 yearly  
Year 3: \$298,980.00 yearly  
Year 4: \$313,929.00 yearly

Yearly fees are inclusive of payroll costs associated with the staffing structure identified in **Exhibit B** and include uniform costs, employee screening costs, employee recruiting costs, employee training costs, health benefits for full-time employees, management fee, insurance coverage as identified within the Agreement, corporate travel expenses, program registration software and Director cell phone stipend.

**Exhibit D:**  
**Subcontract or Agreement for Program Services**

**SUBCONTRACTOR AGREEMENT FOR PROGRAM SERVICES**

THIS AGREEMENT is made and entered into as of this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by and between:

\_\_\_\_\_, a \_\_\_\_\_, whose address is \_\_\_\_\_  
("Amenity Manager"); and  
\_\_\_\_\_, a \_\_\_\_\_, whose address is \_\_\_\_\_  
("Contractor").

**RECITALS**

**WHEREAS**, under contract with the Lakeside Plantation Community Development District ("District"), the Amenity Manager operates a community amenity center for the benefit of the community and the public; and

**WHEREAS**, the Amenity Manager desires to enter into a subcontract agreement with Contractor whereby Contractor will provide the following lessons, activities or programs ("Services"); \_\_\_\_\_; and

**WHEREAS**, Contractor represents that Contractor is qualified to provide the Services and desires to enter into an agreement with the Amenity Manager to do so in accordance with the terms and specifications in this Agreement;

**NOW, THEREFORE**, in consideration of the mutual covenants, promises and agreements contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties hereto, the Amenity Manager and Contractor hereby agree as follows:

1. **Recitals.** The Recitals set forth above are true and correct and are incorporated herein as a material part of this Agreement.

2. **Duties.** The scope of Services, and schedule for the Services, are as set forth in **Exhibit A**. Contractor shall:

- a. Coordinate Services directly with Amenity Manager's representative, or his or her designee;
- b. Ensure that only District Patrons and Guests, within the meaning of the District's Amenity Rules & Policies, participate in the lessons, activities or programs offered as part of the Services;
- c. Shall abide by the District's Amenity Rules & Policies, and shall notify the Amenity Manager in the event that any Patron, Guest or other person fails to abide by the Amenity Rules & Policies;
- d. Maintain the area where the Services are provided during Contractor's use of the amenities, including, but not limited to, ensuring cleanliness and debris-free condition;

- e. Be solely responsible for the means, manner, and methods by which its duties, obligations, and responsibilities are performed; and
- f. Maintain all necessary licenses, permits and other authority to provide such Services.

The Contractor agrees that it has obtained, read and understood the District's Amenity Rules & Policies. Among other provisions, the Contractor recognizes that all persons participating in lessons, activities or programs offered by the Contractor must be District residents, individuals who have paid the District's annual user fees, or guests of the foregoing.

3. **Care of Property.** Contractor agrees to use all due care to protect the property of the District, its residents, and landowners from damage, and to require any participants in its lessons, activities or programs to do the same. The Contractor agrees that it shall assume responsibility for any and all damage to the District's facility or lands as a result of Contractor's use under this Agreement which may be attributable to events other than ordinary wear and tear. In the event that any damage to the District's facility or lands occurs, the Contractor shall promptly notify the Amenity Manager. The Contractor agrees that the Amenity Manager may make whatever arrangements necessary, in its sole discretion, to promptly make any such repairs as are necessary to preserve the health, safety, and welfare of the District's lands, facilities, residents and landowners. The Contractor agrees to reimburse the District for any such repairs within thirty (30) days of receipt of an invoice from the Amenity Manager and/or District reflecting the cost of the repairs made under this section.

4. **Use of Amenities.** Contractor understands and agrees that, at the Amenity Manager's option, the Contractor may not have exclusive use of the amenity area where the lesson, activity or program is being provided by the Contractor, and instead may have access to only an area designated by the Amenity Manager. Contractor shall be responsible for ensuring that its lesson, activity or program sizes do not exceed the capacity of the amenities, and shall timely provide class size information to the Amenity Manager to assist with this determination. Further, the District, through the Amenity Manager, reserves the right to cancel any lesson, activity or program with no or limited notice to Contractor and for any or no reason.

5. **Professional Judgment.** Contractor represents that it is qualified to provide the Services and has all applicable licenses, certifications and other regulatory approvals or qualifications, consistent with industry standards. For those offering swim instruction, Contractor further represents that Contractor has the certification(s) as provided in section 514.071, *Florida Statutes*. Contractor shall maintain all required licenses in effect and shall at all times exercise sound professional judgment in providing the Services, including taking precautions for the safety of the attendees and others at the amenities. All minors participating in any lessons, activities or programs shall only be with the consent of a parent or guardian. The District shall in no way be responsible for the safety of any participant or other person while using District facilities. All such participants shall execute the District's form waiver agreement, and the Contractor shall be responsible for ensuring that participants have executed the form.

6. **Compensation.** The compensation for the Services is as set forth in Exhibit 1. Collection of the fees for the Services is as described in Exhibit 1. Contractor agrees to keep accurate records of the Services it provides, including the number of attendees, as well as any fees collected (if any), and the Amenity Manager and/or District may audit such records at any time.

7. **Term.** Unless terminated pursuant to the terms of this Agreement, this Agreement shall commence upon the date first written above, shall continue through September 30, 20\_\_, and shall automatically renew for one year periods ending September 30 of each year.

8. **Insurance.**

- a. Contractor shall maintain throughout the term of this Agreement the following insurance:
  - i. Workers' Compensation Insurance in accordance with the laws of the State of Florida.
  - ii. Commercial General Liability Insurance with limits of \$1,000,000 (one million dollars) applicable to bodily injury, sickness, or death in any one occurrence and \$1,000,000 (one million dollars) for loss or damage to property in any one occurrence.
  - iii. Employer's Liability Coverage with limits of \$250,000 (two hundred fifty thousand dollars).
  - iv. Professional Liability Insurance with limits of \$1,000,000 (one million dollars).
- b. The District and its staff, consultants, and supervisors shall be listed as certificate holders and additional insured parties on each such policy, and no policy may be canceled during the term of this Agreement without at least thirty (30) days' written notice to the District. Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement.

9. **Indemnification.** Contractor agrees to defend, indemnify, and hold harmless the District and its supervisors, officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute.

Obligations under this paragraph shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

10. **Independent Contractor.** The Contractor shall serve as an independent contractor of the Amenity Manager.

11. **Taxes.** The Contractor is responsible for paying income tax and self-employment tax, and the Amenity Manager will not withhold taxes from any compensation paid hereunder. Amenity Manager and District shall not be obligated to pay, and shall be immediately reimbursed by Contractor if Amenity Manager or District does pay, any taxes, including penalties or interest charges, levied or assessed by reason of any failure of Contractor to comply with the agreement, applicable laws or governmental regulations, and Contractor's defense, indemnification and hold harmless obligations set forth in paragraph 9 above extend to, among other things (and without intending to limit paragraph 9 in any way), the payment of any and all such taxes, penalties and interest.

12. **Sovereign Immunity.** Contractor further agrees that nothing in this Agreement between the parties shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute or law.

13. **Enforcement.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

14. **Third-Party Rights.** The District shall have third-party rights to enforce the provisions of this Agreement.

15. **Amendments.** Amendments to and waivers of the provisions contained in this agreement may be made only by an instrument in writing which is executed by both of the parties to this agreement.

16. **Controlling Law.** This agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida.

17. **Assignment.** Neither the Amenity Manager nor the Contractor may assign this Agreement or any monies to become due hereunder without the prior written approval of the other.

18. **Merger.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

19. **Public Records.** All records relating to this Agreement may be public records, and the Contractor agrees to comply with Florida law governing public records, including by responding to requests from the District and/or Amenity Manager for such records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is George S. Flint ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the

District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, TADAMS@GMSCFL.COM, OR AT 219 E. LIVINGSTON ST., ORLANDO, FLORIDA 32801.**

20. **Notices.** All notices, requests, consents and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or telecopied to the parties, as follows:

**If to Contractor:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**If to Amenity Manager:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**With copies to:**

Lakeside Plantation Community  
Development District  
219 E. Livingston St.  
Orlando, Florida 32801  
Attn: District Manager

Kutak Rock LLP  
P.O. Box 10230  
Tallahassee, Florida 32302

Attn: District Counsel

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be

extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for each of the parties may deliver Notice on behalf of the party counsel represents. Any party or other person to whom Notices are to be sent or copied may notify the other party and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the party and addressees set forth herein.

21. **Termination.** This Agreement may be terminated immediately by the Amenity Manager for cause, or upon 30 days' written notice by either party for any or no reason. Contractor shall not be entitled to lost profits or any other damages of any kind resulting from any termination by the Amenity Manager, provided however that Contractor shall be entitled to payment for any work provided through the effective date of termination, subject to any offsets.

**IN WITNESS WHEREOF**, the parties hereto have executed this Agreement to be effective as of the day and year first written above.

\_\_\_\_\_  
[Print Name of Witness]

\_\_\_\_\_  
By: \_\_\_\_\_

\_\_\_\_\_  
[Print Name of Witness]

\_\_\_\_\_  
By: \_\_\_\_\_

**ACKNOWLEDGED BY:**

**LAKE SIDE PLANTATION COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
District Manager

**Exhibit 1:** Scope, Schedule & Compensation

**Exhibit 1**  
**Scope, Schedule & Compensation**

***Services & Compensation.*** The Contractor shall provide the following type of Services, with the compensation as follows:

| Lesson, Activity or Program | Permitted - Fee to Patron | Contractor's Compensation |
|-----------------------------|---------------------------|---------------------------|
| Fitness Class ( )           |                           |                           |
| Yoga                        |                           |                           |
| Tennis Lesson               |                           |                           |
| Swimming Lesson             |                           |                           |
|                             |                           |                           |
|                             |                           |                           |

***Collection of Fees.*** Collection of fees from Patrons shall be done as follows:  
\_\_\_\_\_ Contractor shall directly collect any and all fees from Patrons, and remit any amounts above Contractor's compensation to the Amenity Manager; OR  
\_\_\_\_\_ Patrons shall make payment directly to the Amenity Manager or through a third-party service (e.g., Pay Pal).

***Schedule.*** The Contractor shall provide the Services on \_\_\_\_ an as needed basis at the request of the Amenity Manager OR \_\_\_\_ on the following schedule:

Agreed to by Contractor: \_\_\_\_\_ (Initials)

Agreed to by Amenity Manager: \_\_\_\_\_ (Initials)

Date: \_\_\_\_\_



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

11/12/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER  
HMS Insurance Associates, Inc.  
20 Wight Ave Suite 300  
Hunt Valley MD 21030

CONTACT NAME: Britany Nelson

PHONE: 443-632-3389

FAX: 443-632-3493

E-MAIL: bnelson@hmsia.com

ADDRESS: bnelson@hmsia.com

## INSURER(S) AFFORDING COVERAGE

NAIC #

INSURER A: Travelers Property Casualty Co. of America

25674

INSURER B: The Burlington Insurance Company

23620

INSURER C: Beazley Insurance Co., Inc.

37540

INSURER D: Fireman's Fund Insurance Company

21873

INSURER E: The Phoenix Ins. Co.

25623

INSURER F: Evanston Insurance Company

35378

INSURED  
WTS International, LLC  
3200 Tower Oaks Blvd  
Suite 400  
Rockville MD 20852

WTSINTE-01

## COVERAGES

CERTIFICATE NUMBER: 832830153

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATION MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE                                                                                                                                                                                                                                                                                                   | ADDL SUBR INSD WVD                             | POLICY NUMBER                    | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS                                                                                                                                                                                                                                       |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|----------------------------------|-------------------------|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A        | <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY<br><input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR<br><br>GEN'L AGGREGATE LIMIT APPLIES PER:<br><input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC<br>OTHER: |                                                | 6303G773880TIL                   | 10/1/2021               | 10/1/2022               | EACH OCCURRENCE \$1,000,000<br>DAMAGE TO RENTED PREMISES (Ea occurrence) \$1,000,000<br>MED EXP (Any one person) \$10,000<br>PERSONAL & ADV INJURY \$1,000,000<br>GENERAL AGGREGATE \$10,000,000<br>PRODUCTS - COMP/OP AGG \$2,000,000<br>\$ |
| A        | <input checked="" type="checkbox"/> AUTOMOBILE LIABILITY<br><input checked="" type="checkbox"/> ANY AUTO<br><input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS<br><input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY     |                                                | BA6N23658A                       | 10/1/2021               | 10/1/2022               | COMBINED SINGLE LIMIT (Ea accident) \$1,000,000<br>BODILY INJURY (Per person) \$<br>BODILY INJURY (Per accident) \$<br>PROPERTY DAMAGE (Per accident) \$<br>\$                                                                               |
| B        | <input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR<br><input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE<br>DED <input checked="" type="checkbox"/> RETENTION \$ n                                                                       |                                                | 600BED-4202-01<br>MKLV7EUE100558 | 10/1/2021<br>10/1/2021  | 10/1/2022<br>10/1/2022  | EACH OCCURRENCE \$5,000,000<br>AGGREGATE \$5,000,000<br>Excess Layer (5x5) \$5,000,000                                                                                                                                                       |
| E        | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY<br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)<br>If yes, describe under DESCRIPTION OF OPERATIONS below                                                                                                                              | Y/N<br><input checked="" type="checkbox"/> N/A | UB6N139625                       | 10/1/2021               | 10/1/2022               | <input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER<br>E.L. EACH ACCIDENT \$1,000,000<br>E.L. DISEASE - EA EMPLOYEE \$1,000,000<br>E.L. DISEASE - POLICY LIMIT \$1,000,000                                        |
| D        | Excess Liability \$15M x \$10M                                                                                                                                                                                                                                                                                      |                                                | USL014897213                     | 10/1/2021               | 10/1/2022               | Ea/Agg 15,000,000                                                                                                                                                                                                                            |
| A        | Liquor Liability                                                                                                                                                                                                                                                                                                    |                                                | 6303G773880TIL                   | 10/1/2021               | 10/1/2022               | Ea/\$1,000,000 Agg/ 10,000,000                                                                                                                                                                                                               |
| C        | Sexual Abuse/Molestation                                                                                                                                                                                                                                                                                            |                                                | W24A33200401                     | 10/1/2021               | 10/1/2022               | Each Claim/Agg 5,000,000                                                                                                                                                                                                                     |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Coverage: Medical/Spa Professional Liability, coverage included for Sexual Abuse/Molestation

Limit: \$5,000,000 each claim/\$5,000,000 aggregate

Deductible: \$5,000

Blanket Additional Insured

Policy No.: W24A33200401

Effective: 10/01/21 - 10/01/22

Carrier: Beazley

See Attached...

## CERTIFICATE HOLDER

## CANCELLATION

Lakeside Plantation CDD  
219 E. Livingston Street  
Orlando FL 32801

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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# **ADDITIONAL REMARKS SCHEDULE**

Page 1 of 1

|                                                 |                  |                                                                                                           |  |
|-------------------------------------------------|------------------|-----------------------------------------------------------------------------------------------------------|--|
| <b>AGENCY</b><br>HMS Insurance Associates, Inc. |                  | <b>NAMED INSURED</b><br>WTS International, LLC<br>3200 Tower Oaks Blvd<br>Suite 400<br>Rockville MD 20852 |  |
| <b>POLICY NUMBER</b>                            |                  | <b>EFFECTIVE DATE:</b>                                                                                    |  |
| <b>CARRIER</b>                                  | <b>NAIC CODE</b> |                                                                                                           |  |

## **ADDITIONAL REMARKS**

**THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,**  
**FORM NUMBER:** 25 **FORM TITLE:** CERTIFICATE OF LIABILITY INSURANCE

Coverage: Excess Professional Liability  
Limit: \$5,000,000  
Policy No.: LHZ785050  
Effective: 10/01/21 - 10/01/22  
Carrier: Landmark American Insurance

Coverage: Consultants Professional Liability  
Limit: \$1,000,000  
Deductible: \$5,000  
Blanket Additional Insured  
Policy No.: W24A33200401  
Effective: 10/01/21 - 10/01/22  
Carrier: Beazley

General Liability: Additional Insured, on a Primary Non-Contributory basis, Ongoing Operations, Completed Ops, and a Waiver of Subrogation, when required by written contract or agreement with the named insured.

Excess Liability: Additional Insured, on a Primary Non-Contributory basis, Ongoing Ops, and Waiver of Subrogation, when required by written and executed contract with the named insured.

Auto Liability: Additional Insured, on a Primary Non-Contributory basis and Waiver of Subrogation, when required by written contract or agreement with the named insured.

Workers' Compensation: Waiver of Subrogation via form WC 00 03 13 00 01, when required by written contract executed prior to loss.

Insurance Verification

## SECTION VI

# SECTION A

Proposal Date: 1/5/2022 (Valid for 60 days)

## Standard A/C Service & Maintenance Agreement

This Agreement is made by and between:

| Contractor:                                                                                                                   | Customer Location:                                                                                                                                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Cool Today/Plumbing Today/Energy Today<br>6143 Clark Center Ave.<br>Sarasota, FL 34238<br>Off: 941-921-5581 Fax: 941-923-3642 | Lakeside Plantation<br>2200 Plantation Boulevard<br>North Port, FL 34289<br>Off: (941) 423-5500<br>Email: <a href="mailto:manager@lakesideplantationcdd.com">manager@lakesideplantationcdd.com</a> |
| Herein after known as "Contractor"                                                                                            | Herein after known as "Customer"                                                                                                                                                                   |
| Billing address (if different than location):                                                                                 | above                                                                                                                                                                                              |

Contractor agrees to provide the services described in the attached schedules in accordance with the following terms and conditions:

**Schedule "A": Describes the level of service being provided by the Agreement.**

**Schedule "B": Describes the limit of liability and the terms and conditions.**

**Schedule "C": Describes the equipment covered by the Agreement.**

**Schedule "D": Describes the filter types and changes per year.**

### Payment Terms

- The service agreement price is **(\$1,012)** per year. You have the option of making the payment in full, semiannually, quarterly (choose one).
- The first payment is due on or before the day coverage begins **(TBD)**. Coverage shall continue for **(1)** year.

### Additional Terms

- Agreement covers **(3)** systems.
- This agreement includes **(2)** high quality preventative maintenance visits with filter changes per year as well as **(2)** additional visits for filter changes and drain line clearings. Belts are changed **(1)** time per year.
- A 10% discount will apply to **all type of service calls** including labor and materials to make repairs. Any remaining labor warranty and/or factory parts warranty will be processed through the factory until the warranty ends.
- Customer will get 24 hour priority service, 7 days per week with **NO** overtime charges

The schedules attached to the service Agreement constitute the entire Agreement between the Contractor and the Customer. The service Agreement remains the property of Contractor and is provided for the Customer's use only. This service Agreement is subject to management approval by Contractor. No waiver, change or modification of any terms or conditions shall be binding on Contractor unless made in writing and signed by authorized management of Contractor.

This annual agreement shall continue in effect from year to year unless either party gives written notice to the other of intention not to renew thirty (30) days before the anniversary date.

|                              |                       |                           |             |
|------------------------------|-----------------------|---------------------------|-------------|
| <u>Kenneth Bannister</u>     | <u>1/5/2022</u>       | _____                     | _____       |
| <b>Commercial Consultant</b> | <b>Date</b>           | <b>Customer Signature</b> | <b>Date</b> |
| <b>C:941-504-2538</b>        | <b>O:941-256-9409</b> |                           |             |

Job Name:

Agreement Number:

**SCHEDULE A****Performance Review**

A performance review is held with the Customer on an annual basis. Discussions include quality of work, and improvement suggestions. Items needing attention are addressed in a timely fashion.

**Reports**

Each completed service call is documented by a Contractor service report. This report is provided to the customer as evidence of the completed service showing each performed task.

**Scheduled Tasks**

The service program is designed to provide continuing maintenance on the equipment listed in schedule "C" of the Agreement. The tasks planned and scheduled are designed to provide for the long term care of the customer's equipment.

Each service visit will be scheduled and prepared by the Contractors dispatch system. The Contractor schedule includes specific tasks for each piece of equipment required to maintain the systems at peak efficiency.

**Maintenance**

The run-time, use and application of the piece of equipment determine the equipment service frequency. This information, along with manufacturer's recommendations and our experience assures the customer's equipment receives the most cost-effective maintenance in the industry.

**Repair and Replacement**

The Contractor invoices for all labor, travel and expenses to repair or replace worn or failed parts and for the parts and components separately from this Agreement. The service agreement includes consumable materials such as lubricants, grease, cleaners and clean-up materials. Replacement of parts and components is subject to the Owners approval and is invoiced separately from this Agreement.

**Emergency Service**

The Contractor is on call and can provide all labor, travel and expenses, parts and materials seven days a week twenty-four hours a day. Emergency Service is invoiced separately from this Agreement.

#### SCHEDULE A (Cont...)

|                                          |                                    |
|------------------------------------------|------------------------------------|
| MAINTENANCE                              | 10% OFF ELECTRIC/PLUMBING          |
| CLEAN (In Place) INDOOR AND OUTDOOR COIL | 10% DISCOUNT ON INDOOR AIR QUALITY |
| CLEAN or REPLACE FILTERS                 | NO OVERTIME CHARGES                |
| CLEAN CONDENSATE                         | SAME DAY RESPONSE                  |
| CHECK PRESSURES                          | HONOR MANUFACTURES WARRANTY        |
| CHECK COOLING TEMPERATURE                | DRAIN LINE GUARANTEE               |
| CHECK/ADJUST BLOWER COMPONENTS           |                                    |
| CHECK AIR FLOW                           |                                    |
| CHECK ELECTRICAL CONNECTIONS             |                                    |
| CHECK VOLTAGE AND AMPERAGE               |                                    |
| CHECK THERMOSTAT                         |                                    |
| LUBRICATE ALL MOVING PARTS               |                                    |

#### SCHEDULE B

##### Terms and Conditions

1. Contractor agrees to perform all work professionally and to furnish only materials of good quality.
2. The customer provides reasonable access to all areas and equipment, and allows Contractor to stop and start equipment as necessary to fulfill the terms of the Agreement.
3. All maintenance tasks will be performed during the Contractor's normal working hours.
4. The customer agrees to inform the Contractor immediately of problems found in the operation of the equipment.
5. The customer agrees to pay and be responsible for any additional gross amount of any present or future sales, use, excise, value-added, or other similar tax, however designated, applicable to the price, sale or delivery of any products, services or the work furnished hereunder or for their use by Contractor on behalf of the customer whether such tax shall be local, state, or federal in nature. **This will include but not be limited to the recovery, recycling, reclamation, handling and disposal of all refrigerants, and the additional costs incurred for refrigerant tax and/or increased costs due to shortages.**
6. Repair or replacement of non-maintainable parts of the system(s) such as, but not limited to, coils, heat exchangers, duct work, piping, shell and tube, unit cabinets, boiler refractory material, insulating material, electrical wiring, hydronic and pneumatic piping, structural supports and other non-moving parts, are not included in this Agreement.
7. If the equipment covered is altered, modified, changed or moved this Agreement may be adjusted accordingly or terminated.

##### Limitations of Liability and Indemnities

1. The Contractor is not be liable for damage or loss caused by delay in installation or interrupted service due to fire, flood, corrosive substance in the air, strike lockout, dispute with workmen, inability to obtain material or services, commotion, war, act of nature, or any other cause beyond Contractor reasonable control.
2. In no event, whether as a result of breach of contract, or any tort including negligence or otherwise is the Contractor or its suppliers, employees or agents liable for any special, consequential, incidental, or penal damage including, but not limited to loss of profit or revenues, loss of use of any products, machinery, equipment, damage to associated equipment, cost of capital, cost of substitute products, facilities, services or replacement

3 of 8

Commercial Line: **941-256-9409**

HVAC# CACO55539 Plumbing#CFC01428238 Electrical# EC13004000



power, down time costs, lost profits, or claims of Buyer's customers for such damages.

#### **SCHEDULE B** (Cont...)

3. **No other warranty expressed or other liability is given and no other affirmation of Contractor, by word or action, shall constitute a warranty. This warranty is expressly in lieu of any other express or implied warranty including any implied warranty of merchantability of fitness, and any other obligation on the part of Contractor.**
4. The Contractor's liability, if any, upon any warranty, either expressed or implied, is limited to replacement of defective materials and correction of faulty workmanship which is in violation of local, state, or federal building codes at the time of performance of the work by the Contractor.

Job Name

Agreement Number:

**SCHEDULE C**

## Equipment List

| Qty | Type       | Manuf.              | Model                                                                                                        | Location                                            |
|-----|------------|---------------------|--------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|
| 3   | Split Unit | Carrier<br>Champion | Unit 1: M: 38AKS016<br>S: 3800F34025<br><br>M: TC7B60<br>S: W1N8450947<br><br>M: TC7B3621SA<br>S: W1E8838442 | Condenser:<br>Ground<br><br>A/H:<br>Closet/Vertical |

Job Name:

Agreement Number:

**SCHEDULE D**

## Filter Services

| Qty | Type    | Size                     | Changes | Equipment Identifier      |
|-----|---------|--------------------------|---------|---------------------------|
| 10  | Pleated | 6- 16x25x2<br>4- 20x20x1 | 4x      | Inside Units/Filter Grill |

## Belt services

| Qty        | Belt size | Notes             |
|------------|-----------|-------------------|
| ON<br>FILE | ON FILE   | ALL BELTS ON FILE |
|            |           |                   |

## Split System Maintenance Requirements



| Part                         | Function                                                             | Tasks Required                                                                                                                                                                                                                                 |
|------------------------------|----------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Filter Section               | Removes Particles from the air                                       | Replace filters as needed                                                                                                                                                                                                                      |
| Fresh Air Damper(Economizer) | Provides source of outside air                                       | Check for proper operation<br>Adjust & calibrate<br>Lubricate bearings                                                                                                                                                                         |
| Return Air Damper            | Provides means of recirculating air                                  | Check for proper operation<br>Adjust & calibrate<br>Lubricate bearings                                                                                                                                                                         |
| Exhaust Air Damper           | Provides outlet for exhaust air                                      | Check for proper operation<br>Adjust & calibrate<br>Lubricate bearings                                                                                                                                                                         |
| Return & Supply Fans         | Circulates & returns air in the system<br>Distributes air into space | Lubricate bearings<br>Check for bearing wear<br>Clean dirt accumulation<br>Check drive couplings tighten<br>Check belts - replace<br>Check alignment of shaft<br>Check fan blade tightness                                                     |
| Return & Supply Fan Motors   | Provides energy source to rotate fans                                | Inspect starter coils<br>Inspect & clean contacts<br>Tighten all electrical connections<br>Check operating current & voltage<br>Check for vibration<br>Lubricate bearings<br>Check motor insulation resistance<br>Check motor mounts - tighten |
| Electrical Disconnect        | Safety shutoff for primary power to unit                             | Inspect & clean contacts<br>Check for proper operation                                                                                                                                                                                         |

### Split System Continued

| Part                   | Function                                                                                                                         | Tasks Required                                                                                                                                                                              |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Condenser Fan          | Moves air through condenser coil                                                                                                 | Clean dirt accumulation<br>Lubricate bearings<br>Check for bearing wear<br>Check drive coupling & belts<br>Adjust tightness of belts                                                        |
| Condenser Coil         | Converts refrigerant from high temperature, high pressure gas to low temperature, high pressure liquid<br>Provides heat transfer | Clean fin surfaces<br>Comb bent fins<br>Check for leaks<br>Check for corrosion                                                                                                              |
| Compressor             | Converts low temperature, low pressure gas to high temperature, high pressure gas                                                | Check refrigerant charge<br>Check crankcase heater<br>Check for oil & refrigerant leaks<br>Check oil level<br>Change oil as needed<br>Check for vibration<br>Observe operating temperatures |
| Zone Control Actuators | Operates zone dampers by space thermostat                                                                                        | Inspect for proper operation<br>Clean surfaces<br>Adjust as needed                                                                                                                          |
| Cooling Coil           | Provides cool surface for heat transfer in air                                                                                   | Inspect & clean surfaces<br>Comb bent fins<br>Check for corrosion & leaks                                                                                                                   |
| Burner Section         | Provides combustion control<br>Regulates fuel safety controls for heating section                                                | Perform draft & combustion test<br>Clean & inspect nozzles<br>Clean & inspect blower<br>Lubricate blower motor<br>Test safety controls                                                      |
| Heating Section        | Provides heat source for areas being served                                                                                      | Inspect & clean<br>Check for corrosion<br>Check for leaks                                                                                                                                   |





JAN 04, 2022

MAINT QUOTE

NAME: LAKESIDE PLANTATION CDD  
ADDRESS: 2200 Plantation Blvd  
North Port, FL 34289  
PHONE: 941-423-5500  
CELL: KRISTEN FRANKE  
E-MAIL: MANAGER@LAKESIDEPLANTATIONCDD.COM

3821B Tamiami Trail #112 Port Charlotte, FL 33952  
FL LIC# CAC1817824 941-916-0440



WE PROPOSE MAINTENANCE SERVICES FOR THE HEATING AND COOLING SYSTEMS AT THE CLUBHOUSE BUILDING FOR THE SUM OF \$100.00 PER UNIT AT THE FREQUENCY OF 2X A YEAR BY A NATE TRAINED CERTIFIED TECHNICIAN.

THIS IS FOR ALL COMMERCIAL AND RESIDENTIAL UNITS AT YOUR CLUBHOUSE. FILTERS WOULD BE INCLUDED (NO CHARGE) WITH THE 'CHAMPION RESIDENTIAL STYLE UNITS' BUT THE LARGER COMMERCIAL UNITS THEY WOULD BE BILLED OUT AT OUR COST + 15% MARKUP.

WE ARE A CHAMPION DEALER SO THE RESIDENTIAL STYLE UNITS WOULD BE COVERED BY JOHNSON CONTROLS PARTS WARRANTY AND WE WOULD FILE FOR ANY WARRANTY CLAIMS DIRECTLY WITH CHAMPION.

SERVICE CALLS (NORMAL HOURS) WOULD BE BILLED OUT AT \$59.95 7 DAYS A WEEK  
CALLS OUTSIDE THE HOURS OF 7-5 PM WOULD BE A FLAT FEE OF \$100.00 PLUS PARTS  
ANY PARTS CONSUMED DURING THE PM VISITS WOULD BE OUR COST PLUS 15%

THE LABOR RATE FOR REPAIRS IS \$75/HR FOR A TECHNICIAN (WHILE ON SITE- NO TRAVEL FEES)  
THERE IS NO LABOR FEE INCREASE FOR AFTER HOURS OR WEEKENDS.

WWW.AIR360HEATINGANDCOOLING.COM PHONE : 941-916-0440 FAX: 941-237-4098 FACEBOOK AIR 360 HEATING AND COOLING

STANDARD LABOR RATE : \$ 75.00 HR PER TECH , SERVICE CALL BASE RATE \$59.95 EACH CALL UNLESS UNDER PLAN. REPAIRS ARE COVERED UNDER OUR 30 DAY WARRANTY UNLESS NEGLIGENCE OR ACT OF GOD IS CAUSE OF RETURN CALL. NEW EQUIPMENT IS COVERED FOR 1 YEAR AFTER INSTALLATION OR MORE IF MANUFACTURER WARRANTS SUCH.

**TERMS: 75% DEPOSIT FOR EQUIPMENT 24 HOURS BEFORE INSTALLATION, FULL BALANCE DUE UPON COMPLETION**  
If collection is necessary, customer agrees to pay reasonable attorney's fees plus court costs. Signee hereby affirms that they have the authority to order the work that has been completed as outlined above. It is agreed that the seller will retain title to any equipment or material that has been or may be furnished until final payment has been made and if payment is not made it is agreed that the seller shall have the right to remove the equipment or material and AIR 360 Heating and Cooling, LLC will be held harmless for any damages resulting from the removal thereof due to a non-payment related issue.  
Materials or parts warranties are subject to manufacturer's established warranty policies. Improper maintenance, acts of god, rodent infestation, misuse or abuse of the equipment will void all claims of Warranty for work and equipment provided by AIR 360 Heating and Cooling, LLC. No other warranties exist other than the warranties provided by the manufacturer or specific warranties stated above. AIR 360 Heating and Cooling, LLC has the sole determination of any or all warranty claims. By signing both acceptance and installer sign off signee does hereby affirm acceptance with all terms stated and certifies complete satisfaction and total completion of work associated with this installation.

NO HOLDBACKS ON COMPLETION PAYMENTS FOR SPECIAL ORDER ITEMS OR CUSTOM SHEET METAL WORK LIKE SHROUDS, HANGERS, OR SUPPORTS. FULL BALANCE DUE UPON COMPLETION OF WORK. 'UNIT OPERATION IS CONSIDERED COMPLETE'



|               |    |
|---------------|----|
| INVOICE TOTAL | \$ |
|               | \$ |
|               | \$ |
|               | \$ |
|               | \$ |

CUSTOMER PROPOSAL ACCEPTANCE SIGNATURE:

DATE :

CUSTOMER INSTALLER INITIALS :

PERMIT NUMBER:

INSTALL DATE:

## SECTION VII

# SECTION A

MINUTES OF MEETING  
LAKESIDE PLANTATION  
COMMUNITY DEVELOPMENT DISTRICT

The recessed meeting of October 20, 2021 of the Board of Supervisors of the Lakeside Plantation Community Development District was reconvened on Wednesday, November 3, 2021 at 6:00 p.m. at the Lakeside Plantation Clubhouse, 2800 Plantation Boulevard, North Port, Florida.

Present and constituting a quorum were:

|                  |                     |
|------------------|---------------------|
| Joe Szewczyk     | Chairman            |
| Pina Chichelli   | Vice Chair          |
| Alan (Bud) Sabol | Assistant Secretary |
| Bill Roumy       | Assistant Secretary |
| Bonnie Benjamin  | Assistant Secretary |

Also present:

|                                 |                   |
|---------------------------------|-------------------|
| Tricia Adams                    | District Manager  |
| Sarah Sandy <i>(by phone)</i>   | District Counsel  |
| Brent Burford <i>(by phone)</i> | District Engineer |
| Courtney Sears                  | Vesta             |
| Alex Murphy                     | WTS International |
| Residents                       |                   |

*\*\*\*Due to a technical issue with the audio, the beginning of the meeting was based on District Manager notes. The recording commenced during the Second Order of Business.\*\*\**

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Adams called the meeting to order at 6:00 p.m. and called the roll. A quorum was present.

