



Lakeside Plantation
Community Development District

Joe Szewczyk, Chairman

María Chichelli, Vice Chairman

Alan Sabol, Assistant Secretary

Bonnie Benjamin, Assistant Secretary

Nabil Roumy, Assistant Secretary

April 20, 2022

AGENDA

Lakeside Plantation Community Development District
AGENDA

Seat 3: Joe Szewczyk - C	
Seat 5: Maria Chichelli - VC	
Seat 2: Alan Sabol - AS	
Seat 4: Bonnie Benjamin - AS	
Seat 1: Bill Roumy - AS	

Wednesday
April 20, 2022
6:00 p.m.

Lakeside Plantation Clubhouse
2800 Plantation Blvd.
North Port, FL 34289

Zoom Link: <https://us06web.zoom.us/j/84101046234>
Meeting ID: 841 0104 6234
Passcode: 798640
Zoom Phone #: 929-205-6099

Board of Supervisors Meeting

- I. Roll Call
- II. Pledge of Allegiance
- III. Audience Comments on Specific Items on the Agenda (Audience Comments Limited to 3 Minutes per Person)
- IV. District Engineer's Report
 - A. Consideration of Proposals for Drainage Remediation at Tennis Area
 - B. Consideration of Proposals for Drainage Remediation at Pool Equipment Area
- V. New Business Items
 - A. Rule Hearing
 - 1. Open Public Hearing for Audience Comments
 - 2. Close of the Public Rule Hearing
 - 3. Consideration of Resolution 2022-04 Adopting Rule Governing Road Verge
 - B. Discussion of Traffic Enforcement
 - C. Consideration of Resolution 2022-05, Election of Officers
 - D. Consideration of Resolution 2022-06, Announcement of Board Seats Up for the November General Election

- E. Consideration of Resolution 2022-07 Setting the Public Hearing on Adopting Amended Amenity Facility Rules & Rates
- F. Consideration of Resolution 2022-08 Authorizing Disposition of Surplus Tangible Personal Property
- VI. Business Administration
 - A. Approval of Minutes of the March 16, 2022 Meeting
 - B. Approval of Check Register
 - C. Balance Sheet and Income Statement
 - D. Special Assessment Receipts Schedule
- VII. General Audience Comments
- VIII. Staff Reports
 - A. Attorney
 - B. District Manager - Action Items List
 - C. Amenities Manager
 - 1. Monthly Report
 - 2. Proposals for Fountain Maintenance Services
 - 3. Proposals for Pickleball Court Resurfacing
 - 4. Ratification of Proposal to Add Refrigerant to Air Conditioner Units
- IX. Other Business
- X. Supervisors Requests
- XI. Next Scheduled Board Meeting is May 18, 2022 at 6:00 p.m. at Lakeside Plantation Clubhouse
- XII. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://lakesideplantationcdd.com>

SECTION IV

SECTION A



PO Box 1030, Alva, FL 33920 · (239) 728-1814 · www.ME-fl.com
Certified General Contractor CGC1523027 · Commercial RUP Applicators: Natural Areas, Aquatic Areas, Right of Way

Vegetation Natural Areas	Storm Water Inspection	Erosion Repair
Vegetation Aquatic / Lakes	Storm Water Desilting	Planting
Fountains	Storm Water Repair / Modification	Landscaping
Aeration	X Storm Water Maintenance	Other

Date: 04/11/2022

Customer:

Lakeside Plantation CDD
2200 Plantation Blvd.
North Port, FL 34289

Project Manager:

Brent Burford
Phone: (239) 223-7016
Email: bob@johnsoneng.com

Project: Court 1 Regrade & Sod – 1 Time Event

Scope of Work:

Fill in escarpment with clean compactable fill and regrade along sidewalk (est. 30 ft). Install matching sod.

Lump Sum Amount for 1 time Court 1 Sidewalk Regrade: \$2700.00

Acceptance Signature

Signature: _____

Date: _____

Print Name: _____

Title: _____



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Vegetation Natural Areas	Storm Water Inspection	Erosion Repair
Vegetation Aquatic / Lakes	Storm Water Desilting	Planting
Fountains	Storm Water Repair / Modification	Landscaping
Aeration	X Storm Water Maintenance	Other

Date: 04/11/2022

Customer:

Lakeside Plantation CDD
2200 Plantation Blvd.
North Port, FL 34289

Project Manager:

Brent Burford
Phone: (239) 223-7016
Email: bob@johnsoneng.com

Project: Court 4 Drainage – 1 Time Event

Scope of Work:

Install (6) 12 x 12 yard drains. Install approximately 240 ft of 4" double walled pipe. New installed pipe will be plumbed into the lake. Install matching sod.

Lump Sum Amount for 1 time Court 4 Drainage Improvement : \$7500.00

Acceptance Signature

Signature: _____

Date: _____

Print Name: _____

Title: _____

SECTION B



PO Box 1030, Alva, FL 33920 · (239) 728-1814 · www.ME-fl.com
Certified General Contractor CGC1523027 · Commercial RUP Applicators: Natural Areas, Aquatic Areas, Right of Way

Vegetation Natural Areas	Storm Water Inspection	Erosion Repair
Vegetation Aquatic / Lakes	Storm Water Desilting	Planting
Fountains	Storm Water Repair / Modification	Landscaping
Aeration	X Storm Water Maintenance	Other

Date: 04/11/2022

Customer:

Lakeside Plantation CDD
2200 Plantation Blvd.
North Port, FL 34289

Project Manager:

Brent Burford
Phone: (239) 223-7016
Email: bob@johnsoneng.com

Project: Pool Equipment Drainage – 1 Time Event

Scope of Work:

Install 12 x 12 yard drain. Install approximately 50 ft of 4" double walled pipe. Core into existing C box and connect new 4" double walled pipe. Install matching sod.

Lump Sum Amount for 1 time Pool Equipment Drainage: \$8500.00

Acceptance Signature

Signature: _____

Date: _____

Print Name: _____

Title: _____

SECTION V

SECTION A

SECTION 3

RESOLUTION 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT ADOPTING RULE ADDRESSING THE MAINTENANCE OF THE ROAD VERGE; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Lakeside Plantation Community Development District (“**District**”) is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes (“**Act**”), by the City of North Port and by virtue of the adoption of Ordinance No. 99-1; and

WHEREAS, pursuant to the Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services including, but not limited to, roadway systems and related improvements; and

WHEREAS, Section 190.012(3), Florida Statutes authorizes the District to:
“adopt and enforce appropriate rules following the procedures of chapter 120, in connection with the provision of one or more services through its systems and facilities;” and

WHEREAS, the District constructed certain public right-of-ways (“**District Right-of-Ways**”) adjacent to the lots located within the community known as Lakeside Plantation, and such District Right-of-Ways include the area abutting the adjacent lot and extending from the right-of-way tract line to the road curb (as further defined in the Rule, the “**Road Verge**”);

WHEREAS, in addition to the District, portions of the Lakeside Plantation community are served by a variety of homeowners associations, including Lakeside Plantation Village Association, Inc., the Carriage Homes of Lakeside Plantation Homeowners Association, Inc., the Towns at Lakeside Association, Inc., and the Villas at Lakeside Plantation Homeowners Association, Inc. (together, “**Associations**”); and

WHEREAS, the Associations’ declarations of covenants (together, “**Declarations**”) address the maintenance of the Road Verge differently, with certain Declarations requiring the homeowner to maintain the Road Verge; and

WHEREAS, pursuant to Resolution 2018-06, the District previously adopted the Rule Governing Road Verge (“**Original Rule**”) on March 21, 2018; and

WHEREAS, the District authorized undertaking further rule development and rulemaking in order to update and revise the Original Rule to address the maintenance of driveways located within the Road Verge; and

WHEREAS, the District has caused to be published in a newspaper of general circulation in the District the Notice of Rule Development and the Notice of Rulemaking, in accordance with Chapter 190, Florida Statutes; and

WHEREAS, the District desires to revise the Original Rule in order to address the installation, maintenance, repair, replacement and removal of landscaping, driveways, and other improvements within the Road Verge that present a threat to the health, safety or welfare of the District’s residents/landowners or the general public as further provided in **Exhibit A** attached hereto (“**Rule**”).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT:

1. RECITALS. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. ADOPTION OF RULE. The revised Rule attached hereto as **Exhibit A** is hereby adopted pursuant to this resolution as necessary to address the installation, maintenance, repair, replacement and removal of improvements within the Road Verge.

3. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution or the Rule attached hereto as **Exhibit A**, or any part thereof.

4. EFFECTIVE DATE. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 20th day of April, 2022.

ATTEST:

**LAKESIDE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____
Its: _____

EXHIBIT A: Revised Rule Governing Road Verge

EXHIBIT A

Lakeside Plantation Community Development District
Rule Governing Road Verge

Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat. (2021)

Effective Date: March 21, 2018, as revised on April 20, 2022

In accordance with Chapters 190 and 120 of the Florida Statutes, and on April 20, 2022 at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Lakeside Plantation Community Development District adopted the following rules / policies to govern the operation of the Road Verge (as hereinafter defined). All prior rules / policies of the District governing this subject matter are hereby rescinded.

1. **INTRODUCTION & FINDINGS.** This Rule Governing Road Verge (“**Rule**”) addresses the installation, maintenance, repair, replacement and removal of improvements such as grass, landscaping, driveways, and other improvements (together, “**Improvements**”) within the Road Verge, as defined herein. The following findings are made and determined, and incorporated herein as the factual basis for this Rule:

- a. The Lakeside Plantation Community Development District (“**District**”) is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes (“**Act**”), by the City of North Port by virtue of the adoption of Ordinance No. 99-1.
- b. Pursuant to the Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services including, but not limited to, roadway systems and related improvements.
- c. Section 190.012(3), Florida Statutes specifically provides the District with the authority to:

“adopt and enforce appropriate rules following the procedures of chapter 120, in connection with the provision of one or more services through its systems and facilities;” and
- d. The District constructed and owns certain public right-of-ways (“**District Right-of-Ways**”) adjacent to lots located within the community known as Lakeside Plantation, and such District Right-of-Ways include the area abutting the adjacent lot and extending from the right-of-way tract line to the road curb (“**Road Verge**”). For avoidance of doubt, the Road Verge shall include all portions of a driveway within the Road Verge, including but not limited to any driveway over, across, or under any sidewalk and the driveway apron.
- e. In addition to the District, portions of the Lakeside Plantation community are served by a variety of homeowners associations, including Lakeside Plantation Village Association, Inc., the Carriage Homes of Lakeside Plantation Homeowners Association, Inc., the Towns at Lakeside Association, Inc., and the Villas at Lakeside Plantation Homeowners Association, Inc. (together, “**Associations**”).
- f. The Associations’ declarations of covenants (together, “**Declarations**”) address the maintenance of the Road Verge differently, with certain Declarations requiring the homeowner to maintain the Road Verge.

- g. It is in the best interests of the District to establish a rule for addressing landscaping, driveways, and other improvements within the Road Verge that present a threat to the health, safety or welfare of the District's residents/landowners or the general public.

2. **EASEMENT.** Owners of individual lots and/or the Associations (as applicable, "**Responsible Party**"), as dictated by the applicable Declarations, are hereby granted the non-exclusive, revocable right to install, maintain, repair, replace and remove improvements such as grass, landscaping, driveways, and other improvements (together "**Improvements**") within the Roadway Verge. Such grant of rights is subject to the following conditions:

- a. The Responsible Party shall be fully responsible for the installation, maintenance, repair, replacement, and removal of the Improvements.
- b. The Responsible Party shall be responsible for ensuring that the installation, maintenance, repair, replacement, and removal of the Improvements are conducted in compliance with all applicable laws (including but not limited to building codes, set back requirements, etc.).
- c. District, by adopting this Rule, does not represent that District has authority to provide all necessary approvals relating to the Improvements. Instead, the Responsible Party shall be responsible for obtaining any and all applicable permits and approvals relating to the work.
- d. The Responsible Party shall ensure that the installation, maintenance, repair, replacement and removal of the Improvements does not damage any property of the District or any third party's property. In the event of any such damage, the Responsible Party shall immediately repair the damage or compensate the District for such repairs, at the District's option, or third party for such repairs.
- e. Responsible Party's exercise of rights hereunder shall not interfere with other existing rights (e.g., drainage easements, utility easements, etc.). It shall be the Responsible Party's responsibility to locate and identify any such improvements and/or utilities.
- f. Upon completion of the installation, the Improvements will be owned by the Responsible Party, subject to the provisions of this Rule. The Responsible Party shall be responsible for such Improvements, and agrees to maintain the Improvements in good condition and consistent with applicable law.
- g. Additionally, the Responsible Party shall keep the Road Verge free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Responsible Party's exercise of rights under this Agreement, and the Responsible Party shall immediately discharge any such claim or lien.

3. **RESERVATIONS; ENFORCEMENT.**

- a. The District hereby acknowledges its right, but not any obligation, to maintain the Road Verge for the limited purpose of addressing any issues that, in the District's sole discretion, may endanger the health, safety or welfare of the District's residents/landowners or the general public. By its adoption of this Resolution, the District shall not be obligated nor is it affirmatively agreeing to monitor or otherwise assess the condition of the Road Verge. The maintenance obligation assumed by the District herein shall be undertaken on a case-by-case basis as the District may become aware or is made aware of any health, safety or welfare concern.

- b. Without notice, the District may maintain, repair, replace or remove, all or any portion or portions of the Improvements, or otherwise take action, to address any issues within the Road Verge that endanger the health, safety or welfare of the District's residents/landowners or the general public. In such case, the District is not obligated to re-install the Improvements and is not responsible for any damage to the Improvements, or its supporting structure as a result of the removal.
- c. For any violation of this Rule, the District shall additionally have the right to impose a fine of up to the amount of \$1,000 and collect such fine and attorney's fees as a contractual lien or as otherwise provided pursuant to Florida law. Additionally, if any person is found to have committed any violation of this Rule, such person may additionally be subject to any applicable legal action, civil or criminal in nature.

4. **INDEMNIFICATION.** The Responsible Party agrees to indemnify, defend and hold harmless Sarasota County, the City of North Port, and the District, as well as any officers, supervisors, managers, lawyers, engineers, agents and representatives of the foregoing, against all liability for damages and expenses resulting from, arising out of, or in any way connected with, the exercise of the rights granted hereunder.

5. **NOTICE.** This Rule, and all rights and obligations contained herein, shall run with the land and be deemed appurtenant to all lots adjoining the District Right-of-Ways. The District shall record a notice in the public records of Sarasota County, Florida informing third parties of the existence of this Rule.

6. **SOVEREIGN IMMUNITY.** Nothing herein shall constitute or be construed as a waiver of the Districts' limitations on liability contained in Section 768.28, F.S., or other statutes or law.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of these policies shall not affect the validity or enforceability of the remaining provisions, or any part of the policies not held to be invalid or unenforceable.

8. **AMENDMENTS; WAIVERS.** The District in its sole discretion may amend or rescind this Rule, including any license or other rights granted hereunder, at any time and without further notice. Further, the District's Board by vote at a public meeting may elect in its sole discretion at any time to grant waivers to any of the provisions of this Rule on a case-by-case basis, and where doing so is in the best interests of the District.

EXHIBIT A

Lakeside Plantation Community Development District
Rule Governing Road Verge

Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat. (~~2017~~2021)

Effective Date: March 21, 2018, as revised on April 20, 2022

In accordance with Chapters 190 and 120 of the Florida Statutes, and on ~~March~~April 21~~2018~~2022 at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Lakeside Plantation Community Development District adopted the following rules / policies to govern the operation of the Road Verge (as hereinafter defined). All prior rules / policies of the District governing this subject matter are hereby rescinded.

1. **INTRODUCTION & FINDINGS.** This Rule Governing Road Verge (“**Rule**”) addresses the installation, maintenance, repair, replacement and removal of improvements such as grass, landscaping, driveways, and other improvements (together, “**Improvements**”) within the Road Verge, as defined herein. The following findings are made and determined, and incorporated herein as the factual basis for this Rule:

- a. The Lakeside Plantation Community Development District (“**District**”) is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes (“**Act**”), by the City of North Port by virtue of the adoption of Ordinance No. 99-1.
- b. Pursuant to the Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services including, but not limited to, roadway systems and related improvements.
- c. Section 190.012(3), Florida Statutes specifically provides the District with the authority to:
 - “adopt and enforce appropriate rules following the procedures of chapter 120, in connection with the provision of one or more services through its systems and facilities;” and
- d. The District constructed and owns certain public right-of-ways (“**District Right-of-Ways**”) adjacent to ~~the~~ lots located within the community known as Lakeside Plantation, and such District Right-of-Ways include ~~lawns~~the area abutting the adjacent lot and extending from the right-of-way tract line to the road ~~curbs~~curb (“**Road Verge**”). For avoidance of doubt, the Road Verge shall include all portions of a driveway within the Road Verge, including but not limited to any driveway over, across, or under any sidewalk and the driveway apron.
- e. In addition to the District, portions of the Lakeside Plantation community are served by a variety of homeowners associations, including Lakeside Plantation Village Association, Inc., the Carriage Homes of Lakeside Plantation Homeowners Association, Inc., the Towns at Lakeside Association, Inc., and the Villas at Lakeside Plantation Homeowners Association, Inc. (together, “**Associations**”).
- f. The Associations’ declarations of covenants (together, “**Declarations**”) address the maintenance of the Road Verge differently, with certain Declarations requiring the homeowner to maintain the Road Verge.