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

The pledge of allegiance was recited.

**THIRD ORDER OF BUSINESS**

**Audience Comments on Specific Items on the Agenda** *(Speakers will fill out a card and submit it to the District Manager prior to beginning of the meeting)*

Resident (Donna Keller, Savannah Drive) commented to the Board.

**FOURTH ORDER OF BUSINESS**

**Unfinished Business**

There being none, the next item followed.

**FIFTH ORDER OF BUSINESS**

**New Business Items**

**A. Consideration of Agreement for Amenity Management Services**

*\*\*\*The recording commenced.\*\*\**

Ms. Adams: We are here today to consider the agreement for Amenity Management Services. At the October meeting, Board Members reviewed proposals from three different service providers. Ultimately, WTS International, LLP (WTS) was ranked as the number one proposer for Amenity Management Services. Staff was directed to work with WTS in order to update the Amenity Management Service Agreement. That agreement has been drafted by District Council and it's also been reviewed by WTS. I believe we're in a position where both WTS and District Council feel that each party is well represented in the agreement. Earlier today, we circulated a clean copy of the agreement to Board Members. That is printed out and placed before you. District Council is on the phone and is going to walk Board Members through the pertinent sections of the agreement and seek Board Member input as it relates to the agreement, in particular, the staffing schedule, hours of coverage and the proposed costs. Sarah, do you want to go ahead?

Ms. Sandy: Yes. Board Members, if you would like, let me know which items you'd like to discuss first. I can speak to some of the revisions on the contract language first or we can discuss in terms of the hours they provided and the job description. I think those are the items that the Board is going to have likely more input on. That's probably, I would think, where the Board would like to start.

Mr. Szewczyk: I would agree, because the first bunch of pages are, sorry, a bunch of legalese.

Ms. Sandy: Exactly. There are a few things that I want to point out to the Board on those items. In the electronic copy are Exhibits B and C, which are Pages 23 and 24, if the Board would turn to those pages. These are the conditions, the job titles, hours and the schedule for in-season and off-season. They feel that they can provide and sufficiently staff the Amenity Center for the pricing that is shown in Exhibit B. Year 1 starts at about \$271,151.04. Year 2 increases to just above \$284,000. Year 3 increases to \$298,980 and in Year 4 it increases to \$313,920. You can see increases each year. Once they get in position and settled, the Board is anticipating that they would revisit the security access and use that in order to readjust some of the office hours that we have shown in Exhibit B. I guess I will stop there to see if the Board has any questions or input on Exhibits B or C.

Mr. Roumy: I think you have jumped to the exhibits without talking about the general provisions. I have a problem with the provisions.

Ms. Sandy: As I was saying at the onset, I asked if the Board Members wanted to talk about the legal provisions throughout the contract first or if you wanted to specifically talk about the Scope of Services and the fee. The fee is provided because I thought that the Board would want to start there. Then we'll revisit the various legal provisions throughout the contract.

Mr. Roumy: Are we obligated to a four-year contract?

Mr. Szewczyk: No. This is a year to year and those are the proposed increases should we renew the following year.

Ms. Sandy: Correct. One thing that is a little bit different than most of your contracts, in terms of the termination provision, WTS did ask that we give them essentially a year to get into place and get a feel for the District, what works and what does not work and try and make adjustments. Due to that, they feel like they need at least a year. So, in terms of the termination provision, I was going to discuss that in a little more detail later, they have asked that during the first year, that the District only have the right to terminate the contract for cause. So, if there was a material violation of a term of the contract, then the District can terminate it with a 30-day notice to give the chance to cure whatever breach was made. After that first year, then the District has a right to terminate the contract without cause with a 90-day written notice.

Mr. Roumy: Okay, let's assume that we've got the security system in place. Will the numbers go down or if we eliminate positions will the number go down or we are stuck with that \$271,151.04?

Ms. Adams: I think what you're asking is if we have access control for the amenities and the office hours are reduced, would there be a commensurate reduction in the compensation? The answer is yes.

Mr. Roumy: I didn't see it in the contract at all.

Ms. Sandy: We can add the provisions if the Board wanted to reduce the hours. The way they had presented their fee isn't an all-in fee. They would not be turning in payroll and hours along with their invoice. Because they are providing 68 total operating hours during in-season and 63 total operating hours off-season. They would be charging that amount even if we wanted to have an amendment after the fact that we paid out some of those hours that we're asking for to reduce the overall fee. I think we can do that after the one year, as it's currently written, but at some point in time, I think we have to ask them.

Ms. Adams: Yeah. Sarah, in reviewing section three, the Scope of Services as it relates to Paragraph D, Changes in Services. Right now, it gives the contractor to propose in writing a revised proposal that reflects modifications in staffing requirements related to the services. Would that cover what we're talking about or can that section be perhaps modified to either read, *"Mutual Agreement"* or *"The District or the contractor shall modify staffing requirements in writing based on mutual agreement?"*

Ms. Sandy: I'll look at it because I want to make it clear in our conversations with WTS on that point.

Ms. Adams: Okay.

Ms. Sandy: Is that the Board's direction?

Ms. Adams: Yeah. There are a few steps between now and then. The Board has not approved the implementation of an access control system, so that would be the next step and it would likely not happen until probably the second quarter of the new calendar year, realistically, based on how backed up security vendors are right now.

Mr. Roumy: Is the vendor represented here tonight?

Ms. Adams: Yes.

Ms. Murphy: Hi.

Mr. Roumy: I'm sorry.

Ms. Murphy: It's okay.

Mr. Szewczyk: I think, looking at the overall agreement, I can understand WTS wanting to protect themselves as far as the termination part because they're about to throw a bunch of resources and money into something. Under the old contract where you could get rid of somebody with 30-day notice without cause, I can understand them wanting a little protection on that side. I feel that having that year of protection, because they can still be terminated with cause within that time, if we're looking for room, that allows us some room if things aren't working out. Okay. So, that part of it I thought was very fair. Can we go back to Exhibits B and C and work through there?

Ms. Murphy: Yes.

Mr. Szewczyk: Then go back to the legalese part of it like we originally agreed that we were going to do. We can see the hours on Exhibit B, the positions and the office hours. We projected these office hours based on the next step of having an access control system here, which will free up people from having to walk the grounds. Because people won't have access to these things without their card and allowing them to work on things within the office, activities, etc. Our setup and what we're looking at here as far as positions, that is kind of what we were thinking the way that we would want it along with the access control system. It's got to be one step followed by the next and I think one following the other, this setup will work. We won't need the staffing in the office just to be looking out to see people using our facilities that don't belong there because that will be taken care of through the control.

Ms. Adams: Mr. Chairman, for the benefit of the audience, would you like for me to walk through the proposed office coverage hours?

Mr. Szewczyk: Sure.

Ms. Adams: So, what's proposed in the agreement right now is that during peak season, which is considered November through March, Monday through Friday, the office would be open from 10:00 a.m. to 9:00 p.m. Friday and Saturday, the office would be open from 10:00 a.m. to 7:00 p.m. and Sunday, the office would be open from Noon to 6:00 p.m. During off-season hours, April through October, the office would be open on Mondays from 10:00 a.m. to 5:00 p.m., Tuesday through Saturday from 10:00 a.m. to 8:00 p.m. and Sundays from Noon to 6:00 p.m. That's the proposed office hours, just so the audience has a sense of that.

Mr. Szewczyk: Are there any other questions regarding Exhibit B? Questions or comments?

Ms. Adams: Mr. Chairman, would you like to get comments from WTS? We have Ms. Alex Murphy here from WTS.

Ms. Murphy: Hi. My only comment was just going to be that, obviously we're locked into a number of hours, but open to shifting those hours, should the Board have suggestions for that.

Ms. Chichelli: That's where I was going to make a comment. I understand that some of the people have water aerobics. So, I don't know how that's going forward.

Ms. Adams: There may be opportunities for cross training with the maintenance staff who opened the building to also start an audio tape. There may be other opportunities that we need to adjust along the way.

Mr. Roumy: Since there's no one around from 8:00 a.m. to 10:00 a.m., can we give the responsibility of the maintenance personnel to check on people and ask them for their credentials if possible?

Mr. Szewczyk: Well, I don't see that happening at the beginning. I mean, have you walked the grounds? We have a lot of a little maintenance things that need to be done around here and I think the new maintenance person has to jump on those things.

Mr. Roumy: I mean if you see someone in a pool that doesn't belong you would go and ask them. It's not going to take him away from his job. If he sees someone playing tennis at 8:00 a.m. that doesn't belong here, it takes him two minutes to go and ask him for credentials.

Mr. Szewczyk: But again, okay. We have a new company coming in with the idea of having control access happening. It can't all happen at once.

Mr. Roumy: Yeah, but in the meantime, I'm talking about until we get the access control.

Mr. Szewczyk: I think part of the problem we've had in the past is that our maintenance guy has had to be sitting in the office covering things while other things were going on. The maintenance guy has to be doing maintenance.

Mr. Roumy: Well, I disagree with you but it's okay.

Mr. Szewczyk: So, we can agree to disagree.

Mr. Roumy: Well, I mean if the guy is here and someone is in the pool.

Mr. Szewczyk: But I don't want him starting to get tied up with doing that type of work rather than what he's hired to do. Okay? Then we can turn to WTS and start looking at adjusting hours, but let's get them on board and then working first.

Mr. Roumy: Alex, have you had this experience before with other communities?

Ms. Murphy: Yeah. We've had times where we don't have office staff, but there are other staff members. I think you can ask staff members to assist with that, but as mentioned, it's not necessarily always going to be the priority and they will miss those things because they're doing other projects. So, to commit to say that they're going to catch every single person before 10:00 a.m., I don't know that we can fairly say that if they're working on maintenance projects.

Mr. Roumy: I have experienced people in the pool. I have experienced people playing tennis. I even got into the big shouting match with people on the tennis court at 8:00 a.m. on Sunday. I don't have to go through this. No residents have to go through this. So, if the maintenance guy is around and he sees someone different there, he should ask a question. It doesn't take much to take him from his job.

Ms. Murphy: Yeah, I understand that.

Ms. Adams: Supervisor Roumy, I think all of the Board Members agree that access control is a priority and having a system implemented is a priority. So, we all understand the need to safeguard the facility. We don't want any resident or Board Member in a position where they're confronting others.

Mr. Roumy: I'm with you 100%, but in the meantime, until we get the access control, someone has to have an extra eye on the pool, on the tennis courts and so on and so forth. That's my opinion.

Ms. Murphy: Yeah, I understand that and I think we would empower every staff member to have eyes and ears on enforcing policy. I just think there's always going to be hours where there's no staff here to have eyes and ears on every single situation.

Mr. Roumy: Thank you.

Ms. Adams: Are there any other comments on Exhibits B or C at this time? Otherwise, Sarah does want to walk Board Members through some of the areas that have been updated for this agreement?

Ms. Sandy: Yes. The first area that I wanted to point out to the Board is Section 4A. Mostly what I'd like to point out here, is you see there's a lot of language that has been struck through, taking out that WTS would be providing any payroll report or timecard. This is what I alluded to earlier, that it is an all-in fee. So, if there are a few hours that are not worked or there are a few additional hours that are worked, we're not doing a true-up process for that. The District is not getting charged additionally and we would not be getting a credit. The idea is that

WTS are providing a service based on what we've provided in this agreement and the Scope of Services that committed to descriptions and hours, based on that amount shown for each year. So, I just wanted to see if the Board had any questions, especially if receiving a credit for the hourly wage for the person that was not here. It works both ways in terms of credit or additional amount charged. Now, to provide an answer to a question previously, if there is a material change in the number of hours that we're looking for going forward. That's something that we would address through a contract with them. So, unless the Board has any questions on that, under Section 4B, I just updated the language to make it a little bit clearer for the terms of the agreement. We'll have the initial term which will run December 1<sup>st</sup> through November 30<sup>th</sup> of next year, followed by three additional one-year renewals. Again, as we talked about that first year, the right to terminate would be limited to for cause. In the subsequent year, we can either choose not to renew the agreement or we would have the additional right to terminate without cause with a 90-day written notice. We're not obligated to renew the contract for Year 2, Year 3 and Year 4, but of course, we would have to provide notice that the Board decided not to renew it.

Mr. Szewczyk: Is there a time period that we have to say that we're not renewing? Does that have to be done within a certain time frame of the contract?

Ms. Sandy: I don't believe we actually have a time in here. Sometimes, let's say, is up for 30 days or something along those lines in regard to renewal. I don't believe that we have that in here.

Mr. Szewczyk: So, should we?

Ms. Sandy: As a professional courtesy for our protection or for WTS?

Mr. Szewczyk: For both.

Ms. Sandy: It's not a terrible idea. I mean, it's how we ended up in this situation that we have now. So, yes, we can certainly add that.

Mr. Szewczyk: I would like to see something like that added to the section. I think it protects both WTS and Lakeside. It will prevent, like you said, what we're going through right now.

Ms. Sandy: Okay. Absolutely. After Section 4B, the next section I would call your attention to is Section 5O, which is on Page 5. It can be a standard provision for the amenity management contract. It's basically an agreement that the District will not hire the employees

that are working on site within a year after the agreement is terminated either by the contractor or expires.

Mr. Roumy: Would it stand in court, if someone wants to be hired here in less than a year? What do you think?

Ms. Sandy: I don't know a reason to think that it would not, it's a non-complete. It would be based on fact and circumstances, so it's hard for me to speculate. I'm comfortable with what we have provided here. Specifically, it does not apply if the agreement is terminated by the contractor without cause or after the expiration of the agreement.

Mr. Szewczyk: So, it would be like we were canceling the contractor, but we want to hire all of their people.

Ms. Sandy: We would hire all of the people that they trained and put onsite.

Mr. Szewczyk: Okay.

Ms. Sandy: We're going to hire them and cut out the middleman. The way this provision is, sometimes there are buyouts that can be negotiated after an agreement like this is terminated or expired.

Mr. Roumy: Let's assume that we are not going to renew the contract, but we are very happy with the people that we have. We cannot hire those people for one year. Right?

Ms. Benjamin: Why wouldn't we renew the contract if we were happy with the people though?

Mr. Roumy: If you are not happy with WTS, but we're happy with the people that works for WTS, alright, then we are tying our hands and it's not fair for the people who works here.

Mr. Szewczyk: But I think in that instance, I certainly don't want to get into the hiring business and have a Human Resource Department under Lakeside. We would be hiring another management company and hopefully the management company would be kind of like what has happened here and release those people to give them the opportunity to be hired by the company.

Mr. Roumy: According to this, they cannot be re-hired for one year.

Mr. Szewczyk: By us.

Ms. Benjamin: By us.

Mr. Szewczyk: But we are not in a hiring business. We'd be hiring the management company.

Mr. Roumy: That's fine.

Ms. Sandy: Correct. If there are no other questions or issues on that provision, Section 7 is in regard to what WTS has termed, "*Specialty Services*." That's the term that is further defined in the Scope of Services. It refers to certain programming that will be provided by the District through WTS, like tennis lessons. So, there is revenue sharing provision that we've had in place with Vesta as well. The changes that were made here were at WTS request. They wanted to simplify, be a little more specific about the type of programming that this would apply to in terms of the specialty services. Additionally, this is something that I'm going to break down a little bit more. Tricia did point out that the District would receive 10% of all net program revenues that are received. I think you've had experience in the past where it's actually 10% of gross program revenues. I'll go back to WTS and confirm with them what has been their experience, whether gross or net. I think it's going to be a small number either way. Really, it's more in terms of documentation purposes, how that would work on their end. The idea here is that it specifies that WTS provides certain programming at a certain price that the District doesn't have to necessarily come out a pocket and cover because the fees paid for would cover that. The District would receive a small portion of the revenues that would be coming in. In return, they do have the right to offer those specialty services at the amenity facility. If they do not have somebody that would provide these services directly from WTS, they can hire subcontractors and there is a form agreement that is attached, which is Exhibit D. That is the form agreement they would use to hire that subcontractor. Again, I'll pause here and ask if anybody has any questions. I'll be happy to answer them.

Mr. Szewczyk: The compensation, you said it a few times is 10%. We're probably looking at minimal whether it'd be gross or net. We already had something close to that in place anyway, right?

Ms. Sandy: Correct. In fact, I think it was stated as 10% of the net program revenue. I think Tricia's point was perhaps it should have been all long 10% of gross, but yes, it was always 10%.

Mr. Szewczyk: Gross would be a lot easier to figure out.

Ms. Adams: Yeah.

Mr. Szewczyk: Does anyone have any questions?

Mr. Roumy: I have a question. Can we go back to the general provisions? I think Section K gives us two options. One is, the District will supply them with a credit card or WTS will go

and pay and bill the District. I think I prefer to do the latter than the first one. I think that credit card should be taken off altogether.

Ms. Sandy: Tricia, do you know currently how that is handled?

Ms. Adams: Yes. Currently, there's a debit card amount and there is an amount transferred over to debit for small purchases such as paint and maintenance supplies. That's reconciled each month by accounting staff who work for the District.

Mr. Roumy: They're giving us an option they can pay and then bill us.

Ms. Adams: Yes, Sarah just asked me how it's working now.

Mr. Roumy: Okay. I'm sorry.

Ms. Sandy: I just know from experience that often it actually ends up being the District's preference to have the Amenity Manager have a credit card with a lower limit to give them more flexibility, but I don't know what WTS preference is here. I would have to add that. We do provide those options to give flexibility. It does say, *"If the District shall prefer instead then it shall give the District the ability to give direction on this point."* I think it's a logistical point that will need to be discussed in further detail with WTS.

Ms. Adams: One thing that sometimes is a factor, is that the District is able to make tax-exempt purchases. We provide the tax-exempt certificate to Home Depot, Lowes, etc. in order to make tax-exempt purchases. You save a little bit on sales tax if the District is making the purchase versus WTS, which would be subject to sales tax. Again, it's a Board preference matter if the Board has a strong preference one way or another. The debit card is managed by District accounting staff. They do reconcile the statement each month. There are receipts.

Mr. Szewczyk: We can set the credit limit.

Ms. Adams: Yes. There's an amount transmitted to that account each month. I don't know if it's the case here, but sometimes there's also subscription services that are associated with that. If the District does not want to have a debit card, I'll need to make sure that anything that's automatically being put on that is taken care of in another way.

Mr. Szewczyk: Like the newspapers.

Ms. Adams: Exactly. Yes.

Mr. Szewczyk: Well, I mean as long as there's a credit limit that the Board can agree on as far as a maximum they can spend, I don't have a problem with them having that ability, especially if we're going to save a little bit on taxes.

Ms. Adams: It does save some.

*Mr. Sabol joined the meeting.*

Mr. Sabol: Is that when the bill used to be a \$500 limit.

Ms. Adams: No. This is a debit card. It may have been a credit card at one point, but it's a debit card now.

Ms. Benjamin: It's like petty cash.

Ms. Adams: It is exactly like petty cash.

Ms. Benjamin: I think it's better for us to have that available.

Mr. Szewczyk: Yes, so do I. Well, if we leave it the way it's written, then we can still go either way, right?

Ms. Adams: Correct.

Mr. Szewczyk: Okay.

Ms. Sandy: Correct. Section 8 is the next section that I would want to point out to the Board where WTS had requested some additional changes. The goal here from WTS' perspective is they wanted to make it clear that while they provide certain routine general maintenance services to the District, they are taking the facilities as they find them. So, in terms of structural latent defects with any of the facilities, if there are items that would require a specialized knowledge to discover or know that they would not be held responsible for one, anything that is design related or related to the condition, again they would require specialized knowledge to uncover and would not be directly held responsible for making those repairs. They will be doing routine maintenance and overseeing contracts that are responsible for doing their specialized inspection, maintenance and repair. They would not be doing plumbing services or electrical, things of that nature.

Ms. Adams: Sarah, I didn't know if you would want to mention that the District's insurance provider is also reviewing this section as well as the indemnification section and may have additional comments.

Ms. Sandy: Correct. Yes, they are. In this particular section, I think what they want to make clear is that ultimately the cost for the upkeep of the amenity facilities comes back to the District. So, if there are certain maintenance lineups that are not completed, again that's not a cost that would fall on them or something that they would be held liable for.

Mr. Szewczyk: So that would really fall into this specialized repair, specialized maintenance?

Ms. Sandy: Correct.

Mr. Szewczyk: Okay. I'm fine with that.

Mr. Roumy: I have question on Section D.

Ms. Adams: "D" like dog?

Mr. Roumy: "D" as in David. "*Use of Amenities*," Section 4, Item 4, regarding contractor and subcontractor.

Ms. Adams: In the exhibit?

Ms. Sandy: Are you talking about Exhibit D?

Mr. Roumy: Yeah. I'm sorry Exhibit D.

Ms. Sandy: Can we finish with Section 8 really quick before there any other questions on Section 8?

Mr. Szewczyk: Sure. Are there any other questions on Section 8?

Ms. Adams: Okay. Bill, you're on Page 26, right?

Ms. Sandy: Page 27.

Mr. Roumy: Can you clarify what "*Use of Amenities*," with the subcontractor please, because it's vague to me. It says, "*The contractor understands and agree that the amenity manager option, the contractor may...*"

Ms. Adams: I think what this is saying is, for example, if there's swimming lessons, the Amenity Manager has the discretion to identify the portion of the pool that would be used for swimming lessons and the portion of the pool that will be used for open swim.

Mr. Szewczyk: Okay

Mr. Roumy: Okay.

Ms. Adams: Sarah, did you have any comments on the "*Use of Amenities*" Section 4 beyond the example I just provided?

Ms. Sandy: No. I think that works.

Mr. Roumy: What about exclusivity by the subcontractors such as lessons?

Ms. Adams: Which section are you reading?

Mr. Roumy: It is the same section, "*Use of Amenities*".

Ms. Adams: What is your question, Supervisor Roumy?

Mr. Roumy: Let's say that Joe wants to give a lesson to someone on the pickleball courts, and we have the pro here and we have the management here. You said exclusivity by the pro, whoever is going to be here.

Ms. Adams: So, this would apply to contractors that are working through the Amenity Manager. The Amenity Manager has discretion to say that they may or may not have exclusive use of the area. This is where it says, *"At the Amenity Manager's option, the contractor may not have the exclusive use of the amenity area where the lesson, activity or program is being provided."*

Mr. Roumy: So, anyone can give any lesson to anybody?

Ms. Adams: No.

Ms. Sandy: No. For the specialty services, which is defined on Page 22 of Section 7 of Exhibit 8, WTS has the exclusive right to offer those specialty services. They include group exercise classes, aquatic programming, specialty sports program, personal training instruction and arts and crafts program.

Ms. Chichelli: So, everything has to go through the Amenity Manager?

Ms. Adams: Yes. There's an agreement in place with WTS for these contractors and they schedule with the amenity management company.

Mr. Roumy: Let's assume that the owner...

Ms. Sandy: That's only if they aren't offering those specialty services then obviously there is no exclusivity there because it's not being offered through WTS on behalf of the District.

Mr. Szewczyk: Okay. So, using Bill's example, if I wanted to give or somebody wanted to give me pickleball lessons and I was going to pay for those lessons, if WTS was not offering that program, that person could do it, correct?

Ms. Adams: I think that might be addressed in our Amenity Facility Policies.

Mr. Szewczyk: So, they wouldn't be able to do it unless it was approved by WTS anyway?

Ms. Adams: I would have to refer to the Amenity Facility Policies, but oftentimes it addresses in their professional lessons, professional fitness trainers, etc. I don't know off the top of my head.

Ms. Chichelli: So, if your friend wants to teach you.

Ms. Adams: That's different than professional services.

Mr. Roumy: So, you can do it if you're not a professional? Let's say John is my friend, and he wants to hit the ball with me at the tennis court and I'll give him some tips and do this and do that and practice with him.

Ms. Adams: You are talking about two residents?

Mr. Roumy: Yeah.

Ms. Adams: Playing together?

Mr. Roumy: Yeah. There's no problem?

Ms. Sandy: No. So, if WTS is offering pickleball court lessons and somebody else came to the District, another random third party and said, *"I would like to offer pickleball lessons using your court if people can come to me and I can provide those services using Lakeside Plantation's courts,"* that would not be allowed.

Mr. Roumy: That's fine. What about tennis? Can two residents or two members teach the other or teach four people?

Ms. Adams: I think when you use the word, *"Teaching,"* you're implying that there's an exchange of compensation and that's what crosses the line. That's not allowed.

Mr. Szewczyk: So, do we need anything in there regarding monetary compensation?

Ms. Adams: No. I think Bill is just asking for clarification for his own knowledge.

Mr. Sabol: As long as there are no monetary changes, nobody is paying anybody, that is like a friend of a friend and the courts open, you do it.

Ms. Adams: Right. Two residents playing together is fine. For the record, I just want to note that Supervisor Sabol joined the meeting during the discussion of the agreement for Amenity Management Services and any Board action will include his participation.

Mr. Roumy: I have a question for Alex. In the scope, you mentioned WTS daily activities. Does WTS have a schedule of activities? What is WTS' daily activity?

Ms. Murphy: I think it's referring to all of the programs and activities that we would provide in any given day. We don't have a set newsletter calendar yet, but we will in advance once we start.

Mr. Roumy: Because that was omitted from your contract. That's why I'm asking the question.

Ms. Murphy: You'd have to point out the section that you're referring to.

Mr. Roumy: You re-word it in different ways.

Ms. Murphy: I did not change the contract. That would have to do with the attorneys.

Mr. Roumy: It grabbed my attention on activities WTS provides.

Ms. Murphy: Could you name the section?

Mr. Roumy: Scope 2.2 or under Section 13.

Ms. Adams: Page 16.

Mr. Roumy: Section 2.2, "*Key Personnel.*"

Ms. Adams: Contractor's duties?

Mr. Sabol: What page are you on Bill?

Mr. Roumy: Section 2.2, "*Key Personnel: The contractor would provide a Community Manager who is knowledge of the contractor's daily activities when performed at the site.*" You should change, "*WTS daily activity*" to "*Contractor's daily activity.*"

Ms. Sandy: In the agreement, the contractor is defined as WTS.

Ms. Adams: So, it's synonymous.

Mr. Roumy: Can we ask questions to WTS?

Ms. Adams: Mr. Chairman?

Mr. Szewczyk: Let's try to deal with the contract itself. So, Sarah, if you can continue. I think we left off where your last comments were about Section 8 and bring us to the next section we need to concern ourselves with.

Ms. Sandy: The next section is Section 11, "*Termination,*" which we already spoke about. I haven't heard any concerns or questions in regard to the revised termination provisions. So, if there are none, I'll move on to Section 12 regarding insurance. As Tricia mentioned, we sent this over to our insurance agent to see if they have any additional comments. So, it may be updated based on comments received from them. Otherwise, there were just some minor changes regarding additional charges and how they would be paid, which weren't too concerning to me. In Section 13 regarding indemnification, a change was made in terms of the contractor's act or omission in regard to what they were indemnifying, hold and defend the District for. They wanted to just clarify that in regard to, a permit license certification consent or what's required to be obtained. Essentially, the permit had to be held by specifically the District and the District did not act to get that permit. They just wanted to clarify that if the District did not do the actions that were required on their end, they would not be held accountable for that, which I am uncomfortable with. It looks like they did add a provision that says that the District would

indemnify the contractor for complains and liability judgments out of the condition of the building or facilities, except where those conditions were caused by the contractor. This relates back to that section before, care of the property, in regard to the WTS, the responsibility for general routine maintenance verses specialized maintenance. If there is a claim for the condition of the property, that covers some kind claim to be followed against the contractor that the District would indemnify the contractor against it. I think that one example would be a bench that wasn't properly installed against the wall, it falls, a person gets hurts and files a complaint against the contractor, against WTS; however, WTS was not the one who installed the bench. So, the District would defend and indemnify the contractor for that situation.

Mr. Szewczyk: Just to play through a scenario, what happens if this said bench becomes unstable due to WTS not following through on regular maintenance? I would assume they are no longer indemnified.

Ms. Sandy: Correct. That would be the exception as such conditions were caused by contractor. That will fall under that provision.

Mr. Szewczyk: Okay. Are there any other comments regarding Section 12?

Ms. Benjamin: No.

Mr. Szewczyk: Sarah, please continue.

Ms. Sandy: That actually covers all of the changes to the contract itself. The Scope of Services shows in the track changes version as all being new, but that was because it was inserted. For the most part, there were very minor changes that WTS made to the Scope of Services. There were few sections again regarding the maintenance provisions that they clarified to be routine maintenance. Then the specialty maintenance would be something that they were overseeing a third party doing. The fact is that they made very few changes to the actual Scope of Services. There is actually one additional. Section 6 under Exhibit H, talked about response time. We had previously had in there that the contractor would provide services or respond to our request for service within 24 hours. They had changed that to five days, except in an emergency situation. So, I just wanted to clarify that if it's a non-emergency issue, they would be held to a 24-hour response time.

Mr. Szewczyk: Who defines what an emergency is?

Ms. Sandy: I think that we have not provided an actual definition for emergency in here. We certainly can add one if the Board feels it's necessary. I think we should probably trust WTS

to use their judgment on when something is an emergency or not. If that's not something that we think that they can use their judgment on, we can add a definition in here, but then I question more generally if the Board trusts they are qualified.

Mr. Szewczyk: Well, we either have to leave it up to WTS or put something in there that if it becomes a safety hazard, whatever the incident is, has the potential to cause a safety hazard, then that would be...

Ms. Sandy: For significant damage.

Mr. Szewczyk: So, maybe we don't necessarily have to use the word, "*Emergency*," but instead use "*Significant damage*."

Ms. Chichelli: Can we have something from WTS at least to what they think is an emergency or not?

Ms. Adams: The thing is that some things are unforeseeable. I had a District that had a sinkhole in the middle of the road and that certainly wasn't on any documentation anywhere. So, to Sarah's point, when there is an emergency, we have to some extent trust that they'll respond accordingly, whether that's a physical emergency or otherwise a maintenance emergency.

Mr. Roumy: Or the gates are in the pool.

Ms. Adams: That's an emergency.

Mr. Szewczyk: Do we want to leave the language as is and it's up to WTS to determine whether it's an emergency or not or do we want to see some language regarding potential significant loss or safety issue in there? I don't think there would be a problem. In fact, it would narrow the scope that you would have to deal with as far as what would fall under there. How does the Board feel about that?

Ms. Chichelli: I think we should add it.

Ms. Adams: I agree.

Ms. Benjamin: I think it will add a layer of protection.

Ms. Sandy: I can ask.

Mr. Szewczyk: Sarah, I think that the Board would like to see it. Just clean up the language regarding that just to protect both sides.

Ms. Adams: Qualifying an emergency.

Ms. Sandy: Okay.

Mr. Sabol: Joe, if there's an emergency and you let a new company make a decision, shouldn't they be notifying someone right away to a Board Member somewhere?

Ms. Adams: Yeah, their management.

Mr. Sabol: So, there should be something in there.

Mr. Szewczyk: Well, when an emergency is declared, their higher-ups are notified.

Mr. Sabol: Right.

Mr. Szewczyk: Then their higher-ups need to notify either the Chair or the Vice Chair to at least make someone aware of what was going on.

Ms. Adams: They usually communicate with the District Manager who communicates with the Board Members.

Mr. Szewczyk: Okay. As long as there is a procedure in place, I think we're okay there.

Mr. Sabol: I think if that's an emergency, but we don't find out four days later.

Mr. Roumy: Let's give you a scenario here; you come here on Sunday morning 8:00 a.m. and there is a croc in the pool.

Ms. Adams: Call 911.

Mr. Roumy: I'm not going to call WTS?

Ms. Adams: No. It's always appropriate for a resident to call 911 in an emergency circumstance. Yes.

Ms. Sandy: I've gone through everything that I wanted to point out to the Board, but certainly if you have additional questions, please ask.

Ms. Adams: So, what we're looking for in terms of Board action is for the Board to approve the Amenity Management Service Agreement in substantial form subject to the input that the Board provided tonight and further clean up from District Council, further input from our insurance provider based on mutual agreement with WTS.

Mr. Szewczyk: I wonder if you want to repeat what she just said about the motion.

Ms. Sandy: I think the Board could approve it in substantial form subject to finalization by District staff.

On MOTION by Ms. Chichelli seconded by Ms. Benjamin with all in favor the Amenity Management Service Agreement with WTS International in substantial form subject to finalization by District staff was approved.

Ms. Murphy: Thank you.

**SIXTH ORDER OF BUSINESS**

**Other Business**

Ms. Adams: Is there any other business? Hearing none,

**SEVENTH ORDER OF BUSINESS**

**Supervisor's Requests**

Ms. Adams: Are there any other Supervisor requests? Supervisor Roumy mentioned that he has questions for WTS. Mr. Chairman, would you like to open that discussion up?

Mr. Szewczyk: Sure.

Mr. Roumy: Are you going to hire a Managing Director or Facility Manager?

Ms. Murphy: Yes, sir.

Mr. Roumy: What's are his or her qualifications?

Ms. Murphy: Do you mean of the individual or in general?

Mr. Roumy: The individual.

Ms. Murphy: We're still in the process of recruiting and interviewing, but we believe we have a final candidate. Are you talking about their specific background?

Mr. Roumy: Yes. Their background, their experience. What do you look for you when you hire somebody?

Ms. Murphy: We look for obviously, supervisory experience of managing staff. We look for typically hospitality, recreation type backgrounds are what we home in on. We look for event management and program management experience. We look for, of course, customer service experience. That is the top experience that we are looking for.

Mr. Roumy: How about dealing with subcontractors?

Ms. Murphy: Yes. That's another item which would be facility operations, overseeing vendors, maintenance employees, that sort of thing. That's on the list as well.

Mr. Roumy: Because in the past we had failure over failure about getting bids for certain jobs that are done right or not done right. Who is going to do that? The Managing Director?

Ms. Murphy: We're using the title, Lifestyle Director, Amenity Manager, it's the same thing. They will oversee building, maintenance operations, maintenance role, vendor contracts. I am an Operations Director. I'm a Portfolio Manager. I have a number of accounts. I'm located in

Tampa. I come regularly for site visits. I oversee that. I'm quite hands-on in my involvement with the director and the team on-site, so there's that additional involvement as well.

Mr. Roumy: Did you take a tour to our facility?

Ms. Murphy: Yes, I did.

Mr. Roumy: What do you think we should do? What's pressing and not pressing?

Ms. Murphy: I've done a couple of brief walkthroughs. I would agree with the Board about the access system and the camera system. I think that that's top priority. That was probably one of my first thoughts when I came and walked through without knowing that it was already in conversation. I had some questions about the bocce courts and that surface. That stood out to me. In general, I thought landscape seemed to be okay for the most part. Just in general, you can tell it's an older building and there is general wear and tear. Those are a couple of things that stood out to me.

Mr. Roumy: Did you meet with the people that works here right now?

Ms. Murphy: No. So far, I've only had the chance to meet with Courtney.

Mr. Roumy: What about the maintenance staff?

Ms. Murphy: I have not. Not yet.

Mr. Roumy: What's your plan?

Ms. Murphy: We've already had positions posted for recruiting the day after we found out that you had selected us. So, we jumped right on that and we've begun recruiting. We've had some phone screenings, but we're still trying to recruit. We have opened the door to the current employees with the approval of the current management company and we'll allow them to apply and go through the interview process. The Lifestyle Director position was number one priority. Maintenance and the Assistant Director are full-time positions. Those are the next two high priorities.

Mr. Roumy: In the past, Vesta never promoted volunteers to come in to do social events. They didn't engage with the community. What's your feeling about that?

Ms. Murphy: Yes, I think that that's incredibly important. I think there's many different ways we can go about it. Are you talking about engaging the residents or actually utilizing them as volunteers or both?

Mr. Roumy: Using residents as volunteers. You have a lot of experience around here.

Ms. Murphy: Yeah. We're open to that depending on what it is?

Mr. Roumy: Are you open or you promoting?

Ms. Murphy: Are you referring to hiring residents?

Mr. Roumy: No. Residents to help you in social events.

Ms. Murphy: Yes. We're 100% open to that.

Mr. Roumy: Sub-committees?

Ms. Murphy: Yeah. We're open to cultivating those relationships among people throughout the community in terms of whether it be starting an advisory group or just having an open roundtable once a month or coffee with the director. It's really up to the residents. Do they just want to speak to the director and provide suggestions? Do they want to help set up and plan a theme on what type of entertainment they want for an event? I think there are various levels. In some communities, it's hard to get volunteers. In others, it's not. So, it just depends.

Mr. Roumy: We used to have a lot of volunteers here in the past.

Ms. Murphy: Yeah. We're, of course, open to it.

Mr. Roumy: Now there are no volunteers.

Ms. Murphy: Yeah, we're definitely open to it and can communicate that we are open to it. Did that answer the question hopefully? Just one more thing I will say. We have had varying degrees of involvement from volunteers. We have had formal Social Committees and Advisory Groups. We also might have just a committee for one big event. So, for a very large-scale Fall Festival, we may have a committee or a group of resident volunteers just for that event to help plan and coordinate. So, there are different levels that we're comfortable with.

Mr. Roumy: Is it going to be in your newsletter whenever you need volunteers?

Ms. Murphy: Possibly newsletter or e-blast. I don't think that we've determined exactly how we would communicate that out, but yes, we would make it aware.

Mr. Roumy: What was your experience in the past with other communities? How did they do?

Ms. Murphy: How did they utilize resident volunteers?

Mr. Roumy: Yes.

Ms. Murphy: Many communities are different in different ways. We have several communities, particularly 55 plus, the most popular is to have a Social Committee and Advisory Board, whatever you want to call them. In other mixed-age communities where you've got a lot more working people, like I said, we may just have volunteers. We might have high school

volunteers that help run the games at Harvest Fest on that particular day. It really runs the gamut. It depends on the community. We have to get a feel for that.

Mr. Roumy: So, you're going to start December 1<sup>st</sup>?

Ms. Adams: That's the plan.

Mr. Roumy: What's your plan in controlling people playing tennis or going to the pool before we get this access control system? What's your plan?

Ms. Murphy: We would empower all staff members on duty to do hourly walk-arounds. We'd like to do utilization counts to track how many people are using what areas at what time of day. It also gives us the opportunity to get out, meet and greet people, especially coming in with the new team members. Then we would use that time to address any issues that we see when we're here.

Mr. Roumy: Every month they used to publish who paid for tennis memberships. I don't think it's up to date. Correct if I'm wrong.

Ms. Murphy: It is on the computer and Juan used to put it on the board at the courts.

Mr. Roumy: They came up with a card system, but they all look alike. So, the person who is a member for a month is like a member for six months.

Ms. Murphy: Okay.

Mr. Roumy: I think this is wrong. It should be different colors.

Ms. Murphy: Yeah. You're speaking specifically about the tennis membership.

Mr. Roumy: Yes.

Ms. Murphy: We can explore solutions and make recommendations on other alternative systems for tracking, but again, not to harp on it by going back to the access system. I don't know if you're considering fobbing the tennis courts, but it will help tremendously.

Mr. Roumy: We raised our fees as of October 1<sup>st</sup>.

Ms. Adams: Correct.

Mr. Roumy: So, I think you have to follow through memberships.

Ms. Murphy: When we come in, we can do a tracking and cross-referencing current membership status and things like that. If that's what you're asking.

Mr. Szewczyk: Well, I think it's important that you get your manager and maintenance people in. I'm sure the manager will have input on who the other personnel would be in the office.

Ms. Adams: The ideal situation is that they would be involved.

Mr. Szewczyk: I think Bill brought up a lot of good points that might have to be looked at in the interim because I know we're not going to have an access system before the new year. Just little things to keep things rolling toward an access system.

Mr. Roumy: What I would like to see from WTS is a list of long-term projects and short-term projects that should be published, so at least everybody knows what's going on.

Ms. Murphy: Yes. We actually provide a Monthly Client Report, which is a summary of everything that we've done that month, all the projects that we're working on, plans of action. We provide that to the Board and oftentimes, if the Board approves, we'll present that at monthly Board meetings.

Mr. Roumy: With the maintenance personnel that you have, you should have a list of long-term projects like painting this room next month and a car wash next month. I would like to see that because no one knows what's going on. You can see our maintenance guy walking around.

Ms. Murphy: We have several sites where we implemented something like that when we have a maintenance employee. It's a daily, weekly, monthly and then one-time projects. It's something we update on a weekly basis. Even in some cases we do weekly reports for our clients, if that's something you'd like to see, but this is more of a detailed spreadsheet that I'm referencing like you mentioned.

Mr. Szewczyk: I think what Bill is referring to is we've had various management companies here and we have asked each of them for a sheet of paper that says, "*These things are done daily, these things are done monthly and these things are done weekly.*" So, that nothing is getting missed, which would fall in with somewhat stipulations in the contract about what are you maintaining. Eventually, we would like to see that. If it involves a walk-through with different members of the Board at different times to say, "*We have got to turn over the mulch in that kid's playground on a quarterly basis and we've got to do this and we've got to do that.*"

Ms. Murphy: We may rely on Board Members for some of that history.

Mr. Szewczyk: Then eventually come up with that list, so we can see. We've been asking for years. What is that person doing on a daily, weekly, monthly, quarterly basis? It sounds like you would be prepared to provide that.

Ms. Murphy: We are completely open to provide that.

Mr. Roumy: I'm very big in preventive maintenance. Because every time we come here, we hit with, *"This is broke, this is not working, this has to be fixed."* Where have you been all this time? There is something called preventive maintenance. Work on it every month so it doesn't break. I'm very big on that and I hope WTS follows this preventive maintenance.

Ms. Murphy: I understand that. Yes, we wholeheartedly agree. We've obviously got to get to the right person in place and then manage that person and make sure that we're staying on top of all those things.

Mr. Sabol: Are you quite open to discussing things with the Board Members if a Board complained to you so we can discuss things? Some of the previous people did not want to discuss things. Sometimes they were open to Board Members and sometimes they weren't. I'd like to see if any Board Member comes in so you can sit down and discuss things with them. That's what I want.

Ms. Murphy: Yeah, I think we're open to it. I think sometimes it is a challenge for management and staff when we have 4, 5 or 6 Board Members with differing opinions and directives. That can be very challenging. So, we sometimes ask for a liaison. That's ideal, but it doesn't mean we're not open to listening to all of the other directives. It just sometimes makes it challenging to know.

Mr. Sabol: What has happened in the past, sometimes Board Members had involved themselves because management wasn't doing it. So, Board Members would come in and give their ideas and so forth. Board Members shouldn't have to do that.

Ms. Murphy: Sure. I would like the chance to have it addressed at a Board Meeting or by one person. If it's coming to the director and it's not being taken care of, I am also available.

Mr. Roumy: What's your plan in welcoming the new residents coming in here? How are you going to set it up?

Ms. Murphy: Like registrations and orientation type things?

Mr. Roumy: Yeah, coming in. Where we welcome them to Lakeside.

Ms. Murphy: Yeah. We have a welcome packet that we typically put together. We've taken two different approaches, depending on the size of the staff, the size of the community where we've requested appointments and we do one-on-one meetings for 20 minutes or so. We do a tour and we go through high-level policy procedures, issue access cards, talk about programming or we've done it where they can come in. Most of the time all they want to do is

get their access card and they don't want to have to make an appointment. We would follow the same approach, but we would have, anybody who within office hours who's at the front desk, be able to give an orientation. Usually, it consists of a tour, like a high-level overview of everything. Does that answer the question? Is that what you're referring to?

Mr. Roumy: Yes. Orientation.

Ms. Murphy: Yeah. We have a pretty good process that we pretty much carried through all of our sites. Sometimes, like I said, it's by appointment with the Lifestyle Director or sometimes we have, anybody who works the front desk give them.

Mr. Roumy: The reason I'm asking is, I have a neighbor who moved in two months ago. He had no idea what's going on. He doesn't know. I said, *"Go to the office and they will take you around."*

Ms. Murphy: To some extent, half of those come to us because I don't know the system here in terms of if we're notified of closings. But if we're not notified of a new homeowner, we won't necessarily reach out to them. It would be great if property management, HOA management directs them here, which they now already do.

Mr. Roumy: However, the Resident Directory, is in your hands. Right?

Ms. Murphy: Yes, but I don't know all the details of that system.

Mr. Roumy: But you know who's coming in and who's gone from the Resident Directory.

Ms. Murphy: I'm not sure that every closing automatically goes on that list.

Mr. Roumy: The change of name, you'll know right away.

Mr. Szewczyk: That's only if they come in. The Resident Directory is voluntary. So, you are not going to have all of that information. It's not mandatory. People don't want to share that information sometimes.

Ms. Murphy: Yeah. It would really be up to property management title companies to direct them here or notify us that there's been a closing.

Ms. Adams: Bill, I think you were speaking about a new resident who was directed here. That was your example, right? You wanted to know how that resident who came to the office, how they wouldn't be received. I think that's been answered. Yeah.

Mr. Roumy: Okay. Thank you.

Mr. Szewczyk: Are there any other questions or concerns?

Mr. Sabol: When are we going to vote on this?

Ms. Adams: You just did.

Mr. Sabol: Okay, so I can't change it. I was late for the meeting and I wanted to look this over to see if I thought if there was any change, but it's too late.

Ms. Chichelli: We changed a number of areas.

Mr. Sabol: I don't know if there are any changes I want to make and I was late to the meeting, but there are maybe some things I wanted to change, but it's too late.

Mr. Szewczyk: Well, we made the motion to approve it in substantial form. So, there are still changes to be made by maybe the insurance company and legal.

Ms. Adams: There was input from Board Members tonight. There were comments from Board Members tonight that they agreed on to include in the agreement.

Mr. Sabol: Okay.

#### **EIGHTH ORDER OF BUSINESS**

#### **Adjournment**

On MOTION by Mr. Szewczyk seconded by Ms. Benjamin with all in favor the meeting was adjourned.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman



MINUTES OF MEETING  
LAKESIDE PLANTATION  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Lakeside Plantation Community Development District was held on Wednesday, November 17, 2021 at 6:00 p.m. at the Lakeside Plantation Clubhouse, 2800 Plantation Boulevard, North Port, Florida.

Present and constituting a quorum were:

|                  |                     |
|------------------|---------------------|
| Joe Szewczyk     | Chairman            |
| Pina Chichelli   | Vice Chair          |
| Alan (Bud) Sabol | Assistant Secretary |
| Bill Roumy       | Assistant Secretary |
| Bonnie Benjamin  | Assistant Secretary |

Also present were:

|                                 |                   |
|---------------------------------|-------------------|
| Tricia Adams                    | District Manager  |
| Sarah Sandy <i>(by phone)</i>   | District Counsel  |
| Brent Burford <i>(by phone)</i> | District Engineer |
| Courtney Sears                  | Vesta             |
| Scott Smith                     | Vesta             |
| Kristen Frankie                 | WTS International |
| Residents                       |                   |

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Adams called the meeting to order at 6:00 p.m. and called the roll. All Supervisors were present.

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

The pledge of allegiance was recited.

**THIRD ORDER OF BUSINESS**

**Audience Comments on Specific Items on the Agenda** *(Speakers will fill out a card and submit it to the District Manager prior to beginning of the meeting)*

Ms. Adams: Any members of the audience, if you don't mind signing the sign-in sheet. When you have an opportunity to do so, there's a sign-in sheet at the front of the room. We also have agendas. There are also Request to Speak Forms, which help us to organize the public

comments. The Request to Speak Forms are not required, but they are helpful if you want to make a public comment to ensure we have the name spelled correctly on meeting minutes and for organizational purposes. Mr. Chairman, I have received three Request to Speak Forms. The first one is from Ms. Donna Keller. The Board allocated three minutes for public comment.

Ms. Donna Keller (Savannah Drive): I just have a couple of comments. Number 1, thank you very much for putting the fans up, but we do have a request because they are on from early in the morning until late in the evening when it is cooler. That is a big waste of electricity. So, I think the timers need to be adjusted. Then the same thing as far as the tennis courts and the pools. We've noticed that the tennis court lights are on as late as 10:00 p.m. and there's nobody there. I don't know if there's a timer for them or not, but it's a huge waste of electricity. So, we just thought that we would bring that up.

Ms. Adams: Thank you.

Ms. Keller: Thank you.

Ms. Adams: We also have a Request to Speak Form from Mr. Sonny Malacca.

Mr. Sonny Malacca: I wanted to address this Board because I had a meeting this morning with the HOA. I'm trying to clarify the driveways. Is this Board responsible for the driveways in Lakeside Plantation in the villas? If you are responsible for the driveways, up to what point are you responsible? Because I have a map here that shows me your Board is responsible for anything after the walkway or up to the walkway. You've got the walkway and then you've got the apron. Are you responsible for that? Because there is conflict going back and forth between the HOA and the CDD. I have a map outlining property. From the walkway and the apron to the street is your responsibility. Is that correct?

Ms. Adams: Mr. Chairman, do we want to take public comment now and then during Staff Reports address the questions that are brought up or do you want to stop public comment and address any questions that come up now?

Mr. Szewczyk: That's not the way we usually do it.

Ms. Adams: Alright. Sir, this is not a question-and-answer session with the Board, but under Staff Reports, we can address general questions that come up during public comment. Thank you, sir. The next speaker is Mr. Tom Burgess.

Resident (Tom Burgess, Jonah Drive): In regard to the pickleball courts, we've tried since March to get the seams fixed before the rainy season and nothing got taken care of. So, I'm

bringing it up to the Board to see what we can do. We have uneven surfaces out there. We had a guy fall two weeks ago and smack his head pretty good, tripping on one on the temporary side. So, we'd like to see something good taken care of, starting with the chunks of concrete from underneath the surface break out. We're going to lose the court if we don't get this taken of.

Ms. Adams: Thank you.

Mr. Tom Burgess (Jonah Drive): Thank you.

Ms. Adams: Are there any other members of the public who would like to speak? If you could, please state your first and last name for the record. At some point, please sign the Sign in Sheet. Perfect. Thank you.

Ms. Sue Bull (Scarlett Avenue): To add on to what Donna said, the lights on the Boulevard are on 24 hours a day. They are on all day and all night. I don't think they are supposed to be on during the day, but they are.

Ms. Adams: Thank you. Are there any other members of the audience who would like to make a comment to the Board of Supervisors? Alright.

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

#### **District Engineer's Report**

##### **A. Review of Information on Speed Humps Tables**

Ms. Adams: This evening, we do have Brent who's joined us by phone. Some information was included in the agenda packet. Several years ago, the Board asked the District Engineer to provide information for traffic calming in terms of opportunities for speed bumps, speed humps or speed tables. So, there's some information in the agenda packet regarding the fabrication of the humps, some specifications, specifications of the rubber speed tables, as well as some engineered drawings. There's also a quotation in here. This proposal is several years old. This is only here for informational purposes. If the Board wants to take further action, the Board can do so, but this is just simply a request to provide information. Instead of incurring additional engineering hours and additional engineering time on this, which would be billable hours, we're recirculating past information to give Board Members an idea of the materials cost for the speed humps and the speed tables. The District Engineer also previously prepared a diagram. This is a layout of Lakeside Plantation roads and shows the proposed speed hump locations marked in green. Brent, did you want to provide any additional information on the speed humps or tables before the Board discusses or decides if they want to take further action on this, in terms of directing stopped to update any materials?

Mr. Burford: I just have a couple of things to point out on the speed tables or speed humps. Speed bumps are from the same. There are different configurations based on the speed you're trying to achieve. Based on the width of the speed table or speed hump, actually, and the height goes well, we'll establish the speeds you're trying to achieve. We can look at the posted speed limit and choose the table that meets that requirement. Like you said earlier, the proposal was revisited back around 2016 and that's where the proposal came from. In the exhibit, we worked with our Transportation Team. Basically, on your straightaways or where you're going to have your higher speeds, your curbs will cause cars to decelerate. So that's why we have chosen this, particularly set up in between intersections and long curves. If anybody has any questions, I'll be glad to answer what I can.

Mr. Sabol: I have some questions, Brent. It 10-and-a-half feet across on one and the other is 14 feet. What are the advantages of the one that's 14 feet? It's more expensive. Are there a lot of advantages to that one?

Mr. Burford: If you look at the very top of that first page, in the first paragraph at the top, it states that the 10.5-foot width table is designed for a 15 to 20 mile-per-hour (MPH) speed limit. The 14-foot width table is designed for 20 to 25 MPH. There is also the thickness, the height, the 3 inches. I believe with another table here, I think it can actually go up to 4 inches. I don't see it in here right now. Some of the counties don't allow speed bumps. I can go back to the beginning to explain the speed hump versus the table. They typically like to see tables for emergency vehicles. So, when the ambulance or something has to cross it, it's not such a jar to people inside of it.

Mr. Roumy: I looked at your proposal. Don't you think \$4,500 for each unit is excessive?

Ms. Adams: Supervisor Roumy, keep in mind that these prices are from 2016. So, likely these prices for the materials and installation will be significantly higher than what you see here.

Mr. Roumy: To be honest with you, to get one proposal or one idea is not enough for us. I looked on the Internet and I see a lot of humps and bumps at a fraction of the cost of what you're proposing. So, if you're talking about the proposal from 2016 costing us \$30,000, maybe it's \$50,000 today. Prices for speed humps and speed bumps are different. Don't you think so, Brent?

Mr. Burford: This was in our files and was from 2016. It was something that the Board at that time was looking at. I forget exactly how this came about. I put this was put this together just for the discussion. We haven't gone out and looked at any pricing. It hasn't been determined.

I don't think the Board made any decision that the Board is definitely interested in placing this speed humps or tables or whatever. I understand that this is just for informational purposes, just to say, *"Okay, here's an idea of the costs that we were looking at back in 2016. The other prices are more than likely going to be higher today."* We put the table together to show where we would recommend placing the devices. The District Board will say, *"We don't want them here. Let's add another one here."* All of this was provided just for informational purposes to get the discussion started and see which way the Board wanted to move.

Mr. Roumy: You know, I'm all for speed bumps, speed hump, whatever you want to call it, speed table, speed-reducing. We have a lot of kids in our community now. I see a lot of people on Scarlett Avenue driving over the speed limit.

Ms. Adams: I think the Board considerations are in terms of budgeting. If this is something that the Board wants to pursue, given your current budget for operating expenses and for capital expenses, staff can further investigate and bring back more information. But before we spend money on engineering hours to spec this out, we want to be sure that this is something that the Board has an appetite to do.

Mr. Roumy: Do you think these needs engineering hours?

Mr. Szewczyk-: They have to be spaced according to certain specifications.

Mr. Roumy: Most people, they know very well the specs. They know the code. They know 200, 500 feet apart. They know that stuff, but not at that price.

Mr. Sabol: As far as I'm concerned, we have spoken about this subject for a few years. There's no doubt about that. If you look what happened yesterday, right in the complex on Toledo Blade, a car was turned upside down because one person was going too fast and caused an accident. I don't know how bad they were hurt or what. But if you sit right on Scarlett, I will say 96% of the people do a good job driving. There's always that 2% or 3% or 4% that have to be outlaws and you'd have to control them in some way. So, I think it's gone beyond and I think it's definitely a safety issue at this point and we have to do something. My vote would be to have Brent do more work on it and bring back more proposals. Definitely, we should be doing something. Because one day, it's going to be your grandchild, my grandchild, my father, whoever it is, could possibly be hurt for the rest of their life. I don't want to have to go to the funeral home and look at a six-year-old kid laying in a casket. I don't want to see that. If we don't do

something, it's going to happen sooner or later. It's just a matter of when. That's the way I feel about it.

Mr. Roumy: I agree with you

Mr. Szewczyk: I want to bring up the fact that this has only been concentrated on Scarlett and specifically the single-family homes. Okay? So, I think we need to look at it more broadly. Maybe find out from the other areas or maybe the other Boards can chime in regarding how they feel as far as traffic speeds in their area. Because if we're going to try to control speeding through Lakeside Plantation, I think we probably need some more input from somebody of the other subdivisions.

Ms. Adams: Initially, the Board requested Scarlett Avenue for some particular reason. If the Board wants to take a step back from that, we may want to consider partnering with the City of North Port with their Roads Division or with their Law Enforcement Division and see if they will put out traffic counters and speed studies in order to collect data. The Board may want to work with that kind of data versus anecdotal feedback from various sources.

Mr. Szewczyk: Will that cost us anything?

Ms. Adams: Not if they'll do it at no charge, which is often the case. Just to clarify, the CDD owns the roads within the community. Plantation Boulevard is a city of North Port road. The City of North Port Police Department is responsible for traffic enforcement on all of the CDD roads. So, residents do have the opportunity to contact the City of North Port Police Department for traffic calming purposes. If there are vehicles speeding, that should be called in. Because the more that residents call the City of North Port Police Department to report speeders, the more attention this community will receive. Again, the City of North Port Police Department is responsible for traffic enforcement, at least, as an interim traffic calming method. So, I would be happy to reach out to the City Transportation Department or Police Department, whichever organization may be willing to do traffic studies to get traffic counts and identify roads where there tends to be speeding. Typically, speeding occurs on the street, passages of roads and not as much around the corners, but in particular, this Board requested Scarlett Avenue.

Mr. Sabol: As long as we're speaking about that, I have one thing to add. It's not on the agenda, but it's an issue. Maybe when you're speaking to North Port, you can talk to them about it. When you exit our streets, the streets on the right all have manholes, which could be fixed. That belongs to North Port. Every time you go down there, you go across and you go down the

bicycle pass it so you don't get something. You hit the bumps. Maybe they can address that when you talk to them.

Ms. Adams: Are you saying the manhole ring is not flush with the road?

Mr. Sabol: The manholes are too high. They have to be picked up and lowered maybe 3 or 4 inches and re-asphalt, so you can go across them smoothly. You should throw that in there if you can when you talk to them.

Ms. Adams: This is a discussion item right now. If the Board wants to direct me to contact the City of North Port regarding traffic studies, I'm happy to do so. If they'll engage in traffic studies at no expense to the District, I can move forward with that. Alternatively, if the Board would like to gather information from stakeholders with other means, that's also an option.

Ms. Chichelli: I remember maybe couple of years ago, Joe may recall, we had some study done on Lakeside Plantation Boulevard and the study came back that it was unnecessary.

Mr. Szewczyk: That's when we we're trying to get a four-way stop at Plantation Boulevard and Scarlet Avenue. They said that there wasn't enough traffic for them to bother with it at the time. But as Cypress Falls grown, that might be brought up again soon. For now, for our purposes in dealing with speeding in and around Lakeside Plantation, I would like to see staff see what the City of North Port would be willing to do for us as far as gathering information. I agree with Bud. I think for the most part people stay within the speed limit, but there are those handful that can cause some major damage. So, if we have the information, then we can move forwards saying, *"Yes, this is definitely a problem."* Then we can go from there. We used to hire the police to come in here for certain amounts of time to patrol. As far as I was concerned, that didn't really work out because all they did was give warnings. I wish they just ticketed everybody. That would really put an end to it. So, that's an option to maybe take even before the speed bumps, especially if that four percent get caught. But for now, I would like to see if the city is willing to gather some information for us on our roads. I don't know how everybody else feels.

Mr. Sabol: I think that's fine.

Ms. Benjamin: I agree.

Mr. Sabol: I think we should investigate more and I agree with what Joe said, maybe we can get two or three more proposals maybe I don't know.

Ms. Adams: Right.

Mr. Sabol: Because prices do change. Inflation is upon us. What used to cost \$10 is now \$25.

Ms. Adams: The key is we didn't want to utilize staff hours and resources unless the Board wanted to consider this project, knowing that for installation of traffic calming devices, there is going to be a capital cost associated with it.

Mr. Sabol: We need some real, true proposals.

Ms. Benjamin: Yes.

**B. Proposal with Innotech Construction Services, LLC for Pool and Spa Maintenance**

Ms. Adams: Board Members, included in your agenda packet under Tab B is an estimate from Innotech. The District Engineer met with the vendor onsite at least one time or maybe perhaps multiple times to discuss this project. Brent, do you want to present the proposal?

Mr. Burford: Yes. I met with Justin onsite a few weeks ago and looked at it quickly. I was back up there again and at one point, I think one night, I was looking at his pool equipment. I had some more questions with him, so I asked him to meet me there again. We went back over things. This is the proposal that he put together based on what we discussed, which is basically the same with the exception that his discharge point from his drainage box that he was going to be setting at the pool equipment, would actually run out. They are called a pop-up drain, which pop up and flow out onto the grass into an inlet. The only thing I suggested to him is to eliminate that device because it can get clogged up with sand and dirt and debris and just take the discharge pipe, extend to the pop-up, drain it and put a core hole into the side of the drainage box there that discharges to the lake. It will make it a little bit cleaner installation.

Ms. Adams: Brent, I don't know that all other Board members are familiar with the concern about the pool equipment box not draining, so maybe describe the current condition and the results of that condition. Then if Board Members have specific questions on the proposal, we can walk through that as well.

Mr. Roumy: Question for you. Don't you think a sump pump would do the job instead of digging a trench?

Mr. Sabol: Do you want me to go back and explain it?

Ms. Adams: I think Brent should explain it.

Mr. Szewczyk: Let Brent do what he needs to do and then we can ask questions.

Mr. Roumy: Let him finish and then I have some questions.

Mr. Burford: What I'm understanding is that it appears that the concrete pad that the pool equipment is sitting on and there's a large pipe underneath the tiles directly into the pool there, but apparently that area there has been settling over the years. Another question that I had when I was up there, was the flooding issue from stormwater or is it from the pool equipment malfunctioning that's overflowing and burning the motors up? They have assured me that it was the stormwater that's causing the issue and not the pool water overflowing into that area. What he's going to do is try to set a drainage box there next to the pool equipment, a couple of inches lower than that existing pad, so the water seeking its lowest point should go in the box and keep the water going around the pool equipment. That's the best information I have on that.

Mr. Sabol: If you go back, Brent, the previous engineer from Johnson that had that position before you did, worked on it several times. If you look back through the records, we had several motors that burned up and the motors burned up because of water there, which was the problem, but they always blamed it on leaking pumps were leaking or something like that. In your analysis, you're saying the stormwater is causing the problem and that's what's burning your pumps up and that's why the work has to be done. Right?

Mr. Burford: That's what I'm being told. I had a question myself. I'm not familiar with pool equipment, but when you open that hatch and look in there, there's pool water there that has been treated or whatever in an open housing. It looks like you're looking down into a small swimming pool. Then your motors are all sitting below that area. As long as that water stays in there, that's fine. It's just doing what it should do, but I'm being told that the stormwater is causing it. Your pool should have an overflow on it as well. I'm not a pool guy, but if that overflow is not working properly, that water level that I'm seeing inside that pool equipment box could possibly come up and overflow. Again, if that's the case, then it would be related to stormwater because the water level in the pool, is going to rise with heavy rains and it has to go somewhere. It's not going through the overflow like it should. To me it looks like it could come up through that pool equipment. I'm not the pool guy, but based on what I'm being told, the problem has to do with heavy rains, stormwater that's fallen on the ground and collecting at that point.

Mr. Sabol: So, the final analysis is that the water's coming in, no matter where it's coming from, we have to get rid of it and that can be done by doing the work that's on that proposal.

Mr. Burford: Correct. Now the original proposal provided on August 10<sup>th</sup> was for \$9,850. It still has the same date, but it was revived to show it tied into the existing catch basement or drainage inlet. The price is now for \$11,350. Now the \$9,850 to me, is more in line with what I'd expect and I think someone was stating that those pumps are around \$9,000 to \$10,000. I don't know pool equipment, so if this repair is put into place and your problem is due to stormwater, this should solve your issue. You would only have to pay the cost of one pump versus doing nothing and letting a pump or two burn up. Again, I'm not a pool equipment guy. I work with drainage. I think this will work. It should collect that stormwater, get into that drainage inlet and send it to the lake.

Mr. Roumy: Brent, does the vault have a tight cover on top?

Mr. Burford: Correct.

Mr. Roumy: So how is the stormwater going to get into the box if the cover is tightly fit?

Mr. Burford: It's around the base of it, where the concrete has been setting and cracking some. The hood that sits over that pool equipment is not totally sealed.

Mr. Roumy: So, don't you think we have to seal the cover before we do any expensive work?

Mr. Szewczyk: The cover has to be sealed along with it.

Mr. Roumy: Yeah, but it's not in here.

Mr. Szewczyk: I agree with you, Bill, because I'm looking at this as half a job because we're going to take care of the drainage, but what are we doing about the sinking platform? Because if we don't do something to correct that situation, eventually, whatever pipes were laying in there to flow out will be above the level of the platform. So, I think we need more work on this as far as alternate bids. What are we going to do about the sinking cement because that needs to be done in combination with running this pipe out?

Mr. Roumy: Fix the cover too.

Mr. Szewczyk: If we get the level up to where it's supposed to be, fix the cover. To me, it's just a band-aid and if we're going to fix it, let's fix it right. There are a couple more things that need to be considered.

Mr. Sabol: There's three items there, really. There are two items, but one is not as serious as the other two, but there are three items there.

Ms. Chichelli: Can we get that quote from a pool company to tell us exactly how it is going to be done?

Mr. Szewczyk: I think we've had plenty of input from pool companies. The fact that it floods and burns out our motors, it costs us another \$9,000 every time.

Ms. Chichelli: Like Brent was saying, he's not a pool expert, but can we get a pool expert to tell us exactly how this is supposed to be fixed so we know that is going to work correctly?

Mr. Szewczyk: Well, it's a drainage issue more than a pool issue.

Ms. Chichelli: I know that.

Mr. Szewczyk: So, I would like to see some more work done regarding, as I said, an alternate bid as well as including a proper vault cover to fit the current foundation as well as what are we going to do about the sinking foundation.

Mr. Burford: The sinking foundation is what needs to be taken care of. If you want to fix it and not repair it, from my understanding, that's what's going to need to take place. If you get that foundation fixed like it should be, you shouldn't have drainage issues. Everything around there should drain properly. It's just that that area is settled and so the water wants to go to that area. Now, to fix that foundation, there are a lot of pipes under there, big pipes that feed that pool, take water in and out of that pool. It requires the pool to be drawn down, pumped down and a lot of plumbing has to take place. You got to get the drain back right and get your foundation back up. There's a lot of work to it. My understanding is they received proposals to do that, but it's quite expensive. My understanding again too, was the finish on the inside of the pool was re-done not long ago. When we draw that pool down, there is a chance that things could change and that varnish had to be put back on the pool. I think that somebody was saying something around \$40,000 to fix the situation.

Ms. Benjamin: We did talk about this and it was cost prohibited at the time, but maybe we look at it again and look at the cost-benefit.

Ms. Adams: Yes. The thing for the Board to consider is again, the engineer works at the pleasure of the Board. The projects that he works on and investigates are billable hours. So, we just want to ensure that this is something that's feasible within the next six to eight months to expand engineering hours. If that's what the Board wants to do, that's absolutely fine, but we just want to be sure that there's an appetite for action on it. If it was \$40,000 a couple of years ago,

it's likely to be 15% to 20% percent higher given the current materials and labor market for construction.

Mr. Szewczyk: I honestly don't remember what it cost or ever seeing it on paper. Could we maybe find that information and bring it back to the next meeting, so in front of me, I have \$40,000 or \$9,800, and this is going to last me 20 years and let me decide from there? Can we do that?

Ms. Adams: Do you hear that, Brent?

Mr. Burford: Yes. Now, I've never seen the paper myself. It was just numbers that were given to me, I think through discussions with Tamara. I'm not exactly sure what the numbers are, but we'll do what we can to find that information for you.

Mr. Roumy: I have a question for you, Brent.