- g. It is in the best interests of the District to establish a rule for addressing landscaping, [driveways](#), and other improvements within the Road Verge that present a threat to the health, safety or welfare of the District’s residents/landowners or the general public.

2. **EASEMENT.** Owners of individual lots and/or the Associations (as applicable, “**Responsible Party**”), as dictated by the applicable Declarations, are hereby granted the non-exclusive, revocable right to install, maintain, repair, replace and remove improvements such as grass, landscaping, [driveways](#), and other improvements (together “**Improvements**”) within the Roadway Verge. Such grant of rights is subject to the following conditions:

- a. The Responsible Party shall be fully responsible for the installation, maintenance, repair, replacement, and removal of the Improvements.
- b. The Responsible Party shall be responsible for ensuring that the installation, maintenance, repair, replacement, and removal of the Improvements are conducted in compliance with all applicable laws (including but not limited to building codes, set back requirements, etc.).
- c. District, by adopting this Rule, does not represent that District has authority to provide all necessary approvals relating to the Improvements. Instead, the Responsible Party shall be responsible for obtaining any and all applicable permits and approvals relating to the work.
- d. The Responsible Party shall ensure that the installation, maintenance, repair, replacement and removal of the Improvements does not damage any property of [the](#) District or any third party’s property. In the event of any such damage, the Responsible Party shall immediately repair the damage or compensate the District for such repairs, at the District’s option, [or third party for such repairs](#).
- e. Responsible Party’s exercise of rights hereunder shall not interfere with other existing rights (e.g., drainage easements, utility easements, etc.). It shall be the Responsible Party’s responsibility to locate and identify any such improvements and/or utilities.
- f. Upon completion of the installation, the Improvements will be owned by the Responsible Party, subject to the provisions of this Rule. The Responsible Party shall be responsible for such Improvements, and agrees to maintain the Improvements in good condition and consistent with applicable law.
- g. Additionally, the Responsible Party shall keep the Road Verge free from any materialmen’s or mechanic’s liens and claims or notices in respect to such liens and claims, which arise by reason of the Responsible Party’s exercise of rights under this Agreement, and the Responsible Party shall immediately discharge any such claim or lien.

3. **RESERVATIONS; ENFORCEMENT.**

- a. The District hereby acknowledges its right, but not any obligation, to maintain the Road Verge for the limited purpose of addressing any issues that, in the District’s sole discretion, may endanger the health, safety or welfare of the District’s residents/landowners or the general public. By its adoption of this Resolution, the District shall not be obligated nor is it affirmatively agreeing to monitor or otherwise assess the condition of the Road Verge. The maintenance obligation assumed by the District herein shall be undertaken on a case-by-case basis as the District may become aware or is made aware of any health, safety or welfare concern.

- b. Without notice, the District may maintain, repair, replace or remove, all or any portion or portions of the Improvements, or otherwise take action, to address any issues within the Road Verge that endanger the health, safety or welfare of the District's residents/landowners or the general public. In such case, the District is not obligated to re-install the Improvements and is not responsible for any damage to the Improvements, or its supporting structure as a result of the removal.
- c. For any violation of this Rule, the District shall additionally have the right to impose a fine of up to the amount of \$1,000 and collect such fine and attorney's fees as a contractual lien or as otherwise provided pursuant to Florida law. Additionally, if any person is found to have committed any violation of this Rule, such person may additionally be subject to any applicable legal action, civil or criminal in nature.

4. **INDEMNIFICATION.** The Responsible Party agrees to indemnify, defend and hold harmless Sarasota County, the City of North Port, and the District, as well as any officers, supervisors, managers, lawyers, engineers, agents and representatives of the foregoing, against all liability for damages and expenses resulting from, arising out of, or in any way connected with, the exercise of the rights granted hereunder.

5. **NOTICE.** This Rule, and all rights and obligations contained herein, shall run with the land and be deemed appurtenant to all lots adjoining the District Right-of-Ways. The District shall record a notice in the public records of Sarasota County, Florida informing third parties of the existence of this Rule.

6. **SOVEREIGN IMMUNITY.** Nothing herein shall constitute or be construed as a waiver of the Districts' limitations on liability contained in Section 768.28, F.S., or other statutes or law.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of these policies shall not affect the validity or enforceability of the remaining provisions, or any part of the policies not held to be invalid or unenforceable.

8. **AMENDMENTS; WAIVERS.** The District in its sole discretion may amend or rescind this Rule, including any license or other rights granted hereunder, at any time and without further notice. Further, the District's Board by vote at a public meeting may elect in its sole discretion at any time to grant waivers to any of the provisions of this Rule on a case-by-case basis, and where doing so is in the best interests of the District.

Document comparison by Workshare Compare on Tuesday, April 12, 2022
11:10:41 AM

Input:	
Document 1 ID	file:///C:/Users/TALDGW1/OneDrive - Kutak Rock LLP/Desktop/Original Rule.docx
Description	Original Rule
Document 2 ID	file:///C:/Users/TALDGW1/OneDrive - Kutak Rock LLP/Desktop/Revised Rule.docx
Description	Revised Rule
Rendering set	Kutak Option 1

Legend:	
<u>Insertion</u>	
Deletion	
Moved from	
<u>Moved to</u>	
Style change	
Format change	
Moved deletion	
Inserted cell	
Deleted cell	
Moved cell	
Split/Merged cell	
Padding cell	

Statistics:	
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Insertions	17
Deletions	7
Moved from	0
Moved to	0
Style changes	0
Format changes	0
Total changes	24

SECTION B

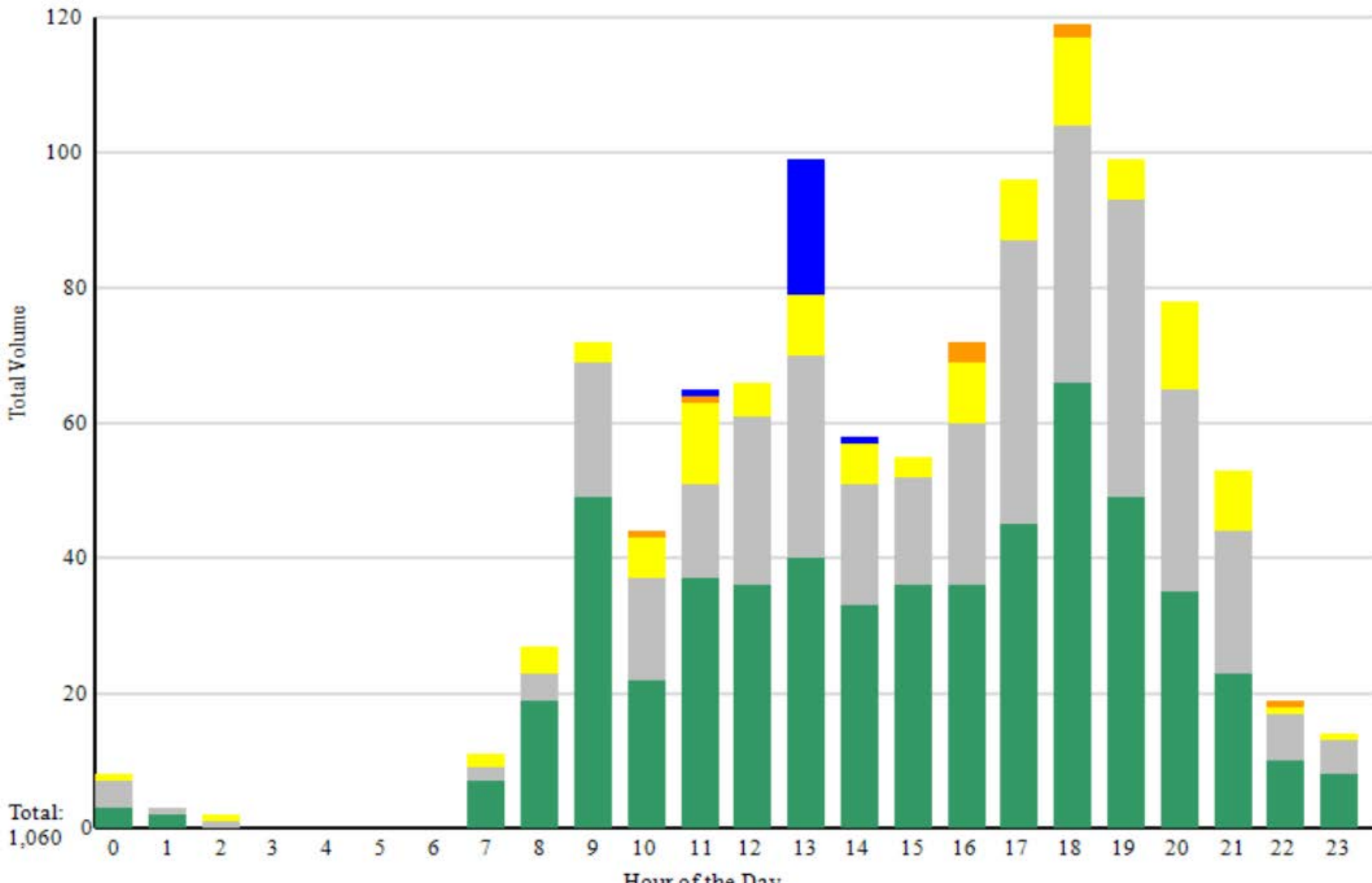
Speed/Time/Volume Graph

Location: 1811 Scarlett Ave
Dates: 2/24/2022 to 3/1/2022

Zone: Residential
Speed Limit: 20 MPH

Travel Direction: W

Legend: <=20 (Green), 21-25 (Grey), 26-30 (Yellow), 31-35 (Orange), 36-40 (Red), 41+ (Blue)



SECTION C

RESOLUTION 2022-05

**A RESOLUTION DESIGNATING OFFICERS OF THE
LAKESIDE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of the Lakeside Plantation Community Development District at a regular business meeting held on April 20, 2022 desires to elect the below recited persons to the offices specified.

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

1. The following persons were elected to the offices shown, to wit:

<u>Jordan Lansford</u>	Assistant Secretary
<u>Amanda Ferguson</u>	Assistant Secretary
<u>Jason Greenwood</u>	Assistant Treasurer
<u>Hannah Henry</u>	Assistant Treasurer

PASSED AND ADOPTED THIS 20th DAY OF APRIL, 2022

Chairman / Vice Chairman

Secretary / Assistant Secretary

SECTION D

RESOLUTION 2022-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE SARASOTA COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Lakeside Plantation Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within unincorporated Manatee County, Florida; and

WHEREAS, the Board of Supervisors of the District ("**Board**") seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Manatee County Supervisor of Elections ("**Supervisor**") to conduct the District's elections by the qualified electors of the District at the general election ("**General Election**").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT:

1. **GENERAL ELECTION SEATS.** Seat 1, currently held by Nabil Roumy, Seat 2, currently held by Alan Sabol, and Seat 3, currently held by Joe Szewczyk, are scheduled for the General Election beginning in November 2022. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Sarasota County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2022, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 20th day of April, 2022.

**HARBOR BAY
COMMUNITY DEVELOPMENT
DISTRICT**

CHAIRPERSON/VICE CHAIRPERSON

ATTEST:

SECRETARY/ASSISTANT SECRETARY

EXHIBIT A

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Lakeside Plantation Community Development District (“District”) will commence at noon on June 13, 2022, and close at noon on June 17, 2022. Candidates must qualify for the office of Supervisor with the Sarasota County Supervisor of Elections located at 13640 Tamiami Trail, North Port, FL 34287. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Sarasota County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Lakeside Plantation Community Development District has three (3) seats up for election, specifically seats 1, 2 and 3. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 8, 2022, and in the manner prescribed by law for general elections.

For additional information, please contact the Sarasota County Supervisor of Elections.

Publish on or before May 29, 2022.

SECTION E

RESOLUTION 2022-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING AMENDED AMENITY FACILITIES POLICIES; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Lakeside Plantation Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of North Port, Florida; and

WHEREAS, the Board of Supervisors of the District (the “Board”) is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*; and

WHEREAS, the District previously adopted its *Amenity Facilities Policies*, as revised and adopted September 15, 2021; and

WHEREAS, the District now desires to amend the *Amenity Facilities Policies* to provide for updates to the amenity rules and rates established therein and provide for an additional rate for amenity access fobs and table and chair rentals.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. A Public Hearing will be held to adopt Amended Amenity Facilities Policies on June 15, 2022, at 6:00 p.m., at the Lakeside Plantation Clubhouse, 2800 Plantation Blvd., North Port, Florida 34289.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 20th day of April 2022.

ATTEST:

**LAKESIDE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION F

RESOLUTION 2022-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT CLASSIFYING SURPLUS TANGIBLE PERSONAL PROPERTY; AUTHORIZING DISPOSITION OF SURPLUS TANGIBLE PERSONAL PROPERTY; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Lakeside Plantation Community Development District (“District”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, as such, the District is a governmental unit within the meaning of Chapter 274, *Florida Statutes* (“Governmental Unit”); and

WHEREAS, the District has purchased and owns certain furniture, equipment, and/or other personal property as listed in more detail in the attached **Exhibit A** (“Surplus Property”); and

WHEREAS, the District desires to classify the Property as surplus tangible personal property, and to determine that the Property is obsolete and that continued use of the Property is uneconomical, inefficient to maintain, and/or serves no useful function; and

WHEREAS, the District has considered the best interests of the District, the value and condition of the Property, and the probability of the Property being desired by prospective donees or purchasers; and

WHEREAS, the District desires to dispose of the Property for value to any person, or for value without bids to the state, to any Governmental Unit, or to any political subdivision as defined in Section 1.01, *Florida Statutes*, or for value to another Governmental Unit within the District or to a private nonprofit agency as defined in Section 273.01(3); or, if such sale cannot reasonably be accomplished, by donating it either to another Governmental Unit within the District or to a private nonprofit agency as defined in Section 273.01(3), *Florida Statutes*; or, if neither sale nor donation can reasonably be accomplished, the District hereby determines that the Property is without commercial value and desires to destroy or abandon it, all in accordance with the provisions of Chapter 274, *Florida Statutes*; and

WHEREAS, the District believes that disposing of the Property in this fashion is the most efficient and cost-effective means of disposing of the Property; and

WHEREAS, the District has estimated the value of the respective pieces of Property to be less than Five Thousand Dollars (\$5,000); and

WHEREAS, the District believes that it is in its best interests to dispose of the Property in this fashion.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. INCORPORATION OF RECITALS. All of the representations, findings and determinations contained within the recitals stated above are recognized as true and accurate and are expressly incorporated into this Resolution.

SECTION 2. CLASSIFICATION OF SURPLUS TANGIBLE PERSONAL PROPERTY. The District hereby classifies the Property as surplus tangible personal property, and hereby determines that the continued use of the Property is uneconomical, inefficient to maintain, and/or serves no useful function.

SECTION 3. DISPOSITION OF SURPLUS TANGIBLE PERSONAL PROPERTY. The District hereby directs and authorizes staff to dispose of the Property for value to any person, or for value without bids to the state, to any Governmental Unit, or to any political subdivision as defined in Section 1.01, *Florida Statutes*, or for value to another Governmental Unit within the District or to a private nonprofit agency as defined in Section 273.01(3); or, if such sale cannot reasonably be accomplished, by donating it either to another Governmental Unit within the District or to a private nonprofit agency as defined in Section 273.01(3), *Florida Statutes*; or, if neither sale nor donation can reasonably be accomplished, by destroying or abandoning it, all in accordance with the provisions of Chapter 274, *Florida Statutes*. Staff may dispose of the respective pieces of Property to different persons, at different times. Although referenced jointly, it is the intent of the District to dispose of the Property separately to the extent it is in the best interest of the District.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect immediately upon the passage and adoption of this Resolution by the Board of Supervisors of the District.

PASSED AND ADOPTED this 20th day of April, 2022.

ATTEST:

**BOARD OF SUPERVISORS OF THE
LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

Asst. Secretary/Secretary

Chairman, Board of Supervisors

Exhibit A

List of the Property

Common area near playground

- **Bench with awning near playground is rusted and can not be repaired.**

SECTION VI

SECTION A

**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, **March 16, 2022** at 5:15 p.m. at the Lakeside Plantation Clubhouse, 2800 Plantation Boulevard, North Port, Florida.

Present and constituting a quorum:

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

Also present:

Tricia Adams	District Manager
Darrin Mossing <i>(by phone)</i>	GMS
Jordan Lansford	GMS
Sarah Sandy <i>(by phone)</i>	District Counsel
Brent Burford <i>(by phone)</i>	District Engineer
Margie Gertsmann	WTS
Peter Suchanek	ADT
Residents	

The following is a summary of the discussions and actions taken at the March 16, 2022 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 5:15 p.m. and called the roll. All Supervisors were present with the exception of Ms. Benjamin.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The pledge of allegiance was recited after the Closed Session.

THIRD ORDER OF BUSINESS

Closed Session - Confidential

Ms. Adams stated in accordance with the Florida Statutes, the District had the ability to meet without the public being present to discuss security matters outside of the Sunshine Law. The purpose of the Closed Session was to consider access control and security systems.

The Closed Session commenced at 5:16 p.m.

The Regular Meeting commenced at 6:03 p.m.

FOURTH 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 opened the public comment period. A Request to Speak Form was submitted by Ms. Debra Johnson of 1505 Scarlett Avenue. She asked if the radar sign was turned on and stated that the Valentine’s Day party was a disaster. The entertainment was great, but 20 more people showed up than the 60 people that originally signed up. They attended for free versus paying \$15 each or \$30 per couple, which was disrespectful. There being no further comments, Ms. Adams closed the public comment period.

FIFTH ORDER OF BUSINESS

Unfinished Business

A. Consideration of Tax Certificate Purchase and Funding

Ms. Adams recalled at the last meeting, the Board heard different scenarios on purchasing tax certificates for commercial parcels in the District that had unpaid taxes. If the Board wanted to proceed, it must have a public hearing in May to proceed with reallocating capital reserve funds for purchase of the tax certificates. District Counsel reviewed preliminary information relating to using existing funds from the existing budget. Mr. Darrin Mossing of GMS confirmed that the District auditor had no issues with the District moving forward with this project, but there were estimated costs between \$5,000 and \$7,500 to conduct the public hearing, as it required individual mailed notices and a published notice in the newspaper. This amount excluded District Counsel fees. There was also a fee for GMS to conduct the special meeting and take phone calls from residents. Ms. Sandy looked at the funding mechanism, as directed by the Board at the last meeting and potentially using \$50,000 from the District’s Capital Reserve Fund. To use the reserve funds and re-allocate for the purchase of tax certificates, the District could either go through a stand-alone public hearing process or pursue during the budget process.

Mr. Szewczyk questioned the amount that the District would lose in tax revenue if the Board did not go through this process. Mr. Mossing estimated approximately \$38,000 per year in lost tax revenue and \$45,000 to purchase the two parcels. Ms. Sandy stated that the District would lose \$38,000 no matter what. Mr. Mossing explained that if the District did nothing, the District would not receive the \$38,000, but if they go through this process, they will lose the difference between the \$45,000 and \$38,000 or \$7,000. However, there was a potential windfall of taking ownership of property currently valued at \$350,000. Ms. Adams noted cost savings for tying this notice into the District's budget notice. Mr. Szewczyk preferred tying this into the budget process. *There was Board consensus to table this item until the Fiscal Year 2023 budget process and add this item to the Action Items List for tracking purposes. Mr. Mossing left the meeting.*

SIXTH ORDER OF BUSINESS

District Engineer's Report

A. Consideration of Proposal for Drainage Remediation at Tennis Area

Mr. Burford presented a proposal from Innotech Construction Services (Innotech) in the amount of \$3,300 to regrade the area and replace 200 square feet of sod at the tennis courts. This would remediate a drop off condition that created a hazard.

B. Consideration of Proposal for Drainage Remediation at Pool Equipment Area

Mr. Burford looked at the drainage around the pool equipment to see if there was any way to re-grade to get the water to drain off because the area was built up too high. The pool equipment had to be set low to match the elevation of the pool. The only option was to install a drain inlet in the pool equipment area and pipe it to an existing drainage inlet. Trying to find a contractor to handle a small job like this was very difficult. The only proposal was from Innotech for \$13,900. The cost was due to having to excavate and doing a lot of the work by hand due to existing electrical, landscaping and plumbing. Mr. Sabol asked if the \$3,300 proposal was to get the area approximately 3 to 4 inches lower. Mr. Burford explained that the edge of the sidewalk drops about 4 to 6 inches, creating a hazard. They must remove the existing sod, bring in new soil to bring the grade back up to match the sidewalk and re-sod. Ms. Chichelli suggested contacting Bloomings to get a price for sod. Mr. Burford was waiting for a proposal from Bloomings. Ms. Adams suggested that the Board approve a not-to-exceed amount and if

Bloomings provides a lower amount, the project would be awarded to them, but if it was higher, it would be awarded to Innotech.

On MOTION by Mr. Szewczyk seconded by Mr. Sabol with all in favor the proposal with Innotech Construction Services for sod repair along the sidewalk at the tennis courts in a not-to-exceed amount of \$3,300 was approved.

Mr. Roumy stated that it rained last night and there was a pool of water on Court 4. The trench close to the fence was not sufficient. Mr. Burford obtained a proposal to install a trench drain and pipe it to the lake, but it was expensive. He could look at re-grading that area or working with maintenance staff to try to get the water out and keep it maintained. Mr. Roumy noted that these were HydroCourts where water seeped into the ground and drains and believed that there was an issue with the drainage system. Mr. Szewczyk requested that Welch Tennis look at the court and was not prepared to spend \$13,900 on the drainage remediation in the pool equipment area without a second quote. This item was deferred until Mr. Burford obtained an additional proposal.

SEVENTH ORDER OF BUSINESS

New Business Items

A. Presentation of Traffic Summary from North Port Police Department

Ms. Adams presented a traffic survey summary for equipment placed at 1811 Scarlett Avenue. This location was selected because it was an area where speeding was reported. The City of North Port Police Department installed the equipment on February 24th and ended the study on March 1st. The radar display was not turned on so vehicles driving by were not aware of what speed was being registered by the equipment. The total vehicle count during that time was as follows:

- 1,060 vehicles, with 42% of the vehicles traveling below the posted speed limit of 20 miles-per-hour (MPH).
- 199 vehicles traveling between 20 to 21 mph.
- 22 vehicles crossed at the same time registered 40-999 mph, which was an anomaly.

Ms. Adams reported that Sargent Lyons, in charge of traffic enforcement at the City of North Port Police Department noted no speeding problem on Scarlett Avenue as evidenced by

the data collected. Mr. Roumy questioned at what level they would issue a citation. Ms. Adams did not know and would ask Sargent Lyons. Mr. Szewczyk noted that 85% of the traffic was going 25 mph or under and asked if the time was recorded. Ms. Adams would obtain the detail summaries. Mr. Szewczyk was willing to pay for the police to come into the community for a month during a specific time period. Ms. Adams confirmed that the District had the ability to hire off-duty law enforcement for enhanced traffic enforcement activities and would provide a proposal from the Police Department on the minimum cost. Mr. Roumy agreed that something needed to be done as 15% of vehicles were going over 25 mph, which was unacceptable when the speed limit was 20 mph. *There was Board consensus for Ms. Adams to obtain further detail and a proposal and provide at the next meeting.*

Ms. Adams was tracking the traffic calming in terms of the speed humps, speed bumps and speed tables until the Board concluded this matter. This was on the Action Items List for continued tracking. *There being no further engineering matters, Mr. Burford left the meeting.*

B. Consideration of Resolution 2022-02 Classifying Surplus Tangible Property

Ms. Adams stated that because the CDD was a Governmental agency, it was required to go through a formal process to dispose of equipment that was broken or unusable. A detailed equipment list was prepared by the amenity management team, which was attached to Resolution 2022-02. The recommendation was to donate usable items to a charity such as Habitat for Humanity and dispose of the broken items. Mr. Szewczyk asked if there were any records on the two old computer towers. Ms. Gertsmann was unsure about one of them and could pull the hard drive before it was disposed of.

On MOTION by Mr. Sabol seconded by Ms. Chichelli with all in favor Resolution 2022-02 Classifying Surplus Tangible Property was adopted.

C. Consideration of Proposals for Fountain Maintenance

Ms. Adams presented proposals from Cascade Fountains (Cascade) and Fountain Services by Willie (Fountain Services) for preventative maintenance services for fountains at the community entrance. Both vendors recommended a detailed cleanout. Ms. Gertsmann reported that the fountains had a leak, but that no one would look at them until they were clean. She

reached out to Cascade to see if they could do a bi-weekly service at a lower cost, but they did not respond. The cost for the cleanout was higher with Fountain Services, but they would power wash everything. Ms. Adams recommended that the Board take into consideration that Cascade was non-responsive as it was a red flag. Mr. Szewczyk preferred the proposal from Fountain Services as Cascade was almost double the cost and they were unresponsive and asked Ms. Gertsman to negotiate the cleanout cost. Mr. Sabol requested the total cost spent on the fountains in the last 10 to 15 years. Ms. Adams would provide a history of the last three to five years. This was the first time that the District was entered into a preventative maintenance program on the fountains.

On MOTION by Mr. Szewczyk seconded by Ms. Chichelli with all in favor the proposal with Fountain Services by Willie for preventative maintenance services for fountains at the community entrance subject to District Counsel preparing an agreement was approved.

D. Consideration of Community Club Application – Painting Fun

Ms. Adams stated that the District adopted policies requiring clubs to go through an application and approval process to schedule recurring reservations at the Clubhouse and presented a Community Club application for Painting Fun. Staff recommended approval. Mr. Szewczyk asked if Painting Fun could be responsible for any paint spilled on the carpet. Ms. Gertsman would request a deposit. Mr. Sabol asked if there was a provision in the application if the room was already booked for a meeting. Ms. Adams noted that reservations were first come/first serve, but if there was a chance for the District to get revenue by renting out the facility, amenity management would reach out the group with the reservation to explain the situation. Typically, those matters could be resolved through communication and cooperation.

On MOTION by Mr. Szewczyk seconded by Ms. Chichelli with all in favor the Community Club application as stated above was approved.

EIGHTH ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of February 16, 2022 Meeting

Ms. Chichelli stated on Page 7, the motion was made by Ms. Benjamin and not Ms. Bishop. Ms. Adams would incorporate this change to the signed minutes.

On MOTION by Ms. Chichelli seconded by Mr. Sabol with all in favor the Minutes of the February 16, 2022 Meeting were approved as amended.

Mr. Sabol appreciated the summary minutes.

B. Approval of Check Register

Ms. Adams presented the Summary of Invoices from February 1st to February 28, 2022 in the amount of \$60,683.11. Last month, there was a question regarding the actual invoice amount for a utility and the variance amount of \$1. For some reason, that was the way the vendor processed it and was an anomaly with their system. This would occur each month. Ms. Chichelli questioned a bill from Innotech for \$150 for the backflow preventer and whether the city performed the same service. Ms. Adams explained that it was for an inspection that the District was required to report to the city. Ms. Chichelli asked if Innotech was certified. Ms. Gertsman would verify. Mr. Szewczyk stated if it was a repair, Innotech must be a certified plumber, but if it was the annual inspection, the city must approve the vendor. Ms. Gertsman was using a different vendor for the inspection.

On MOTION by Mr. Szewczyk seconded by Mr. Sabol with all in favor the February Check Register was approved.

C. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financials through the end of February 28, 2022. There were prorated expenses of \$289,586 and actual expenses of \$278,122. They were watching this carefully knowing some agreements were over what was budgeted. Mr. Roumy questioned the following increases:

- General Supplies from \$51 in December to \$96 in January. *Ms. Adams stated that General Supplies would vary from month-to-month. Ms. Gertsmann noted that New umbrellas and benches were paid for out of General Supplies.*
- Office Supplies from \$274 to \$500. *Ms. Gertsmann explained that they purchased a printed and paper shredder.*
- Security Patrol from \$2,000 to \$4,300. *Ms. Gertsmann stated Security Patrols increased because of fire patrol. Ms. Adams explained that there were special patrols when the fire alarms were not automatically communicating with the Fire Department.*
- Pool and Electric by \$700. *Ms. Gertsmann would find out.*

NINTH ORDER OF BUSINESS

General Audience Comments

Ms. Adams opened the general audience comments period. The following residents addressed the Board:

- Ms. Diane Raymond of 1509 Scarlett Avenue reported that two weeks ago on Saturday night, she heard six people in the pool and hot tub and questioned the status of the cameras. The Palm tree on the pond behind her house has been down for six months. The pool was filthy and the maintenance man was doing nothing but blowing the sidewalks and parking lot. There was garbage around the Clubhouse. There was no accountability.
- Ms. Ann Tyler of 1988 Scarlett Avenue asked how much was allocated to the amenities for social activities, forwarded information provided by Public Works on the sidewalks to staff and addressed speeding on Plantation Boulevard.
- Ms. Debra Johnson of 1505 Scarlett Avenue stated that the budget for the entertainment was \$20,000 per year paid for by residents but asked why residents must pay again to attend the event. The maintenance guy sits and plays with their phone rather than clean up the place, which looks horrible. The gazebo needs to be power washed.

Ms. Adams closed the general audience comments period.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being none, the next item followed.

B. District Manager

There being none, the next item followed.

i. Action Items List

Ms. Adams presented the Action Items List, which was included in the agenda packet.

C. Amenities Manager – Monthly Report

Ms. Gertsman presented the Amenities Manager Report, which was included in the agenda package. The CDD sidewalk work was complete. Proposals would be provided to fill in cracks on the pickleball court or replace the entire court. They were investigating the fountain to find a leak. Bloomings replaced dying bushes and plants along Scarlett Avenue. Ms. Gertsman did not attend the Valentine’s Day event, but there was a great turnout. She heard about the complaints and spoke to the event company, but there was nothing that they could do other than not using the company again. Upcoming events were Coffee and Donuts, Bingo, Wine and Cheese, Meet and Greet with Cliff (Tennis Pro), pool party, St. Patrick’s Day dance and food trucks. Bingo was held twice a month and the time was moved to 6:00 p.m. They were actively seeking another Resident Service Specialist as the current one left for another opportunity. They will be promoting tennis memberships at the end of March.

Mr. Roumy reported that he had to face six gentlemen who were on the tennis courts to determine whether or not they were members. Staff should be doing that. Ms. Gertsman was working on a solution with upper management. Mr. Roumy wanted to change the number of guests allowed. A guest should not be allowed to bring three people to play tennis. Ms. Gertsman will be providing amended tennis policies to the Board at the April meeting. Mr. Szewczyk asked when the spring annuals would be planted. They should have been planted yesterday. Ms. Gertsman spoke to Bloomings and they should be planted within a month or so. Mr. Sabol stated that there has always been a problem with the tennis courts. Ms. Gertsman would speak to the maintenance employee about the trash; however, he was very knowledgeable

and made many repairs behind the scenes, saving the District money. Ms. Johnson requested that the maintenance man greet residents.

ELEVENTH ORDER OF BUSINESS Other Business

Ms. Adams recalled that the Board received a proposal for access control and security cameras at the Closed Session and requested that the Board approve it subject to District Counsel negotiating the agreement.

On MOTION by Mr. Roumy seconded by Mr. Sabol with all in favor the proposal with ADT for access control and security cameras was approved, subject to District Counsel negotiating the agreement.

Ms. Adams stated as part of the access control and improved security, they needed to install additional perimeter fencing. The Board received proposals for chain link and cast aluminum fences that would be white powder coated with decorate gates for the breezeways. Access control would be installed at all key access points. These were subject to slight revisions. Mr. Roumy suggested saving a few linear feet with the placement of the gate. A white aluminum fence that would match the existing architectural style with an arched gate was also on the table. He thanked Ms. Gertsman for her hard work. Ms. Adams requested public comments as these estimates were not included in the agenda packet. There were no public comments.

Mr. Roumy MOVED to approve Estimate #24891 with Florida State Fence for a chain link fence in the amount of \$5,433.40 and Estimate #24955 for an aluminum fence and an arched gate in the amount of \$2,479.40 and Mr. Szewczyk seconded the motion.

Ms. Chichelli requested that the area be measured. Ms. Gertsman will measure the area before calling Florida State Fence. Ms. Adams requested that the motion be approved in substantial form in case the cost decreased once it was measured.