Mr. Burford: Yes.

Mr. Roumy: What will happen if we build another pad next to the existing one, a solid one and move the equipment to the new pad? You don't have to drain the pool. You don't have to paint the pool. We don't have to do anything, just route the pipe to the new equipment. Just build another pad next to it, a solid pad and move the equipment from one pad to the other. Then you don't have to drain the pool and you don't have to touch the pool. Is it possible?

Mr. Burford: You will probably still have to drain the pool. Like I said, there are large pipes in there that are coming in and out of those pumps and the system that's cleaning and treating your water. Then we need to determine where to move it to. We've got to make sure there are no utilities in the way, any other irrigation system, pipes, anything like that. So, I think if you're looking at fixing the pad, fixing the problem, I think we should leave it where it's at. I'm pretty sure the pool is going to be draining to some extent to make these repairs.

Mr. Roumy: But the down time will be cut in half because you're going to shut down everything. You are going to repair the existing pad. You are going to do the re-piping. In my opinion, build another pad, and little by little move the equipment from one pad to the other. You don't have to.

Mr. Burford: You can definitely cut down the construction time I think is what you're staying.

Mr. Roumy: Construction

Mr. Szewczyk: Probably the cost is a lot less.

Ms. Benjamin: Do we have space in that area?

Mr. Roumy: That's what I'm saying. You know, he's the engineer.

Mr. Szewczyk: What he's saying is, he's not sure if there is space, but can we possibly look at that as a third option for a new pad and just re-pipe to the new pad? So, we're looking at continuing to come up with this \$10,000 drain versus fix the sinking pad versus new pad and move it. We would have three options and we can look at the cost of each and decide, but once we have all three pieces of information, we need to decide before another pump gets burned out. Okay?

Mr. Burford: One option is to replace the pad that exists. The other option is to form a new pad to the existing equipment. The third option is just to install the drain, which you have a price on right now.

Mr. Szewczyk: Correct.

Mr. Burford: With probably the same quote.

Mr. Szewczyk: That would be great, Brent.

Mr. Burford: Okay. Take care everybody.

Mr. Roumy: I have questions for Brent. Brent, at September or October meeting, the Board requested an evaluation of the ponds and proposals by SOLitude and others. Where do we stand?

Mr. Burford: I have been working with the water quality team. I was thinking at that Board meeting that we've actually done this work and we do this work today for other CDDs, mainly around the Fort Myers and Naples area. So, I reached out to SOLitude and they had a question on what parameters the Board wanted. That's when I thought about asking my guy, Mr. Dan Dennison. We worked together on some iterations and he finally got me a Monitoring Plan the other day. I just had a chance to review it and I reached out to Mr. Jeff Bode with SOLitude to discuss if this is something similar to what they do, because I want to get you two prices to compare apples-to-apples. So, that's what I'm working on. Also, they are doing the analysis of the water quality. Typically, my understanding is that they want to do it with several parameters in summer and winter, which usually correlates to certain conditions when the lakes aren't flowing and conditions when they are flowing. So, anyway, I just received information on Monday. I reached out to Jeff and hopefully we will have something for the December meeting or the next Board meeting.

Mr. Roumy: Okay.

Ms. Adams: Are there any other questions under District Engineer's Report? Brent, I don't know if you had a chance to peak at the agenda beyond District Engineer's Report, but if you can stay on the line for Items A and B under New Business, we may need your input on those matters.

Mr. Burford: I always look ahead. One question before we move ahead. We sent a proposal to perform Stormwater Management Needs Analysis. Did you receive that, Tricia?

Ms. Adams: No, I haven't. Did it go to me or did it go to staff?

Mr. Burford: George, maybe.

Ms. Adams: I'm anxious to get a look at that and get that in front of the Board. As Board Members are aware, the State of Florida has a new regulation for Special Districts for a Needs Analysis of the stormwater system. That report is due in June, 2022. In order to authorize the work, we had asked the District Engineer for a proposal to prepare that report that is then presented to the State. So, we'll place that on the next meeting agenda. Thank you, Brent.

Mr. Burford: Thank you. I will be sending that.

Ms. Adams: Sounds good. Did anyone have any questions for Brent under District Engineer's Report before we move on? Okay.

## **FIFTH ORDER OF BUSINESS**

### **Unfinished Business**

There being none, the next item followed.

## **SIXTH ORDER OF BUSINESS**

### **New Business Items**

#### **A. Consideration of District Engineer Rate Schedule**

Ms. Adams: Included in your agenda packet is a District Engineer Rate Schedule.

Ms. Adams: This was transmitted to the District. Brent, would you like to present the letter to the Board?

Mr. Burford: Yes. Our company has recently increased their rate effective July of this year. At this time, we are requesting the Board to consider our new schedule of rates if everybody is satisfied with it.

Ms. Adams: So, there is double-sided letter. There's a cover information and then fee schedule is printed on the backside.

Mr. Roumy: That's the hourly rate?

Ms. Adams: Yes. It says, "Hourly Rate Schedule."

Mr. Roumy: What's the difference between Professional 1 and Professional 9?

Mr. Burford: Originally, we had a lot more categories, we had engineers, like Engineer 1, 2, 3, 4. We had some other professionals in different fields that bill basically the same rate and the same level of responsibility and trying to simplify our Rate Schedule. A lot of those positions were just combined and they are called, "Professionals now" and is broken into Engineers, Environmental and even Surveyors, included in there are well.

Mr. Roumy: How do we know we're getting a Professional 1 or Professional 9 because the rates between one and nine is almost double?

Mr. Burford: Correct. That's one adventures that well with the way we are put together and the way we work with our CDDs. Mr. Andy Tilton is the Project Manager. He works with CDDs. He is number 9 and bills \$250 an hour. He doesn't attend your meetings all the time like I do. I'm a Professional 3 and bill \$140 an hour. So, that's a huge cost savings that we offer the Districts and the way we operate. I can handle 89% of the work or more and I'm always working with Andy and discussing things with Andy when we need his expertise. That's when he's brought in. So, it really provides a great cost-saving measure to the Districts. The last half time that Johnson Engineering asked for a rate increase was in 2006.

Ms. Adams: We would just be looking for a motion to accept the Rate Schedule for District Engineering Services.

Mr. Szewczyk MOVED to approve the District Engineer Rate Schedule and Mr. Sabol seconded the motion.

Ms. Adams: Does anyone oppose the motion?

Mr. Roumy: Yes.

On VOICE VOTE with Ms. Benjamin, Ms. Chichelli, Mr. Szewczyk and Mr. Sabol in favor and Mr. Roumy dissenting, the District Engineer Rate Schedule was approved. (Motion Passed 4-1)

**B. Consideration of Request to Access District Property for Purpose of Pool Installation**

Ms. Adams: Board Members, the District received a request from a resident. Included in the agenda packet is a map from the Property Appraisers office. The residential location is 1507 Scarlett Avenue. These residents would like to install a pool behind their home. In order to do so, they would need to access District property. The plan would be to go onto Plantation Boulevard for the pool contractor to go behind the home for the purpose of pool construction. I discussed this with Sarah Sandy, regarding what type of agreement we would want to have in place in order to protect the District property, that the resident would need to agree to. I thought it might be helpful in case there were any questions that the District Engineer might want to discuss. Sarah, do you want to describe to the Board the type of agreement that you feel would be best to have in place in order for the Board to consider this.

Ms. Sandy: Yes, certainly. We typically find having a Temporary Use Access Agreement that allows that homeowner to go over the property. It typically does not include any additional use such as destroying material on the property or leaving equipment on the property. They would be subject to ingress/egress. One thing that the Board does and that I would like for Brent to either look at or address if he can, is the area they would like access to whether or not that's an appropriate use of that parcel and if there's any area on that parcel that needs to be avoided or that cautious about. In the agreement, we basically provide that homeowner would pay for any damage to the property, particularly re-doing any landscaping that is damaged in the process. Sometimes Boards like to have the homeowner provide a deposit upfront that could initially be charged against. Alternatively, you could wait until the end of the project and just ask for the charge to cover the costs.

Ms. Adams: So, this is ready for Board discussion.

Ms. Sandy: Are there any questions?

Mr. Szewczyk: Would the contract include a start to finish date so this doesn't go on forever?

Ms. Sandy: We could put limitations on when they have access. Of course, it would depend on the contractor.

Mr. Szewczyk: I understand that part.

Ms. Adams: Yeah. Mr. Chairman, there would be an end date to the agreement. We recently communicated with the property owner who's requested the service. They are

anticipating that it's likely their pool construction could begin as early as January. So, there is ample time for the preparation of an agreement that would have an adequate expiration date.

Mr. Sabol: There used to be a \$2,000 up-front fee that they used to pay and that was returnable to them after the project was finished, plus any damage they caused in between. I think that was the agreement they used to have. I don't know.

Mr. Roumy: That's the HOA.

Mr. Szewczyk: I've never heard that.

Mr. Roumy: There's \$1,000 deposit.

Ms. Adams: They removed that.

Mr. Sabol: They did?

Ms. Adams: Yeah. They don't do that anymore.

Mr. Roumy: When was that?

Ms. Adams: Last year.

Mr. Szewczyk: I've seen other pools being put in and maybe it was an HOA issue because the equipment was able to fit between the houses.

Ms. Adams: Yeah. Sometimes they don't need to access District property for the purposes of pool construction, but this does come up from time to time at CDDs throughout Florida. It's not uncommon for the Board to approve a Temporary Access Easement in order to allow for pool construction, as long as the District Engineer agrees that it's appropriate for that purpose.

Mr. Szewczyk: If all of those things fall into place, I'm fine with it.

Mr. Sabol: I'm fine with it as long as they put it back the way it was when they started.

Ms. Benjamin: What kind of protections are there in place for the neighbors? That's a long way for equipment to go, so those people have the expectation that that's going to be maintained a certain way. I don't know if things can fall off trucks or landscaping can accidentally get damaged.

Ms. Adams: The protections that are built in are in favor of the District. So, that entire parcel would be included in that protection.

Mr. Szewczyk: That would be protection for the CDD property, not necessarily these first three individual properties.

Ms. Adams: Yeah. We can't give permission for private residential property. We can only give permission for CDD property.

Mr. Szewczyk: So, it would probably be best if this person also checks with their HOA.

Ms. Adams: Yes. This person who I spoke to has been very communicative with the District and wants to make sure that she's doing things properly, including checking with regulatory authorities regarding permitting. This homeowner has indicated to me that she's not in an area that has a current HOA management company or HOA guidelines.

Ms. Chichelli: I think there's enough space for the equipment.

Mr. Szewczyk: Okay.

Ms. Adams: We will have the District Engineer verify and then before the project would begin, we can have our amenity team take photographs of the area to document the condition before pool construction begins.

Mr. Roumy: Are they going to come in through Plantation Boulevard?

Mr. Szewczyk: Yeah.

Mr. Roumy: So, they have curbing. They have sidewalks. They have traffic. I have no problem with it, unless you do.

Mr. Szewczyk: As long as we're covered and protected and things are going to be returned to the state that it started, I'm fine.

Ms. Benjamin: Can we ask that they stay a certain distance away from the existing homes, at least.

Ms. Adams: Well, we're only giving permission for the District property and some of their navigation may be contingent on any irrigation or any other items that the District Engineer notes as being a point of consideration. Typically, pool contractors like to do business in the same community and they look to be good neighbors and take good care of the property and clean up after themselves. These types of agreements that are in place, add some teeth to the situation and the homeowners looking out for the best interest of the District as well.

Mr. Sabol: I know some things about that situation. It's going to be a \$60,000 or \$70,000 project. If that makes their house go up \$60,000 or \$70,000, that makes my house look good.

Mr. Szewczyk: So, do we need any motion?

Ms. Adams: Yeah. Just a motion to approve a Temporary Access Agreement at 1507 Scarlett with staff verification.

On MOTION by Mr. Szewczyk seconded by Ms. Chichelli with all in favor approving a Temporary Access Agreement for 1507 Scarlett Avenue to access CDD property was approved, subject to staff verification.

Ms. Adams: If there are no other questions for the District Engineer, I think we can let Brent go.

Mr. Brent: I've got one more question.

Ms. Adams: Yes, sir.

Mr. Brent: It was brought up earlier in the public comment section in regard to the pickleball courts. Is there any action or any discussion on that?

Ms. Adams: Yeah. I was going to address that under "*Amenity Manager Report*." So, if we need to have amenity management confer with you, we will certainly do that.

Mr. Brent: Thank you very much.

Mr. Roumy: One more question Brent. If you are around, can you look around the sidewalk by Court 1, the tennis court? It seems like the ground is digging down and the sidewalk is just standing right there. I mean, a kid walking by who misses his footing, can tumble over. So, can you look into it?

Ms. Adams: That may be amenity management.

Mr. Sabol: There is erosion problem there.

Ms. Adams: Okay.

Mr. Burford: I don't mind taking a look at it.

Mr. Roumy: Thank you.

Ms. Adams: Is there anything else for Brent? Thank you, Brent.

Mr. Burford: Thank you.

**C. Consideration of Resolution 2022-01 Adopting Amended Prompt Payment Policies**

Ms. Adams: What triggered this is some changes with the State of Florida. Ms. Sarah Sandy has prepared the resolution. Sarah, would you like to present the resolution to the Board?

Ms. Sandy: Yes certainly. There is a memo under District Counsel's Report later on agenda that provides a little bit more background. It updates our current Prompt Payment Policy that the District has and is required to abide by under the Florida Statutes to report the changes

that were made to that act during the last Legislative Session. Some of the changes were that the interest rate late payment for construction services was increased from 1% to 2%. There are also some additional procedures that were put to place that the District has to follow in order to resolute a dispute by the resolution procedure. They just keep our policy in compliance with the current Statute. So, if there are no questions, I would ask for a motion to approve Resolution 2022-01.

On MOTION by Ms. Benjamin seconded by Ms. Chichelli with all in favor Resolution 2022-01 Adopting Amended Prompt Payment Policies and Procedures was adopted.

## **SEVENTH ORDER OF BUSINESS**

### **Business Administration**

#### **A. Approval of Minutes of October 20, 2021 Meeting**

Ms. Adams: The draft of the October 22, 2021 meeting minutes is included in the agenda packet. I'm happy to take any Board member corrections.

Mr. Szewczyk: Just a question.

Ms. Adams: Yes, sir.

Mr. Szewczyk: Did the October 20<sup>th</sup> minutes include the continued minutes?.

Ms. Adams: No. Those will be separate meeting minutes that will be presented when they're prepared.

Mr. Szewczyk: Okay.

Ms. Adams: Good question.

Mr. Sabol: On Page 23. My name is listed in the statement, "At one of the other facilities, we have a camera system, a good fob system...". I believe that was Ms. Klenke made that remark. It was not me.

Ms. Adams: I see that. We'll make that correction. Thank you. Any other corrections? If none, we have a motion to approve the meeting minutes for October 20<sup>th</sup>?

On MOTION by Ms. Chichelli seconded by Mr. Sabol with all in favor the Minutes of the October 20, 2021 Meetings were approved as amended.

#### **B. Approval of Check Register**

Ms. Adams: The Check Register is included in your agenda packet under Tab B. This provides a Summary of Invoices from October 1<sup>st</sup> to October 31, 2021. The total amount is \$47,852.71. The Check Run Summary and detailed invoices were included in the agenda packet. I did reach out to the District Accountant before tonight's meeting as I did receive a question from Supervisor Benjamin regarding the Sergeant's invoice. I can provide that detail to Board Members under separate cover.

Mr. Roumy: Is it possible to see expenses and budgeted column?

Ms. Adams: Yes, sir. That's in your Unaudited Financials each month. I'll show you that when we get to that.

Mr. Roumy: Alright.

Ms. Adams: Good question. The Check Register does require Board action.

On MOTION by Ms. Benjamin seconded by Mr. Sabol with all in favor the October Check Register was approved.

### **C. Balance Sheet and Income Statement**

Ms. Adams: The next item on the agenda is your Balance Sheet and Income Statement. These are your Unaudited Financials. They are included in your agenda packet under Tab C. These are through October 31<sup>st</sup>. This is your first month of the new fiscal year. On Page 1 of the financials, this does include your cash balance for your General Fund as well as your Capital Reserve Fund. Then the next page shows you where you are in relation to your adopted budget. It shows in the first column, the amount that you adopted for the fiscal year. The next column is the prorated amount through October 31<sup>st</sup> and then it shows your actual spending. Now, keep in mind, sometimes invoices do trickle in. There may be some utility invoices that are pending being processed. So, this is subject to additional accounts payable. This is a good snapshot of the financials through October 31<sup>st</sup>.

Mr. Roumy: What's the process? The bills come to this office and then they send them to you?

Ms. Adams: They go to the District Accountant. We have accounting staff who manage accounts payable and we're all in communication. The District Manager communicates with the accountant and then the amenity team also communicates.

Mr. Roumy: Does the Manager approve those bills before they go to you or they go directly?

Ms. Adams: The Amenity Manager approves them first and then they come to me.

Mr. Roumy: Thank you

Ms. Adams: So, the first rows are your revenue. You'll see that we're at zero for the fiscal year because the revenues start to come in when residents pay their tax bills and then the county will transmit those revenues to the District that starts to happen typically late in November or early in December. So, you'll start to see revenues come in, perhaps your November financials, but certainly by December and January. Then the next columns show your administrative expenses to run the District, your budgeted amount compared to your field expenses and your clubhouse expenses. Overall, as of now at the end of October, your prorated budget for expenditures was \$73,000. We are in a good position controlling expenses and are currently at about \$54,000.

Mr. Szewczyk: At this point, being that we're only a month into the fiscal year, I don't think we can get too excited about any variance that's not working in our favor because things tend to average out anyway.

Ms. Adams: Absolutely. Exactly. That's a good point. For example, your insurance premium is due once a year, so that full budgeted amount will show up as early as your October financials. This item does not require Board action, but I'm happy to answer any questions you might have. If you go further on in the budget, it does show your Capital Reserve Fund. These are the funds for your capital replacement and capital repairs. Then the next page, Page 5 is your Debt Service Fund. This is the bond repayment that's managed by the trustee. There are payments that are due in November and May, based on your amortization schedule that was part of your adopted budget. This next table is a good at-a-glance comparison for month-to-month spending. Of course, only October is populated now. Are there any questions? Alright.

## **EIGHTH ORDER OF BUSINESS**

### **General Audience Comments**

Ms. Adams: We are at a place in the agenda where we have an additional general audience comments section. If there's any members of the audience who would like to make a statement to the Board of Supervisors, there's another opportunity to do so now. Would anybody like to make a statement to the Board?

Mr. John Rice (Magnolia Circle): Very briefly, just an idea. Let's consider the following rationale. Many Lakeside residents and the Board of Supervisors generally understand what duties and responsibilities our Clubhouse staff needs to perform for a smooth and high-quality operation of the clubhouse and the amenities. If I were top management of WTS, which I'm not, I would offer the client a copy of likely exempt and non-exempt job descriptions for all staff members working at Lakeside, together with the applicable wage and salary pay scale ranges for all jobs. If I was on the Board of Supervisor, which I'm not, I would expect to see those things before we go further. Thank you. That's it.

Ms. Adams: Thank you.

Ms. Debra Johnson (Scarlett Avenue): I wish you good luck with the North Port Police Department on the speeding issue. Probably seven or eight years ago, I went there probably once a month for about six to eight months. I was finally able to get one of those machines that says the speed limit is 30 MPH, but you're going 60 MPH. It took quite a while to get it. I think residents were more careful. The captain of the police was a very nice gentleman. I don't think he's even there anymore but he was very nice. He said, *"How come you're the only person that ever comes here?"* So, what you said about more residents be calling the police all the time about these issues. Because he just kept saying, *"Why are you the only one?"* Maybe he didn't believe me, but he did bring that machine. I think it did help a little bit while it was up. I hope you make headway with that.

Ms. Adams: Thank you. Are there any other members of the audience who would like to make a comment? Alright. Mr. Chairman, I don't see any other hands raised.

## **NINTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. District Counsel**

- i. Memo on Public Records Exemptions**
- ii. Memo on Publication of Legal Notices**
- iii. Memo on Prompt Payment Policies**

Ms. Adams: As Sarah indicated earlier, there are several memos for Board review in response to legislative changes in the past year. Sarah, would you like to present the memorandums?

Ms. Sandy: Sure. I will go through them briefly and Board members if you have any questions, let me know. The first was the Prompt Payment Policy which we previously

discussed. The second memo is regarding the new requirement for public record exemptions. There are several public records exemptions that apply based on various jobs people had, such as law enforcement or judges and things like that. There are some new requirements if someone is requesting to have their information withheld from a public records request, they have to submit a notarized request to a governmental entity, including the CDD. The basis for the exemption, must be included. So, those requirements regarding the notarized request and having an important statement out there confirming the exemption and that they fall under that exemption is new for the District. It's not something that will likely come up before members day-to-day, but just know that is there. District management receives some request that we usually keep on hand, but we will have to look for that new requirement in the future. The third memo is regards to the publication of legal notices. There are some changes here. In all honesty, I don't think it really is going to change much how the District currently provides publication of notices for meetings and public hearings. The changes include first that there is expansion of the criteria of what newspapers need to have in order to be allowed to run legal notices. It is to basically allow for more newspapers to qualify. So, that could be a bonus for various CDDs. That's something your District Manager will look at to see if there are any additional publications in the area to run legal notices. The second change is that there is now the ability to provide Internet-only publications; however, the additional requirement and how you do that, doesn't really make it worthwhile for the District. By providing Internet-only publications, that means an Internet version of the publication, not just providing on the website. Additionally, it provides if you are going to be using the Internet-only version of the publication, that you would still have to run a weekly notice that the District is doing an online publication. Really, it doesn't appear that there would be any cost savings at least at this point in time, for the District to move to that method. Those are, in general, the changes from the last legislation that affects Districts. If the Board Members have any questions, I'm happy to answer them.

Mr. Szewczyk: No.

Ms. Adams: Thank you, Sarah.

**B. District Manager**

**i. Action Items List**

Ms. Adams: Under District Managers Report, we have the Action Items List. Included in your agenda packet under Tab B, Item 1 is the action actions for November, 2021. The drainage behind the tennis courts, Board members probably recall that this item is on hold and once WTS is fully onboard, the District Engineer will be working with maintenance staff regarding some minor corrections.

Mr. Roumy: They are digging a trench behind Court 4.

Ms. Adams: Okay.

Mr. Roumy: However, it does not go anywhere. Just the trench should be cut on the sides so the water can flow out.

Ms. Adams: Once WTS is onboard, we'll coordinate work with a maintenance worker and the District Engineer based on the current situation. The next item is determining the feasibility of fountains or aerators. This would be a capital project. The Board was considering fountains for beautification or aerators to improve the water quality to deter the midge population. Where the Board ended up on this is directing the District Engineer to engage for proposals for water quality analysis. So, that's what we're pending right now. The Board will be considering those for action at a future time. The water quality analysis ties back more to the benefit of the aerators, which will oxygenate the water and perhaps address aquatic vegetation and midges. The next item is the security system for access control and improved security cameras. Again, this is on hold until WTS is fully onboard. This project will then be revisited. The Board has made it clear that access control and security is a priority for this upcoming calendar year, so this will be a top priority for the amenity management team as well. The next item is traffic calming. We've discussed speed bumps and speed tables. The preliminary information has been reviewed by the Board. I'm going to take a step back and communicate with City of North Port to determine if we can get some traffic counts and some speed analysis to help aid the Board in decision-making on that project. Regarding the pool equipment area drainage, the District Engineer is going to come back with more of a foundation fix option, perhaps a new foundation relocation option as well as perhaps competitive proposals and expanding the scope to include a new equipment lid or to make the equipment lid more water-tight. One thing that's been going on behind the scenes is onboarding the new amenity management company. As you know, the Board previously met and approved WTS for amenity management services. The Board continued their October meeting to November and approved

the form of the agreement including the specifications, the position descriptions and the contract amount. In addition to the agreement that will be fully effective December 1<sup>st</sup> you might have noted in here in the comments section that WTS selected an Amenity Manager who is going to be onsite for certain days in November. The primary focus of that is going to be training with WTS as well as interviewing and planning in advance of the December 1<sup>st</sup> start date. That total cost for November is \$5,900 and we will be bringing forward paperwork at your December meeting for ratification on the amenity management contract and the memorandum of understanding. We also have the gazebo repairs, which is in process. There has been no additional information coming forward on this. The Board previously reviewed a proposal for in-kind replacement from one vendor. I think the request was to expand that to additional vendors and to also include some type of fabricated materials versus in-kind word-for-wood replacements.

Mr. Roumy: Do we really need the gazebo?

Ms. Adams: That's up to the Board.

Mr. Roumy: How many times have you visited the gazebo? In 17 years, I was there once.

Mr. Sabol: If it was fixed properly, probably more people would sit in it. To sit down right now is not very nice. If it was fixed properly, which it should be, I think maybe people would use it more.

Mr. Szewczyk: I think anybody that's ever back there barbecuing, tends to migrate down there. I myself have barbecued back there quite a few times.

Mr. Roumy: But you don't sit in the gazebo?

Mr. Szewczyk: No, because it's not in good repair.

Mr. Roumy: Have you been here after hours watching who's going through the gazebo? I play tennis, sometimes at night and just young kids go in there. I don't know what they're doing. Smoking?

Mr. Szewczyk: I think it's more of an aesthetic thing. Okay? I think it looks good down there.

Mr. Roumy: I'm just saying, in 17 years I was there once.

Ms. Adams: Are there any questions or anything the Board would like to see added to the Action Item List at this time?

Mr. Roumy: There is one item here.

Ms. Adams: Yes sir.

Mr. Roumy: You sent us an email about the HOA.

Ms. Adams: Yes.

Mr. Roumy: Do you want to talk about it now?

Ms. Adams: I actually have a meeting with the HOA Manager on Friday to discuss that matter. It's likely not a CDD matter. It's likely more of a developer on that side matter. It's likely that the entity that can be most helpful to the HOA would be the City of North Port Planning and Zoning, who are issuing permits for that, but I do want to talk to the Association Manager in person so I did request a phone meeting with her.

Mr. Roumy: Behind our house, we used to have a fence, right?

Mr. Szewczyk: Yeah.

Mr. Roumy: Now I can see the people on the other side in their living room. So, what happened to the fence? Are they going to put in another fence?

Mr. Szewczyk: No.

Ms. Benjamin: They were just required to put a barrier up and some plants. That's all they have to do.

Mr. Szewczyk: That's all they have to do.

Ms. Chichelli: It's not the CDD's.

Mr. Roumy: This is our problem, a CDD problem.

Mr. Szewczyk: No. That fence wasn't ours. The fence was theirs.

Ms. Chichelli: The other community.

Mr. Roumy: It's the same story with the HOA. I don't know whose fence it belongs to.

### **C. Amenities Manager – Monthly Report**

Ms. Adams: Included in your agenda packet under Tab C is the Amenity Manager's Report prepared by Vesta. We have Mr. Scott Smith here with Vesta tonight. I just want to point that out for the record. Thanks for attending, Scott.

Mr. Roumy: Thank you, Scott.

Mr. Smith: I just want to give you a couple updates. I also want to let the Board know that we've already been in communication with WTS and we've chosen a service provider. I got a chance to meet your new manager. They are very qualified and very friendly, so they will do

great. We'll continue to work with WTS to ensure a smooth transition and also work with them on the transition of the resident directory. As soon as they're settled in and ready to work, I will continue to work with them to make sure they're all up to speed and everything is transitioning smoothly. I personally have some experience working with WTS. With my former employer, we worked with them. They are one of our vendors and they are a very professional firm, so I'm sure you guys will be very happy with them. They are top notch.

Mr. Roumy: Thank you, Scott.

Ms. Adams: Mr. Chairman, would you like me to introduce Kristen Frankie?

Mr. Szewczyk: Yes.

Ms. Adams: I do want to just point out more for the benefit of the audience that joining us for our meeting tonight is Ms. Kristen Frankie with WTS. She will be the Amenity Manager at Lakeside Plantation. You will see her onsite for a few days throughout the month of November, and then WTS starts with their full-time Amenity Management Agreement on December 1<sup>st</sup>. Thanks for being here, Kristen. Are there any questions for Scott regarding the Amenity Manager Report?

Mr. Smith: If there's no questions, I just want to say it's been a pleasure working with all of you. Thank you very much.

Mr. Szewczyk: Thank you, Scott.

#### **D. Landscape Maintenance Update**

Ms. Adams: Supervisor, Chichelli handed out a landscape maintenance update. Before we finish up staff comments, I can go back and address any resident questions as well.

Ms. Chichelli: Is any question about the report?

Ms. Adams: Supervisor Chichelli has handed out a report of some of the recent work that Bloomings has done. For the benefit of the audience, would you like for me to mention these items?

Ms. Chichelli: Yeah.

Ms. Adams: The pruning and trimming of trees and shrubs around the Clubhouse started the first week in November. New mulch installation started on November 8<sup>th</sup> throughout the community. The flower beds are being changed out. The flowers were under a warranty situation and Bloomings plans to have those replaced by the end of the month for those seasonal annual

beds. Then some of the shrubbery that has reached the end of its useful life, needs to be replaced at the entrance. Supervisor Chichelli has been in communication with Bloomings regarding the best plans for that location and they will follow that up with a proposal that will either be presented to the Board or if the amount is under a certain threshold, approved administratively.

Mr. Sabol: I would like to commend Pina because she does a very good job.

Ms. Adams: Yes, she does.

Mr. Roumy: Whatever happened to the parking situation? Parking on grass, parking on CDD property.

Ms. Adams: The CDD has an agreement with the City of North Port that defers to the City of North Port for Parking Ordinances. The City of North Port Code Enforcement and Police Departments are the arms that would enforce those parking policies.

Mr. Roumy: So, they cannot park there?

Ms. Adams: They can't.

Mr. Sabol: Is it ever possible that we can work with the CDD and the HOA to possibly come up with some new ideas maybe of planting trees on that CDD property. Is that possible?

Ms. Adams: I know that Sarah has a lot of background on this. There is a budget consideration when you're talking about planting trees. That area is not maintained by the CDD, although it is owned by the CDD. Sarah, did you want to potentially address the current situation and some of the background there.

Ms. Sandy: Could you repeat your question?

Mr. Sabol: Different people approached me and were wondering why the HOA cannot work in conjunction with the CDD and come up with some type of plan where we can plant some type of trees on CDD property between the sidewalk and the street. That is the question I had. I don't know how much trouble it is to do something like that. It may be a lot more that we want to get into, but is it possible?

Ms. Sandy: Possible? I don't see a reason why from where I'm again right now where it would be possible. I would need to double check. We haven't looked into in the past to see if there's anything preventing it, but if we're talking about within the CDD right-of-way, I think that the District would have the ability to put trees in. Historically, that area is intended to be maintained by the homeowner to the property of what it is in front of. There is that consideration in terms of longer-term maintenance of the trees that are put on rights-of-way. You have to be

very careful because they cause issues with sidewalks. So, that can cause even further maintenance issues and obligations. Also, we have to think about any kind of City Ordinance or Code Enforcement if it gets overgrown. Then again, just thinking through long-term who it is that's going to be maintaining those items, would it be the CDD or the HOA or it just states that the homeowners, as we advised in the past, are obligated to maintain that and how residents would feel about that?

Mr. Sabol: There has been discussion on this for 10 years. I would like to see if it's possible, so we don't have to discuss it in every other meeting. It is an issue, but I don't know if it can be corrected or not. I don't know.

Ms. Adams: Just to reiterate, Sarah is speaking from a legal perspective that it may be possible, but the issues that are mentioned in terms of budget, it may be budget prohibitive for the District to operate within the current budget in terms of installing trees. Then there is the consideration of maintenance that the District intends for the homeowners to maintain them. That's one thing. If the District takes on additional maintenance, there would be an expense affiliated with that, that would be something to be considered, as well as the locations being perhaps something that could create additional sidewalk maintenance issues.

Mr. Szewczyk: And roadway issues.

Ms. Adams: Yeah.

Mr. Szewczyk: Sarah, being that we're on the topic of this right-of-way, I would like to go back to Mr. Malacca's question because I thought it was a good one. We're always talking about the right-of-way and the grass area. Then we hear about the CDD property extending to one side of the sidewalk or the other. What about that bottom part of the driveway? Is that our responsibility or is that our property also?

Ms. Adams: Typically, the driveways are the responsibility of residents. Has that been the case here at Lakeside Plantation, Sarah that the driveways are the responsibility of residents?

Mr. Sabol: Is that the apron also?

Ms. Sandy: Yes.

Mr. Szewczyk: But does the CDD own that part? Just like the CDD owns the grass area, does the CDD own the bottom parts of the driveway?

Mr. Sonny Malacca: It's called the apron, sir.

Mr. Szewczyk: Okay, we got it.

Ms. Sandy: I have to look at the property lines.

Mr. Szewczyk: Okay.

Ms. Adams: It's likely that there are aprons that extend into District property, but it's common that driveways are maintained by residents. It's considered part of what residents are responsible to maintain, not just here at the CDD, but in CDDs throughout Florida, it's common that the residents maintain their own driveways.

Mr. Szewczyk: Okay.

Ms. Adams: Now, the District does maintain the sidewalks.

Mr. Szewczyk: So, we're sure on that?

Ms. Sandy: Was that your opinion?

Ms. Adams: I'm not offering a legal opinion. I'm just giving you the best practices for CDDs. What's common is that residents maintain their driveways even though a portion of that may fall into District property, but Sarah is the one that would provide a legal opinion?

Mr. Szewczyk: Sarah, do you have a legal opinion?

Ms. Sandy: I don't have a legal opinion without doing further research on it specifically. I agree with Tricia that traditionally that is how it would operate, but I have to look specifically to answer the question whether or not it extends into the District property. I have to look at the plats and the property lines. Then in regard to maintenance obligation, I have to do some research. Again, we would look at the plat as well as the declaration.

Mr. Szewczyk: Okay.

Ms. Sandy: Is that something the Board would like me to do?

Mr. Roumy: Yes.