On VOICE VOTE with all in favor Estimate #24891 with Florida State Fence for a chain link fence in the amount of \$5,433.40 and Estimate #24955 for an aluminum fence and an arched gate in the amount of \$2,479.40 were approved in substantial form subject to staff verification.

TWELFTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION B

Lakeside Plantation Community Development District

Summary of Invoices

March 1, 2022 to March 31, 2022

Fund	Date	Check No.'s	Amount
General Fund	3/4/22	2719-2722	\$ 13,071.25
	3/11/22	2723-2726	\$ 27,534.11
	3/25/22	2727-2733	\$ 1,028.29
			\$ 41,633.65
Capital Reserve Fund	3/25/22	127	\$ 3,694.70
			\$ 3,694.70
Automatic Drafts			
	Florida Power & Light	2200 Plantation Blvd - Clubhouse	\$ 1,007.05
		2200 Plantation Blvd - Fountain	\$ 521.77
		2200 Plantation Blvd - Pool	\$ 1,896.68
	North Port Utilities	2200 Plantation Blvd - Clubhouse FEB	\$ 148.32
		2200 Plantation Blvd - Fountain FEB	\$ 1,934.11
		2200 Plantation Blvd - Pool FEB	\$ 463.14
		2200 Plantation Blvd - Clubhouse	\$ 358.63
		2200 Plantation Blvd - Fountain	\$ 896.35
		2200 Plantation Blvd - Pool	\$ 1,088.63
		2201 Plantation Blvd - Garbage Collection	\$ 168.47
	TECO Peoples Gas	2200 Plantation Blvd - Clubhouse Fireplace	\$ 16.07
	Comcast	2200 Plantation Blvd - Clubhouse	\$ 322.08
	FL Department of Revenue	Sales and Use Tax	\$ 45.15
			\$ 8,866.45
			\$ 50,500.10

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/04/22	00010	3/01/22	2022-009	202203	320	53800	46400		LANDSCAPE MAINT MAR22 BLOOMINGS LANDSCAPE & TURF MGMT, INC	*	7,655.00	7,655.00	002719
3/04/22	00260	3/01/22	90126	202203	330	53800	51100		POOL MAINT MAR22 DART POOL SOLUTIONS, INC	*	850.00	850.00	002720
3/04/22	00056	2/16/22	JS021620	202202	310	51300	11000		BOS MEETING 2/16/22 JOE SZEWCZYK	*	200.00	200.00	002721
3/04/22	00303	3/01/22	#2-FEB22	202202	330	53800	48401		SECURITY SVC RELION SOLUTIONS	*	4,366.25	4,366.25	002722
3/11/22	00190	1/19/22	01192022	202201	320	53800	47200		SIDEWALK REPAIRS BRADLEY A. RAY, INC.	*	13,800.00	13,800.00	002723
3/11/22	00001	3/01/22	135	202203	310	51300	34000		MANAGEMENT FEES MAR22	*	3,282.75		
		3/01/22	135	202203	310	51300	35200		WEBSITE ADMIN MAR22	*	66.67		
		3/01/22	135	202203	310	51300	35100		INFORMATION TECH MAR22	*	104.17		
		3/01/22	135	202203	310	51300	31300		DISSEMINATION SVC MAR22	*	83.33		
		3/01/22	135	202203	310	51300	51000		OFFICE SUPPLIES	*	.69		
		3/01/22	135	202203	310	51300	42000		POSTAGE	*	104.29		
									GOVERNMENTAL MANAGEMENT SERVICES			3,641.90	002724
3/11/22	00193	2/24/22	1 A	202202	310	51300	31100		ENGINEERING FEES JOHNSON ENGINEERING, INC.	*	312.50	312.50	002725
3/11/22	00028	3/11/22	03112022	202203	300	20700	10000		FY22 ASSESSMENT LAKESIDE PLANTATION C/O USBANK	*	9,779.71	9,779.71	002726
3/25/22	00200	3/16/22	AS031620	202203	310	51300	11000		BOS MEETING 3/16/22 ALAN SABOL	*	200.00	200.00	002727

LKSD LAKESIDE PLANT HSMITH

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/25/22	00056	3/16/22	JS031620	202203	310	51300	11000		BOS MEETING 3/16/22	*	200.00	200.00	002728
									JOE SZEWCZYK				
3/25/22	00376	3/23/22	03232022	202203	330	53800	48000		CRAFTS SUPPLIES	*	34.60	34.60	002729
									MARIARIE GERSTMANN				
3/25/22	00351	3/16/22	NB031620	202203	310	51300	11000		BOS MEETING 3/16/22	*	200.00	200.00	002730
									NABIL ROUMY				
3/25/22	00282	3/16/22	PC031620	202203	310	51300	11000		BOS MEETING 3/16/22	*	200.00	200.00	002731
									MARIA J CHICHELLI				
3/25/22	00106	3/07/22	3836394	202203	310	51300	48000		BOARD MEETING	*	118.69	118.69	002732
									SUN NEWSPAPERS				
3/25/22	00377	3/24/22	03242022	202203	300	36900	10300		TENNIS MEMBERSHIP REFUND	*	75.00	75.00	002733
									YARROW MASLIJ				
TOTAL FOR BANK A											41,633.65		
TOTAL FOR REGISTER											41,633.65		

Attendance Confirmation for BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: February 16, 2022

	<i>Name</i>	<i>In Attendance Please ✓</i>	<i>Fee Involved Yes / No</i>
1	Bill Roumy	✓	Yes (\$200)
2	Bud Sabol	✓	Yes (\$200)
3	Joe Szewczyk	✓ 310 513 11000	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:

Adamf
District Manager Signature

02/16/2022
Date

****RETURN SIGNED DOCUMENT TO District Accountant****

messed Joes check in Feb

DART Pool Solutions, Inc. ³³⁰⁻ 53800-51100
 1181 S. Sumter Blvd - PMB 324
 North Port, FL 34287
 CPC1457408

Invoice

Date	Invoice #
3/1/2022	90126

Bill To
Lakeside Plantation 2200 Plantation Blvd North Port, FL 34287

Service Location
2200 Plantation Blvd North Port, FL 34289

P.O. No.	Terms	Due Date	Tech	Date of Service
	Net 30	3/31/2022	SB	3/1/2022

Description	Qty	Rate	Amount
Pool maintenance		850.00	850.00
FL Sales Tax		7.00%	0.00

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.

Total	\$850.00
Payments/Credits	\$0.00
Balance Due	\$850.00

Phone	941-743-2010	Fax	941-426-7593
E-mail		Web Site	
info@dartpoolsolutions.com		www.dartpoolsolutions.com	

OK
ms
 3/3/22

53800-46400



Invoice

5824 Bee Ridge Road #165, Sarasota, FL 34233

Date: 3/1/2022
Invoice #: 2022-00981

Bill To:

Lakeside Plantation CDD
c/o Governmental Management Services
219 East Livingston Street
Orlando, FL 32801

Terms: Net 30
Due Date: 3/31/2022

Description	Qty	Amount
Month of March Monthly Grounds Maintenance Fee		7,655.00
320 538 444		

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	\$7,655.00
Payments/Credits	\$0.00
Balance Due	\$7,655.00

Phone #	Fax #	E-mail	Web Site
(941) 927-9765	(941) 929-9356	carla@bloomingslandscape.com	www.bloomingslandscape.com

Handwritten signature and date: 3/3/22

18

1987 Scarlett
People have
Fallen



Included

BRADLEY A. RAY
1085 Rhinelande St.
PORT CHARLOTTE, FL 33953
941-743-9423

<input checked="" type="checkbox"/> Proposal	<input type="checkbox"/> Invoice
Submitted To: Work To Be Performed At:	
Name Lakeside Plantation	Address Same
Address 2200 Plantation Blvd	City, State Same
City, State North Port, FL	All below have @ least 1 section.
Phone # 941 423 5500	Date 1-19-22

We hereby propose to furnish the materials and perform the labor necessary for the completion of:

- Cut all below sidewalk sections, remove, haul away, form to proper grade + pitch, pour 3000 psi concrete, finished per - Slid finish, 4" thick.
- Scarlett: 1715, 1573, 2027, 1603, 1548, 1558, 1578, 1588, 1592, 1707, 1726, 1760, 1936, ...
- Cottonwood: 2664, 2400,
- Magnolia: 2505, 2507, 2446
- Clubhouse common areas: back Gazebo walkway 2 areas, side walkway from Courts to road areas.
- All roots in any of replacement areas to be cut back & removed.

All material is guaranteed to be as specified, and the above work to be performed in accordance with the above specifications and completed in a substantial workmanlike manner. Not responsible for or damage to irrigation systems, landscaping or underground wiring. Control joints placed as needed to minimize fracturing or cracking. Total sum:

In full @ completion Dollars (\$ 13,800⁰⁰)
With payments as follows:

Respectfully submitted
Note: This proposal may be withdrawn by us if not accepted within 30 days

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____ Date 1/19/22
Signature _____ Date _____

Approved at LSP CDD BOS Mtg
01.19.2022

1573
Scarlett
included

GMS-Central Florida, LLC
 1001 Bradford Way
 Kingston, TN 37763

Invoice

Invoice #: 135
Invoice Date: 3/1/22
Due Date: 3/1/22
Case:
P.O. Number:

Bill To:
 Lakeside Plantation CDD
 219 E. Livingston St.
 Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - March 2022 310 513 340		3,282.75	3,282.75
Website Administration - March 2022 310 513 352		66.67	66.67
Information Technology - March 2022 310 513 351		104.17	104.17
Dissemination Agent Services - March 2022 310 513 313		83.33	83.33
Office Supplies 310 513 510		0.69	0.69
Postage 310 513 420		104.29	104.29

Total	\$3,641.90
Payments/Credits	\$0.00
Balance Due	\$3,641.90

**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

ASSESSED THROUGH COUNTY
 81.18% 18.82% 100.00%

TOTAL ASSESSMENT LEVY

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 11/30/21	\$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
01/31/22	P/E 12/31/21	\$24,209.84	\$363.15	\$0.00	\$0.00	\$23,846.69	\$19,357.61	\$4,489.08	\$23,846.69
02/28/22	P/E 1/31/22	\$28,532.63	\$427.99	\$0.00	\$0.00	\$28,104.64	\$22,814.01	\$5,290.63	\$28,104.64
TOTAL		\$806,553.04	\$12,098.30	\$0.00	\$0.00	\$794,454.74	\$644,900.69	\$149,554.05	\$794,454.74

86% Net Percent Collected

IMAGINE SCHOOL AT NORTH POINT INC									
Net Assessments									
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	DEBT SERVICE FUND 1999A				
10/21/21	11/1/21	5809	\$4,421.02	\$4,421.02	\$4,421.02				
10/21/21	2/1/22	5809	\$2,210.51	\$2,210.51	\$2,210.51				
10/21/21	5/1/22	5809	\$2,210.50	\$2,210.50	\$2,210.50				
Total			\$8,842.03	\$8,842.03	\$8,842.03				

Lakeside Plantation
Community Development District

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

March 11, 2022

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 #2726 representing FY22 assessments collected. Please deposit in respective Revenue account as follows:

Revenue- #6753360	\$9,779.71
-------------------	------------

Should you have any questions, please do not hesitate to contact me.

Sincerely,



Hannah Henry
District Accountant

Johnson Engineering, Inc.

Remit To:

P.O. Box 2112

Fort Myers, FL 33902

Ph: 239.334.0046

Invoice

February 24, 2022

Project No: 20150050-001

Invoice No: 1

Project Manager Andrew Tilton

FEID #59-1173834

Tricia L. Adams
Lakeside Plantation CDD
c/o Governmental Management Services
219 E. Livingston Street
Orlando, FL 32801

Project 20150050-001 Lakeside Plantation CDD Stormwater Management Needs Analysis

20150050-001

Stormwater Mgmt Needs Analysis

Professional Services through February 13, 2022

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.	Stormwater Mgmt Needs Analysis	15,240.00	NTE	2 %	312.50	0.00	312.50	14,927.50
REIM	Reimbursable Expenses	50.00	T&M	0 %	0.00	0.00	0.00	50.00
Totals		15,290.00			312.50	0.00	312.50	14,977.50

SUB-TOTAL PROFESSIONAL SERVICES:

312.50

INVOICE TOTAL:

312.50

Summary of professional services

Phase No. / Description	Bill Hours	Bill Rate	Billable Amount
1. - Stormwater Mgmt Needs Analysis			
Administrative 1			
Colindres Duron, Michelle	1/20/2022	.25 Hrs @ 65.00	16.25
Project set-up			
Colindres Duron, Michelle	2/8/2022	.25 Hrs @ 65.00	16.25
Data Management: approved work authorization			
Professional 3			
Burford, Brent	1/20/2022	.25 Hrs @ 140.00	35.00
Project setup spreadsheet			
Burford, Brent	1/21/2022	.25 Hrs @ 140.00	35.00

Project	20150050-001	Stormwater Mgmt Needs Analysis			Invoice	1
		Project setup pipe lengths				
	Burford, Brent	2/4/2022	1.00	Hrs @	140.00	140.00
		Preparing stormwater needs analysis report.				
	Burford, Brent	2/8/2022	.50	Hrs @	140.00	70.00
		Review plans and permits for Stormwater Needs Analysis.				
1. - Stormwater Mgmt Needs Analysis Total			2.50			312.50

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: March 16, 2022

	Name	In Attendance Please ✓	Fee Involved Yes / No
1	Bill Roumy	✓	Yes (\$200)
2	Bud Sabol	✓	Yes (\$200)
3	Joe Szewczyk	✓	Yes (\$200)
4	Bonnie Benjamin	absent	Yes (\$200)
5	Pina Chichelli	✓	Yes (\$200)

The supervisors present at the above referenced meeting should be compensated accordingly.

Approved for Payment:


District Manager Signature

03/16/2022
Date

****RETURN SIGNED DOCUMENT TO District Accountant****

310 51311000



Store# 2071 (941) 249-6540
 1825 Tamiami Trail
 Port Charlotte FL 33948-1077

DESCRIPTION	QTY	PRICE	TOTAL
CONTAINER W/ ID REC1 COMPT 2PK	1	1.25	1.25T
TABLECOVER WHITE 54X108 PLASTC	1	1.25	1.25T
AMERICAN POLI INATOR CARTON	1	1.25	1.25T
HANDMADE STICKER EMBELISHMENT	1	1.25	1.25T
ROLLER CUTTER	1	1.25	1.25T
AMERICAN POLI INATOR CARTON	1	1.25	1.25T
REMOVABLE VINYL PAPER GREY	1	1.25	1.25T
WOOD PLANKS 2ASD SHAPES 6PC	1	1.25	1.25T
WOOD PLANKS 2ASD SHAPES 6PC	1	1.25	1.25T
4PAIR REMOVABLE PICTURE STRIPS	1	1.25	1.25T
WHITE PLQ W GOLD WORD ACCENT	1	1.25	1.25T
DECOR HOUSE SHAPE 3A ASD	1	1.25	1.25T
EMBOSSSED PAPER STICKER	1	1.25	1.25T
CUTTING MAT 5X7IN PDQ	1	1.25	1.25T
PREMIUM ACRYLIC BLACK PAINT	1	1.25	1.25T
PREMIUM ACRYLIC YLU-OXIDE PAINT	1	1.25	1.25T
PREMIUM ACRYLIC YELLOW PAINT	1	1.25	1.25T
PREMIUM ACRYLIC WHITE PAINT	1	1.25	1.25T
PMPKN ORANG ACRYLIC PNT 3FLO 2	1	1.25	1.25T
PREMIUM ACRYLIC DEEP BLE PAINT	1	1.25	1.25T
SEASHELLS IN GLASS JAR PDQ	1	1.25	1.25T
SEASHELLS IN GLASS JAR PDQ	1	1.25	1.25T
SEASHELLS IN GLASS JAR PDQ	1	1.25	1.25T
SEASHELLS IN GLASS JAR PDQ	1	1.25	1.25T
BABY BREATH x5	1	1.25	1.25T
BABY BREATH x5	1	1.25	1.25T

Sub total \$32.50
 GENERAL EXEN \$0.00
 SALES TAX \$2.10
 Total \$34.60
 MasterCard \$34.60
 *****7567 Approved
 Purchase Chg
 Auth/Tracu Number: 0778027034216
 Chip Card AID: A000G00001011

 NOW SHOP ON-LINE AT DOLLARTREE.COM

 * We will gladly exchange any unopened item *
 * with original receipt. We do not offer refunds. *

6492 02071 03 031 21684021 3/23/22 10:44
 Sales Associate: Donna

**Sun Newspapers
 Legal Advertising
 23170 Harborview Rd
 Port Charlotte, FL 33980**

Phone:(941) 206-1025 Fax:(941) 429-3111 Email:legals@yoursun.com

03/02/22

**NOTICE OF MEETING
 LAKESIDE PLANTATION
 COMMUNITY DEVELOPMENT
 DISTRICT**

310513 480

The regular meeting of the Board of Supervisors of the Lakeside Plantation Community Development District will be held on Wednesday, March 16, 2022 at 5:15 PM at the Lakeside Plantation Clubhouse, 2800 Plantation Blvd., North Port, FL 34289. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 219 East Livingston Street, Orlando, FL 32801. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Acct#: 297693	Date: 03/02/22
LAUREN VANDERVEER LAKESIDE PLANTATION CDD 219 EAST LIVINGSTON ST ORLANDO, FL 32801 Telephone: (407) 841-5524	Ad Date: 03/07/22
	Class: 3126
	Ad ID: 3836394
	Ad Taker: MPRESCOTT
	Sales Person: 200
	Words: 369
	Lines: 83
	Agate Lines: 93
	Depth: 9.806
	Inserts: 1
Description: Mtg 03/16/2022	

Other Charges:	\$0.00	Gross:	\$118.69
Discount:	\$0.00		
Surcharge:	\$0.00	Paid Amount:	- \$0.00
Credits:	\$0.00		
Bill Depth:	9.806	Amount Due:	\$118.69

Publication	Start	Stop	Inserts	Cost
Charlotte Sun (CS)	03/07/22	03/07/22	1	\$118.69

RECEIVED

BY: _____

Ad Note:

Customer Note:

In accordance with Sections 119.071(3)(a) and 281.301, Florida Statutes, a portion of the Regular Meeting may be closed to the public, as it relates to the District's security system plan. The closed session is scheduled to begin at 5:15 p.m. but may begin at any time during the Regular Meeting, and is expected to last approximately thirty (30) minutes, but may end earlier than expected or may extend longer. When the security system plan agenda item is discussed the public will be asked to leave. The public will be notified that they may return upon completion of the discussion regarding the security system plan.

There may be occasions when one or more Supervisors, Staff or other individuals will participate by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (407) 841-5524. If you are hearing or speech impaired, please contact the Florida Relay Service 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Tricia Adams
 Governmental Management Services – Central Florida, LLC
 District Manager
 Publish: March 7, 2022
 297693 3836394

*We Appreciate Your Business!
 Thank You LAUREN VANDERVEER!*

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
3/25/22	00049	3/21/22 03212022	202203 600-53800-62000	BLACK CHAIN LING FENCE FLORIDA STATE FENCE	*	3,694.70	3,694.70 000127
TOTAL FOR BANK C						3,694.70	
TOTAL FOR REGISTER						3,694.70	

LKSD LAKESIDE PLANT HSMITH

Florida State Fence
4330 S. 66th St.
Tampa, FL 33619

Invoice

Date	Invoice #
3/21/2022	140194

Bill To
Lakeside Plantation CDD Margie Gerstmann 2200 Plantation Blvd. North Port, FL 34289

Ship To
Lakeside Plantation CDD Margie Gerstmann 2200 Plantation Blvd. North Port, FL 34289

P.O. No.	Terms	Rep	Project		
	50% down and 50% Complete	PL			
Description		Quantity	U/M	Rate	Amount
1. Additional 3.5% fee if paying by card. 2. Florida State Fence to call a utility locate or "dig-safe" prior to installation. 3. Price does not include permit, which may not be necessary for this project or otherwise noted. 4. Homeowner is responsible for location of fence within property, location of any underground sprinklers, pavers and HOA approvals if necessary (Florida State Fence can help with paperwork required by HOA). 5. Any change in layout, footages, or materials may result in price change as well as potentially having to reschedule your installation date. 6. Homeowner is responsible for removing all vegetation and debris along the fence line. If not removed by day of install, there will be a \$600.00 remobilization charge. 7. Financing is available through a third party vendor: One Main Financial. Contact your sales rep or our office for details. 8. Material is ordered ONLY after receiving 50% deposit. 9. Florida State Fence does NOT warranty any of our wood products. 10. 1 Year Labor Warranty		1	ea	0.00	0.00

Office	Fax
813-413-7844	813-333-2836

Total	\$2,455.00
Payments/Credits	\$0.00
Balance Due	\$2,455.00

Full payment is due upon completion. Any balance not paid within 10 days of installation will incur a finance charge of 1.5% per month.

"Fences Make Better Neighbors"!

Florida State Fence
4330 S. 66th St.
Tampa, FL 33619

Invoice

Date	Invoice #
3/21/2022	140195

Bill To
Lakeside Plantation CDD Margie Gerstmann 2200 Plantation Blvd. North Port, FL 34289

Ship To
Lakeside Plantation CDD Margie Gerstmann 2200 Plantation Blvd. North Port, FL 34289

P.O. No.	Terms	Rep	Project		
	50% down and 50% Complete	PL			
Description		Quantity	U/M	Rate	Amount
1. Additional 3.5% fee if paying by card. 2. Florida State Fence to call a utility locate or "dig-safe" prior to installation. 3. Price does not include permit, which may not be necessary for this project or otherwise noted. 4. Homeowner is responsible for location of fence within property, location of any underground sprinklers, pavers and HOA approvals if necessary (Florida State Fence can help with paperwork required by HOA). 5. Any change in layout, footages, or materials may result in price change as well as potentially having to reschedule your installation date. 6. Homeowner is responsible for removing all vegetation and debris along the fence line. If not removed by day of install, there will be a \$600.00 remobilization charge. 7. Financing is available through a third party vendor: One Main Financial. Contact your sales rep or our office for details. 8. Material is ordered ONLY after receiving 50% deposit. 9. Florida State Fence does NOT warranty any of our wood products. 10. 1 Year Labor Warranty		1	ea	0.00	0.00

Office	Fax
813-413-7844	813-333-2836

Total	\$1,239.70
Payments/Credits	\$0.00
Balance Due	\$1,239.70

Full payment is due upon completion. Any balance not paid within 10 days of installation will incur a finance charge of 1.5% per month.

"Fences Make Better Neighbors"!



Electric Bill Statement

For: Jan 24, 2022 to Feb 23, 2022 (30 days)

Statement Date: Feb 23, 2022

Account Number: 57421-67439

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

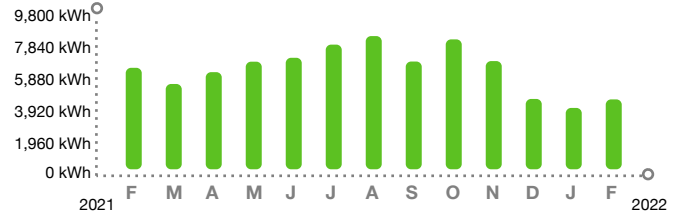
\$1,007.05

TOTAL AMOUNT YOU OWE

Mar 16, 2022

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	954.13
Payments received	-954.13
Balance before new charges	0.00
<hr/>	
Total new charges	1,007.05
Total amount you owe	\$1,007.05

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after May 16, 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 March 06, 2022. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

We're here to help

Many factors can affect your bill, including cold weather. If you're experiencing hardship and need help with your bill, resources are available. [FPL.com/Help](https://www.fpl.com/help)

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

The 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:

LAKESIDE PLANTATION COMM
DEVELOPMENT DIST
ATTN LAKESIDE PLANTATION COMMUNITY
9145 NARCOOSSEE RD # A206
ORLANDO FL 32827-5768

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/paybill) for ways to pay.

57421-67439
ACCOUNT NUMBER

\$1,007.05
TOTAL AMOUNT YOU OWE

Mar 16, 2022
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY
AMOUNT ENCLOSED



Customer Name: LAKESIDE PLANTATION
 COMM DEVELOPMENT
 DIST

Account Number: 57421-67439

BILL DETAILS

Amount of your last bill	954.13
Payment received - Thank you	-954.13
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge:	\$28.17
Non-fuel: <small>(\$0.026290 per kWh)</small>	\$122.78
Fuel: <small>(\$0.038060 per kWh)</small>	\$177.74
Demand: <small>(\$11.93 per KW)</small>	\$596.50
Electric service amount	925.19
Gross rec. tax/Regulatory fee	24.41
Franchise charge	57.45
Taxes and charges	81.86
Total new charges	\$1,007.05

Total amount you owe \$1,007.05

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KLL2846. Next meter reading Mar 24, 2022.

Usage Type	Current	- Previous	x Const	= Usage
kWh used	78182	77715	10	4670
Demand KW	4.97		10.00	50

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 23, 2022	Jan 24, 2022	Feb 23, 2021
kWh Used	4670	4100	6780
Service days	30	33	29
kWh/day	155	124	233
Amount	\$1,007.05	\$954.13	\$923.80

Stay connected

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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: Jan 24, 2022 to Feb 23, 2022 (30 days)

Statement Date: Feb 23, 2022

Account Number: 04126-05586

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

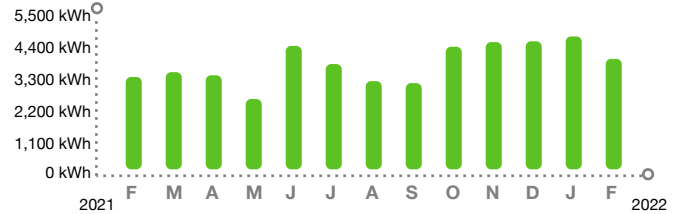
\$521.77

TOTAL AMOUNT YOU OWE

Mar 16, 2022

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	625.09
Payments received	-625.09
Balance before new charges	0.00
<hr/>	
Total new charges	521.77
Total amount you owe	\$521.77

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after May 16, 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 March 06, 2022. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

We're here to help

Many factors can affect your bill, including cold weather. If you're experiencing hardship and need help with your bill, resources are available. [FPL.com/Help](https://www.fpl.com/help)

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

The 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:

LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DIST
ATTN LAKESIDE PLANTATION COMMUNITY
9145 NARCOOSSEE RD # A206
ORLANDO FL 32827-5768

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/paybill) for ways to pay.

04126-05586
ACCOUNT NUMBER

\$521.77
TOTAL AMOUNT YOU OWE

Mar 16, 2022
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY
AMOUNT ENCLOSED



Customer Name: LAKESIDE PLANTATION
COMMUNITY
DEVELOPMENT DIST

Account Number: 04126-05586

BILL DETAILS

Amount of your last bill	625.09
Payment received - Thank you	-625.09
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$11.91
Non-fuel: (\$0.074820 per kWh)	\$309.83
Fuel: (\$0.038060 per kWh)	\$157.61
Electric service amount	479.35
Gross rec. tax/Regulatory fee	12.65
Franchise charge	29.77
Taxes and charges	42.42
Total new charges	\$521.77
Total amount you owe	\$521.77

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KN46183. Next meter reading Mar 24, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	01887		97746		4141

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 23, 2022	Jan 24, 2022	Feb 23, 2021
kWh Used	4141	4982	3461
Service days	30	33	29
kWh/day	138	150	119
Amount	\$521.77	\$625.09	\$350.56

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Electric Bill Statement

For: Feb 23, 2022 to Mar 24, 2022 (29 days)

Statement Date: Mar 24, 2022

Account Number: 84595-15071

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

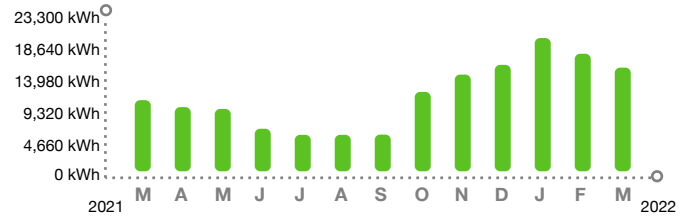
\$1,742.44

TOTAL AMOUNT YOU OWE

Apr 14, 2022

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after June 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 April 04, 2022. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

BILL SUMMARY

Amount of your last bill	1,896.68
Payments received	-1,896.68
Balance before new charges	0.00

Total new charges	1,742.44
Total amount you owe	\$1,742.44

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

The 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:

LAKESIDE PLANTATION COMM
DEVELOPMENT DIST
ATTN LAKESIDE PLANTATION COMMUNITY
9145 NARCOOSSEE RD # A206
ORLANDO FL 32827-5768

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)
for ways to pay.

84595-15071

ACCOUNT NUMBER

\$1,742.44

TOTAL AMOUNT YOU OWE

Apr 14, 2022

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: LAKESIDE PLANTATION
 COMM DEVELOPMENT
 DIST

Account Number: 84595-15071

BILL DETAILS

Amount of your last bill	1,896.68
Payment received - Thank you	-1,896.68
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge:	\$28.17
Non-fuel: <small>(\$0.026290 per kWh)</small>	\$432.92
Fuel: <small>(\$0.038060 per kWh)</small>	\$626.73
Demand: <small>(\$11.93 per KW)</small>	\$512.99
Electric service amount	1,600.81
Gross rec. tax/Regulatory fee	42.23
Franchise charge	99.40
Taxes and charges	141.63
Total new charges	\$1,742.44

Total amount you owe \$1,742.44

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KL84533. Next meter reading Apr 25, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	88551		72084		16467
Demand KW	43.39				43

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 24, 2022	Feb 23, 2022	Mar 24, 2021
kWh Used	16467	18669	11296
Service days	29	30	29
kWh/day	567	622	389
Amount	\$1,742.44	\$1,896.68	\$877.02

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Save energy and money

Use the Energy Manager tool to find personalized recommendations and savings tips.

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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
43123-156052	18-29	2/10/2022	3/03/2022

Total Current Charges	148.32
Balance Forward	0.00
Total Amount Due	148.32

LAKESIDE PLANTATION COMM DEV
9145 NARCOOSSEE RD STE A206

ORLANDO FL 32827-5768

000043123000156052000000148320

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
43123-156052	18-29	2/10/2022	3/03/2022

Last Bill Amount	259.50
Payments	-259.50
Adjustments	0.00
Balance Forward	0.00

Rate Class: COMMERCIAL

Last payment amount/date: 259.50 1/19/2022

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
WA 12/20/21 1/20/22	31	54830746	1.000	TGAL	58 EE	56	2
USAGE FOR							2

Service	Consumption	Charge	Total
WA Base facility chg		49.18	0.00
WA Usage block 1	2.00	9.00	0.00
TOTAL WATER			58.18
SE Base facility chg		76.78	0.00
SE Consumption	2.00	13.36	0.00
TOTAL SEWER			90.14

Total Current Charges	148.32
Balance Forward	0.00
Total Amount Due	148.32

NORTH PORT UTILITIES IS PLEASED TO ANNOUNCE THAT

THE 2021 WATER USAGE REPORT IS NOW AVAILABLE AT:

www.CityofNorthPort.com/WaterUsage.