Mr. Szewczyk: Well, it sounds like there might be some maintenance issues being brought to our attention. We would need to determine whether it's truly our responsibility or the homeowners. So, I would say yes.

Ms. Sandy: Alright. It would be helpful to know the type of maintenance that's being brought up or if those are the types of issue that we're looking at.

Ms. Adams: Let's say concrete repairs. I don't think its pressure washing they're asking about.

Ms. Chichelli: No. It's concrete. There are cracks.

Ms. Adams: I think the context of the question came up for concrete repairs.

Ms. Sandy: Like cracking?

Ms. Adams: Yeah, concrete repairs.

Mr. Szewczyk: Okay.

Ms. Adams: That was the question that did need to be addressed that was brought up was under public comments. So, thank you for bringing that up, Mr. Chairman. There is also the pickleball court matter, which is an amenity maintenance matter. So, I will work on addressing this with the amenity maintenance team. We also have some minor adjustments for lighting timers.

Mr. Szewczyk: As well as the fan timers.

Ms. Adams: Yes.

Resident (Sonny Malacca): I have a question about that.

Ms. Adams: This is not a time for public comment, but I'll be happy to meet with you after the meeting. Thank you.

#### **TENTH ORDER OF BUSINESS**

#### **Other Business**

Ms. Adams: Is there any other business? Hearing none,

#### **ELEVENTH ORDER OF BUSINESS**

#### **Supervisor's Requests**

Ms. Adams: Are there any Supervisor requests?

Mr. Sabol: I had one on my list right here, but we just discussed it. Who controls the lights and the pool lights at this time? At 8:00 p.m., if the Clubhouse is closed, should they be off or should they be on? Are the timers out of adjustment? Is that the problem?

Ms. Adams: This is that first I've heard about it, so I'll work with the amenity management team on the pool lights. Add them to the list.

Mr. Sabol: The other question is, who owns the ball machine in front of the court and who has the keys to it and who may use it?

Mr. Roumy: It's owned by the club. If you want to rent the machine, you pay \$5.00.

Mr. Szewczyk: Owned by the club as in Lakeside Plantation?

Mr. Sabol: It's ours and we have to pay \$5 to use it.

Mr. Roumy: It should be owned by the District.

Mr. Szewczyk: It's always been that way.

Mr. Roumy: In the past it was free, but then they started charging.

Mr. Sabol: Okay. The next thing that I want to talk about is the wine and cheese issue. Didn't we decide to have the wine and cheese at 7:00 p.m. instead of 6:00 p.m.? Have we decided that?

Mr. Szewczyk: I thought it went the other way.

Mr. Sabol: Have we talked about it? Leave it at 6:00 p.m.?

Ms. Adams: I don't think that's come up recently.

Mr. Sabol: We discussed it, but not too long ago.

Ms. Adams: We discussed the menu recently, like what was going to be served in terms of the menu.

Mr. Sabol: The reason we were going to change it to 7:00 p.m. is because some people thought that wine and cheese was like a dinner and it's not.

Ms. Adams: It's wine and cheese.

Mr. Sabol: We furnish the cheese and crackers and the people bring whatever they choose to drink. That was the extent of it, but some people in the community misuse it. They thought it was a smorgasbord. That's why we talked about the time change. There's nothing settled on that.

Ms. Adams: Yeah, there was definitely a discussion about menu changes. Perhaps it might be good for WTS to get in and get their feet wet to evaluate what adjustments need to be made and be in communication with the Board regarding those matters. Is there anything else Supervisor Sabol?

Mr. Sabol: Nothing.

Ms. Adams: Okay. All right. Any other Supervisor requests? Hearing none,

## **TWELFTH ORDER OF BUSINESS**

## **Adjournment**

Ms. Adams: Alright. Thanks, everyone. Happy Thanksgiving!. Have a good night. Thank, Sarah.

On MOTION by Mr. Sabol seconded by Ms. Chichelli with all in favor the meeting was adjourned.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION B

# Lakeside Plantation

## Community Development District

### Summary of Invoices

December 1, 2021 to December 31, 2021

| Fund             | Date                     | Check No.'s                                | Amount               |
|------------------|--------------------------|--------------------------------------------|----------------------|
| General Fund     | 12/2/21                  | 2661-2667                                  | \$ 5,253.94          |
|                  | 12/6/21                  | 2668-2673                                  | \$ 46,928.96         |
|                  | 12/22/21                 | 2674-2679                                  | \$ 139,658.05        |
|                  |                          |                                            | <u>\$ 191,840.95</u> |
| Automatic Drafts |                          |                                            |                      |
|                  | Florida Power & Light    | 2200 Plantation Blvd - Clubhouse           | \$ 1,039.21          |
|                  |                          | 2200 Plantation Blvd - Fountain            | \$ 498.89            |
|                  |                          | 2200 Plantation Blvd - Pool                | \$ 1,436.75          |
|                  | North Port Utilities     | 2200 Plantation Blvd - Clubhouse           | \$ 170.68            |
|                  |                          | 2200 Plantation Blvd - Fountain            | \$ 445.10            |
|                  |                          | 2200 Plantation Blvd - Pool                | \$ 510.54            |
|                  |                          | 2201 Plantation Blvd - Garbage Collection  | \$ 168.47            |
|                  | TECO Peoples Gas         | 2200 Plantation Blvd - Clubhouse Fireplace | \$ 16.07             |
|                  | Comcast                  | 2200 Plantation Blvd - Clubhouse           | \$ 315.52            |
|                  | FL Department of Revenue | Sales and Use Tax                          | \$ 247.80            |
|                  |                          |                                            | <u>\$ 4,849.03</u>   |
|                  |                          |                                            | <b>\$ 196,689.98</b> |

LAKE SIDE PLANTATION - GENERAL  
 BANK A LAKESIDE PLANTATION

| CHECK DATE | VEND#    | .....INVOICE.....      | DATE   | INVOICE         | YRMO | DPT | ACCT# | SUB | SUBCLASS | VENDOR NAME                          | STATUS | AMOUNT   | ....CHECK....<br>AMOUNT # |
|------------|----------|------------------------|--------|-----------------|------|-----|-------|-----|----------|--------------------------------------|--------|----------|---------------------------|
| 12/02/21   | 00353    | 11/17/21 BB111720      | 202111 | 310-51300-11000 |      |     |       |     |          | BONNIE J BENJAMIN                    | *      | 200.00   | 200.00 002661             |
|            |          | BOS MEETING 11/17/21   |        |                 |      |     |       |     |          |                                      |        |          |                           |
| 12/02/21   | 00200    | 11/17/21 AS111720      | 202111 | 310-51300-11000 |      |     |       |     |          | ALAN SABOL                           | *      | 200.00   | 200.00 002662             |
|            |          | BOS MEETING 11/17/21   |        |                 |      |     |       |     |          |                                      |        |          |                           |
| 12/02/21   | 00342    | 11/17/21 BR111720      | 202111 | 310-51300-11000 |      |     |       |     |          | BILL ROUMY                           | *      | 200.00   | 200.00 002663             |
|            |          | BOS MEETING 11/17/21   |        |                 |      |     |       |     |          |                                      |        |          |                           |
| 12/02/21   | 00014    | 10/31/21 10312021      | 202110 | 330-53800-48000 |      |     |       |     |          | CULLIGAN WATER                       | *      | 188.94   | 188.94 002664             |
|            |          | 5 GALLON WATER         |        |                 |      |     |       |     |          |                                      |        |          |                           |
| 12/02/21   | 00066    | 11/30/21 126110        | 202110 | 310-51300-31500 |      |     |       |     |          | ATTORNEY FEES                        | *      | 4,065.00 | 4,065.00 002665           |
|            |          |                        |        |                 |      |     |       |     |          |                                      |        |          |                           |
| 12/02/21   | 00056    | 11/17/21 JS111720      | 202111 | 310-51300-11000 |      |     |       |     |          | HOPPING GREEN & SAMS                 | *      | 200.00   | 200.00 002666             |
|            |          | BOS MEETING 11/17/21   |        |                 |      |     |       |     |          |                                      |        |          |                           |
| 12/02/21   | 00282    | 11/17/21 MC111720      | 202111 | 310-51300-11000 |      |     |       |     |          | JOE SZEWCZYK                         | *      | 200.00   | 200.00 002667             |
|            |          | BOS MEETING 11/17/21   |        |                 |      |     |       |     |          |                                      |        |          |                           |
| 12/06/21   | 00005    | 10/30/21 SPE60956      | 202110 | 320-53800-46700 |      |     |       |     |          | MARIA J CHICHELLI                    | *      | 310.75   | 310.75 002668             |
|            |          | BACKFLOW CERTIFICATION |        |                 |      |     |       |     |          |                                      |        |          |                           |
| 12/06/21   | 00010    | 11/30/21 2021-038      | 202111 | 320-53800-46500 |      |     |       |     |          | ALLIANCE FIRE & SAFETY               | *      | 9,200.00 | 9,200.00 002669           |
|            |          | INSTALL MULCH          |        |                 |      |     |       |     |          |                                      |        |          |                           |
| 12/01/21   | 2021-040 | 202112 320-53800-46400 |        |                 |      |     |       |     |          |                                      | *      | 7,655.00 | 7,655.00 002670           |
|            |          | LANDSCAPE MAINT DEC21  |        |                 |      |     |       |     |          |                                      |        |          |                           |
| 12/06/21   | 00193    | 11/27/21 72            | 202111 | 310-51300-31100 |      |     |       |     |          | BLOOMINGS LANDSCAPE & TURF MGMT, INC | *      | 446.25   | 446.25 002671             |
|            |          | ENGINEERING FEES       |        |                 |      |     |       |     |          |                                      |        |          |                           |
| 12/06/21   | 00370    | 11/16/21 202121        | 202112 | 330-53800-48000 |      |     |       |     |          | JOHNSON ENGINEERING, INC.            | *      | 250.00   | 250.00 002672             |
|            |          | SANTA VISIT 12.18.21   |        |                 |      |     |       |     |          |                                      |        |          |                           |
|            |          |                        |        |                 |      |     |       |     |          | RON MESSINESE                        |        | 250.00   | 250.00 002673             |

LKSD LAKESIDE PLANT HSMITH



AP300R  
 \*\*\* CHECK DATES 12/01/2021 - 12/31/2021 \*\*\* YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/12/22 PAGE 3  
 LAKESIDE PLANTATION -- GENERAL  
 BANK A LAKESIDE PLANTATION

| CHECK<br>DATE          | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB | SUBCLASS | VENDOR NAME     | STATUS | AMOUNT     | .....CHECK.....<br>AMOUNT # |
|------------------------|-------|-----------------------------------|-----------------------------------------|----------|-----------------|--------|------------|-----------------------------|
| 12/22/21               | 00369 | 12/07/21                          | 12327542                                | 202112   | 330-53800-48000 | *      | 260.01     |                             |
| AM AMEX- BOUNCE HOUSE  |       |                                   |                                         |          |                 |        |            |                             |
| WTS INTERNATIONAL, LLC |       |                                   |                                         |          |                 |        | 260.01     | 002679                      |
| TOTAL FOR BANK A       |       |                                   |                                         |          |                 |        | 191,840.95 |                             |
| TOTAL FOR REGISTER     |       |                                   |                                         |          |                 |        | 191,840.95 |                             |

LKSD LAKESIDE PLANT HSMITH

330 53800-48000

Approved  
CS

**Culligan.**

**better water. pure and simple.®**

1099 Enterprise Court  
Nokomis, FL 34275  
941-485-7526

LAKE SIDE PLANTATION  
9145 NARCOOSSEE ROAD  
SUITE A206  
ORLANDO, FL 32827

|                                                                        |                          |                          |                          |
|------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|
| IF PAYING BY CREDIT CARD, PLEASE CHECK CORRECT CARD AND FILL OUT BELOW |                          |                          |                          |
| <input type="checkbox"/>                                               | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| CARD NUMBER                                                            |                          |                          | V. CODE                  |
| SIGNATURE                                                              |                          |                          | EXP. DATE                |
| DATE                                                                   | PAY THIS AMOUNT          | ACCOUNT NUMBER           |                          |
| 10/31/2021                                                             | 188.94                   | 1017805                  |                          |
| AMOUNT PAID \$                                                         |                          |                          |                          |

Pay By Date: Nov 15

REMIT PAYMENT TO:  
CULLIGAN WATER CONDITIONING  
1099 ENTERPRISE COURT  
NOKOMIS, FL 34275

**Balance Forward Statement**  
RETURN THIS TOP PORTION WITH YOUR PAYMENT  
PLEASE WRITE ACCOUNT NUMBER ON CHECK

Page: 1

| InvDate                                   | InvNum                  | Location | Billed  | Tax  | Balance |
|-------------------------------------------|-------------------------|----------|---------|------|---------|
| Previous Balance: 09/30/2021              |                         |          |         |      | 128.46  |
| Location 1017805                          |                         |          |         |      |         |
| LAKE SIDE PLANTATION 2200 PLANTATION BLVD |                         |          |         |      |         |
| 10/13/2021                                | 807196                  | 1017805  | PO#     |      | 58.49   |
| 2704                                      | BOTTLE DEPOSIT          |          | 2.000 @ | 0.00 | 0.00    |
| 2413                                      | 5 GALLON DRINKING WATER |          | 8.000 @ | 7.00 | 56.00   |
| 4201                                      | DELIVERY CHARGE         |          | 1.000 @ | 2.49 | 0.00    |
| 10/31/2021                                |                         | 1017805  | PO#     |      | 0.00    |
|                                           | PAYMENT                 |          | @       |      |         |
| 10/31/2021                                | 813640                  | 1017805  | PO#     |      | 1.99    |
| 3005                                      | 6 BOTTLE RACK           |          | 1.000 @ | 1.99 | 0.00    |
| Total Due by the 15th:                    |                         |          |         |      | 188.94  |

**SIXTY DAYS OVERDUE**

|         |       |       |       |       |       |       |      |         |        |
|---------|-------|-------|-------|-------|-------|-------|------|---------|--------|
| Current | 60.48 | 30day | 46.48 | 60day | 81.98 | 90day | 0.00 | Balance | 188.94 |
|---------|-------|-------|-------|-------|-------|-------|------|---------|--------|

Pay your bill online using our secure payment page at [www.culligansarasota.com](http://www.culligansarasota.com)

Culligan Water Conditioning, 1099 Enterprise Court, Nokomis, FL 34275 941-485-7526

| <u>VEND#</u> | <u>VENDOR NAME</u>                   | <u>CHECK<br/>NO.</u> | <u>CHECK<br/>DATE</u> | <u>CHECK<br/>AMOUNT</u> |
|--------------|--------------------------------------|----------------------|-----------------------|-------------------------|
| 00353        | BONNIE J BENJAMIN                    | 002646               | 11/08/2021            | 200.00                  |
| 00200        | ALAN SABOL                           | 002647               | 11/08/2021            | 200.00                  |
| 00342        | BILL ROUMY                           | 002648               | 11/08/2021            | 200.00                  |
| 00010        | BLOOMINGS LANDSCAPE & TURF MGMT, INC | 002649               | 11/08/2021            | 9,150.00                |
| 00014        | CULLIGAN WATER                       | 002650               | 11/08/2021            | 188.97*                 |
| 00368        | DANNY'S FOOD TRUCK                   | 002651               | 11/08/2021            | 1,464.00                |
| 00260        | DART POOL SOLUTIONS, INC             | 002652               | 11/08/2021            | 850.00                  |
| 00104        | FITNESS LOGIC                        | 002653               | 11/08/2021            | 218.00                  |
| 00056        | JOE SZEWCZYK                         | 002654               | 11/08/2021            | 200.00                  |
| 00193        | JOHNSON ENGINEERING, INC.            | 002655               | 11/08/2021            | 1,163.75                |
| 00282        | MARIA J CHICHELLI                    | 002656               | 11/08/2021            | 200.00                  |
| 00283        | NORTH PORT POLICE                    | 002657               | 11/08/2021            | 350.96                  |
| 00272        | SOLITUDE LAKE MANAGEMENT LLC         | 002658               | 11/08/2021            | 966.00                  |
| 00257        | VESTA PROPERTY SERVICES, INC.        | 002659               | 11/08/2021            | 12,394.42               |
|              |                                      |                      |                       | 27,746.10               |
|              |                                      |                      |                       | 27,746.10               |

LAKESIDE PLANTATION - GENERAL

LKSD LAKESIDE PLANT SS202DA

**Attendance Confirmation**  
**for**  
**BOARD OF SUPERVISORS**

---

**District Name:** Lakeside Plantation CDD

**Board Meeting Date:** November 17, 2021

310 513 11000

|   | <i>Name</i>     | <i>In Attendance<br/>Please ✓</i> | <i>Fee Involved<br/>Yes / No</i> |
|---|-----------------|-----------------------------------|----------------------------------|
| 1 | Bill Roumy      | ✓                                 | Yes (\$200)                      |
| 2 | Bud Sabol       | ✓                                 | Yes (\$200)                      |
| 3 | Joe Szewczyk    | ✓                                 | Yes (\$200)                      |
| 4 | Bonnie Benjamin | ✓                                 | Yes (\$200)                      |
| 5 | Pina Chichelli  | ✓                                 | Yes (\$200)                      |

The supervisors present at the above referenced meeting should be compensated accordingly.

**Approved for Payment:**

PA Adams  
**District Manager Signature**

11/17/2021  
**Date**

**\*\*RETURN SIGNED DOCUMENT TO District Accountant\*\***

# Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300  
P.O. Box 6526  
Tallahassee, FL 32314  
850.222.7500

===== STATEMENT =====

November 30, 2021

Lakeside Plantation Community Development District  
9145 Narcoossee Rd, Ste. A206  
Orlando, FL 32827

Bill Number 126110  
Billed through 11/12/2021

**General Counsel/Monthly Meeting**  
**LPCDD 00001 .SRS**

310 513 315

**FOR PROFESSIONAL SERVICES RENDERED**

|                            |     |                                                                                                                                               |            |
|----------------------------|-----|-----------------------------------------------------------------------------------------------------------------------------------------------|------------|
| 10/12/21                   | MCE | Prepare Department of Economic Opportunity's Special District Fee invoice and Update form; arrange for distribution.                          | 0.20 hrs   |
| 10/15/21                   | SRS | Confer with Adams regarding tax certificate issue; prepare for meeting; review minutes.                                                       | 0.70 hrs   |
| 10/18/21                   | SRS | Confer with Adams regarding tax certificate issue.                                                                                            | 0.20 hrs   |
| 10/18/21                   | DGW | Research and compile declarations of covenants and restrictions and update chart to same.                                                     | 0.50 hrs   |
| 10/20/21                   | SRS | Prepare for and attend Board meeting; conduct follow-up regarding same.                                                                       | 3.90 hrs   |
| 10/21/21                   | SRS | Confer with Adams and Gallogly regarding amenity management agreement.                                                                        | 0.40 hrs   |
| 10/22/21                   | SRS | Confer with Gallogly and Adams regarding amenity management services.                                                                         | 0.60 hrs   |
| 10/26/21                   | SRS | Attend conference call regarding amenity management services agreement.                                                                       | 0.70 hrs   |
| 10/28/21                   | SRS | Conduct follow-up regarding WTS contract; confer with Adams regarding legislative updates.                                                    | 0.30 hrs   |
| 11/02/21                   | SRS | Prepare amenity management agreement with WTS; confer with Adams regarding same; confer with Gallogly regarding same.                         | 3.20 hrs   |
| 11/03/21                   | SRS | Confer with Gallogly and Casterline regarding amenity management agreement; attend continued board meeting; conduct follow-up regarding same. | 3.60 hrs   |
| 11/05/21                   | SRS | Finalize amenity management agreement.                                                                                                        | 0.10 hrs   |
| 11/08/21                   | SRS | Confer with Adams regarding amenity management agreement; follow-up regarding same.                                                           | 0.30 hrs   |
| 11/09/21                   | SRS | Review temporary access agreement; confer with Adams regarding same; review draft minutes.                                                    | 0.50 hrs   |
| Total fees for this matter |     |                                                                                                                                               | \$4,065.00 |

**MATTER SUMMARY**

|                             |           |         |            |
|-----------------------------|-----------|---------|------------|
| Wilbourn, David - Paralegal | 0.50 hrs  | 160 /hr | \$80.00    |
| Eckert, Michael C.          | 0.20 hrs  | 350 /hr | \$70.00    |
| Sandy, Sarah R.             | 14.50 hrs | 270 /hr | \$3,915.00 |

|            |            |
|------------|------------|
| TOTAL FEES | \$4,065.00 |
|------------|------------|

|                                      |                   |
|--------------------------------------|-------------------|
| <b>TOTAL CHARGES FOR THIS MATTER</b> | <b>\$4,065.00</b> |
|--------------------------------------|-------------------|

**BILLING SUMMARY**

|                             |           |         |            |
|-----------------------------|-----------|---------|------------|
| Wilbourn, David - Paralegal | 0.50 hrs  | 160 /hr | \$80.00    |
| Eckert, Michael C.          | 0.20 hrs  | 350 /hr | \$70.00    |
| Sandy, Sarah R.             | 14.50 hrs | 270 /hr | \$3,915.00 |

|            |            |
|------------|------------|
| TOTAL FEES | \$4,065.00 |
|------------|------------|

|                                    |                   |
|------------------------------------|-------------------|
| <b>TOTAL CHARGES FOR THIS BILL</b> | <b>\$4,065.00</b> |
|------------------------------------|-------------------|

**Please include the bill number with your payment.**

**From:** Tricia Adams [tadams@gmscfl.com](mailto:tadams@gmscfl.com)   
**Subject:** Fwd: Hopping Green & Sams Final Invoices - Lakeside Plantation CDD  
**Date:** November 29, 2021 at 9:36 AM  
**To:** Hannah Smith [hsmith@gmstnn.com](mailto:hsmith@gmstnn.com)

TA

Approved for processing.

Thank you,

Tricia L. Adams

District Manager  
Governmental Management Services  
219 E. Livingston Street  
Orlando, FL 32801

Office 407.841.5524 ext 138  
Cell 863.241.8050

"It is not the mountain we conquer but ourselves."  
—Edmund Hillary

Begin forwarded message:

**From:** Kim Hancock <[KimH@hgslaw.com](mailto:KimH@hgslaw.com)>  
**Subject:** Hopping Green & Sams Final Invoices - Lakeside Plantation CDD  
**Date:** November 26, 2021 at 3:33:00 PM EST  
**To:** "[tadams@gmscfl.com](mailto:tadams@gmscfl.com)" <[tadams@gmscfl.com](mailto:tadams@gmscfl.com)>, "[hsmith@gmstnn.com](mailto:hsmith@gmstnn.com)" <[hsmith@gmstnn.com](mailto:hsmith@gmstnn.com)>  
**Cc:** Accounting <[Accounting@hgslaw.com](mailto:Accounting@hgslaw.com)>, "[sarah.sandy@kutakrock.com](mailto:sarah.sandy@kutakrock.com)" <[sarah.sandy@kutakrock.com](mailto:sarah.sandy@kutakrock.com)>

Please let us know if you have any questions regarding the attached.

Kim Hancock  
Legal Assistant

.....

**Hopping Green & Sams, P.A.**

850.425.3434

850.559.5684 (mobile)

**Hopping Green & Sams**

Attorneys and Counselors

November 26, 2021

Via E-Mail

# Invoice



Date: 10/30/2021  
Customer ID: 3941  
Invoice No.: SPE60956  
Reference: Work Order 80206 / Field Invoice

P.O. Box 637  
Venice, FL 34284  
(941) 485-5402 (941) 483-3321 (fax)

**Bill to:**

Lakeside Plantation CDD  
6200 Lee Vista Ste 300  
Orlando, FL 32822

**Service at:**

Lakeside Plantation Clubhouse  
2200 Plantation Blvd  
North Port, FL 34286

**Description:**

Work Order 80206 Backflow Certification

**P.O. Number:****Terms:**

330 320 538 467

| Item                                                                                                   | Description                                       | Quantity | Unit Price | Amount   |
|--------------------------------------------------------------------------------------------------------|---------------------------------------------------|----------|------------|----------|
| <b>Flat Rate</b>                                                                                       |                                                   |          |            |          |
|                                                                                                        | BFP-FIRE4 Backflow Certification Fire Line 4"     | 1.00     | \$140.0000 | \$140.00 |
|                                                                                                        | BFP-FIREBY Backflow Certification Fireline Bypass | 1.00     | \$0.0000   | \$0.00   |
|                                                                                                        | BFP-POT 2 Backflow Certification Potable 2"       | 1.00     | \$52.0000  | \$52.00  |
|                                                                                                        | BFP-POT 1 Backflow Certification Potable 1"       | 1.00     | \$35.0000  | \$35.00  |
|                                                                                                        | BFP-IRR 1 Backflow Certification Irrigation 1"    | 1.00     | \$35.0000  | \$35.00  |
|                                                                                                        | INS-AHJRQ1 Required 3rd Party Fees & Processing   | 5.00     | \$9.7500   | \$48.75  |
| <i>*Backflow certification(s) complete - device(s) Passed.<br/>AHJ-Report electronically submitted</i> |                                                   |          |            |          |

RECEIVED

NOV 12 2021

Flat Rate Subtotal: \$310.75

**Additional Notes:**

|                   |                 |
|-------------------|-----------------|
| Subtotal:         | \$310.75        |
| Sales Tax:        | \$0.00          |
| Payments:         | \$0.00          |
| <b>Total Due:</b> | <b>\$310.75</b> |



**Thank You For Your Business**

INVOICES ARE SUBJECT TO A FINANCE CHARGE OF 1.5%/MO (18% / ANNUM) FOR BALANCES DUE BEYOND OUR NORMAL TERMS



5824 Bee Ridge Road #165, Sarasota, FL 34233

# Invoice

Date Invoice #

12/1/2021 2021-04055

**Bill To:**

**Lakeside Plantation CDD  
c/o Governmental Management Services  
219 East Livingston Street  
Orlando, FL 32801**

**Terms Due Date**  
**Net 30 12/31/2021**

| Description                                                             | Qty | Amount   |
|-------------------------------------------------------------------------|-----|----------|
| Month of December<br>Monthly Grounds Maintenance Fee<br><br>320 538 464 |     | 7,655.00 |

**PAYMENT ACCEPTED: CHECK AND CREDIT CARD.**

**Make check payable to:  
Bloomings Landscape & Turf Management, Inc.  
Please include invoice number on your check.  
Thank You For Your Business**

|              |            |
|--------------|------------|
| <b>Total</b> | \$7,655.00 |
|--------------|------------|

|                         |        |
|-------------------------|--------|
| <b>Payments/Credits</b> | \$0.00 |
|-------------------------|--------|

|                    |            |
|--------------------|------------|
| <b>Balance Due</b> | \$7,655.00 |
|--------------------|------------|

|                |                |                              |                            |
|----------------|----------------|------------------------------|----------------------------|
| <b>Phone #</b> | <b>Fax #</b>   | <b>E-mail</b>                | <b>Web Site</b>            |
| (941) 927-9765 | (941) 929-9356 | carla@bloomingslandscape.com | www.bloomingslandscape.com |



5824 Bee Ridge Road #165, Sarasota, FL 34233

# Invoice

Date Invoice #

11/30/2021 2021-03809

**Bill To:**

Lakeside Plantation CDD  
c/o Governmental Management Services  
219 East Livingston Street  
Orlando, FL 32801

Terms Due on receipt

| Description                                                                                                   | Amount   |
|---------------------------------------------------------------------------------------------------------------|----------|
| Install mulch throughout the cdd and clubhouse area<br>Coco Brown Mulch - Yard<br><br>320 538 465<br>LM-Other | 9,200.00 |

**PAYMENT ACCEPTED: CHECK AND CREDIT CARD.**

Make check payable to:  
Bloomings Landscape & Turf Management, Inc.  
Please include invoice number on your check.  
Thank You For Your Business

**Total** \$9,200.00

**Payments/Credits** \$0.00

**Balance Due** \$9,200.00

**Phone #**

(941) 927-9765

**Fax #**

(941) 929-9356

**E-mail**

carla@bloomingslandscape.com

**Web Site**

www.bloomingslandscape.com

Security Alarm Corporation  
17776 Toledo Blade Boulevard  
Port Charlotte, FL 33948  
Tel. (941) 625-9700  
Fax. (941) 625-9804  
accounting@securityalarmcorp.com



Please call into our office to discuss how to pay  
your invoice by ACH or Credit Card, also you can  
now receive your invoice by email for your convenience.

Invoice Number  
Sale Date  
Due Date

245152  
11/3/2021  
11/13/2021

Lakeside Plantation CDD  
Care Of: GMS  
219 E Livingston St  
Orlando, FL 32801

**Service Address**  
Lakeside Plantation-F  
2200 Plantation Blvd.  
North Port, FL 34286

| Description              | Qty | Price   | Net     | Tax    | Total   |
|--------------------------|-----|---------|---------|--------|---------|
| Service Call to Premises | 1   | \$80.00 | \$80.00 | \$0.00 | \$80.00 |
| TOTALS                   |     |         | \$80.00 | \$0.00 | \$80.00 |

For Service Provided As Per Work Order Number 96526

2021-11-02 01:47:34 - Changed 10 digit dialing for both accounts. tested signal, ok & restored. Charge \$80.00 p tax.

Sent to JR

2021-11-02 01:47:53 Signed by : Courtney

330-538 484

Return Stub Below

Please return this portion of your invoice with your payment. Thank you!

Customer : Lakeside Plantation CDD



|                |                                  |                 |                      |                 |                      |
|----------------|----------------------------------|-----------------|----------------------|-----------------|----------------------|
| Acct. Bal.     | \$227.00                         | Amount Remitted | <input type="text"/> | Invoice Number  | 245152               |
| Payment Method | Check <input type="checkbox"/>   | Check Number    | <input type="text"/> | Bill Payer ID   | 11765                |
|                | Charge* <input type="checkbox"/> | Card Number     | <input type="text"/> | CSID            |                      |
|                |                                  | Name On Card    | <input type="text"/> | Date Remitted   | <input type="text"/> |
|                |                                  |                 |                      | Billing Zipcode | <input type="text"/> |
|                |                                  |                 |                      | Exp Date        | <input type="text"/> |
|                |                                  |                 |                      | Card ID         | <input type="text"/> |

Signature

\*Please Note : If paying by charge card, we can only accept payment by : American Express, Discover, Mastercard, Visa  
Please remit to : Security Alarm Corporation, 17776 Toledo Blade Boulevard, Port Charlotte, FL 33948

Inv No. 245152

Security Alarm Corporation  
17776 Toledo Blade Boulevard  
Port Charlotte, FL 33948  
Tel. (941) 625-9700  
Fax. (941) 625-9804  
accounting@securityalarmcorp.com



Please call into our office to discuss how to pay  
your invoice by ACH or Credit Card, also you can  
now receive your invoice by email for your convenience.

Invoice Number  
Sale Date  
Due Date

245512  
12/1/2021  
12/11/2021

Lakeside Plantation CDD  
Care Of: GMS  
219 E Livingston St  
Orlando, FL 32801

**Description**

Service-Comm-Fire Inspection

Qty  
12

Price  
\$28.67

Net  
\$344.04

Tax  
\$0.00

Total  
\$344.04

Fire Inspection billed in advance month before inspection due.  
For: Lakeside Plantation-F at 2200 Plantation Blvd. North Port, FL 34286  
Period Covered: 12/01/2021 to 11/30/2022 Inclusive.

|               |                 |               |                 |
|---------------|-----------------|---------------|-----------------|
| <b>TOTALS</b> | <b>\$344.04</b> | <b>\$0.00</b> | <b>\$344.04</b> |
|---------------|-----------------|---------------|-----------------|

To ensure proper credit please include the invoice number on your check or visit our website to pay online. Please pay exact amount. If applicable, a late fee will be assessed on payments received 10 days or more past the due date.

330 538 484

Return Stub Below

Please return this portion of your invoice with your payment. Thank you!

Customer : Lakeside Plantation CDD



|                                  |  |                                |                       |                     |
|----------------------------------|--|--------------------------------|-----------------------|---------------------|
| Acct. Bal. \$571.04              |  | Amount Remitted                | Invoice Number 245512 |                     |
| Payment Method                   |  | Check <input type="checkbox"/> | Check Number          | Bill Payer ID 11765 |
| Charge* <input type="checkbox"/> |  | Card Number                    | CSID                  |                     |
| Name On Card                     |  | Date Remitted                  |                       |                     |
| Signature                        |  | Billing Zipcode                |                       |                     |
|                                  |  | Exp Date                       |                       |                     |
|                                  |  | Card ID                        |                       |                     |

\*Please Note : If paying by charge card, we can only accept payment by : American Express, Discover, Mastercard, Visa  
Please remit to : Security Alarm Corporation, 17776 Toledo Blade Boulevard, Port Charlotte, FL 33948

Inv # 245512  
Page 1

Security Alarm Corporation  
17776 Toledo Blade Boulevard  
Port Charlotte, FL 33948  
Tel. (941) 625-9700  
Fax. (941) 625-9804  
accounting@securityalarmcorp.com



Please call into our office to discuss how to pay  
your invoice by ACH or Credit Card, also you can  
now receive your invoice by email for your convenience.

Invoice Number  
Sale Date  
Due Date

243981  
11/1/2021  
11/11/2021

Lakeside Plantation CDD  
Care Of: GMS  
219 E Livingston St  
Orlando, FL 32801

| Description                                                                                                                                                          | Qty | Price    | Net     | Tax      | Total   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----------|---------|----------|---------|
| Monitoring-Commercial-Fire-Basic<br>For: Lakeside Plantation-F at 2200 Plantation Blvd. North Port, FL 34286<br>Period Covered: 11/01/2021 to 01/31/2022 Inclusive.  | 3   | \$28.00  | \$84.00 | \$0.00   | \$84.00 |
| Monitoring-Commercial-Security-Basi<br>For: Lakeside Plantation at 2200 Plantation Blvd. North Port, FL 34289<br>Period Covered: 11/01/2021 to 01/31/2022 Inclusive. | 3   | \$21.00  | \$63.00 | \$0.00   | \$63.00 |
| TOTALS                                                                                                                                                               |     | \$147.00 | \$0.00  | \$147.00 |         |

Past Due!