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
43123-154658	18-29	2/18/2022	3/11/2022

Total Current Charges	1934.11
Balance Forward	0.00
Total Amount Due	1934.11

LAKESIDE PLANTATION COMM DEV
9145 NARCOOSSEE RD STE A206

ORLANDO FL 32827-5768

000043123000154658000001934117

1 LAKE Please return this portion with payment. *Thank You.*

SERVICE ADDRESS 2021 PLANTATION BLVD FICT

*** CANCEL/REBILL BILL ***

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154658	18-29	2/18/2022	3/11/2022

Last Bill Amount	1640.83
Payments	-1640.83
Adjustments	0.00
Balance Forward	0.00

Rate Class: COMMERCIAL

Last payment amount/date: 1640.83 1/19/2022

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
WA 12/20/21 1/20/22	31	36607560	1.000	TGAL	1187	1091	96
					USAGE FOR		5

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	76.00	1714.56	0.00
TOTAL WATER			1934.11

Total Current Charges	1934.11
Balance Forward	0.00
Total Amount Due	1934.11

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North Port Utilities

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4970 City Hall Blvd
North Port, FL 34286

SERVICE ADDRESS			
2800 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154656	18-29	2/10/2022	3/03/2022

Total Current Charges	463.14
Balance Forward	0.00
Total Amount Due	463.14

LAKESIDE PLANTATION COMM DEV
9145 NARCOOSSEE RD STE A206

ORLANDO FL 32827-5768

000043123000154656000000463149

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	2/10/2022	3/03/2022

Last Bill Amount	649.69
Payments	-649.69
Adjustments	0.00
Balance Forward	0.00

Rate Class: COMMERCIAL

Last payment amount/date: 649.69 1/19/2022

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
WA 12/20/21 1/20/22	31	80005382	1.000	TGAL	4621 EE	4566	55
USAGE FOR							40

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	15.00	142.20	0.00
TOTAL WATER			463.14

Total Current Charges	463.14
Balance Forward	0.00
Total Amount Due	463.14

NORTH PORT UTILITIES IS PLEASED TO ANNOUNCE THAT

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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
43123-156052	18-29	2/24/2022	3/17/2022

Total Current Charges	358.63
Balance Forward	148.32
Total Amount Due	506.95

LAKESIDE PLANTATION COMM DEV
9145 NARCOOSSEE RD STE A206

ORLANDO FL 32827-5768

000043123000156052000000506950

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
43123-156052	18-29	2/24/2022	3/17/2022

Last Bill Amount	148.32
Payments	0.00
Adjustments	0.00
Balance Forward	148.32

Rate Class: COMMERCIAL

Last payment amount/date: 259.50 1/19/2022

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
WA 1/20/22 2/18/22	29	54830746	1.000	TGAL	77	58	19
USAGE FOR							3

Service	Consumption	Charge	Total
WA Base facility chg		49.18	0.00
WA Usage block 1	10.00	45.00	0.00
WA Usage block 2	9.00	60.75	0.00
TOTAL WATER			154.93
SE Base facility chg		76.78	0.00
SE Consumption	19.00	126.92	0.00
TOTAL SEWER			203.70

Total Current Charges	358.63
Balance Forward	148.32
Total Amount Due	506.95

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North Port Utilities

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4970 City Hall Blvd
North Port, FL 34286

SERVICE ADDRESS			
2021 PLANTATION BLVD FICT			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154658	18-29	2/24/2022	3/17/2022

Total Current Charges	896.35
Balance Forward	1934.11
Total Amount Due	2830.46

LAKESIDE PLANTATION COMM DEV
9145 NARCOOSSEE RD STE A206

ORLANDO FL 32827-5768

000043123000154658000002830469

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	2/24/2022	3/17/2022

Last Bill Amount	1934.11
Payments	0.00
Adjustments	0.00
Balance Forward	1934.11

Rate Class: COMMERCIAL

Last payment amount/date: 1640.83 1/19/2022

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
WA 1/20/22 2/18/22	29	36607560	1.000	TGAL	1237	1187	50
USAGE FOR							9

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	30.00	676.80	0.00
TOTAL WATER			896.35

Total Current Charges	896.35
Balance Forward	1934.11
Total Amount Due	2830.46

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www.CityofNorthPort.com/WaterUsage.

North Port Utilities

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SERVICE ADDRESS			
2800 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154656	18-29	2/24/2022	3/17/2022

Total Current Charges	1088.14
Balance Forward	463.14
Total Amount Due	1551.28

LAKESIDE PLANTATION COMM DEV
9145 NARCOOSSEE RD STE A206

ORLANDO FL 32827-5768

000043123000154656000001551284

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	2/24/2022	3/17/2022

Last Bill Amount	463.14
Payments	0.00
Adjustments	0.00
Balance Forward	463.14

Rate Class: COMMERCIAL

Last payment amount/date: 649.69 1/19/2022

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
WA 1/20/22 2/18/22	29	80005382	1.000	TGAL	4721	4621	100
					USAGE FOR		66

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
WA Usage block 4	20.00	253.00	0.00
WA Usage block 5	20.00	324.60	0.00
TOTAL WATER			1088.14

Total Current Charges	1088.14
Balance Forward	463.14
Total Amount Due	1551.28

NORTH PORT UTILITIES IS PLEASED TO ANNOUNCE THAT

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www.CityofNorthPort.com/WaterUsage.

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
54883-159826	55-55	3/02/2022	4/01/2022

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
54883-159826	55-55	3/02/2022	4/01/2022

Last Bill Amount	328.68
Payments	-328.68
Adjustments	0.00
Balance Forward	0.00

Rate Class: COMMERCIAL WASTE

Last payment amount/date: 328.68 2/08/2022

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
----------------	------	--------------	------	-------	---------	----------	-------

Service	Consumption	Charge	Total
GB DUMPSTER4YD/1 PICKUP	1/31/22 2/28/22	156.80	0.00
GB 95 GAL RECY 1PU 1MON	1/31/22 2/28/22	7.00	0.00
GB EXTRA RECY 1XMONTH	1/31/22 2/28/22	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

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www.CityofNorthPort.com/WaterUsage.

*****IMPORTANT MESSAGE*****



State of Florida Department of Revenue

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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: 220322833544

DR-15

Certificate Number	Collection Period	Confirm Date and Time
68-8015405857-5	02/2022	03/22/2022 2:57:25 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) 344 - 4844
Email	hhenry@gms-tampa.com

Debit Date:	3/23/2022
Amount for Check:	\$45.15
Bank Routing Number:	263191387
Bank Account Number:	1100002235372
Bank Account Type:	Checking
Corporate/Personal:	Corporate
Name on Bank Account:	LAKESIDE PLANTATION COMMUNITY 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.

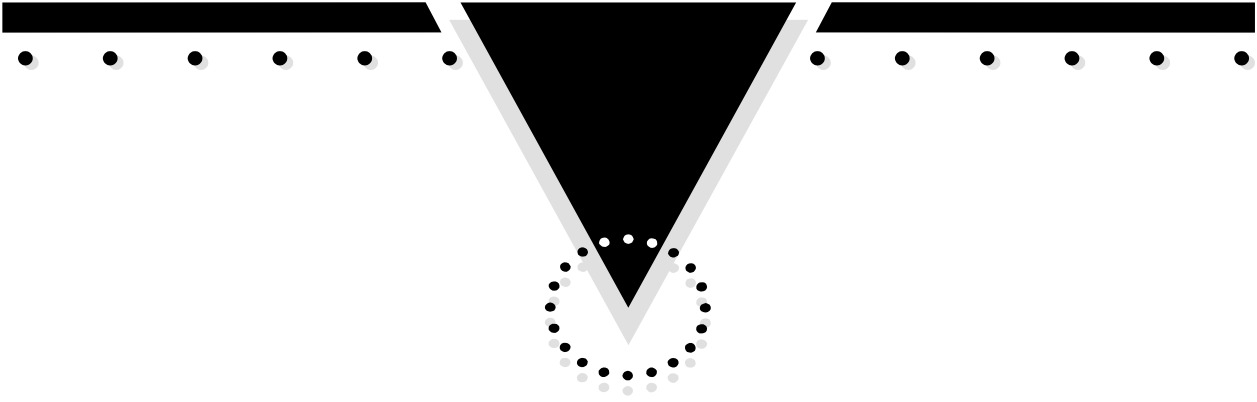
I hereby authorize the Department of Revenue to process this ACH transaction and to debit the checking account identified above. I understand there may be service charges assessed on any transactions not honored by my bank.

Signature: Hannah Henry
 Phone Number: 813-344-4844
 EMail Address: hhenry@gms-tampa.com

	Florida	1. Gross Sales	2. Exempt Sales	3. Taxable Amount	4. Tax Due
A. Sales/Services/Electricity		\$ 645.00	\$ 0.00	\$ 645.00	\$ 45.15
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	\$ 45.15
				6. Less Lawful Deductions	\$ 0.00
				7. Net Tax Due	\$ 45.15
				8. Less Est Tax Pd/DOR Cr Memo	\$ 0.00
				9. Plus Est. Tax Due Current Month	\$ 0.00
				10. Amount Due	\$ 45.15
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	\$ 45.15
				Payment you have authorized	45.15
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). \$	6.78
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
March 31, 2022



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Lakeside Plantation
Community Development District
 Combined Balance Sheet
 March 31, 2022

Governmental Fund Types

	<i>General</i>	<i>Capital Reserve</i>	<i>Debt Service</i>	<i>Totals (memorandum only)</i>
<i>Assets</i>				
Cash:				
Operating Account	\$192,265	\$136,183	---	\$328,448
Debit Card Account	\$2,728	---	---	\$2,728
Money Market Account	\$184,083	---	---	\$184,083
Petty Cash	\$3	---	---	\$3
Investments:				
Reserve	---	---	\$76,562	\$76,562
Revenue	---	---	\$156,687	\$156,687
Prepayment	---	---	\$0	\$0
SBA	\$508	\$359,636	---	\$360,144
Due from General Fund	---	---	\$1,289	\$1,289
Due from Capital Reserve	\$2,626	---	---	\$2,626
Deposits	\$517	---	---	\$517
Total Assets	\$382,729	\$495,820	\$234,538	\$1,113,087
<i>Liabilities</i>				
Accounts Payable	\$32,856	---	---	\$32,856
Accrued Expenses	\$0	---	---	\$0
Due to Debt Service	\$1,289	---	---	\$1,289
Due to General Fund	---	\$2,626	---	\$2,626
<i>Fund Equity</i>				
Net Assets	---	---	---	\$0
Fund Balances				
Unassigned	\$348,067	---	---	\$348,067
Assigned for Capital Reserve Fund	---	\$493,193	---	\$493,193
Nonspendable- Deposits	\$517	---	---	\$517
Restricted for Capital Projects	---	---	---	\$0
Restricted for Debt Service	---	---	\$234,538	\$234,538
Total Liabilities, Fund Equity, Other	\$382,729	\$495,820	\$234,538	\$1,113,087

Lakeside Plantation
Community Development District
General Fund
Statement of Revenues & Expenditures
For Period Ending March 31, 2022

	Adopted Budget	Prorated Budget 3/31/22	Actual 3/31/22	Variance
<i>Revenues</i>				
Operations and Maintenance Assessments- Tax Roll	\$751,261	\$650,460	\$650,460	\$0
Tennis Club	\$20,000	\$10,000	\$12,852	\$2,852
Activities	\$10,000	\$5,000	\$4,413	(\$588)
Clubhouse Rentals	\$5,000	\$2,500	\$600	(\$1,900)
Miscellaneous	\$1,500	\$750	\$279	(\$471)
Interest Earnings	\$50	\$25	\$12	(\$13)
Total Revenues	\$787,811	\$668,735	\$668,615	(\$120)
<i>Administrative Expenditures</i>				
Supervisor Fees	\$11,000	\$5,500	\$5,800	(\$300)
District Manager	\$39,393	\$19,697	\$19,697	\$0
District Counsel	\$25,750	\$12,875	\$14,162	(\$1,287)
District Engineer	\$14,000	\$7,000	\$3,034	\$3,966
Disclosure Report	\$1,000	\$500	\$500	\$0
Trustee Fees	\$4,771	\$3,180	\$3,180	\$0
Audit Fees	\$3,350	\$1,675	\$0	\$1,675
Postage, Phone, Faxes, Copies	\$1,500	\$750	\$514	\$236
General Liability Insurance	\$6,689	\$6,689	\$6,294	\$395
Legal Advertising	\$2,000	\$1,000	\$725	\$275
Dues, Licenses & Fees	\$175	\$175	\$175	\$0
Other Current Charges	\$1,900	\$950	\$1,226	(\$276)
Property Insurance	\$10,849	\$10,849	\$10,207	\$642
Information Technology	\$1,250	\$625	\$625	(\$0)
Website Administration	\$800	\$400	\$400	(\$0)
Total Administrative	\$124,427	\$71,865	\$66,539	\$5,326
<i>Field Expenditures</i>				
Personnel Services (Management Contract)	\$196,544	\$98,272	\$121,073	(\$22,801)
Road & Sidewalk Repairs & Maintenance	\$2,500	\$2,500	\$13,800	(\$11,300)
Common Area Renewal & Maintenance	\$5,000	\$2,500	\$3,193	(\$693)
Street Light/Decorative Light	\$5,000	\$2,500	\$0	\$2,500
Landscape Maintenance - Contract	\$114,500	\$57,250	\$45,930	\$11,320
Landscape Maintenance - Other	\$5,000	\$2,500	\$1,400	\$1,101
Mulch	\$10,740	\$10,740	\$9,200	\$1,540
Irrigation Maintenance	\$4,500	\$2,250	\$4,800	(\$2,550)
Lake Maintenance	\$15,000	\$7,500	\$5,796	\$1,704
Electric Utility Services - Entrance Feature	\$9,000	\$4,500	\$2,970	\$1,530
Water Utility Services - Entrance Feature	\$1,600	\$800	\$4,916	(\$4,116)
Repairs & Maintenance - Entrance Feature	\$3,000	\$1,500	\$1,049	\$451
Miscellaneous Tools & Equipment	\$1,000	\$500	\$0	\$500
Total Field	\$373,384	\$193,312	\$214,126	(\$20,815)

Lakeside Plantation
Community Development District
General Fund
Statement of Revenues & Expenditures
For Period Ending March 31, 2022

	Adopted Budget	Prorated Budget 3/31/22	Actual 3/31/22	Variance
<i>Clubhouse</i>				
Activities	\$20,000	\$10,000	\$15,550	(\$5,550)
License/Fees	\$1,200	\$600	\$643	(\$43)
General Supplies	\$10,000	\$5,000	\$1,599	\$3,401
Maintenance	\$14,000	\$7,000	\$3,494	\$3,506
Office Supplies	\$3,500	\$1,750	\$2,153	(\$403)
Public Communication	\$1,500	\$750	\$0	\$750
Pest Control	\$600	\$300	\$0	\$300
Security	\$1,500	\$750	\$718	\$32
Security Patrol	\$25,000	\$12,500	\$14,061	(\$1,561)
AED	\$500	\$250	\$208	\$42
Telephone & Internet Services	\$5,500	\$2,750	\$1,911	\$839
Janitorial Supplies	\$3,250	\$1,625	\$592	\$1,033
Electric Utility Services - Clubhouse	\$14,000	\$7,000	\$6,031	\$969
Gas Utility	\$250	\$125	\$96	\$29
Garbage Collection	\$2,100	\$1,050	\$1,009	\$41
Water Utility Services - Clubhouse	\$4,400	\$2,200	\$1,789	\$411
Electric Utility Services - Pool	\$16,000	\$8,000	\$8,677	(\$677)
Pool Cleaning	\$10,200	\$5,100	\$5,207	(\$107)
Pool Maintenance - Other	\$10,000	\$5,000	\$314	\$4,686
Tennis Courts - Maintenance	\$5,000	\$2,500	\$42	\$2,458
Water Utility Services - Pool	\$6,000	\$3,000	\$3,575	(\$575)
Total Clubhouse	\$154,500	\$77,250	\$67,669	\$9,581
Total Revenues	\$787,811	\$668,735	\$668,615	(\$120)
Total Expenditures	\$652,311	\$342,427	\$348,334	(\$5,907)
Operating Income (Loss)	\$135,500	\$326,308	\$320,281	(\$6,028)
Other Sources/(Uses)				
Interfund Transfer Out- Capital Reserve	(\$135,500)	(\$135,500)	(\$135,500)	\$0
Total Other Sources/(Uses)	(\$135,500)	(\$135,500)	(\$135,500)	\$0
Excess Revenue/(Expenditures)	(\$0)		\$184,781	
Beginning Fund Balance	\$0		\$163,803	
Ending Fund Balance	(\$0)		\$348,584	

Lakeside Plantation
Community Development District
 Capital Reserve Fund
 Statement of Revenues & Expenditures
 For Period Ending March 31, 2022

	Adopted Budget	Prorated Budget 3/31/22	Actual 3/31/22	Variance
<u>Revenues</u>				
Transfer In - General Fund	\$135,500	\$135,500	\$135,500	\$0
Interest Income	\$0	\$0	\$774	\$774
Total Revenues	\$135,500	\$135,500	\$136,274	\$774
<u>Expenditures</u>				
Property Site Elements	\$3,878	\$3,878	\$13,760	(\$9,882)
Total Expenditures	\$3,878	\$3,878	\$13,760	(\$9,882)
Excess Revenues/(Expenditures)	\$131,622		\$122,514	
Beginning Fund Balance	\$0		\$370,679	
Ending Fund Balance	\$131,622		\$493,193	

Lakeside Plantation

Community Development District

Debt Service Fund Series 1999
Statement of Revenues & Expenditures
For Period Ending March 31, 2022

	Adopted Budget	Prorated Budget 3/31/22	Actual 3/31/22	Variance
Revenues				
Special Assessments- Tax Roll	\$175,905	\$150,843	\$150,843	\$0
Special Assessments- Off Roll	\$8,842	\$8,842	\$8,842	\$0
Interest Income	\$0	\$0	\$4	\$4
Total Revenues	\$184,748	\$159,685	\$159,690	\$4
Expenditures				
<i>Series 1999</i>				
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
Total Expenditures	\$185,350	\$45,175	\$45,175	\$0
Excess Revenues/(Expenditures)	(\$602)		\$114,515	
Beginning Fund Balance	\$49,212		\$120,024	
Ending Fund Balance	\$48,609		\$234,538	

Due from General Fund	\$	1,289
Reserve	\$	76,562
Revenue	\$	156,687
Prepayment	\$	0
Total	\$	234,538

Lakeside Plantation CDD- General Fund
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>Revenues</i>													
Operations and Maintenance Assessments- Tax Roll	\$0	\$237,688	\$365,041	\$19,358	\$22,814	\$5,559	\$0	\$0	\$0	\$0	\$0	\$0	\$650,460
Tennis Club	\$4,890	\$3,540	\$1,130	\$1,572	\$645	\$1,075	\$0	\$0	\$0	\$0	\$0	\$0	\$12,852
Activities	\$541	\$1,427	\$697	\$100	\$1,079	\$569	\$0	\$0	\$0	\$0	\$0	\$0	\$4,413
Clubhouse Rentals	\$0	\$0	\$0	\$0	\$0	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$600
Miscellaneous	\$210	\$0	\$49	\$0	\$15	\$5	\$0	\$0	\$0	\$0	\$0	\$0	\$279
Interest Earnings	\$1	\$0	\$3	\$2	\$2	\$3	\$0	\$0	\$0	\$0	\$0	\$0	\$12
Total Revenues	\$5,642	\$242,656	\$366,919	\$21,032	\$24,555	\$7,811	\$0	\$0	\$0	\$0	\$0	\$0	\$668,615

Administrative Expenditures

Supervisor Fees	\$1,000	\$2,000	\$0	\$1,000	\$1,000	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$5,800
District Manager	\$3,283	\$3,283	\$3,283	\$3,283	\$3,283	\$3,283	\$0	\$0	\$0	\$0	\$0	\$0	\$19,697
District Counsel	\$4,065	\$980	\$611	\$4,749	\$3,758	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,162
District Engineer	\$0	\$446	\$910	\$70	\$1,293	\$315	\$0	\$0	\$0	\$0	\$0	\$0	\$3,034
Disclosure Report	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$500
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	\$99	\$8	\$104	\$0	\$0	\$0	\$0	\$0	\$0	\$514
General Liability Insurance	\$6,294	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,294
Legal Advertising	\$37	\$37	\$0	\$163	\$44	\$444	\$0	\$0	\$0	\$0	\$0	\$0	\$725
Dues, Licenses & Fees	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Other Current Charges	\$51	\$44	\$428	\$443	\$134	\$127	\$0	\$0	\$0	\$0	\$0	\$0	\$1,226
Property Insurance	\$10,207	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,207
Information Technology	\$104	\$104	\$104	\$104	\$104	\$104	\$0	\$0	\$0	\$0	\$0	\$0	\$625
Website Administration	\$67	\$67	\$67	\$67	\$67	\$67	\$0	\$0	\$0	\$0	\$0	\$0	\$400
Total Administrative	\$28,635	\$7,117	\$5,625	\$10,061	\$9,773	\$5,327	\$0	\$0	\$0	\$0	\$0	\$0	\$66,539

Field Expenditures

Personnel Services (Management Contract)	\$12,394	\$18,294	\$22,596	\$22,596	\$22,596	\$22,596	\$0	\$0	\$0	\$0	\$0	\$0	\$121,073
Road & Sidewalk Repairs & Maintenance	\$0	\$0	\$0	\$13,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,800
Common Area Renewal & Maintenance	\$0	\$0	\$0	\$0	\$2,854	\$339	\$0	\$0	\$0	\$0	\$0	\$0	\$3,193
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	\$7,655	\$7,655	\$7,655	\$0	\$0	\$0	\$0	\$0	\$0	\$45,930
Landscape Maintenance - Other	\$0	\$0	\$0	\$0	\$932	\$468	\$0	\$0	\$0	\$0	\$0	\$0	\$1,400
Mulch	\$0	\$9,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,200
Irrigation Maintenance	\$1,806	\$0	\$99	\$1,061	\$0	\$1,834	\$0	\$0	\$0	\$0	\$0	\$0	\$4,800
Lake Maintenance	\$966	\$966	\$966	\$966	\$966	\$966	\$0	\$0	\$0	\$0	\$0	\$0	\$5,796
Electric Utility Services - Entrance Feature	\$342	\$481	\$499	\$502	\$625	\$522	\$0	\$0	\$0	\$0	\$0	\$0	\$2,970
Water Utility Services - Entrance Feature	\$0	\$0	\$445	\$1,641	\$1,934	\$896	\$0	\$0	\$0	\$0	\$0	\$0	\$4,916
Repairs & Maintenance - Entrance Feature	\$0	\$0	\$0	\$0	\$150	\$899	\$0	\$0	\$0	\$0	\$0	\$0	\$1,049
Miscellaneous Tools & Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Field	\$23,163	\$36,597	\$32,260	\$48,221	\$37,712	\$36,174	\$0	\$0	\$0	\$0	\$0	\$0	\$214,126

Lakeside Plantation CDD- General Fund
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>Clubhouse</i>													
Activities	\$2,371	\$1,775	\$4,290	\$3,333	\$1,613	\$2,169	\$0	\$0	\$0	\$0	\$0	\$0	\$15,550
License/Fees	\$643	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$643
General Supplies	\$158	\$431	\$51	\$96	\$526	\$337	\$0	\$0	\$0	\$0	\$0	\$0	\$1,599
Maintenance	\$274	\$0	\$441	\$1,294	\$1,277	\$208	\$0	\$0	\$0	\$0	\$0	\$0	\$3,494
Office Supplies	\$170	\$0	\$922	\$274	\$683	\$103	\$0	\$0	\$0	\$0	\$0	\$0	\$2,153
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	\$147	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$718
Security Patrol	\$1,960	\$1,960	\$1,680	\$2,135	\$4,366	\$1,960	\$0	\$0	\$0	\$0	\$0	\$0	\$14,061
AED	\$0	\$0	\$0	\$208	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$208
Telephone & Internet Services	\$316	\$316	\$316	\$321	\$321	\$322	\$0	\$0	\$0	\$0	\$0	\$0	\$1,911
Janitorial Supplies	\$220	\$94	\$98	\$180	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$592
Electric Utility Services - Clubhouse	\$1,013	\$1,146	\$1,039	\$872	\$954	\$1,007	\$0	\$0	\$0	\$0	\$0	\$0	\$6,031
Gas Utility	\$16	\$16	\$16	\$16	\$16	\$16	\$0	\$0	\$0	\$0	\$0	\$0	\$96
Garbage Collection	\$175	\$168	\$168	\$160	\$168	\$168	\$0	\$0	\$0	\$0	\$0	\$0	\$1,009
Water Utility Services - Clubhouse	\$177	\$675	\$171	\$260	\$148	\$359	\$0	\$0	\$0	\$0	\$0	\$0	\$1,789
Electric Utility Services - Pool	\$604	\$1,245	\$1,437	\$1,475	\$2,020	\$1,897	\$0	\$0	\$0	\$0	\$0	\$0	\$8,677
Pool Cleaning	\$957	\$850	\$850	\$850	\$850	\$850	\$0	\$0	\$0	\$0	\$0	\$0	\$5,207
Pool Maintenance - Other	\$0	\$0	\$0	\$0	\$0	\$314	\$0	\$0	\$0	\$0	\$0	\$0	\$314
Tennis Courts - Maintenance	\$0	\$0	\$0	\$0	\$0	\$42	\$0	\$0	\$0	\$0	\$0	\$0	\$42
Water Utility Services -Pool	\$391	\$473	\$511	\$650	\$463	\$1,088	\$0	\$0	\$0	\$0	\$0	\$0	\$3,575
Total Clubhouse	\$9,444	\$9,375	\$12,333	\$12,123	\$13,553	\$10,840	\$0	\$0	\$0	\$0	\$0	\$0	\$67,669
Total Revenues	\$5,642	\$242,656	\$366,919	\$21,032	\$24,555	\$7,811	\$0	\$0	\$0	\$0	\$0	\$0	\$668,615
Total Expenditures	\$61,243	\$53,089	\$50,218	\$70,404	\$61,039	\$52,342	\$0	\$0	\$0	\$0	\$0	\$0	\$348,334
Operating Income/(Loss)	(\$55,601)	\$189,567	\$316,701	(\$49,373)	(\$36,484)	(\$44,530)	\$0	\$0	\$0	\$0	\$0	\$0	\$320,281
Other Sources/(Uses)													
Interfund Transfer Out- Capital Reserve	\$0	\$0	(\$135,500)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$135,500)
Total Other Sources/(Uses)	\$0	\$0	(\$135,500)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$135,500)
Excess Revenue/(Expenditures)	(\$55,601)	\$189,567	\$181,201	(\$49,373)	(\$36,484)	(\$44,530)	\$0	\$0	\$0	\$0	\$0	\$0	\$184,781

**Lakeside Plantation
Community Development District
Long Term Debt Report**

SERIES 1999A, CAPITAL IMPROVEMENT REVENUE BONDS	
INTEREST RATE:	6.950%
MATURITY DATE:	5/1/2031
RESERVE FUND REQUIREMENT	MADS
RESERVE FUND REQUIREMENT	\$ 189,896
RESERVE FUND BALANCE	\$ 76,562
BONDS OUTSTANDING - 9/30/13	\$ 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)
Current Bonds Outstanding	\$ 1,300,000

SECTION D

**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

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 11/30/21	\$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
01/31/22	P/E 12/31/21	\$24,209.84	\$363.15	\$0.00	\$0.00	\$23,846.69	\$19,357.61	\$4,489.08	\$23,846.69
02/28/22	P/E 1/31/22	\$28,532.63	\$427.99	\$0.00	\$0.00	\$28,104.64	\$22,814.01	\$5,290.63	\$28,104.64
03/31/22	P/E 2/28/22	\$6,952.91	\$104.29	\$0.00	\$0.00	\$6,848.62	\$5,559.39	\$1,289.23	\$6,848.62
TOTAL		\$813,505.95	\$12,202.59	\$0.00	\$0.00	\$801,303.36	\$650,460.08	\$150,843.28	\$801,303.36

87% Net Percent Collected

IMAGINE SCHOOL AT NORTH POINT INC					
Net Assessments					\$8,842.03
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	DEBT SERVICE FUND 1999A
10/21/21	11/1/21	5809	\$4,421.02	\$4,421.02	\$4,421.02
10/21/21	2/1/22	5809	\$2,210.51	\$2,210.51	\$2,210.51
10/21/21	5/1/22	5809	\$2,210.50	\$2,210.50	\$2,210.50
Total			\$8,842.03	\$8,842.03	\$8,842.03

SECTION VIII

SECTION B

**Lakeside Plantation CDD
Action Item List
April 2022**

Meeting Assigned	Action Item	Assigned To	Date Due	Status	Comments
12/16/20	Drainage Behind Tennis Courts	DE		In Process	BOS approved NTE \$3,300 for drainage work. Staff to get additional proposal from Bloomings and use vendor who offers the best price.
5/19/21	Determine Feasibility of Fountains and/or Aerators on Certain Ponds	DE		On Hold	Project put on hold due to budget constraint.
6/16/21	Access Control System and Security Cameras	AM		In Process	BOS approved proposal with ADT 03.16.2022. Staff will work on implementation checklist. Staff has sent the contract to ADT for signature.
8/18/21	Traffic Calming - Speed Humps, Speed Bumps, Speed Tables on Scarlett and/or enhanced traffic enforcement with North Port Police	DE/DM		In Process	Preliminary information on locations for speed humps/bumps/tables presented to BOS 11.17.2021 (note proposal needs to be updated for costs). North Port Police Department conducted a speed study and the results were presented to BOS 03.16.2022. BOS may consider enhanced traffic enforcement 04.20.2022. High traffic hours between 5-8pm lowest between 11am-3pm. Cost is \$41/hour for a 3-hour minimum, this is not a budgeted line item for the current FY.
	Pool Equipment Area Drainage	DE		In Process	Proposal presented for BOS consideration 03.16.2022. DE asked to bring back additional proposal (for a minimum of two proposals) to consider at 04.20.2022 BOS meeting.
1/19/22	Nuisance Vegetation in Natural Areas	DE		On Hold	DE recommends removal of exotics and grapevines and thinning of palmettos in natural buffer areas. Budget \$20K in FY2023.
1/19/22	Consideration of Tax Certificate Purchase	DM/DC		In Process	01.19.2022 BOS approved staff investigation into feasibility of purchase of unsold tax certificates on Lot #3 and Lot #6 - Lakeside Marketplace with the ultimate goal to acquire property through tax deed. BOS to move forward with project in tandem with FY2023 budget cycle. Assessment hearing (to use capital project monies to fund tax certificate purchase) to be scheduled 08.17.22
1/19/22	Stormwater Needs Analysis Report	DE		In Process	Draft report due to be presented to BOS May 2022. Final report due to County June 2022. Report is in process and DE is gathering information from DM and other pertinent records.

SECTION C

SECTION 1

MONTHLY SUMMARY REPORT

March 2022

Submitted by:

Margie Gerstmann, Lifestyle and Facility Director

Alex Murphy, Regional Director

Lakeside Plantation CDD

WTS
INTERNATIONAL

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FACILITY MAINTENANCE & OPERATIONS

ITEM	STATUS	CONCLUSION
Back of clubhouse speaker not working.	IN PROGRESS	Two were replaced, need to replace 3 rd .
Treadmill needs new track, elliptical needs repair.	IN PROGRESS	Seeking quotes for replacement of cardio equipment.
Rocking chairs in need of paint	COMPLETED	Bob repainted all chairs
Finalize access control/camera security system proposals	IN PROGRESS	Team is working on the contract
Sidewalk repairs needed on Plantation Blvd.	COMPLETE	City came out to fix hazardous sidewalk area
Pickleball Court has multiple cracks.	IN PROGRESS	Presenting proposals in April meeting
Increased water usage at fountain area	IN PROGRESS	TBD
Repainting tennis court benches	COMPLETED	

LANDSCAPING

ITEM	STATUS	CONCLUSION
Dead or dying bushes and plants to be removed and replaced	COMPLETE	Planted around clubhouse area
Spring Flowers have been planted	COMPLETE	Planted throughout clubhouse and Plantation Blvd.

Professionally Managed By:

W T S INTERNATIONAL

Lakeside Plantation CDD

PROGRAMMING

As we move into warmer weather we are offering more outdoor socials and events. Below is a list of the March program offerings along with participation numbers.

PROGRAM	DATE	ATTENDANCE
Coffee & Donuts	03/01/2022	17
Bingo	03/09/2022	40
Wine and cheese	03/11/2022	26
Meet and Greet with Cliff (Tennis Pro)	03/12/2022	24
Pool and Pizza Party	03/14/2022	58
St. Paddy's Day Party	03/17/2022	38
Bingo	03/22/2022	42



Professionally Managed By:

WTS INTERNATIONAL

Lakeside Plantation CDD

CUSTOMER SERVICE

Below are several comments from residents to staff members received throughout the month. The Lifestyle Director maintains an open door policy and welcomes feedback and suggestions on programming and amenities.

POSITIVE (+) OR NEGATIVE (-)	COMMENT	ACTION TAKEN
Negative	Residents brought me out to see the cleanliness of our pool and what areas they felt needed to be addressed.	Spoke with Kevin from Dart Pools and asked him to please be more conciseness of his cleaning of the pool and to please increase vacuuming and scrubbing tile.
Positive	Two residents came in to let me know that pool is looking much better.	We will continue to work with Kevin from Dart Pools.
Positive	Residents have sent emails and stopped in to say they appreciate the weekly updates.	We will continue to send every week with any important information.
Positive	Received multiple emails and in person comments about the March pool party thanking us and stating how much they enjoyed.	We will continue to add outdoor poolside events with entertainment.