330 572 484

Return Stub Below

Please return this portion of your invoice with your payment. Thank you!  
Customer : Lakeside Plantation CDD



|                |                                  |                 |  |                 |        |
|----------------|----------------------------------|-----------------|--|-----------------|--------|
| Acct. Bal.     | \$571.04                         | Amount Remitted |  | Invoice Number  | 243981 |
| Payment Method | Check <input type="checkbox"/>   | Check Number    |  | Bill Payer ID   | 11765  |
|                | Charge* <input type="checkbox"/> | Card Number     |  | CSID            |        |
|                |                                  | Name On Card    |  | Date Remitted   |        |
|                |                                  | Signature       |  | Billing Zipcode |        |
|                |                                  |                 |  | Exp Date        |        |
|                |                                  |                 |  | Card ID         |        |

\*Please Note : If paying by charge card, we can only accept payment by : American Express, Discover, Mastercard, Visa  
Please remit to : Security Alarm Corporation, 17776 Toledo Blade Boulevard, Port Charlotte, FL 33948

Inv No. 243981  
Page 1

Johnson Engineering, Inc.

Remit To:

P.O. Box 2112

Fort Myers, FL 33902

Ph: 239.334.0046

# Invoice

November 24, 2021

Project No: 20150050-000

Invoice No: 72

Project Manager Andrew Tilton

FEID #59-1173834

George Flint  
Lakeside Plantation CDD  
c/o Governmental Management Services  
4648 Eagle Falls Pl  
Tampa, FL 33619

Project 20150050-000 Lakeside Plantation CDD

20150050-000

Lakeside Plantation CDD

Work Authorization #3, dated 3/24/15 - Change Order No. 1, dated 11/3/15

Work Authorization #4, dated 5/27/15

Work Authorization #5, dated 5/27/15

Work Authorization #7, dated 1/26/17

Work Authorization #8, dated 9/18/18

Professional Services through November 14, 2021

310 513 311

## PROFESSIONAL SERVICES

| Phase No. | Phase Description   | Contract Amount | Fee Type | %     | Total Inv To-Date | Previously Invoiced | Current Inv Amount | Balance to Complete |
|-----------|---------------------|-----------------|----------|-------|-------------------|---------------------|--------------------|---------------------|
| 1.        | General Engineering | 70,784.26       | T&M      | 100 % | 70,784.26         | 70,338.01           | 446.25             | 0.00                |
|           | Totals              | 70,784.26       |          |       | 70,784.26         | 70,338.01           | 446.25             | 0.00                |

SUB-TOTAL PROFESSIONAL SERVICES:

446.25

INVOICE TOTAL:

446.25

## Summary of professional services

| Phase No. / Description                                                                                                   | Bill Hours | Bill Rate         | Billable Amount |
|---------------------------------------------------------------------------------------------------------------------------|------------|-------------------|-----------------|
| 1. - General Engineering                                                                                                  |            |                   |                 |
| Professional 3                                                                                                            |            |                   |                 |
| Burford, Brent                                                                                                            | 10/20/2021 | .75 Hrs @ 140.00  | 105.00          |
| Prepare for and attend the Lakeside Plantation CDD meeting.                                                               |            |                   |                 |
| Burford, Brent                                                                                                            | 11/8/2021  | 1.00 Hrs @ 140.00 | 140.00          |
| Review water quality analysis proposal. Follow up with contractor on pool equipment area repair proposal and CDD manager. |            |                   |                 |

W-9 Can be found at our Website: [www.johnsonengineering.com](http://www.johnsonengineering.com)

|                                |                                                             |                         |      |       |         |        |
|--------------------------------|-------------------------------------------------------------|-------------------------|------|-------|---------|--------|
| Project                        | 20150050-000                                                | Lakeside Plantation CDD |      |       | Invoice | 72     |
|                                | Burford, Brent                                              | 11/9/2021               | .25  | Hrs @ | 140.00  | 35.00  |
|                                | Prepare PSA for HB 53 Stormwater Management Needs Analysis. |                         |      |       |         |        |
|                                | Professional 5                                              |                         |      |       |         |        |
|                                | Varble, Jordan                                              | 11/9/2021               | .25  | Hrs @ | 165.00  | 41.25  |
|                                | Stormwater Needs Assessment Research                        |                         |      |       |         |        |
|                                | Professional 9                                              |                         |      |       |         |        |
|                                | Tilton, Andrew                                              | 10/27/2021              | .50  | Hrs @ | 250.00  | 125.00 |
|                                | Review meeting agenda                                       |                         |      |       |         |        |
| 1. - General Engineering Total |                                                             |                         | 2.75 |       |         | 446.25 |

Outstanding Invoices

| Number | Date       | 0 - 30   | 31 - 60 | 61 - 90 | 91 - 120 | 121 + | Balance  |
|--------|------------|----------|---------|---------|----------|-------|----------|
| 71     | 10/28/2021 | 1,163.75 | 0.00    | 0.00    | 0.00     | 0.00  | 1,163.75 |
|        | Total      | 1,163.75 | 0.00    | 0.00    | 0.00     | 0.00  | 1,163.75 |

## Check Request Form

**Check Request Date:**      **December 3, 2021**

**Check needed by date:** December 17, 2021

Request made by: \_\_\_\_\_ Alex Murphy



Date: 11/16/2021  
INVOICE # 202121

To

Lakeside Plantation  
Attn: Kristen Franke  
2200 Plantation Blvd  
North Port, FL

Please make all checks payable to Ron Messinese upon date of service.

**Bill To**

Tricia Adams  
Lakeside Plantation CDD  
219 E. Livingston Street  
Orlando FL 32801  
United States

Invoice Number:

12326774

Date:

11/30/2021

Terms Code:

NET30

Due Date:

12/30/2021

PO:

Invoice Description: Pre-opening Fee

330 538 12000

| Item        | Description | Amount     |
|-------------|-------------|------------|
| Pre-Opening | Fee per MOU | \$5,900.00 |

**Subtotal** \$5,900.00**Tax (0%)** \$0.00**Invoice Total** \$5,900.00**Total Paid** \$0.00**Balance Due** \$5,900.00

Remit payment to: WTS International, LLC  
3200 Tower Oaks Blvd  
Suite 400  
Rockville, MD 20852

**Bill To**

Tricia Adams  
Lakeside Plantation CDD  
219 E. Livingston Street  
Orlando FL 32801  
United States

**Invoice Number:**

12326775

**Date:**

12/01/2021

**Terms Code:**

NET30

**Due Date:**

12/31/2021

**PO:**

MGMT START 12/01/21

Invoice Description: DEC 2021 - MGMT

330 538 12000

| Item                                 | Description                                           | Amount      |
|--------------------------------------|-------------------------------------------------------|-------------|
| <b>All-in Monthly Management Fee</b> | DECEMBER 2021 - Services start as of December 1, 2021 | \$22,595.92 |

**Subtotal** \$22,595.92**Tax (0%)** \$0.00**Invoice Total** \$22,595.92**Total Paid** \$0.00**Balance Due** \$22,595.92

Remit payment to: WTS International, LLC  
3200 Tower Oaks Blvd  
Suite 400  
Rockville, MD 20852

**From:** Tricia Adams tadams@gmscfl.com  
**Subject:** Re: LSP CDD AP Approvals 12.02.21  
**Date:** December 2, 2021 at 4:10 PM  
**To:** Hannah Henry hhenry@gms-tampa.com

---

All approved - thank you,

Tricia L. Adams

District Manager  
Governmental Management Services  
219 E. Livingston Street  
Orlando, FL 32801

Office 407.841.5524 ext 138  
Cell 863.241.8050

"It is not the mountain we conquer but ourselves."  
—Edmund Hillary

On Dec 2, 2021, at 10:56 AM, Hannah Henry <[hhenry@gms-tampa.com](mailto:hhenry@gms-tampa.com)> wrote:

Tricia,

See attached Lakeside Plantation CDD AP invoices for approval. I went ahead and added in the few Amenity and Field invoices since WTS just started services December 1, not sure if they would know much about these yet. If you want me to go ahead and forward them on, I will. Thanks!

|                     |                |             |                          |
|---------------------|----------------|-------------|--------------------------|
| Johnson Engineering | INV#72         | \$446.25    |                          |
| WTS                 | INV#12326775   | \$22,595.92 |                          |
| WTS                 | INV#12326774   | \$5,900     |                          |
| Bloomings Landscape | INV#2021-04055 | \$7,655     | (Monthly Landscaping)    |
| Bloomings Landscape | INV#2021-03809 | \$9,200     | (Mulch Installment)      |
| Alliance            | INV#SPE60956   | \$310.75    | (Backflow Certification) |
| Security Alarm Corp | INV#245152     | \$80        | (Service Call)           |
| Security Alarm Corp | INV#243981     | \$147       | (Monthly Monitoring)     |

*Best Wishes,*

**Hannah Henry**

**Governmental Management Services**

4648 Eagle Falls Pl

Tampa, FL 33619

Phone: (813) 422-7758 ext 136

**\*\*Please save my new email address [hhenry@gms-tampa.com](mailto:hhenry@gms-tampa.com)\*\***

<LSP AP APPROVALS 12.02.21.pdf>



# Invoice

5824 Bee Ridge Road #165, Sarasota, FL 34233

Date 12/10/2021 Invoice # 2021-04203

**Bill To:**

Lakeside Plantation CDD  
c/o Governmental Management Services  
219 East Livingston Street  
Orlando, FL 32801

| Terms                                                  |  | Due on receipt |
|--------------------------------------------------------|--|----------------|
| Description                                            |  | Amount         |
| Service Date: 12/02/2021                               |  |                |
| Replace section of mainline pipe along Plantation Blvd |  |                |
| 1" PVC Slip Fix                                        |  | 16.00          |
| 1 1/4" PVC Fitting                                     |  | 6.00           |
| 1" PVC Fitting                                         |  | 6.00           |
| 6" Popup                                               |  | 10.00          |
| Swing Pipe                                             |  | 2.00           |
| Swing Joint Fitting                                    |  | 2.00           |
| Nozzle MPR                                             |  | 2.00           |
| Labor - Technician                                     |  | 55.00          |
| 320 538 467                                            |  |                |
| PAYMENT ACCEPTED: CHECK AND CREDIT CARD.               |  |                |
| Make check payable to:                                 |  |                |
| Bloomings Landscape & Turf Management, Inc.            |  |                |
| Please include invoice number on your check.           |  |                |
| Thank You For Your Business                            |  |                |
| <b>Total</b>                                           |  | \$99.00        |
| <b>Payments/Credits</b>                                |  | \$0.00         |
| <b>Balance Due</b>                                     |  | \$99.00        |

|                |                |                              |                            |
|----------------|----------------|------------------------------|----------------------------|
| Phone #        | Fax #          | E-mail                       | Web Site                   |
| (941) 927-9765 | (941) 929-9356 | carla@bloomingslandscape.com | www.bloomingslandscape.com |

**DART Pool Solutions, Inc.**

1181 S. Sumter Blvd - PMB 324  
North Port, FL 34287  
CPC1457408

**Invoice**

| Date      | Invoice # |
|-----------|-----------|
| 12/2/2021 | 90060     |

| Bill To                                                             |
|---------------------------------------------------------------------|
| Lakeside Plantation<br>2200 Plantation Blvd<br>North Port, FL 34287 |

| Service Location                             |
|----------------------------------------------|
| 2200 Plantation Blvd<br>North Port, FL 34289 |

| P.O. No. | Terms  | Due Date | Tech | Date of Service |
|----------|--------|----------|------|-----------------|
|          | Net 30 | 1/1/2022 | SB   | 12/2/2021       |

| Description               | Qty | Rate   | Amount |
|---------------------------|-----|--------|--------|
| December Pool maintenance |     | 850.00 | 850.00 |
| FL Sales Tax              |     | 7.00%  | 0.00   |
| 33053P510                 |     |        |        |

Thank you for your business!

A finance charge of 1.5 % will be added to all overdue accounts, with a minimum charge of \$1.50. All materials, parts and equipment will remain property of DART until paid in full.

|                         |          |
|-------------------------|----------|
| <b>Total</b>            | \$850.00 |
| <b>Payments/Credits</b> | \$0.00   |
| <b>Balance Due</b>      | \$850.00 |

|                            |              |                           |              |
|----------------------------|--------------|---------------------------|--------------|
| <b>Phone</b>               | 941-743-2010 | <b>Fax</b>                | 941-426-7593 |
| <b>E-mail</b>              |              | <b>Web Site</b>           |              |
| info@dartpoolsolutions.com |              | www.dartpoolsolutions.com |              |

**GMS-Central Florida, LLC**  
1001 Bradford Way  
Kingston, TN 37763

# Invoice

Invoice #: 132  
Invoice Date: 12/1/21  
Due Date: 12/1/21  
Case:  
P.O. Number:

**Bill To:**

Lakeside Plantation CDD  
219 E. Livingston St.  
Orlando, FL 32801

| Description                                              | Hours/Qty | Rate     | Amount            |
|----------------------------------------------------------|-----------|----------|-------------------|
| Management Fees - December 2021 310 513 340              |           | 3,282.75 | 3,282.75          |
| Website Administration - December 2021 310 513 352       |           | 66.67    | 66.67             |
| Information Technology - December 2021 310 513 351       |           | 104.17   | 104.17            |
| Dissemination Agent Services - December 2021 310 513 313 |           | 83.33    | 83.33             |
| Office Supplies 310 513 510                              |           | 0.72     | 0.72              |
| Postage 310 513 420                                      |           | 118.28   | 118.28            |
| Copies 310 513 425                                       |           | 21.75    | 21.75             |
| <b>Total</b>                                             |           |          | <b>\$3,677.67</b> |
| <b>Payments/Credits</b>                                  |           |          | <b>\$0.00</b>     |
| <b>Balance Due</b>                                       |           |          | <b>\$3,677.67</b> |



Voice: (888) 480-5253 Fax: (888) 358-0088

**SOLD TO:** Lakeside Plantation CDD  
Governmental Mgmt Services-Central  
9145 Narcoossee Road, Ste. A206  
Orlando, FL 32827

## INVOICE

**Invoice Number:** PI-A00725004  
**Invoice Date:** 12/01/21

**PROPERTY:** Lakeside  
Plantation CDD

| CUSTOMER ID  | CUSTOMER PO     | Payment Terms    |          |
|--------------|-----------------|------------------|----------|
| L2077        |                 | Due upon receipt |          |
| Sales Rep ID | Shipment Method | Ship Date        | Due Date |
| Bill Kurth   |                 |                  | 12/01/21 |

| Qty | Item / Description                                                                                 | UOM | Unit Price | Extension |
|-----|----------------------------------------------------------------------------------------------------|-----|------------|-----------|
| 1   | Lake & Pond Management Services SVR06010<br>12/01/21 - 12/31/21<br>Lake & Pond Management Services |     | 966.00     | 966.00    |

320 538 460

**PLEASE REMIT PAYMENT TO:**

1320 Brookwood Drive, Suite H  
Little Rock, AR 72202

|                  |               |
|------------------|---------------|
| <b>Subtotal</b>  | <b>966.00</b> |
| Sales Tax        | 0.00          |
| Total Invoice    | 966.00        |
| Payment Received | 0.00          |
| <b>TOTAL</b>     | <b>966.00</b> |

**Bill To**

Tricia Adams  
Lakeside Plantation CDD  
219 E. Livingston Street  
Orlando FL 32801  
United States

Invoice Number: 12327542  
Date: 12/07/2021  
Terms Code: NET10  
Due Date: 12/17/2021  
PO:

Invoice Description: NOV 2021 - AMEX CHARGES

| Item                  | Description                                                                        | Amount   |
|-----------------------|------------------------------------------------------------------------------------|----------|
| Expense Reimbursement | Alex Murphy's American Express charges Oct 22, 2021 to Nov 19, 2021 (see attached) | \$260.01 |

**Subtotal** \$260.01

**Tax (0%)** \$0.00

**Invoice Total** \$260.01

**Total Paid** \$0.00

**Balance Due** \$260.01

Remit payment to: WTS International, LLC  
3200 Tower Oaks Blvd  
Suite 400  
Rockville, MD 20852

330 538 480

Transaction Details  
Prepared for  
ALEX MURPHY  
Account Number  
XXXX-XXXXX-02484

Business Platinum Card® /  
Oct 22, 2021 to Nov 19, 2021

| Date       | SITE                    | Receipt                               | Description      | Amount    | Extended Details                                   | Appears On Your Statement As      | Address                 | City/State       |
|------------|-------------------------|---------------------------------------|------------------|-----------|----------------------------------------------------|-----------------------------------|-------------------------|------------------|
| 11/18/2021 | Lakeside Plantation CDD | Bounce House-December Clubhouse event | THE HAPPY BOUNCE | 260.01 FL | FSP*DO THE HAPPY BOUNCE<br>000003794<br>NORTH PORT | FSP*DO THE HAPPY<br>BOUNORTH PORT | 2128 ALLIANCE AVE<br>FL | NORTH PORT<br>FL |

**Alex Murphy**

---

**From:** Kristen Franke  
**Sent:** Friday, November 19, 2021 10:00 AM  
**To:** Alex Murphy  
**Subject:** Receipt for Bounce House for December 18: Lakeside Plantation

---

**From:** receipt=ers-mail.com@mailgun.ers-mail.com <receipt=ers-mail.com@mailgun.ers-mail.com> on behalf of Do the Happy Bounce <receipt@ers-mail.com>  
**Sent:** Thursday, November 18, 2021 11:57 AM  
**To:** Kristen Franke <kfranke@wtsinternational.com>  
**Subject:** Your Receipt from Do the Happy Bounce

Invoice/Receipt #17800



Do the Happy Bounce

1050 Corporate Ave #107

North Port, Florida 34286

(941)661-0890

www.dothehappybounce.com

12/18/2021 10:00am, 12/18/2021 01:00pm

WTS International

Kristen Franke

2800 Plantation BLVD

North Port, FL 34289

kfranke@wtsinternational.com

/513-680-5225

513-680-5225 Customer Comments:

|                                                                                     |                                                 |
|-------------------------------------------------------------------------------------|-------------------------------------------------|
| Sat, Dec 18 10:00 am - 1:00 pm                                                      |                                                 |
|  | Nutcracker Bounce House \$225.00 x 1 = \$225.00 |
| SubTotal                                                                            | \$225.00                                        |

|                     |         |          |
|---------------------|---------|----------|
| Damage Waiver - Yes | \$18.00 | \$243.00 |
| Tax: 7.0%           | \$17.01 | \$260.01 |

Total \$260.01

- 11/18/2021 09:57am Credit Card Payment (Visa, MC, Discover, Amex) Payment (2484) \$260.01

Due \$0.00

**[Click here to read and Sign your Contract](#)**

**[\(Click here to View and/or Pay your Balance\)](#)**

A few tips and reminders: (PLEASE READ BELOW)

- 1) We accept cash and most major credit cards. **All debit/credit card payments must be paid the day prior to your reservation.** If paying with cash, please note that our drivers **DO NOT CARRY CHANGE.** Payment is due the day before event if paying by debit or credit card. Cash payments can be made on delivery. Schools and Churches will need to submit payment via check on the day of unless other arrangements are made.
- 2) We can set up on most surfaces but not rocks or shells of any kind. Please call us if you are unsure.
- 3) All inflatable units **MUST** be staked in the ground for safety. If your event will be on a surface where stakes are not allowed, please contact us to discuss other options such as sandbags. (additional fees may apply).
- 4) We will call you the day before your event with a set up time (we sometimes have to arrive very early to get all of the jumps out on time but we do not charge for the extra time)
- 5) Please call as early as possible if you need to cancel for weather or any other reason. Once we've set up, we do not give refunds for any reason including weather. Please see the FAQ and Policies pages on our web site.
- 6) If your event will be at a park. Please tell us. It affects our scheduling. You will need to either provide electricity within 50' or rent a generator which we can provide at an additional cost.

**7.) Cancellation/Refund:** Do the Happy Bounce requires debit or credit card to secure the reservation. Our policy is that we require a \$1 deposit. Once you place your reservation you are locked into the \$50 cancellation fee. No exceptions. If a cancellation does arise, \$50 will charge will be automatically applied to your card, and you can use the \$50 credit toward another rental up to 12 months from your cancellation date. Orders of \$400 or more or orders that have more than one unit rented will be charged \$100 per unit for cancellation. **If payment has been made in full no refund will be given. Rental credit will be issued in the form of a raincheck which will be valid for 1 yr from original party date.** WEATHER RELATED CANCELLATIONS ARE PERMITTED IF RAIN FORECAST EXCEEDS 60% for more than three hours and cancellation occurs at least 24 hrs prior to scheduled event/party time. We reserve the right to cancel any order for weather conditions or high forecasted winds.

We want your party to go as smoothly as possible. Please call if you have any questions. Thanks!

**From:** Tricia Adams tadams@gmscfl.com  
**Subject:** Re: LSP AP approvals 12.16.21  
**Date:** December 17, 2021 at 4:43 PM  
**To:** Hannah Henry hhenry@gms-tampa.com

---

Approved - thank you,

Tricia L. Adams

District Manager  
Governmental Management Services  
219 E. Livingston Street  
Orlando, FL 32801

Office 407.841.5524 ext 138  
Cell 863.241.8050

"It is not the mountain we conquer but ourselves."  
—Edmund Hillary

On Dec 16, 2021, at 12:39 PM, Hannah Henry <hhenry@gms-tampa.com> wrote:  
<SKM\_C360i21121613330.pdf>

**From:** Hannah Henry [hhenry@gms-tampa.com](mailto:hhenry@gms-tampa.com) @  
**Subject:** LSP AP approvals 12.16.21  
**Date:** December 16, 2021 at 12:39 PM  
**To:** Tricia Adams [tadams@gmscfl.com](mailto:tadams@gmscfl.com)

---

Tricia,

See attached AP approvals for Lakeside Plantation CDD. Let me know if you have any questions, going forward I will send all the pool, pond, and landscape to WTS for approval.

|                          |                  |            |
|--------------------------|------------------|------------|
| GMS                      | INV#132          | \$3,677.67 |
| Solitude Lake Management | INV#PI-A00725004 | \$966      |
| Bloomings Landscape      | INV#2021-0423    | \$99       |
| WTS                      | INV#12327542     | \$260.01   |
| Dart Pool Solutions      | INV#90060        | \$850      |

Thank you!

*Best Wishes,*  
**Hannah Henry**  
**Governmental Management Services**  
4648 Eagle Falls Pl  
Tampa, FL 33619  
Phone: (813) 422-7758 ext 136

**\*\*Please save my new email address [hhenry@gms-tampa.com](mailto:hhenry@gms-tampa.com)\*\***

Begin forwarded message:

**From:** [Copier@gmscfl.com](mailto:Copier@gmscfl.com)  
**Subject:** Message from KM\_C360i  
**Date:** December 16, 2021 at 1:33:15 PM EST  
**To:** [hhenry@gms-tampa.com](mailto:hhenry@gms-tampa.com)  
**Reply-To:** [Copier@gmscfl.com](mailto:Copier@gmscfl.com)



SKM\_C360i2112  
1613330.pdf

## LAKESIDE PLANTATION

# COMMUNITY DEVELOPMENT DISTRICT

## Special Assessment Receipts

Fiscal Year 2022

|                  |               |               |               |
|------------------|---------------|---------------|---------------|
| Gross Assessment | \$ 799,140.65 | \$ 185,322.67 | \$ 984,463.32 |
| Net Assessment   | \$ 751,192.21 | \$ 174,203.31 | \$ 925,395.52 |

**TOTAL ASSESSMENT LEVY**

| TOTAL ASSESSMENT LEVY |              |              |             |              |          | ASSESSED THROUGH COUNTY |              |                   |              |
|-----------------------|--------------|--------------|-------------|--------------|----------|-------------------------|--------------|-------------------|--------------|
|                       |              |              |             |              |          | 81.18%                  | 18.82%       | 100.00%           |              |
| DATE                  | DESCRIPTION  | GROSS AMT    | COMMISSIONS | DISC/PENALTY | INTEREST | NET RECEIPTS            | O&M Portion  | S1999 DSF Portion | Total        |
| 11/23/21              | P/E 11/09/21 | \$87,519.29  | \$1,312.79  | \$0.00       | \$0.00   | \$86,206.50             | \$69,978.35  | \$16,228.15       | \$86,206.50  |
| 11/30/21              | P/E 11/18/21 | \$209,748.53 | \$3,146.23  | \$0.00       | \$0.00   | \$206,602.30            | \$167,709.95 | \$38,892.35       | \$206,602.30 |
| 12/22/21              | P/E 11/30/22 | \$433,577.11 | \$6,503.66  | \$0.00       | \$0.00   | \$427,073.45            | \$346,677.98 | \$80,395.47       | \$427,073.45 |
| TOTAL                 |              |              |             |              |          |                         | \$584,366.28 | \$135,515.97      | \$719,882.25 |

|  |            |                              |
|--|------------|------------------------------|
|  | <b>78%</b> | <b>Net Percent Collected</b> |
|--|------------|------------------------------|

-1710.00

IMAGINE SCHOOL AT NORTH POINT INC

## Net Assessments

**\$9,406.41**

| DATE RECEIVED | DUE DATE | CHECK NO. | NET ASSESSED | AMOUNT RECEIVED | DEBT SERVICE FUND 1999A |
|---------------|----------|-----------|--------------|-----------------|-------------------------|
|               | 11/1/21  | 0         | \$0.00       | \$0.00          | \$0.00                  |
|               | 2/1/22   | 0         | \$0.00       | \$0.00          | \$0.00                  |
|               | 5/1/22   | 0         | \$0.00       | \$0.00          | \$0.00                  |
| Total         |          |           | \$0.00       | \$0.00          | \$0.00                  |

Total 133,805.37

***Lakeside Plantation***  
***Community Development District***

---

219 E Livingston Street, Orlando, FL 32801  
Phone: 407-841-5524 – Fax: 407-839-1526

December 22, 2021

Barrett Knack  
U.S. Bank National Association  
Corporate Trust Services  
U.S. Bank, N.A.-CDD  
Lockbox Services-12-2657  
EP-MN-01LB  
1200 Energy Park Drive  
St. Paul, MN 55108

RE: Lakeside Plantation CDD Series 1999 Special Assessments

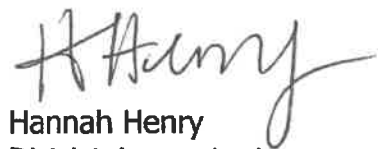
Dear Barrett:

Attached please find check #2677 representing FY22 assessments collected. Please deposit in respective Revenue account as follows:

|            |              |
|------------|--------------|
| Revenue- 7 | \$133,805.37 |
|------------|--------------|

Should you have any questions, please do not hesitate to contact me.

Sincerely,



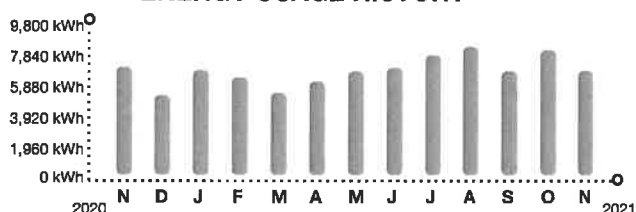
Hannah Henry  
District Accountant

**Electric Bill Statement****For:** Oct 25, 2021 to Nov 23, 2021 (29 days)**Statement Date:** Nov 23, 2021**Account Number:****Service Address:**2800 PLANTATION BLVD # CLBHSE  
NORTH PORT, FL 34289**LAKESIDE PLANTATION COMM DEVELOPMENT DIST,**  
Here's what you owe for this billing period.**CURRENT BILL****\$1,039.21**

TOTAL AMOUNT YOU OWE

**Dec 14, 2021**

NEW CHARGES DUE BY

Have \$1,001.87  
withdrawn instead of  
\$1,039.21. Enroll in FPL  
Budget Billing®.  
**FPL.com/AutoBB****ENERGY USAGE HISTORY****BILL SUMMARY**

|                             |                   |
|-----------------------------|-------------------|
| Amount of your last bill    | 1,145.63          |
| Payments received           | -1,145.63         |
| Balance before new charges  | 0.00              |
| Total new charges           | 1,039.21          |
| <b>Total amount you owe</b> | <b>\$1,039.21</b> |

**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

**KEEP IN MIND**

- Enroll in FPL Budget Billing and have Automatic Bill Pay debit \$1,001.87 instead of \$1,039.21 on your next withdrawal date. Your monthly bills will become predictable year-round. Enroll at [FPL.com/AutoBB](http://FPL.com/AutoBB)
- Payment received after February 14, 2022 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after December 04, 2021. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: 1-800-375-2434  
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)  
Hearing/Speech Impaired: 711 (Relay Service)

/ 3\* FPL AUTOMATIC BILL PAY - DO NOT PAY \*

LAKESIDE PLANTATION COMM  
DEVELOPMENT DIST  
ATTN LAKESIDE PLANTATION COMMUNITY  
9145 NARCOOSSEE RD # A206  
ORLANDO FL 32827-5768The amount enclosed includes  
the following donation:  
**FPL Care To Share:** \_\_\_\_\_Make check payable to FPL  
in U.S. funds and mail along with  
this coupon to:FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001Visit **FPL.com/PayBill**  
for ways to pay.

ACCOUNT NUMBER

**\$1,039.21**

TOTAL AMOUNT YOU OWE

**Dec 14, 2021**

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



**Customer Name:**  
LAKESIDE PLANTATION  
COMM DEVELOPMENT  
DIST

**Account Number:**

**FPL.com** Page 2

E001

### BILL DETAILS

Amount of your last bill 1,145.63  
Payment received - Thank you -1,145.63  
Balance before new charges \$0.00

#### New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Customer charge: \$26.48

Non-fuel: (\$0.023540 per kWh) \$170.20

Fuel: (\$0.028360 per kWh) \$205.04

Demand: (\$11.30 per KW) \$553.70

Electric service amount 955.42

Gross receipts tax 24.50

Franchise charge 59.29

Taxes and charges 83.79

Total new charges \$1,039.21

Total amount you owe \$1,039.21

**FPL automatic bill pay - DO NOT PAY**

### METER SUMMARY

Meter reading - Meter KLL2846. Next meter reading Dec 22, 2021.

| Usage Type | Current | - Previous | x Const | = Usage |
|------------|---------|------------|---------|---------|
| kWh used   | 76835   | 76112      | 10      | 7230    |
| Demand KW  | 4.92    |            | 10.00   | 49      |

### ENERGY USAGE COMPARISON

|              | This Month   | Last Month   | Last Year    |
|--------------|--------------|--------------|--------------|
| Service to   | Nov 23, 2021 | Oct 25, 2021 | Nov 23, 2020 |
| kWh Used     | 7230         | 8680         | 7490         |
| Service days | 29           | 31           | 31           |
| kWh/day      | 249          | 280          | 241          |
| Amount       | \$1,039.21   | \$1,145.63   | \$864.63     |

### Stay connected

The FPL Mobile App is the easiest way to stay connected with us when a disaster strikes.  
Stay ready - get the app today!

**Download now** ›

### We're here to help

If you're experiencing hardship as a result of the coronavirus (COVID-19) and need help with your bill, there are resources available.

**Learn more** ›

### Help families in hardship

It's easier than ever to donate monthly to FPL Care To Share® through a round-up option on your FPL bill.

**Sign up today** ›

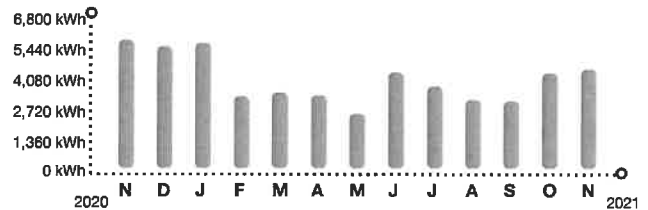
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

**Electric Bill Statement****For:** Oct 25, 2021 to Nov 23, 2021 (29 days)**Statement Date:** Nov 23 2021**Account Number****Service Address:**2800 PLANTATION BLVD # FNTN  
NORTH PORT, FL 34289**LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DIST,**  
Here's what you owe for this billing period.**CURRENT BILL****\$498.89**

TOTAL AMOUNT YOU OWE

**Dec 14, 2021**

NEW CHARGES DUE BY

Have \$424.95 withdrawn  
instead of \$498.89.Enroll in FPL Budget  
Billing®.**FPL.com/AutoBB****ENERGY USAGE HISTORY****BILL SUMMARY**

|                             |                 |
|-----------------------------|-----------------|
| Amount of your last bill    | 481.09          |
| Payments received           | -481.09         |
| Balance before new charges  | 0.00            |
| Total new charges           | 498.89          |
| <b>Total amount you owe</b> | <b>\$498.89</b> |

**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

**KEEP IN MIND**

- Enroll in FPL Budget Billing and have Automatic Bill Pay debit \$424.95 instead of \$498.89 on your next withdrawal date. Your monthly bills will become predictable year-round. Enroll at FPL.com/AutoBB
- Payment received after February 14, 2022 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after December 04, 2021. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

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Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)  
Hearing/Speech Impaired: 711 (Relay Service)

/ 3\* FPL AUTOMATIC BILL PAY - DO NOT PAY \*

LAKESIDE PLANTATION  
COMMUNITY DEVELOPMENT DIST  
ATTN LAKESIDE PLANTATION COMMUNITY  
9145 NARCOOSSEE RD # A206  
ORLANDO FL 32827-5768The amount enclosed includes  
the following donation:  
**FPL Care To Share:** \_\_\_\_\_Make check payable to FPL  
in U.S. funds and mail along with  
this coupon to:FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001Visit **FPL.com/PayBill**  
for ways to pay.