FORECAST

DESCRIPTION OF UPCOMING PROGRAM OR EVENT	DATE(S)
Wine and Cheese Social	04/01/2022
Coffee and Donuts	04/06/2022
Easter Egg Hunt/pictures with the Easter Bunny/games	04/16/2022
Adult Craft – Earth Day – Alcohol ink trinket dish	04/22/2022
Earth Day Celebration for kids – Earth day planting, recycled crafts and a dirt cake	04/24/2022
Gift Card Bingo	04/26/2022

CURRENT ADMIN ACTION ITEMS	WHO WILL DO THIS?	DUE DATE
Revamp New resident orientation/registration form	Alex/Margie	To be completed with completion of access control system
Creation of Emergency Action Plan	Margie/Alex	End of April –before hurricane season
Team review of Amenity Policy to submit comprehensive recommendations	Alex/Margie /Courtney	Management to submit to District Staff by May, hearing to be scheduled for June meeting.
Actively seeking a tennis maintenance person	Margie/Alex/AAG Recruiting team	

SECTION 2

Professional Fountain Services LLC
2227 Stratford Dr
Sarasota, FL 34232
(941) 320-8279
PFS@Professionalfountainservices.com



ADDRESS

Margie Gerstmann
Lakeside Plantation CDD
2200 Plantation Blvd
Plantation, Blvd 34289

Estimate 1696

DATE 04/08/2022

ACTIVITY	QTY	RATE	AMOUNT
One time cleaning ARCHITECTURAL FOUNTAIN SYSTEM: EMPTY FOUNTAIN CLEAN FOUNTAIN STRUCTURE INSIDE/OUTSIDE WITH PRESSURE WASHER CLEAN NOZZLES & LIGHTS CLEAN TILES WITH ACID CHECK VAULT INCLUDING ELECTRICAL, CONTROL BOX, MOTORS, PUMPS, PLUMBING CLEAN FILTRATION SYSTEM CHECK FOR LEAKS FILL FOUNTAIN & STARTUP	2	800.00	1,600.00
Monthly maintenance ARCHITECTURAL FOUNTAIN SYSTEM:MONTHLY FULL DIAGNOSTIC CLEAN NOZZLES & LIGHTS CHECK FILTRATION SYSTEM/CLEAN CHECK ALL ELECTRICAL ADD TABLETS AS NEEDED CLEAN STRUCTURE (PRESSURE WASH IF NEEDED ONLY)	2	250.00	500.00
Service Call SERVICE CALL OUTSIDE OF CONTRACT (PARTS FOR REPAIRS ARE NOT INCLUDED)	1	200.00	200.00

This is an estimate for Lakeside Plantation. The monthly maintenance consists of one visit per month to service two Architectural Fountain Systems. The site will be billed \$500.00 per month.

All of the above will be serviced on the fountains. Any additional services provided will be added to the invoice. Any

additional visits to the site will be billed separately.

If you have any questions or concerns please call or email us.

Thank you,

TOTAL	\$2,300.00
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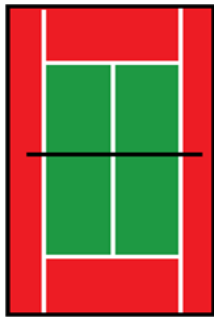
Accepted By

Accepted Date

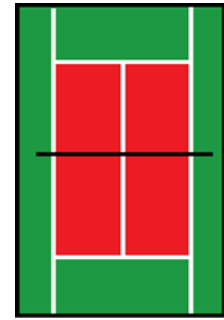
SECTION 3

Pickleball Resurface/ New Asphalt Comparison	Welch Tennis	Stewart Tennis
Cost for resurface	\$8,850.00	\$7,500.00
Cost for new asphalt court	\$82,990.00 for asphalt / \$101,930.00 for cushioned asphalt	\$31,500 for asphalt / \$36,500 for cushioned asphalt
Description for New asphalt court	<ul style="list-style-type: none"> • New fencing will be reinstalled • Concrete will be removed • If extra filler is needed, it will be brought in at LSP's expense. • Approximately 6 inches of base material and 1½ inches of compacted asphalt hot mix • Court will be flooded to check for bird baths • Surface: 2 filler coats of Deco Acrylic resurfacer material will be applied to court surface followed by 2 coats of Deco color MP • Lines will be painted • Posts and nets replaced • Contractor will provide Aluminum court number signs, court sponge unit and clean court units 	<ul style="list-style-type: none"> • New fencing will be reinstalled (included in price) • Concrete will be removed • If dirt filler is needed it will be brought in at \$350.00 a load at LSP's expense. • Court will be flooded to check for bird baths • Approximately 6 inches of base material and 1½ inches of compacted asphalt (type 3) • Surface: 2 filler coats of Acrylic resurfacer plus silica sand to bond and seal will be applied to court surface followed by 2 coats of color with silica sand • Lines will be painted • Posts and nets replaced
Options	<ul style="list-style-type: none"> • Fiberglass overlay - \$2,000 (included in price) • Basketball hoop replacement - \$6,490.00 (included in price) 	<ul style="list-style-type: none"> • Stewart is not removing basketball post
Warranty	1 year	2 years
Description of court resurface	<ul style="list-style-type: none"> • Contractor shall remove loose dirt, mildew, oil spots and foreign matter from courts • Contractor will remove grass or other vegetation growing on the pad surface, sterilize and patch with acrylic patch binder as necessary. • Patch cracks wider than 1/16 inch with acrylic crack filler (not including expansion joints). All filled cracks will be sanded level with surrounding court surface. • Contractor cannot guarantee that new cracks will not appear in the future. • All areas holding 1/8 inch of water for more than one hour after flooding shall be patched using up to five gallons of acrylic patch binder. 	<ul style="list-style-type: none"> • Court to be cleaned of all trash, sand, and debris. • Court to be flooded with water and allowed to dry in direct sunlight for one hour to identify low areas (bird baths). 70 degrees or better and on a clear day. Any areas still holding water, the thickness of a nickel, will be patched to level. • This is a concrete court. The concrete joints are raised and causing small, lifted areas. We can smooth and patch these as close to level as possible. However. These will come back as we cannot guarantee concrete. • Surface Coats #1 and #2: two coats of acrylic resurfacer plus silica sand over entire court to bond and seal. • Coats #3 and #4: Two coats of color to be applied using silica sand, these are the wear and texture courses.

- If additional court patching is needed, the Contractor shall supply the additional patch binder and apply it at a rate of \$200.00 per five-gallon pail upon written approval of the Owner.
- All patches will be sanded level with surrounding court surface. Due to settling of the court regulation slope of 1" in every 10' for proper drainage may not be attainable regardless of the patching specified.
- Apply one (1) coat of Deco Acrylic Resurfacer, a concentrated and pigmented emulsion fortified with silica sand to provide a leveling and filler coat for succeeding color applications.
- Apply two (2) coats of Deco Color MP with silica sand to provide a tough, durable, textured playing surface in the Owner's choice of standard colors.
- Accurately locate, mark, and paint two inch wide playing lines, using white striping heavy bodied acrylic latex compound with pigments and mineral filler to form a high hiding line for application of concrete or acrylic color coated surfaces.
- Paint the existing net posts and re-install the existing nets.
- **Contractor cannot guarantee that repaired cracks will not reappear in the future.**
- **Cracks that are substantially through the concrete are structural. The only way to correct structural cracks is to replace the concrete.**
- **The Owner(s) may prefer to pay a smaller amount to repair these cracks rather than suffer the cost of concrete replacement. Expansion and contraction on each side of a structural crack will result in the reappearance of the crack, based on temperature change of the concrete. This will occur in several days, weeks or months, but the cracks will reappear.**
- We will install two sets of pickle ball lines on each end of court according to USPBA standards.
- We will also install basketball lines on half the court, to match current layout. Net Posts: STCF will provide one new set of net posts
- We will provide 1 new pickleball net Guarantee: This surface comes with a 2-yr. guarantee against peeling, lifting and unusual fading.
- **Contractor CANNOT guarantee concrete.**



Stewart
Tennis Courts & Fencing, Inc.
 311 Terra Ceia Road, Palmetto, FL 34221
 Office: 941-746-7718
 Fax: 941-746-7116
 Toll Free: 1-800-232-3490
 tim.stewarttennis@gmail.com
 CBC1252242



Lakeside Plantation
2200 Plantation Blvd
North Port, FL 34289
941-423-5500
Attn: Margie Gertsman
manager@lakesideplantationcdd.com

Scope- for pickle ball court/basketball court 64' x 64'

STC and F will remove existing fence and save for reinstall. We will also remove existing concrete court down approximately 6 inches, whatever gets us down to the dirt for new court installation. Once existing court have been removed STC and F will perform the following.

FILL DIRT: Fill dirt may be needed. If fill dirt is required, it will be brought in at \$350.00 per load.

Base: STCF will supply a base for the courts. Crushed concrete or equal.

Paving: a 1 ½ inch course asphalt (type 3) surface will be installed and compacted.

All outside corners will be paved at a 90-degree angle to match existing courts as close as possible.

Total for this section: \$20,000.00

Customers initials: _____

Surface section for a cushion surface

Cleaning: Court will be cleaned of all dirt, sand and debris and any loose debris using scrapers, blowers and brooms.

Flooding: Court will be flooded with water and allowed to dry for one hour in direct sunlight. All areas "if needed" that hold water will be marked and identified.

Patching: Any areas that hold water for more than an hour, in direct sunlight and at least 70 degrees the thickness of a nickel will be patched to level.

Coat 1: One coat of acrylic resurfacer along with silica sand will be applied to entire surface. This coat will smooth out irregularities and blemishes.

Coats 2 and 3: 2 coats of cushion material will be applied. These coats will be big cushion.

Coats 4, 5 and 6: 3 coats of cushion will be applied. These coats being small will fill in large cushion.

Coats 7 and 8: 2 coats of color over entire surface will be applied for looks, wear and texture.

Playing lines: 2" white playing lines will be applied to court according to USPBA guidelines

Total for this section: \$10,500.00

Customers Initials: _____

Net Post: STC and F will install 1 set of net post sleeves for tennis court in concrete (500 lbs each)
Sleeve holes will be 18" X 18" x 24 "
Sleeves will be PVC
This will be for 1 pickleball court closest to the parking lot

Fencing Section:

We will reinstall approximately 250 feet of fence that was removed. We will match existing fence design as close as possible. We will reinstall two gates at the sidewalks. Corner and end posts will be 3" and line posts will be 2 1/2" inches. All posts will be set in concrete.

Total cost for this section: **\$6,000.00**

Customers initials: _____

We will need access to the court for our equipment. Any damaged caused by our equipment, can be repaired but there will be an addition cost for these repairs as the court is full enclosed with tree and pavers.

*A 1/3 deposit of \$12,167.00 is due upon contract signing
A 1/3 payment of \$12,167.00 is due once asphalt is paved
Final 1/3 payment of \$12,166.00 is due upon job completion*

*Stewart will not be held responsible for damage done to sprinklers plants, grass and/or sidewalks. However, we can repair them but there will be a charge
If weather is colder than 50 degrees and our rain chances are 50%, or higher, we choose if we work that day or days.*

We propose hereby to furnish material and labor- complete in accordance with above specifications in the sum of: **\$36,500.00**

**All monies due upon completion of each phase. Final pay upon completion of entire job.
Any permits or engineering fees are not included in these prices. If these are required, STC&F will obtain, and supply required permits but the fees plus contractor's time are to be reimbursed by owner.**

Note: The above prices and specifications are subject to change after **30** days.

Authorized Signature _____ Date: _____

SECTION 4

Conditioned Air
 The Comfort People Since 1962®
 888.COLD.AIR
 941.893.6450 • 239.643.2445
 conditionedair.com

Honest
 Air Conditioning
 941.496.7566
 honestacofvenice.com



Invoice# 944606
Date: 4/8/2022
WO# 944606

Please remit payment to: Conditioned Air, 3786 Mercantile Ave, Naples, FL 34104

Customer PO#

Bill To: 179822 CLUBHOUSE AT LAKESIDE PLANTATION
 2800 PLANTATION BLVD
 NORTH PORT, FL 34289

Location: 50106284 CLUBHOUSE AT LAKESIDE PLANTATION
 2800 PLANTATION BLVD
 NORTH PORT, FL 34289

Equipment

Manufacture	Model	Serial Number	Description	System
Johnson Controls	TC7B6021SA	W1N8440947	Condensing unit right side of building	
Carrier	38AKS016---510--	3800F34025	Condensing unit right side of building	
Champion	TC7B3621SA	W1E8838442	Condensing unit left side of building	
Carrier	40RM-016--B610HC	4600F44585	Air handler location mechanical room right side of main building	
Champion	AE60CX22G	W2G0957944	Air handler	
Champion	E42CBF21C	W1C8615809	Location left side of building a mechanical room by ladies restroom	

Tech Code	Service Date
748 PENN - CHRISTOPHER	4/8/2022

Work Description:

[[Tech #748 PENN - CHRISTOPHER Service Date: 04/08/2022]]

PLANNED MAINTENANCE

FILTERS: Yes ordered three 16 x 16 x 2 filters to complete filter change on large carrier system

CHECKED ALL ELECTRICAL CONNECTIONS: Yes

DRAIN LINES: Yes

WATER SAFETY OPERATIONAL: Yes

ADDED ALGAE TABS TO DRAIN PANS: Yes

CHECKED TSTAT: Yes

BATTERIES: Yes

CHECKED FOR COMMON AT TSTAT: Yes

UV SYSTEM: Yes recommend replacing two bulbs in large carrier system

RECOMMENDED ACTIONS: Large carrier system is low on refrigerant quoted \$196 per pound customer decline adding refrigerant at this time due to repair possibly being over \$1,000 to balance system charge back to factory specs May take 5 to 15 lb or more of refrigerant. Large carrier system is leaking water on mechanical room floor due to a failed drain pan unit is heavily corroded and in poor condition highly recommend replacing ASAP due to condition of equipment and high cost of repairs conditioned air is not responsible for any property damage unit may cause. applied silicone to crack in pan per maintenance Personnel request to slow water leak Billiards room and gym HVAC systems are low on 410A refrigerant recommended adding to balance system charge quoted \$116 a pound

"Please leave us your feedback at ConditionedAir.com. You can also look us up on Google.com for a quick google review. We appreciate your feedback."

Solution Code	Description	\$
Pm	PLANNED MAINTENANCE	0.00

Payments

Method: MAINT

Method:

Ref:

Ref:

Amount: \$0.00

Amount: \$0.00

SubTotal:	\$0.00	Tax:	\$0.00	Total:	\$0.00	Total due:	\$0.00
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MUSEAU

MARGIE

[Click Here](#) to take the survey

Recommendations:

50106284 - CLUBHOUSE AT LAKESIDE PLANTATI Call# 944606 . Manu: Carrier Model# 38AKS016---510-- Sr# 3800F34025 Loc#

Serv&Maint Outdoor

- Supply Voltage 209V
- Compressor Amps High Stage 28A
- Cond Fan Amps 3/2.4A
- Capacitor Rated 12.5/12.5/12.1 MFD Reading 11.6/MFD
- NOTE Sight glass flashing low TD on air handler

50106284 - CLUBHOUSE AT LAKESIDE PLANTATI Call# 944606 . Manu: Carrier Model# 40RM-016--B610HC Sr# 4600F44585 Loc#

Serv&Maint Outdoor

- Supply Voltage 209V
- Compressor Amps High Stage 28A
- Cond Fan Amps 3/2.4A
- Capacitor Rated 12.5/12.5 MFD Reading 11.7/12.1MFD

Service and Maintenance Indoor

- Blower AMPS 6.7A
- Return Temp 76°F
- Supply Temp 65°F
- Delta T 11°F

50106284 - CLUBHOUSE AT LAKESIDE PLANTATI Call# 944606 . Manu: Champion Model# AE60CX22G Sr# W2G0957944 Loc# Right side of building mechani

Service and Maintenance Indoor

- Blower AMPS 5.5A
- Return Temp 77°F
- Supply Temp 57°F
- Delta T 20°F
- Indoor Unit Voltage 212V

50106284 - CLUBHOUSE AT LAKESIDE PLANTATI Call# 944606 . Manu: Champion Model# E42CBF21C Sr# W1C8615809 Loc#

Service and Maintenance Indoor

Blower AMPS 6.3A

Return Temp 77°F

Supply Temp 59°F

Delta T 18°F

Indoor Unit Voltage 212V

50106284 - CLUBHOUSE AT LAKESIDE PLANTATI Call# 944606 . Manu: Champion Model# TC7B3621SA Sr# W1E8838442 Loc#

Serv&Maint Outdoor

Supply Voltage 209V

Compressor Amps High Stage 6.9A

Cond Fan Amps 1.7A

Capacitor Rated 45/43.9 MFD Reading /MFD

Head Pressure 243PSI

LSAT temp 81°F

Liquid Line Temp 80°F

SUBCOOL 1°F

Suction Pressure 119PSI

VSAT temp 40°F

Suction Line Temp 69°F

SUPERHEAT 29°F

50106284 - CLUBHOUSE AT LAKESIDE PLANTATI Call# 944606 . Manu: Johnson Controls Model# TC7B6021SA Sr# W1N8440947 Loc#

Serv&Maint Outdoor

Supply Voltage 201V

Compressor Amps High Stage 10.4A

Cond Fan Amps 1.9A

Capacitor Rated 70/69.3 MFD Reading /MFD

Head Pressure 261PSI

LSAT temp 86°F

Liquid Line Temp 84°F

SUBCOOL 2°F

Suction Pressure 106PSI

VSAT temp 34°F

Suction Line Temp 44°F

SUPERHEAT 10°F