ACCOUNT NUMBER

**\$498.89**

TOTAL AMOUNT YOU OWE

**Dec 14, 2021**

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name:  
LAKESIDE PLANTATION  
COMMUNITY  
DEVELOPMENT DIST

Account Number:

FPL.com Page 2

E001

### BILL DETAILS

|                              |         |
|------------------------------|---------|
| Amount of your last bill     | 481.09  |
| Payment received - Thank you | -481.09 |
| Balance before new charges   | \$0.00  |

#### New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Customer charge: \$10.61

Non-fuel: (\$0.065570 per kWh) \$312.78

Fuel: (\$0.028360 per kWh) \$135.28

Electric service amount 458.67

Gross receipts tax 11.76

Franchise charge 28.46

Taxes and charges 40.22

Total new charges \$498.89

Total amount you owe \$498.89

FPL automatic bill pay - DO NOT PAY

### METER SUMMARY

Meter reading - Meter KN46183. Next meter reading Dec 22, 2021.

| Usage Type | Current | - | Previous | = | Usage |
|------------|---------|---|----------|---|-------|
| kWh used   | 87964   |   | 83194    |   | 4770  |

### ENERGY USAGE COMPARISON

|              | This Month   | Last Month   | Last Year    |
|--------------|--------------|--------------|--------------|
| Service to   | Nov 23, 2021 | Oct 25, 2021 | Nov 23, 2020 |
| kWh Used     | 4770         | 4596         | 6175         |
| Service days | 29           | 31           | 31           |
| kWh/day      | 164          | 148          | 199          |
| Amount       | \$498.89     | \$481.09     | \$598.78     |

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Download now ›

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If you're experiencing hardship as a result of the coronavirus (COVID-19) and need help with your bill, there are resources available.

Learn more ›

### Help families in hardship

It's easier than ever to donate monthly to FPL Care To Share® through a round-up option on your FPL bill.

Sign up today ›

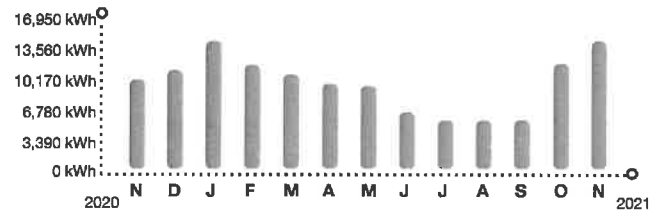
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

**Electric Bill Statement****For:** Oct 25, 2021 to Nov 23, 2021 (29 days)**Statement Date:** Nov 23, 2021**Account Number:****Service Address:**2800 PLANTATION BLVD #POOL & TENNIS  
NORTH PORT, FL 34289**LAKESIDE PLANTATION COMM DEVELOPMENT DIST,**  
Here's what you owe for this billing period.**CURRENT BILL****\$1,436.75**

TOTAL AMOUNT YOU OWE

**Dec 14, 2021**

NEW CHARGES DUE BY

Have \$928.20 withdrawn  
instead of \$1,436.75.  
Enroll in FPL Budget  
Billing®.  
**FPL.com/AutoBB****ENERGY USAGE HISTORY****BILL SUMMARY**

|                             |                   |
|-----------------------------|-------------------|
| Amount of your last bill    | 1,244.69          |
| Payments received           | -1,244.69         |
| Balance before new charges  | 0.00              |
| Total new charges           | 1,436.75          |
| <b>Total amount you owe</b> | <b>\$1,436.75</b> |

**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

**KEEP IN MIND**

- Enroll in FPL Budget Billing and have Automatic Bill Pay debit \$928.20 instead of \$1,436.75 on your next withdrawal date. Your monthly bills will become predictable year-round. Enroll at FPL.com/AutoBB
- Payment received after February 14, 2022 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after December 04, 2021. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: 1-800-375-2434  
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)  
Hearing/Speech Impaired: 711 (Relay Service)

/ 3\* FPL AUTOMATIC BILL PAY - DO NOT PAY \*

LAKESIDE PLANTATION COMM  
DEVELOPMENT DIST  
ATTN LAKESIDE PLANTATION COMMUNITY  
9145 NARCOOSSEE RD # A206  
ORLANDO FL 32827-5768The amount enclosed includes  
the following donation:  
**FPL Care To Share:** \_\_\_\_\_Make check payable to FPL  
in U.S. funds and mail along with  
this coupon to:FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001Visit **FPL.com/PayBill**  
for ways to pay.

ACCOUNT NUMBER

**\$1,436.75**

TOTAL AMOUNT YOU OWE

**Dec 14, 2021**

NEW CHARGES DUE BY

**\$ Auto pay - DO NOT PAY**

AMOUNT ENCLOSED



Customer Name:  
LAKESIDE PLANTATION  
COMM DEVELOPMENT  
DIST

Account Number:

FPL.com Page 2

E001

### BILL DETAILS

|                              |           |
|------------------------------|-----------|
| Amount of your last bill     | 1,244.69  |
| Payment received - Thank you | -1,244.69 |
| Balance before new charges   | \$0.00    |

#### New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Customer charge: \$26.48

Non-fuel: (\$0.023540 per kWh) \$361.60

Fuel: (\$0.028360 per kWh) \$435.64

Demand: (\$11.30 per KW) \$497.20

Electric service amount 1,320.92

Gross receipts tax 33.87

Franchise charge 81.96

Taxes and charges 115.83

Total new charges \$1,436.75

Total amount you owe \$1,436.75

FPL automatic bill pay - DO NOT PAY

### METER SUMMARY

Meter reading - Meter KL84533. Next meter reading Dec 22, 2021.

| Usage Type | Current | - | Previous | = | Usage |
|------------|---------|---|----------|---|-------|
| kWh used   | 15334   |   | 99973    |   | 15361 |
| Demand KW  | 43.83   |   |          |   | 44    |

### ENERGY USAGE COMPARISON

|              | This Month   | Last Month   | Last Year    |
|--------------|--------------|--------------|--------------|
| Service to   | Nov 23, 2021 | Oct 25, 2021 | Nov 23, 2020 |
| kWh Used     | 15361        | 12612        | 10686        |
| Service days | 29           | 31           | 31           |
| kWh/day      | 529          | 406          | 344          |
| Amount       | \$1,436.75   | \$1,244.69   | \$865.36     |

### Stay connected

The FPL Mobile App is the easiest way to stay connected with us when a disaster strikes. Stay ready - get the app today!

Download now ›

### We're here to help

If you're experiencing hardship as a result of the coronavirus (COVID-19) and need help with your bill, there are resources available.

Learn more ›

### Help families in hardship

It's easier than ever to donate monthly to FPL Care To Share® through a round-up option on your FPL bill.

Sign up today ›

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

## North Port Utilities

941-429-7122  
4970 City Hall Blvd  
North Port, FL 34286

| SERVICE ADDRESS      |       |            |            |
|----------------------|-------|------------|------------|
| 2800 PLANTATION BLVD |       |            |            |
| ACCOUNT NUMBER       | CYCLE | BILL DATE  | DUE DATE   |
|                      | 18-29 | 11/24/2021 | 12/15/2021 |

|                       |        |
|-----------------------|--------|
| Total Current Charges | 170.68 |
| Balance Forward       | 0.00   |
| Total Amount Due      | 170.68 |

LAKESIDE PLANTATION COMM DEV  
9145 NARCOOSSEE RD STE A206

ORLANDO FL 32827-5768

1 LAKE Please return this portion with payment. *Thank You.*

SERVICE ADDRESS 2800 PLANTATION BLVD

\*\*\* CYCLE BILL - AUTO PA \*\*\*

| ACCOUNT NUMBER | CYCLE | BILL DATE  | DUE DATE   | Last Bill Amount | 675.22  |
|----------------|-------|------------|------------|------------------|---------|
| 43123-156052   | 18-29 | 11/24/2021 | 12/15/2021 | Payments         | -675.22 |

Rate Class: COMMERCIAL

Last payment amount/date: 675.22 11/18/2021

Adjustments 0.00  
Balance Forward 0.00

| Service Period |          |          | Days | Meter Number | Mult  | Units | Current   | Previous | Usage |
|----------------|----------|----------|------|--------------|-------|-------|-----------|----------|-------|
| WA             | 10/21/21 | 11/19/21 | 29   | 54830746     | 1.000 | TGAL  | 53        | 49       | 4     |
|                |          |          |      |              |       |       | USAGE FOR |          | 2     |

| Service     |                   | Consumption | Charge | Total  |
|-------------|-------------------|-------------|--------|--------|
| WA          | Base facility chg |             | 49.18  | 0.00   |
| WA          | Usage block 1     | 4.00        | 18.00  | 0.00   |
| TOTAL WATER |                   |             |        | 67.18  |
| SE          | Base facility chg |             | 76.78  | 0.00   |
| SE          | Consumption       | 4.00        | 26.72  | 0.00   |
| TOTAL SEWER |                   |             |        | 103.50 |

|                       |        |
|-----------------------|--------|
| Total Current Charges | 170.68 |
| Balance Forward       | 0.00   |
| Total Amount Due      | 170.68 |

North Port Fire Rescue is reminding residents to

change the batteries in their battery-operated

smoke alarms. Manufacturers recommend

replacing devices that are 10+ years old.

# North Port Utilities

941-429-7122  
4970 City Hall Blvd  
North Port, FL 34286

| SERVICE ADDRESS           |       |            |            |
|---------------------------|-------|------------|------------|
| 2021 PLANTATION BLVD FICT |       |            |            |
| ACCOUNT NUMBER            | CYCLE | BILL DATE  | DUE DATE   |
|                           | 18-29 | 11/24/2021 | 12/15/2021 |

|                       |         |
|-----------------------|---------|
| Total Current Charges | 557.95  |
| Balance Forward       | -112.85 |
| Total Amount Due      | 445.10  |

LAKE SIDE PLANTATION COMM DEV  
9145 NARCOOSSEE RD STE A206

ORLANDO FL 32827-5768

1 LAKE Please return this portion with payment. *Thank You.*

SERVICE ADDRESS 2021 PLANTATION BLVD FICT

\*\*\* CYCLE BILL - AUTO PA \*\*\*

| ACCOUNT NUMBER | CYCLE | BILL DATE  | DUE DATE   |
|----------------|-------|------------|------------|
| 43123-154658   | 18-29 | 11/24/2021 | 12/15/2021 |

|                  |         |
|------------------|---------|
| Last Bill Amount | -112.85 |
| Payments         | 0.00    |
| Adjustments      | 0.00    |
| Balance Forward  | -112.85 |

Rate Class: COMMERCIAL

Last payment amount/date: 2792.25 7/19/2021

| Service Period |          |          | Days | Meter Number | Mult  | Units | Current   | Previous | Usage |
|----------------|----------|----------|------|--------------|-------|-------|-----------|----------|-------|
| WA             | 10/21/21 | 11/19/21 | 29   | 36607560     | 1.000 | TGAL  | 1008      | 973      | 35    |
|                |          |          |      |              |       |       | USAGE FOR |          | 2     |

| Service              | Consumption | Charge | Total  |
|----------------------|-------------|--------|--------|
| WA Base facility chg |             | 21.11  | 0.00   |
| WA Usage block 1     | 4.00        | 18.00  | 0.00   |
| WA Usage block 2     | 4.00        | 27.00  | 0.00   |
| WA Usage block 3     | 4.00        | 37.92  | 0.00   |
| WA Usage block 4     | 4.00        | 50.60  | 0.00   |
| WA Usage block 5     | 4.00        | 64.92  | 0.00   |
| WA Usage block 6     | 15.00       | 338.40 | 0.00   |
| TOTAL WATER          |             |        | 557.95 |

|                       |         |
|-----------------------|---------|
| Total Current Charges | 557.95  |
| Balance Forward       | -112.85 |
| Total Amount Due      | 445.10  |

North Port Fire Rescue is reminding residents to

change the batteries in their battery-operated

smoke alarms. Manufacturers recommend

# North Port Utilities

941-429-7122  
4970 City Hall Blvd  
North Port, FL 34286

| SERVICE ADDRESS      |       |            |            |
|----------------------|-------|------------|------------|
| 2800 PLANTATION BLVD |       |            |            |
| ACCOUNT NUMBER       | CYCLE | BILL DATE  | DUE DATE   |
|                      | 18-29 | 11/24/2021 | 12/15/2021 |

|                       |        |
|-----------------------|--------|
| Total Current Charges | 510.54 |
| Balance Forward       | 0.00   |
| Total Amount Due      | 510.54 |

LAKESIDE PLANTATION COMM DEV  
9145 NARCOOSSEE RD STE A206

ORLANDO FL 32827-5768

1 LAKE Please return this portion with payment. *Thank You.*

SERVICE ADDRESS 2800 PLANTATION BLVD

\*\*\* CYCLE BILL - AUTO PA \*\*\*

| ACCOUNT NUMBER | CYCLE | BILL DATE  | DUE DATE   |
|----------------|-------|------------|------------|
| 43123-154656   | 18-29 | 11/24/2021 | 12/15/2021 |

|                  |         |
|------------------|---------|
| Last Bill Amount | 472.62  |
| Payments         | -472.62 |
| Adjustments      | 0.00    |
| Balance Forward  | 0.00    |

Rate Class: COMMERCIAL

Last payment amount/date: 472.62 11/18/2021

| Service Period |          |          | Days | Meter Number | Mult  | Units | Current   | Previous | Usage |
|----------------|----------|----------|------|--------------|-------|-------|-----------|----------|-------|
| WA             | 10/21/21 | 11/19/21 | 29   | 80005382     | 1.000 | TGAL  | 4495      | 4435     | 60    |
|                |          |          |      |              |       |       | USAGE FOR |          | 47    |

| Service              | Consumption | Charge | Total  |
|----------------------|-------------|--------|--------|
| WA Base facility chg |             | 95.94  | 0.00   |
| WA Usage block 1     | 20.00       | 90.00  | 0.00   |
| WA Usage block 2     | 20.00       | 135.00 | 0.00   |
| WA Usage block 3     | 20.00       | 189.60 | 0.00   |
| TOTAL WATER          |             |        | 510.54 |

|                       |        |
|-----------------------|--------|
| Total Current Charges | 510.54 |
| Balance Forward       | 0.00   |
| Total Amount Due      | 510.54 |

North Port Fire Rescue is reminding residents to

change the batteries in their battery-operated

smoke alarms. Manufacturers recommend

replacing devices that are 10+ years old.

# North Port Utilities

941-429-7122  
4970 City Hall Blvd  
North Port, FL 34286

| SERVICE ADDRESS          |       |            |            |
|--------------------------|-------|------------|------------|
| 2800 PLANTATION BLVD SWD |       |            |            |
| ACCOUNT NUMBER           | CYCLE | BILL DATE  | DUE DATE   |
|                          | 55-55 | 12/02/2021 | 12/23/2021 |

|                       |        |
|-----------------------|--------|
| Total Current Charges | 168.47 |
| Balance Forward       | 0.00   |
| Total Amount Due      | 168.47 |

LAKESIDE PLANTATION CDD  
C/O GOVERNMENTAL MGT SVCS-CF  
9145 NARCOOSSEE RD STE A206  
ORLANDO FL 32827-5768

000054883000159826000000168479

1 Please return this portion with payment. *Thank You.*

SERVICE ADDRESS 2800 PLANTATION BLVD SWD

| ACCOUNT NUMBER | CYCLE | BILL DATE  | DUE DATE   |
|----------------|-------|------------|------------|
|                | 55-55 | 12/02/2021 | 12/23/2021 |

|                  |         |
|------------------|---------|
| Last Bill Amount | 336.94  |
| Payments         | -343.62 |
| Adjustments      | 0.00    |
| Balance Forward  | 0.00    |

Rate Class: COMMERCIAL WASTE

Last payment amount/date: 343.62 11/09/2021

| Service Period | Days | Meter Number | Mult | Units | Current | Previous | Usage |
|----------------|------|--------------|------|-------|---------|----------|-------|
|----------------|------|--------------|------|-------|---------|----------|-------|

| Service                  | Consumption       | Charge | Total  |
|--------------------------|-------------------|--------|--------|
| GB DUMPSTER4YD/1 PICKUP  | 10/31/21 11/30/21 | 156.80 | 0.00   |
| GB 95 GAL RECY 1PU 1MON  | 10/31/21 11/30/21 | 7.00   | 0.00   |
| GB EXTRA RECY 1XMONTH    | 10/31/21 11/30/21 | 4.67   | 0.00   |
| TOTAL COMMERCIAL GARBAGE |                   |        | 168.47 |

|                       |        |
|-----------------------|--------|
| Total Current Charges | 168.47 |
| Balance Forward       | 0.00   |
| Total Amount Due      | 168.47 |

Deposit Amount : 505.41

NORTH PORT UTILITIES IS PLEASED TO ANNOUNCE THAT

THE 2021 WATER USAGE REPORT IS NOW AVAILABLE AT:

[www.CityofNorthPort.com/WaterUsage](http://www.CityofNorthPort.com/WaterUsage).

\*\*\*\*\*IMPORTANT MESSAGE\*\*\*\*\*

\*\*\*\*\*EFFECTIVE IMMEDIATELY\*\*\*\*\*

\*\*\*\*\*THE PAY-BY-PHONE NUMBER IS\*\*\*\*\*

\*\*\*\*\*941-429-7122, OPTION ONE\*\*\*\*\*

\*\*\*\*\*NO FEE TO PAY-BY-PHONE\*\*\*\*\*

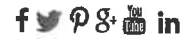
|                          |                      |      |
|--------------------------|----------------------|------|
| Click2Gov Internet PIN#: | Average cost per day | 5.62 |
|                          | Budget Difference    | 0.00 |

|                                                                                                                                                                                                                          |                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|
| To view your Consumer Confidence Report (CCR) visit <a href="http://WWW.NORTHPORTCCR.COM">WWW.NORTHPORTCCR.COM</a> and for water restrictions visit <a href="http://www.cityofnorthport.com">www.cityofnorthport.com</a> | AFTER HOURS/EMERGENCY water or sewer service call 941.240.8000 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|



## ACCOUNT INVOICE

peoplesgas.com



Statement Date: 11/18/2021

Account:

LAKESIDE PLANTATION COMMUNITY DEV  
C/O STE A206  
2200 PLANTATION BLVD  
NORTH PORT, FL 34289-9472

|                          |            |
|--------------------------|------------|
| Current month's charges: | \$16.07    |
| Total amount due:        | \$16.07    |
| Payment Due By:          | 12/09/2021 |

### Your Account Summary

|                                          |                |
|------------------------------------------|----------------|
| Previous Amount Due                      | \$16.07        |
| Payment(s) Received Since Last Statement | -\$16.07       |
| <b>Current Month's Charges</b>           | <b>\$16.07</b> |
| <b>Total Amount Due</b>                  | <b>\$16.07</b> |

**DO NOT PAY. Your account will be drafted on 12/09/2021**



If you smell rotten eggs, a gas leak or damaged pipeline could be nearby. Get to a safe location, call 911 then call us at 877-832-6747.

We're here 24/7 to answer your call about natural gas emergencies.

[peoplesgas.com/safety](http://peoplesgas.com/safety)

*Amount not paid by due date may be assessed a late payment charge and an additional deposit.*

**SCAMMERS  
ARE CALLING**  
*Don't be a victim.*

- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to purchase a prepaid credit or debit card.
- Know what you owe. Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call us.



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



### WAYS TO PAY YOUR BILL



*See reverse side for more information*

Account:

|                          |            |
|--------------------------|------------|
| Current month's charges: | \$16.07    |
| Total amount due:        | \$16.07    |
| Payment Due By:          | 12/09/2021 |

**Amount Enclosed** \$ \_\_\_\_\_

658791004064 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 12/09/2021

LAKESIDE PLANTATION COMMUNITY DEV  
C/O STE A206  
9145 NARCOOSSEE RD, STE 206  
ORLANDO, FL 32827-5768

MAIL PAYMENT TO:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318



## ACCOUNT INVOICE


**Account:**

Statement Date: 11/18/2021

Current month's charges due 12/09/2021

### Details of Current Month's Charges – Service from - 10/20/2021 to 11/15/2021

Service for: 2200 PLANTATION BLVD, NORTH PORT, FL 34289-9472

Rate Schedule: Residential Service RS-1

Meter Location: \*pool\*

| Meter Number | Read Date  | Current Reading | - | Previous Reading | = | Measured Volume | x | BTU   | x | Conversion | = | Total Used | Billing Period |
|--------------|------------|-----------------|---|------------------|---|-----------------|---|-------|---|------------|---|------------|----------------|
| RHE73410     | 11/15/2021 | 405             |   | 405              |   | 0 CCF           |   | 1.043 |   | 1.0000     |   | 0.0 Therms | 27 Days        |

Customer Charge

\$15.10

**Natural Gas Service Cost**
**\$15.10**

Franchise Fee

\$0.97

**Total Natural Gas Cost, Local Fees and Taxes**
**\$16.07**
**Total Current Month's Charges**
**\$16.07**

#### Peoples Gas Usage History

 Therms Per Day  
(Average)

|          |     |
|----------|-----|
| NOV 2021 | 0.0 |
| OCT      | 0.0 |
| SEP      | 0.0 |
| AUG      | 0.0 |
| JUL      | 0.0 |
| JUN      | 0.0 |
| MAY      | 0.0 |
| APR      | 0.0 |
| MAR      | 0.0 |
| FEB      | 0.0 |
| JAN      | 0.0 |
| DEC      | 0.0 |
| NOV 2020 | 0.0 |

### Important Messages

We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

## Hello Lakeside Plantation,

Thanks for choosing Comcast Business.

### Your bill at a glance

For 2800 PLANTATION BLVD, NORTH PORT, FL, 34289-9472

|                               |        |                 |
|-------------------------------|--------|-----------------|
| Previous balance              |        | \$315.52        |
| EFT Payment - thank you       | Nov 13 | -\$315.52       |
| <b>Balance forward</b>        |        | <b>\$0.00</b>   |
| Regular monthly charges       | Page 3 | \$287.70        |
| Taxes, fees and other charges | Page 3 | \$27.82         |
| <b>New charges</b>            |        | <b>\$315.52</b> |

**Amount due \$315.52**

#### ! Thanks for paying by Automatic Payment

Your electronic payment of \$315.52 will be applied on Dec 12, 2021.

#### Need help?

Visit [business.comcast.com/help](https://business.comcast.com/help) or see page 2 for other ways to contact us.

### Your bill explained

- Please see the Important Information enclosed with this bill about price changes to services in your area, effective January 01, 2022.
- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.

Detach the bottom portion of this bill and enclose with your payment

Please write your account number on your check or money order

Do not include correspondence with payment

**COMCAST  
BUSINESS**

141 NW 16TH ST  
POMPANO BEACH FL 33060-5250

LAKEVIEW PLANTATION  
ATTN LAKEVIEW PLANTATION  
219 E LIVINGSTON ST  
ORLANDO, FL 32801-1508

Account number

Automatic payment

Dec 12, 2021

**Please pay**

**\$315.52**

**Electronic payment will be applied Dec 12, 2021**

COMCAST  
PO BOX 71211  
CHARLOTTE NC 28272-1211

853510055062439400315523

### Download the Comcast Business App

Manage your account anytime, anywhere with the Comcast Business App – an innovative all-in-one tool designed with your business in mind.

- Manage your account details
- Pay your bill and customize billing options
- View upcoming appointments



### Faster speeds. More solutions. Bigger savings.

Comcast Business now offers **NEW** packages with faster speeds and innovative Voice and security solutions – at a better value.

**Call today for a FREE account review at 877-564-0318.**

### Need help? We're here for you

**Visit us online**

Get help and support at **business.comcast.com/help**

**Call us anytime**

800-391-3000

Open 24 hours, 7 days a week for billing and technical support

### Useful information

**Moving?**

We can help ensure it's a smooth transition.

Visit **business.comcast.com/learn/moving** to learn more.

**Accessibility:**

If you are hearing impaired, call 711. For issues affecting customers with disabilities, call **1-855-270-0379**, chat live at **support.xfinity.com/accessibility**, email **accessibility@comcast.com**, fax **1-866-599-4268** or write to Comcast at 1701 JFK Blvd., Philadelphia, PA 19103-2838  
Attn: M. Gifford.

### Ways to pay

**No more mailing monthly checks**

Set up Auto Pay to save time, energy and stamps. It's easy to enroll, just visit **business.comcast.com/myaccount**

**Go paperless and say goodbye to clutter**

Sign up for Paperless Billing to view and pay your bill online. It's faster, easier and helps cut down on clutter. Visit **business.comcast.com/myaccount** to get started.

### Additional billing information

**More ways to pay:****Online**

Visit My Account at **business.comcast.com/myaccount**

**By App**

Download the Comcast Business App

**In-Store**

Visit **business.comcast.com/servicecenter** to find a store near you

## Regular monthly charges

\$287.70

Comcast Business \$214.95

Packaged services \$364.90

Mobility Voice Line \$50.00  
Business Voice.  
Qty 2 @ \$25.00 eachData, security edge, voice \$314.90  
Package Includes: Business Internet 200 With Mobility  
Voice and Security edge.

Discounts -\$194.90

Promotional Discount -\$194.90

Comcast Business services \$44.95

TV Select \$39.95  
Business Video.

Voice Mail Service \$5.00

Equipment &amp; services \$48.30

Equipment Fee \$18.45  
Voice.

TV Box + Remote \$9.95

Service To Additional TV \$19.90  
With TV Box and Remote.  
Qty 2 @ \$9.95 each

Service fees \$24.45

Directory Listing Management Fee \$2.00

Voice Network Investment \$3.00

Broadcast TV Fee \$19.45

## Taxes, fees and other charges

\$27.82

Other charges \$3.23

Federal Universal Service Fund \$1.33

Regulatory Cost Recovery \$1.90

Taxes &amp; government fees \$24.59

Sales Tax \$2.37

State Communications Services Tax \$11.37

Local Communications Services Tax \$9.65

911 Fees \$1.20

## What's included?

**Internet:** Fast, reliable internet on our Gig-speed network**TV:** Keep your employees informed and customers entertained**Voice Numbers:** (941)423-5500,  
(941)423-5501, (941)888-2074Visit [business.comcast.com/myaccount](https://business.comcast.com/myaccount) for more details

You've saved \$194.90 this month with your promotional discount.

Additional information



# State of Florida Department of Revenue

[DOR Home](#)[e-Services Home](#)[Print Page](#)[Contacts](#)[Logout](#)[Sales Tax - Click for Help](#) NODE: 4

Original Return

**FOR YOUR RECORDS ONLY - DO NOT MAIL**

Cancellations must be done before 5:00 p.m. ET on the submission date. If the submission is completed after 5:00 p.m. ET on the submission date, weekend, or holiday the cancellation must be done before 5:00 p.m. ET the next business day. All cancellations are permanently deleted from our database.

**Access Source: 68-8015405857-5****Confirmation Number: 211206660744**

DR-15

Certificate Number

Collection Period

Confirm Date and Time

68-8015405857-5

11/2021

12/06/2021 1:20:23 PM ET

**Location Address**

2200 PLANTATION BLVD  
NORTH PORT, FL 34289-9472

LAKESIDE PLANTATION COMMUNITY  
DEVELOPMEN  
219 E LIVINGSTON ST  
ORLANDO, FL 32801-1508

**Contact Information**

Name

Hannah Henry

Phone

( 813 ) 422 - 7758

Email

hhenry@gms-tampa.com

|                       |                                                   |
|-----------------------|---------------------------------------------------|
| Debit Date:           | 12/7/2021                                         |
| Amount for Check:     | \$247.80                                          |
| Bank Routing Number:  | 263191387                                         |
| Bank Account Number:  | 1100002235372                                     |
| Bank Account Type:    | Checking                                          |
| Corporate/Personal:   | Corporate                                         |
| Name on Bank Account: | LAKESIDE<br>PLANTATION<br>COMMUNITY<br>DEVELOPMEN |

Due to federal security requirements, we can not process international ACH transactions. If any portion of the money used in the payment you may be making today came from a financial institution located outside of the US or its territories for the purpose of funding this payment, please do not proceed and contact the Florida Department of Revenue at 850-488-6800 to make other payment arrangements. By continuing, you are confirming that this payment is not an international ACH transaction. If you are unsure, please contact your financial institution.

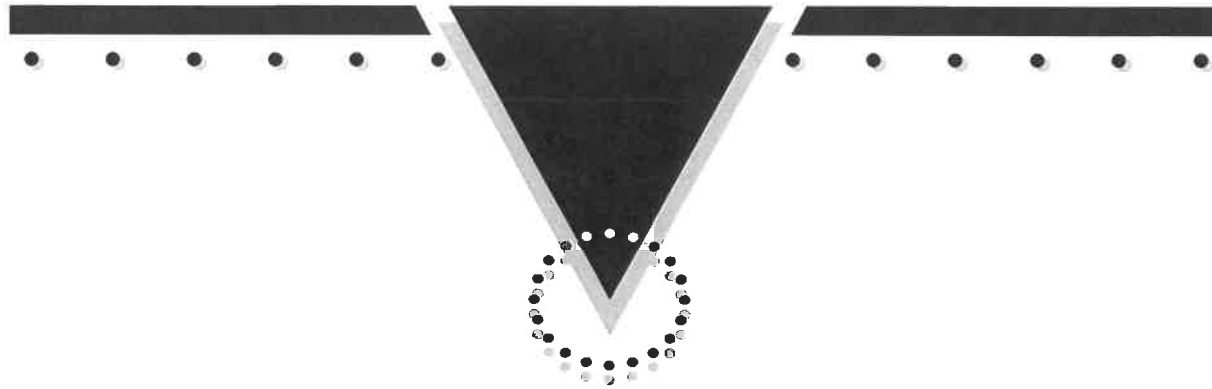
I hereby authorize the Department of Revenue to process this ACH transaction and to debit the checking account identified above. I understand there may be service charges assessed on any transactions not honored by my bank.

Signature: Hannah Henry  
 Phone Number: 813-422-7758  
 EMail Address: hhenry@gms-tampa.com

|                                                                                                          | Florida | 1. Gross Sales | 2. Exempt Sales | 3. Taxable Amount                  | 4. Tax Due |
|----------------------------------------------------------------------------------------------------------|---------|----------------|-----------------|------------------------------------|------------|
| A. Sales/Services/Electricity                                                                            | \$      | 3540.00        | \$ 0.00         | \$ 3540.00                         | \$ 247.80  |
| B. Taxable Purchases                                                                                     |         |                |                 | \$ 0.00                            | \$ 0.00    |
| C. Commercial Rentals                                                                                    | \$      | 0.00           | \$ 0.00         | \$ 0.00                            | \$ 0.00    |
| C(a). Less Sales Tax Scholarship Credits                                                                 |         |                |                 |                                    | \$ 0.00    |
| D. Transient Rentals                                                                                     | \$      | 0.00           | \$ 0.00         | \$ 0.00                            | \$ 0.00    |
| E. Food & Beverage Vending                                                                               | \$      | 0.00           | \$ 0.00         | \$ 0.00                            | \$ 0.00    |
|                                                                                                          |         |                |                 | 5. Total Amount of Tax Due         | \$ 247.80  |
|                                                                                                          |         |                |                 | 6. Less Lawful Deductions          | \$ 0.00    |
|                                                                                                          |         |                |                 | 7. Net Tax Due                     | \$ 247.80  |
|                                                                                                          |         |                |                 | 8. Less Est Tax Pd/DOR Cr Memo     | \$ 0.00    |
|                                                                                                          |         |                |                 | 9. Plus Est. Tax Due Current Month | \$ 0.00    |
|                                                                                                          |         |                |                 | 10. Amount Due                     | \$ 247.80  |
| You have chosen not to donate your collection allowance to education.                                    |         |                |                 | 11. Less Collection Allowance      | \$ 0.00    |
|                                                                                                          |         |                |                 | 12. Plus Penalty                   | \$ 0.00    |
|                                                                                                          |         |                |                 | 13. Plus Interest                  | \$ 0.00    |
|                                                                                                          |         |                |                 | 14. Amount Due with Return         | \$ 247.80  |
| Payment you have authorized                                                                              |         |                |                 |                                    | 247.80     |
| 15(a). Exempt Amount of Items Over \$5000 (included in Column 3)                                         |         |                |                 | 15(a). \$                          | 0.00       |
| 15(b). Other Taxable Amounts NOT Subject to Surtax (included in Column 3)                                |         |                |                 | 15(b). \$                          | 0.00       |
| 15(c). Amounts Subject to Surtax at a Rate Different than Your County Surtax Rate (included in Column 3) |         |                |                 | 15(c). \$                          | 0.00       |
| 15(d). Total Amount of Discretionary Sales Surtax Due (included in Column 4)                             |         |                |                 | 15(d). \$                          | 35.40      |
| 16. Hope Scholarship Credits (included in Line 6)                                                        |         |                |                 | 16. \$                             | 0.00       |
| 17. Taxable Sales/Untaxed Purchases or Uses of Electricity (included in Line A)                          |         |                |                 | 17. \$                             | 0.00       |
| 18. Taxable Sales/Untaxed Purchases of Dyed Diesel Fuel (included in Line A)                             |         |                |                 | 18. \$                             | 0.00       |
| 19. Taxable Sales from Amusement Machines (included in Line A)                                           |         |                |                 | 19. \$                             | 0.00       |
| 20. Rural or Urban High Crime Area Job Tax Credits                                                       |         |                |                 | 20. \$                             | 0.00       |
| 21(a). Scholarship Funding Tax Credit                                                                    |         |                |                 | 21(a). \$                          | 0.00       |
| 21(b). Film and Entertainment Industry Credit                                                            |         |                |                 | 21(b). \$                          | 0.00       |

|                                                 |           |      |
|-------------------------------------------------|-----------|------|
| 21(c). Economic Energy Zone Credit              | 21(c). \$ | 0.00 |
| 21(d). Strong Families Tax Credit               | 21(d). \$ | 0.00 |
| 21(e). New Worlds Reading Initiative Tax Credit | 21(e). \$ | 0.00 |
| 21. Other Authorized Credits                    | 21. \$    | 0.00 |

## SECTION C



# Lakeside Plantation

## Community Development District

Unaudited Financial Reporting  
December 31, 2021



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**Lakeside Plantation**  
**Community Development District**  
Combined Balance Sheet  
December 31, 2021

*Governmental Fund Types*

|                                              | <u><i>General</i></u> | <u><i>Capital Reserve</i></u> | <u><i>Debt Service</i></u> | <u><i>Totals</i></u><br><u><i>(memorandum only)</i></u> |
|----------------------------------------------|-----------------------|-------------------------------|----------------------------|---------------------------------------------------------|
| <i>Assets</i>                                |                       |                               |                            |                                                         |
| <b>Cash:</b>                                 |                       |                               |                            |                                                         |
| Operating Account                            | \$203,159             | \$144,873                     | ----                       | \$348,032                                               |
| Debit Card Account                           | \$658                 | ----                          | ----                       | \$658                                                   |
| Money Market Account                         | \$292,275             | ----                          | ----                       | \$292,275                                               |
| Petty Cash                                   | \$3                   | ----                          | ----                       | \$3                                                     |
| <b>Investments:</b>                          |                       |                               |                            |                                                         |
| Reserve                                      | ----                  | ----                          | \$76,561                   | \$76,561                                                |
| Revenue                                      | ----                  | ----                          | \$133,806                  | \$133,806                                               |
| Prepayment                                   | ----                  | ----                          | \$0                        | \$0                                                     |
| SBA                                          | \$508                 | \$359,391                     | ----                       | \$359,898                                               |
| Due from General Fund                        | ----                  | ----                          | \$4,258                    | \$4,258                                                 |
| Deposits                                     | \$517                 | ----                          | ----                       | \$517                                                   |
| <b>Total Assets</b>                          | <b>\$497,119</b>      | <b>\$504,264</b>              | <b>\$214,625</b>           | <b>\$1,216,008</b>                                      |
| <i>Liabilities</i>                           |                       |                               |                            |                                                         |
| Accounts Payable                             | \$1,890               | ----                          | ----                       | \$1,890                                                 |
| Due to Debt Service                          | \$4,258               | ----                          | ----                       | \$4,258                                                 |
| <i>Fund Equity</i>                           |                       |                               |                            |                                                         |
| Net Assets                                   | ----                  | ----                          | ----                       | \$0                                                     |
| <b>Fund Balances</b>                         |                       |                               |                            |                                                         |
| Unassigned                                   | \$490,454             | ----                          | ----                       | \$490,454                                               |
| Assigned for Capital Reserve Fund            | ----                  | \$504,264                     | ----                       | \$504,264                                               |
| Nonspendable- Deposits                       | \$517                 | ----                          | ----                       | \$517                                                   |
| Restricted for Capital Projects              | ----                  | ----                          | ----                       | \$0                                                     |
| Restricted for Debt Service                  | ----                  | ----                          | \$214,625                  | \$214,625                                               |
| <b>Total Liabilities, Fund Equity, Other</b> | <b>\$497,119</b>      | <b>\$504,264</b>              | <b>\$214,625</b>           | <b>\$1,216,008</b>                                      |

**Lakeside Plantation**  
**Community Development District**  
General Fund  
Statement of Revenues & Expenditures  
For Period Ending December 31, 2021

|                                                  | <b>Adopted<br/>Budget</b> | <b>Prorated Budget<br/>12/31/21</b> | <b>Actual<br/>12/31/21</b> | <b>Variance</b> |
|--------------------------------------------------|---------------------------|-------------------------------------|----------------------------|-----------------|
| <u><b>Revenues</b></u>                           |                           |                                     |                            |                 |
| Operations and Maintenance Assessments- Tax Roll | \$751,261                 | \$602,729                           | \$602,729                  | \$0             |
| Tennis Club                                      | \$20,000                  | \$5,000                             | \$9,560                    | \$4,560         |
| Activities                                       | \$10,000                  | \$2,500                             | \$2,665                    | \$165           |
| Clubhouse Rentals                                | \$5,000                   | \$1,250                             | \$0                        | (\$1,250)       |
| Miscellaneous                                    | \$1,500                   | \$375                               | \$259                      | (\$116)         |
| Interest Earnings                                | \$50                      | \$13                                | \$4                        | (\$9)           |
| <b>Total Revenues</b>                            | <b>\$787,811</b>          | <b>\$611,867</b>                    | <b>\$615,217</b>           | <b>\$3,350</b>  |
| <u><b>Administrative Expenditures</b></u>        |                           |                                     |                            |                 |
| Supervisor Fees                                  | \$11,000                  | \$2,750                             | \$3,000                    | (\$250)         |
| District Manager                                 | \$39,393                  | \$9,848                             | \$9,848                    | \$0             |
| District Counsel                                 | \$25,750                  | \$6,438                             | \$5,045                    | \$1,393         |
| District Engineer                                | \$14,000                  | \$3,500                             | \$1,356                    | \$2,144         |
| Disclosure Report                                | \$1,000                   | \$250                               | \$250                      | \$0             |
| Trustee Fees                                     | \$4,771                   | \$3,180                             | \$3,180                    | \$0             |
| Audit Fees                                       | \$3,350                   | \$838                               | \$0                        | \$838           |
| Postage, Phone, Faxes, Copies                    | \$1,500                   | \$375                               | \$302                      | \$73            |
| General Liability Insurance                      | \$6,689                   | \$6,689                             | \$6,294                    | \$395           |
| Legal Advertising                                | \$2,000                   | \$500                               | \$74                       | \$426           |
| Dues, Licenses & Fees                            | \$175                     | \$175                               | \$175                      | \$0             |
| Other Current Charges                            | \$1,900                   | \$475                               | \$523                      | (\$48)          |
| Property Insurance                               | \$10,849                  | \$10,849                            | \$10,207                   | \$642           |
| Information Technology                           | \$1,250                   | \$313                               | \$313                      | (\$0)           |
| Website Administration                           | \$800                     | \$200                               | \$200                      | (\$0)           |
| <b>Total Administrative</b>                      | <b>\$124,427</b>          | <b>\$46,379</b>                     | <b>\$40,767</b>            | <b>\$5,612</b>  |
| <u><b>Field Expenditures</b></u>                 |                           |                                     |                            |                 |
| Personnel Services (Management Contract)         | \$196,544                 | \$49,136                            | \$53,285                   | (\$4,149)       |
| Road & Sidewalk Repairs & Maintenance            | \$2,500                   | \$625                               | \$0                        | \$625           |
| Common Area Renewal & Maintenance                | \$5,000                   | \$1,250                             | \$0                        | \$1,250         |
| Street Light/Decorative Light                    | \$5,000                   | \$1,250                             | \$0                        | \$1,250         |
| Landscape Maintenance - Contract                 | \$114,500                 | \$28,625                            | \$22,965                   | \$5,660         |
| Landscape Maintenance - Other                    | \$5,000                   | \$1,250                             | \$0                        | \$1,250         |
| Mulch                                            | \$10,740                  | \$10,740                            | \$9,200                    | \$1,540         |
| Irrigation Maintenance                           | \$4,500                   | \$1,125                             | \$1,905                    | (\$780)         |
| Lake Maintenance                                 | \$15,000                  | \$3,750                             | \$2,898                    | \$852           |
| Electric Utility Services - Entrance Feature     | \$9,000                   | \$2,250                             | \$1,322                    | \$928           |
| Water Utility Services - Entrance Feature        | \$1,600                   | \$400                               | \$445                      | (\$45)          |
| Repairs & Maintenance - Entrance Feature         | \$3,000                   | \$750                               | \$0                        | \$750           |
| Miscellaneous Tools & Equipment                  | \$1,000                   | \$250                               | \$0                        | \$250           |
| <b>Total Field</b>                               | <b>\$373,384</b>          | <b>\$101,401</b>                    | <b>\$92,019</b>            | <b>\$9,382</b>  |

**Lakeside Plantation**  
**Community Development District**  
General Fund  
Statement of Revenues & Expenditures  
For Period Ending December 31, 2021

|                                         | <b>Adopted<br/>Budget</b> | <b>Prorated Budget<br/>12/31/21</b> | <b>Actual<br/>12/31/21</b> | <b>Variance</b> |
|-----------------------------------------|---------------------------|-------------------------------------|----------------------------|-----------------|
| <u><i>Clubhouse</i></u>                 |                           |                                     |                            |                 |
| Activities                              | \$20,000                  | \$5,000                             | \$7,786                    | (\$2,786)       |
| License/Fees                            | \$1,200                   | \$300                               | \$643                      | (\$343)         |
| General Supplies                        | \$10,000                  | \$2,500                             | \$641                      | \$1,859         |
| Maintenance                             | \$14,000                  | \$3,500                             | \$274                      | \$3,226         |
| Office Supplies                         | \$3,500                   | \$875                               | \$1,093                    | (\$218)         |
| Public Communication                    | \$1,500                   | \$375                               | \$0                        | \$375           |
| Pest Control                            | \$600                     | \$150                               | \$0                        | \$150           |
| Security                                | \$1,500                   | \$375                               | \$571                      | (\$196)         |
| Security Patrol                         | \$25,000                  | \$6,250                             | \$0                        | \$6,250         |
| AED                                     | \$500                     | \$125                               | \$0                        | \$125           |
| Telephone & Internet Services           | \$5,500                   | \$1,375                             | \$947                      | \$428           |
| Janitorial Supplies                     | \$3,250                   | \$813                               | \$412                      | \$401           |
| Electric Utility Services - Clubhouse   | \$14,000                  | \$3,500                             | \$3,198                    | \$302           |
| Gas Utility                             | \$250                     | \$63                                | \$48                       | \$14            |
| Garbage Collection                      | \$2,100                   | \$525                               | \$512                      | \$13            |
| Water Utility Services - Clubhouse      | \$4,400                   | \$1,100                             | \$1,023                    | \$77            |
| Electric Utility Services - Pool        | \$16,000                  | \$4,000                             | \$3,285                    | \$715           |
| Pool Cleaning                           | \$10,200                  | \$2,550                             | \$2,657                    | (\$107)         |
| Pool Maintenance - Other                | \$10,000                  | \$2,500                             | \$0                        | \$2,500         |
| Tennis Courts - Maintenance             | \$5,000                   | \$1,250                             | \$0                        | \$1,250         |
| Water Utility Services -Pool            | \$6,000                   | \$1,500                             | \$1,374                    | \$126           |
| <b>Total Clubhouse</b>                  | <b>\$154,500</b>          | <b>\$38,625</b>                     | <b>\$24,463</b>            | <b>\$14,162</b> |
| <b>Total Revenues</b>                   | <b>\$787,811</b>          | <b>\$611,867</b>                    | <b>\$615,217</b>           | <b>\$3,350</b>  |
| <b>Total Expenditures</b>               | <b>\$652,311</b>          | <b>\$186,405</b>                    | <b>\$157,249</b>           | <b>\$29,156</b> |
| <b>Operating Income (Loss)</b>          | <b>\$135,500</b>          | <b>\$425,461</b>                    | <b>\$457,968</b>           | <b>\$32,506</b> |
| <b>Other Sources/(Uses)</b>             |                           |                                     |                            |                 |
| Interfund Transfer Out- Capital Reserve | (\$135,500)               | (\$135,500)                         | (\$135,500)                | \$0             |
| <b>Total Other Sources/(Uses)</b>       | <b>(\$135,500)</b>        | <b>(\$135,500)</b>                  | <b>(\$135,500)</b>         | <b>\$0</b>      |
| <b>Excess Revenue/(Expenditures)</b>    | <b>(\$0)</b>              |                                     | <b>\$322,468</b>           |                 |
| <b>Beginning Fund Balance</b>           | <b>\$0</b>                |                                     | <b>\$168,503</b>           |                 |
| <b>Ending Fund Balance</b>              | <b>(\$0)</b>              |                                     | <b>\$490,971</b>           |                 |

**Lakeside Plantation**  
**Community Development District**  
Capital Reserve Fund  
Statement of Revenues & Expenditures  
For Period Ending December 31, 2021

|                                       | <b>Adopted<br/>Budget</b> | <b>Prorated Budget<br/>12/31/21</b> | <b>Actual<br/>12/31/21</b> | <b>Variance</b> |
|---------------------------------------|---------------------------|-------------------------------------|----------------------------|-----------------|
| <b><u>Revenues</u></b>                |                           |                                     |                            |                 |
| Transfer In - General Fund            | \$135,500                 | \$135,500                           | \$135,500                  | \$0             |
| Interest Income                       | \$0                       | \$0                                 | \$29                       | \$29            |
| <b>Total Revenues</b>                 | <b>\$135,500</b>          | <b>\$135,500</b>                    | <b>\$135,529</b>           | <b>\$29</b>     |
| <b><u>Expenditures</u></b>            |                           |                                     |                            |                 |
| Property Site Elements                | \$3,878                   | \$1,944                             | \$1,944                    | \$0             |
| <b>Total Expenditures</b>             | <b>\$3,878</b>            | <b>\$1,944</b>                      | <b>\$1,944</b>             | <b>\$0</b>      |
| <b>Excess Revenues/(Expenditures)</b> | <b>\$131,622</b>          |                                     | <b>\$133,585</b>           |                 |
| <b>Beginning Fund Balance</b>         | <b>\$0</b>                |                                     | <b>\$370,679</b>           |                 |
| <b>Ending Fund Balance</b>            | <b>\$131,622</b>          |                                     | <b>\$504,264</b>           |                 |

# Lakeside Plantation

## Community Development District

Debt Service Fund Series 1999  
Statement of Revenues & Expenditures  
For Period Ending December 31, 2021

|                                       | Adopted<br>Budget | Prorated Budget<br>12/31/21 | Actual<br>12/31/21 | Variance   |
|---------------------------------------|-------------------|-----------------------------|--------------------|------------|
| <b><u>Revenues</u></b>                |                   |                             |                    |            |
| Special Assessments- Tax Roll         | \$175,905         | \$139,774                   | \$139,774          | \$0        |
| Special Assessments- Off Roll         | \$8,842           | \$0                         | \$0                | \$0        |
| Interest Income                       | \$0               | \$0                         | \$2                | \$2        |
| <b>Total Revenues</b>                 | <b>\$184,748</b>  | <b>\$139,774</b>            | <b>\$139,776</b>   | <b>\$2</b> |
| <b><u>Expenditures</u></b>            |                   |                             |                    |            |
| <b><u>Series 1999</u></b>             |                   |                             |                    |            |
| Interest-11/1                         | \$45,175          | \$45,175                    | \$45,175           | \$0        |
| Principal-5/1                         | \$95,000          | \$0                         | \$0                | \$0        |
| Interest-5/1                          | \$45,175          | \$0                         | \$0                | \$0        |
| <b>Total Expenditures</b>             | <b>\$185,350</b>  | <b>\$45,175</b>             | <b>\$45,175</b>    | <b>\$0</b> |
| <b>Excess Revenues/(Expenditures)</b> | <b>(\$602)</b>    |                             | <b>\$94,601</b>    |            |
| <b>Beginning Fund Balance</b>         | <b>\$49,212</b>   |                             | <b>\$120,024</b>   |            |
| <b>Ending Fund Balance</b>            | <b>\$48,609</b>   |                             | <b>\$214,625</b>   |            |

|                       |           |                |
|-----------------------|-----------|----------------|
| Due from General Fund | \$        | 4,258          |
| Reserve               | \$        | 76,561         |
| Revenue               | \$        | 133,806        |
| Prepayment            | \$        | 0              |
| <b>Total</b>          | <b>\$</b> | <b>214,625</b> |

Lakeside Plantation CDD- General Fund  
Month to Month

|                                                  | October        | November         | December         | January    | February   | March      | April      | May        | June       | July       | August     | September  | Total            |
|--------------------------------------------------|----------------|------------------|------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------------|
| <b>Revenues</b>                                  |                |                  |                  |            |            |            |            |            |            |            |            |            |                  |
| Operations and Maintenance Assessments- Tax Roll |                |                  |                  |            |            |            |            |            |            |            |            |            |                  |
| Tennis Club                                      | \$0            | \$237,688        | \$365,041        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$602,729        |
| Activities                                       | \$4,890        | \$3,540          | \$1,130          | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$9,560          |
| Clubhouse Rentals                                | \$541          | \$1,427          | \$697            | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$2,665          |
| Miscellaneous                                    | \$0            | \$0              | \$0              | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0              |
| Interest Earnings                                | \$210          | \$0              | \$49             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$259            |
|                                                  | \$1            | \$0              | \$3              | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$4              |
| <b>Total Revenues</b>                            | <b>\$5,642</b> | <b>\$242,656</b> | <b>\$366,919</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$615,217</b> |

|                                    |                 |                |                |            |            |            |            |            |            |            |            |            |                 |
|------------------------------------|-----------------|----------------|----------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|-----------------|
| <b>Administrative Expenditures</b> |                 |                |                |            |            |            |            |            |            |            |            |            |                 |
| Supervisor Fees                    | \$1,000         | \$2,000        | \$0            | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$3,000         |
| District Manager                   | \$3,283         | \$3,283        | \$3,283        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$9,848         |
| District Counsel                   | \$4,065         | \$980          | \$0            | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$5,045         |
| District Engineer                  | \$0             | \$446          | \$910          | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$1,356         |
| Disclosure Report                  | \$83            | \$83           | \$83           | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$250           |
| Trustee Fees                       | \$3,180         | \$0            | \$0            | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$3,180         |
| Audit Fees                         | \$0             | \$0            | \$0            | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0             |
| Postage, Phone, Faxes, Copies      | \$89            | \$73           | \$140          | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$302           |
| General Liability Insurance        | \$6,294         | \$0            | \$0            | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$6,294         |
| Legal Advertising                  | \$175           | \$37           | \$0            | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$212           |
| Dues, Licenses & Fees              | \$51            | \$0            | \$0            | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$51            |
| Other Current Charges              | \$10,207        | \$44           | \$428          | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$10,679        |
| Property Insurance                 | \$104           | \$0            | \$0            | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$104           |
| Information Technology             | \$104           | \$104          | \$104          | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$313           |
| Website Administration             | \$67            | \$67           | \$67           | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$201           |
| <b>Total Administrative</b>        | <b>\$28,635</b> | <b>\$7,117</b> | <b>\$5,015</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$40,767</b> |

|                                              |                 |                 |                 |            |            |            |            |            |            |            |            |            |                 |
|----------------------------------------------|-----------------|-----------------|-----------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|-----------------|
| <b>Field Expenditures</b>                    |                 |                 |                 |            |            |            |            |            |            |            |            |            |                 |
| Personnel Services (Management Contract)     | \$12,394        | \$18,294        | \$22,596        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$53,285        |
| Road & Sidewalk Repairs & Maintenance        | \$0             | \$0             | \$0             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0             |
| Common Area Renewal & Maintenance            | \$0             | \$0             | \$0             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0             |
| Street Light/Decorative Light                | \$0             | \$0             | \$0             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0             |
| Landscape Maintenance - Contract             | \$7,655         | \$7,655         | \$7,655         | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$22,965        |
| Landscape Maintenance - Other                | \$0             | \$0             | \$0             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0             |
| Mulch                                        | \$0             | \$9,200         | \$0             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$9,200         |
| Irrigation Maintenance                       | \$1,806         | \$0             | \$99            | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$1,905         |
| Lake Maintenance                             | \$966           | \$966           | \$966           | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$2,898         |
| Electric Utility Services - Entrance Feature | \$442           | \$481           | \$499           | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$1,322         |
| Water Utility Services - Entrance Feature    | \$0             | \$0             | \$445           | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$445           |
| Repairs & Maintenance - Entrance Feature     | \$0             | \$0             | \$0             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0             |
| Miscellaneous Tools & Equipment              | \$0             | \$0             | \$0             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0             |
| <b>Total Field</b>                           | <b>\$23,163</b> | <b>\$36,597</b> | <b>\$32,260</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$92,019</b> |

Lakeside Plantation CDD- General Fund  
Month to Month

|                                         | October           | November         | December           | January    | February   | March      | April      | May        | June       | July       | August     | September  | Total              |
|-----------------------------------------|-------------------|------------------|--------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|--------------------|
| <b>Clubhouse</b>                        |                   |                  |                    |            |            |            |            |            |            |            |            |            |                    |
| Activities                              | \$2,371           | \$1,775          | \$3,640            | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$7,786            |
| License/Fees                            | \$643             | \$0              | \$0                | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$643              |
| General Supplies                        | \$158             | \$431            | \$51               | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$641              |
| Maintenance                             | \$274             | \$0              | \$0                | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$274              |
| Office Supplies                         | \$170             | \$0              | \$922              | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$1,093            |
| Public Communication                    | \$0               | \$0              | \$0                | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0                |
| Pest Control                            | \$0               | \$0              | \$0                | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0                |
| Security                                | \$0               | \$227            | \$344              | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$571              |
| Security Patrol                         | \$0               | \$0              | \$0                | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0                |
| ABD                                     | \$0               | \$0              | \$0                | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0                |
| Telephone & Internet Services           | \$316             | \$316            | \$316              | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$947              |
| Janitorial Supplies                     | \$220             | \$94             | \$98               | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$412              |
| Electric Utility Services - Clubhouse   | \$1,013           | \$1,146          | \$1,039            | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$3,198            |
| Gas Utility                             | \$16              | \$16             | \$16               | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$48               |
| Garbage Collection                      | \$175             | \$168            | \$168              | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$512              |
| Water Utility Services - Clubhouse      | \$177             | \$675            | \$171              | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$1,023            |
| Electric Utility Services - Pool        | \$604             | \$1,245          | \$1,437            | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$3,285            |
| Pool Cleaning                           | \$957             | \$850            | \$850              | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$2,657            |
| Pool Maintenance - Other                | \$0               | \$0              | \$0                | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0                |
| Tennis Courts - Maintenance             | \$0               | \$0              | \$0                | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0                |
| Water Utility Services - Pool           | \$391             | \$473            | \$511              | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$1,374            |
| <b>Total Clubhouse</b>                  | <b>\$7,484</b>    | <b>\$7,415</b>   | <b>\$9,563</b>     | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$24,463</b>    |
| <b>Total Revenues</b>                   | <b>\$5,642</b>    | <b>\$242,656</b> | <b>\$366,919</b>   | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$615,217</b>   |
| <b>Total Expenditures</b>               | <b>\$59,283</b>   | <b>\$51,129</b>  | <b>\$46,838</b>    | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$157,249</b>   |
| <b>Operating Income/(Loss)</b>          | <b>(\$53,641)</b> | <b>\$191,527</b> | <b>\$320,082</b>   | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$457,968</b>   |
| <b>Other Sources/(Uses)</b>             |                   |                  |                    |            |            |            |            |            |            |            |            |            |                    |
| Interfund Transfer Out- Capital Reserve | \$0               | \$0              | (\$135,500)        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | (\$135,500)        |
| <b>Total Other Sources/(Uses)</b>       | <b>\$0</b>        | <b>\$0</b>       | <b>(\$135,500)</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>(\$135,500)</b> |
| <b>Excess Revenue/(Expenditures)</b>    | <b>(\$53,641)</b> | <b>\$191,527</b> | <b>\$184,582</b>   | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$322,468</b>   |

**Lakeside Plantation**  
**Community Development District**  
**Long Term Debt Report**

| <b>SERIES 1999A, CAPITAL IMPROVEMENT REVENUE BONDS</b> |                     |
|--------------------------------------------------------|---------------------|
| INTEREST RATE:                                         | 6.950%              |
| MATURITY DATE:                                         | 5/1/2031            |
| RESERVE FUND REQUIREMENT                               | MADS                |
| RESERVE FUND REQUIREMENT                               | \$ 189,896          |
| RESERVE FUND BALANCE                                   | \$ 76,561           |
| <br>BONDS OUTSTANDING - 9/30/13                        | <br>\$ 1,860,000.00 |
| LESS: PRINCIPAL PAYMENT 5/1/14                         | \$ (55,000.00)      |
| LESS: PRINCIPAL PAYMENT 11/1/14 (PREPAYMENT)           | \$ (5,000.00)       |
| LESS: PRINCIPAL PAYMENT 5/1/15                         | \$ (60,000.00)      |
| LESS: PRINCIPAL PAYMENT 5/1/16                         | \$ (60,000.00)      |
| LESS: PRINCIPAL PAYMENT 5/1/17                         | \$ (65,000.00)      |
| LESS: PRINCIPAL PAYMENT 5/1/18                         | \$ (70,000.00)      |
| LESS: PRINCIPAL PAYMENT 5/1/19                         | \$ (75,000.00)      |
| LESS: PRINCIPAL PAYMENT 5/1/20                         | \$ (80,000.00)      |
| LESS: PRINCIPAL PAYMENT 5/1/21                         | \$ (85,000.00)      |
| LESS: PRINCIPAL PAYMENT 5/1/21 (PREPAYMENT)            | \$ (5,000.00)       |
| <b>Current Bonds Outstanding</b>                       | <b>\$ 1,300,000</b> |

LAKESIDE PLANTATION

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 2022

|                                                            |              |              |             |              |          |              |              |                    |              |
|------------------------------------------------------------|--------------|--------------|-------------|--------------|----------|--------------|--------------|--------------------|--------------|
| TOTAL ASSESSMENT LEVY                                      |              |              |             |              |          |              |              |                    |              |
| ASSESSED THROUGH COUNTY                                    |              |              |             |              |          |              |              |                    |              |
| 81.18%18.82%100.00%                                        |              |              |             |              |          |              |              |                    |              |
| Gross Assessment \$ 799,140.65 \$ 185,322.67 \$ 984,463.32 |              |              |             |              |          |              |              |                    |              |
| Net Assessment \$ 751,192.21 \$ 174,203.31 \$ 925,395.52   |              |              |             |              |          |              |              |                    |              |
| DATE                                                       | DESCRIPTION  | GROSS AMT    | COMMISSIONS | DISC/PENALTY | INTEREST | NET RECEIPTS | O&M Portion  | \$1999 DSF Portion | Total        |
| 11/23/21                                                   | P/E 11/09/21 | \$87,519.29  | \$1,312.79  | \$0.00       | \$0.00   | \$86,206.50  | \$69,978.35  | \$16,228.15        | \$86,206.50  |
| 11/30/21                                                   | P/E 11/18/21 | \$209,748.53 | \$3,146.23  | \$0.00       | \$0.00   | \$206,602.30 | \$167,709.95 | \$38,892.35        | \$206,602.30 |
| 12/22/21                                                   | P/E 11/30/21 | \$433,577.11 | \$6,503.66  | \$0.00       | \$0.00   | \$427,073.45 | \$346,677.98 | \$80,395.47        | \$427,073.45 |
| 12/30/21                                                   | P/E 12/03/21 | \$22,965.64  | \$344.48    | \$0.00       | \$0.00   | \$22,621.16  | \$18,362.79  | \$4,258.37         | \$22,621.16  |
| TOTAL                                                      |              | \$753,810.57 | \$11,307.16 | \$0.00       | \$0.00   | \$742,503.41 | \$602,729.07 | \$139,774.34       | \$742,503.41 |

|     |                       |
|-----|-----------------------|
| 80% | Net Percent Collected |
|-----|-----------------------|

|                                  |          |           |              |                 |                         |
|----------------------------------|----------|-----------|--------------|-----------------|-------------------------|
| IMAGINE SCHOOLAT NORTH POINT INC |          |           |              |                 |                         |
| Net Assessments                  |          |           |              |                 |                         |
| \$8,842.03                       |          |           |              |                 |                         |
| DATE RECEIVED                    | DUE DATE | CHECK NO. | NET ASSESSED | AMOUNT RECEIVED | DEBT SERVICE FUND 1999A |
|                                  | 11/1/21  |           | \$4,421.02   | \$0.00          | \$0.00                  |
|                                  | 2/1/22   |           | \$2,210.51   | \$0.00          | \$0.00                  |
|                                  | 5/1/22   |           | \$2,210.50   | \$0.00          | \$0.00                  |
| Total                            |          |           | \$8,842.03   | \$0.00          | \$0.00                  |

## SECTION IX

## SECTION B

# SECTION 1

Lakeside Plantation CDD

**ACTION ITEMS**

**January 2022**

| Meeting Assigned | Action Item                                                          | Assigned To | Date Due | Status     | Comments                                                                                                                                                                                                                      |
|------------------|----------------------------------------------------------------------|-------------|----------|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 12/16/20         | Drainage Behind Tennis Courts                                        | DE          |          | On Hold    | DE to provide direction to amenity management staff on minor corrections and maintenance for drainage from Court 4. DE reevaluating drainage from the electrical panel and will make recommendation.                          |
| 5/19/21          | Determine Feasibility of Fountains and/or Aerators on Certain Ponds  | DE          |          | In Process | BOS considered proposals 09.15.2021 including electrical installation and maintenance costs. Item deferred for pond water quality assessment. Proposal(s) for Water Quality Assessment being gathered by DE.                  |
| 6/16/21          | Provide proposal for Access Control System and Security Cameras      | AM          |          | In Process | A closed security session will be on the agenda 02.16.2022.                                                                                                                                                                   |
| 8/18/21          | Traffic Calming - Speed Humps, Speed Bumps, Speed Tables on Scarlett | DE/DM       |          | In Process | Preliminary information on locations for speed humps/bumps/tables presented to BOS 11.17.2021. District Management has reached out to City of North Port Police Department regarding traffic enforcement and traffic calming. |
|                  | Pool Equipment Area Drainage                                         | DE          |          | In Process | DE recommends installing yard drain.                                                                                                                                                                                          |

## SECTION C

# MONTHLY SUMMARY REPORT

December 2021

Submitted by:

Courtney Sears, Resident Services Supervisor

Alex Murphy, Operations Director

Lakeside Plantation CDD

WTS  
INTERNATIONAL

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# FACILITY MAINTENANCE & OPERATIONS

| ITEM                                                                                                                                                                                                                      | STATUS      | CONCLUSION                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|--------------------------------------------------------------|
| Bocce court benches are damaged and deteriorating.                                                                                                                                                                        | COMPLETE    | Old benches have been removed; new benches have been ordered |
| Area between tennis foot wash station and drain is washed out                                                                                                                                                             | COMPLETE    | Water routed to drain with tubing, replaced sod.             |
| Loose boards on floor of gazebo.                                                                                                                                                                                          | COMPLETE    | Boards have been repaired.                                   |
| Pool signage needs to be updated and condensed.                                                                                                                                                                           | IN PROGRESS | Waiting on proofs from Fast Signs.                           |
| Several seat pads on strength equipment in gym are damaged.                                                                                                                                                               | COMPLETE    | Fitness logic completed in December.                         |
| boards along the sides to help the ball to bounce.                                                                                                                                                                        | COMPLETE    | Residents donated the lumber, installed by staff.            |
| Section of lights on boulevard staying on all day                                                                                                                                                                         | IN PROGRESS | Sergeant has ordered part to repair, waiting to come in.     |
| Need HVAC preventative maintenance agreement                                                                                                                                                                              | IN PROGRESS | Have obtained 3 options for board to review.                 |
| Treadmill needs new track, elliptical needs repair.                                                                                                                                                                       | PENDING     | Seeking quotes for replacement of cardio equipment.          |
| Finalize access control/camera security system proposals                                                                                                                                                                  | IN PROGRESS | Submitting proposals this month for February meeting.        |
| Ongoing sidewalk repairs needed throughout community                                                                                                                                                                      | IN PROGRESS | Walk-through on 1/12 to identify and mark new areas.         |
| The lake filter hose in on a pad and on the bottom of the lake and bringing in muck, hard on the heaters. It will be replaced with a floating dock and will no longer pull the from the bottom and easier on all heaters. | IN PROGRESS | Waiting to schedule with Symbiont                            |
| Pool deck light poles need to be painted. Innotech has submitted a quote, CDD asked for one more.                                                                                                                         | PENDING     | Seeking second quote.                                        |

# LANDSCAPING

| ITEM                                                      | STATUS   | CONCLUSION                                                                                     |
|-----------------------------------------------------------|----------|------------------------------------------------------------------------------------------------|
| Dead palm in parking lot needs to be removed and replaced | PENDING  | Bloomings cannot complete. We have obtained one quote and are still waiting on two additional. |
| Fertilizer application, Turf weeds treated.               | COMPLETE |                                                                                                |
| New flowers along the boulevard.                          | COMPLETE |                                                                                                |

# PROGRAMMING

We kicked off our efforts at Lakeside Plantation with many great holiday programs and social events at the clubhouse. Below is a list of the December program offerings along with participation numbers.

| PROGRAM                                | DATE       | ATTENDANCE |
|----------------------------------------|------------|------------|
| Coffee & Donuts                        | 12/07/2021 | 26         |
| Polar Express Movie day                | 12/05/2021 | 1          |
| Cookie Decorating & Holiday Sing-Along | 12/10/2021 | 5          |
| Bingo                                  | 12/14/2021 | 46         |
| Jolly Jamboree                         | 12/18/2021 | 16         |
| Wine & Cheese                          | 12/21/2021 | 30         |
| New Years Eve Bash                     | 12/31/2021 | 45         |



# FORECAST

| DESCRIPTION OF UPCOMING PROGRAM OR EVENT   | DATE(S)    |
|--------------------------------------------|------------|
| Bingo Night                                | 01/18/2021 |
| Food Truck Friday: Savor 100 x 35          | 01/21/2022 |
| Wine & Cheese                              | 01/26/2022 |
| Community Yard Sale                        | 01/29/2022 |
| Sock Hop & Uncle Franks Hot Dog Food Truck | 01/29/2022 |
| Valentine's Date Night                     | 02/15/2022 |



| CURRENT ADMIN ACTION ITEMS                                            | WHO WILL DO THIS?    | DUE DATE                                                 |
|-----------------------------------------------------------------------|----------------------|----------------------------------------------------------|
| Purchase additional umbrellas for Bocce court area and pool deck      | Margie               | End of February                                          |
| Revamp New resident orientation                                       | Alex/Margie          | To be completed with completion of access control system |
| Team review of Amenity Policy to submit comprehensive recommendations | Alex/Margie/Courtney | March meeting                                            |
| Establish vendor to provide routine service for fountains             | Margie               | End of January                                           |
| Creation of Emergency Action Plan                                     | Margie/Alex          | End of April –before hurricane season                    |
| Schedule Lifestyle & Amenity Director meeting and greet               | Courtney/Margie      | End of February                                          |
| Actively recruiting for tennis instructor                             | Alex                 | N/A                                                      |