



Lakeside Plantation

Community Development District

Joe Szewczyk, Chairman

María Chichelli, Vice Chairman

Alan Sabol, Assistant Secretary

Bonnie Benjamin, Assistant Secretary

Nabil Roumy, Assistant Secretary

October 19, 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
October 19, 2022
6:00 p.m.

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. Audience Comment Tracker
- V. District Engineer
 - A. Consideration of New Rate Schedule for FY23
- VI. New Business Items
 - A. Blooming's Update
 - B. Consideration of Proposals from LMP
 - C. Consideration of Palm Removal – Joshua Tree
 - D. Ratification of Landscape Agreement with LMP
- VII. Business Administration
 - A. Approval of Minutes of the September 21, 2022 Meeting
 - B. Approval of Check Register
 - C. Balance Sheet and Income Statement
 - D. Special Assessment Receipts Schedule
- VIII. General Audience Comments
- IX. Staff Reports
 - A. Attorney

B. District Manager

1. Hurricane Ian Update
 - a. Hurricane Ian Damage Report
 - b. Ratification of Invoices Related to Hurricane Ian Damage (to date)
 - i. LMP Debris Clean-up
 - ii. Tarping for Clubhouse
 - iii. Property Restoration Agreement with Signal
 - iv. Innotech Construction Services – Pergola Repair
 - c. FEMA Claims Discussion
 - d. Proposals for Approval
 - i. Roofing Proposals
 1. Consideration of Proposal from First Class Roofing
 2. Consideration of Proposal from US Roofing (to be provided under separate cover)

C. Amenities Manager

1. Hurricane Ian Recovery Action Plan

- X. Other Business
- XI. Supervisors Requests
- XII. Next Scheduled Board Meeting is November 16, 2022 at 6:00 p.m. at Lakeside Plantation Clubhouse
- XIII. 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

MEETING DATE	RESIDENT NAME	RESIDENT ADDRESS	COMMENT(S)	FOLLOW-UP REQUIRED
6/15/22	Theresa Mahoney	1520 Scarlett Avenue	Parking	
6/15/22	Donna Keller	2395 Savannah Drive	Tax Certificate	
6/15/22	Monica Lewis	1560 Scarlett Avenue	Resolution 2022-10	

SECTION V

SECTION A



September 1, 2021

Mr. George Flint, District Manager
Lakeside Plantation CDD
c/o Governmental Management Services - Central Florida, LLC
135 West Central Blvd
Suite 320
Orlando, FL 32801

Re: Lakeside Plantation Community Development District Rate Schedule

Dear Mr. Flint and Board of Supervisors:

Like many firms, we try to absorb increased expenses on a yearly basis but rising labor, health care, home and fuel costs have exceeded everyone's expectations, especially here in Southwest Florida. Revising our rates has also become necessary for us to retain and attract employees with the level of professional expertise that you have come to expect from us.

Attached is our new rate schedule that went into effect on July 13, 2021. We believe our new rates continue to remain competitive with that of other top-tier consulting firms. Our master contract allows us to take a fee modification before the Board once a year. We would appreciate it if this could be addressed at the next Board Meeting in September for an October 1, 2021 start date. You may want to attach these new rates to your Professional Services Agreement with us for future reference.

After 75 years, our firm's focus remains the same and that is your satisfaction. Your project is important to us and if there is anything we can do better to help you, please let us know.

Very truly yours,

JOHNSON ENGINEERING, INC.

Andrew D. Tilton
For the Firm

Enclosure
ADT/20150050-000/mfc



PROFESSIONAL SERVICES HOURLY RATE SCHEDULE July 13, 2021

Professional

9	\$250
8	\$230
7	\$210
6	\$190
5	\$165
4	\$150
3	\$140
2	\$120
1	\$110

Technician

6	\$155
5	\$130
4	\$110
3	\$95
2	\$75
1	\$65

Administrative

3	\$90
2	\$80
1	\$65

Field Crew

4-Person	\$220
3-Person	\$190
2-Person	\$150

Field Equipment

Field Equipment on Separate Schedule

Expert Witness \$300

**Reimbursable Expenses
and Sub-Consultants** Cost + 10%

Construction Engineering and Inspection (CEI Services)

CEI Services Manager	\$175
CEI Senior Project Administrator	\$155
CEI Project Administrator	\$140
Contract Support Specialist	\$120
Senior Inspector	\$110
CEI Inspector III	\$100
CEI Inspector II	\$90
CEI Inspector I	\$80
Compliance Specialist	\$90
CEI Inspector's Aide	\$65



September 6, 2022

Ms. Jordan Lansford, District Manager
Lakeside Plantation CDD
c/o Governmental Management Services
4648 Eagle Falls Place
Tampa, FL 33619

Delivered via jlansford@gms-tampa.com

Re: Johnson Engineering, Inc. - New Rate Schedule

Dear Ms. Lansford and Board of Supervisors:

Like many firms, we try to absorb increased expenses on a yearly basis but rising labor, health care, home and fuel costs have exceeded everyone's expectations, especially here in Southwest Florida. Revising our rates has also become necessary for us to retain and attract employees with the level of professional expertise that you have come to expect from us.

Attached is our new rate schedule that went into effect on August 9, 2022. Our master contract allows us to take a fee modification before the Board once a year. We believe our new rates continue to remain competitive with that of other top-tier consulting firms. We would appreciate it if this could be addressed at the next Board Meeting in September for an October 1, 2022, start date. You may want to attach these new rates to your Professional Services Agreement with us for future reference.

After 75 years, our firm's focus remains the same and that is your satisfaction. Your project is important to us and if there is anything we can do better to help you, please let us know.

Very truly yours,

JOHNSON ENGINEERING, INC.

Andrew D. Tilton
For the Firm

Attachment
ADT/mfc
20150050-000



PROFESSIONAL SERVICES HOURLY RATE SCHEDULE

August 9, 2022

Professional

9	\$300
8	\$245
7	\$225
6	\$200
5	\$175
4	\$160
3	\$150
2	\$125
1	\$115

Technician

6	\$165
5	\$140
4	\$120
3	\$100
2	\$80
1	\$70

Administrative

3	\$95
2	\$85
1	\$70

Field Crew

4-Person	\$245
3-Person	\$210
2-Person	\$165

Field Equipment

Field Equipment on Separate Schedule

Expert Witness \$400

**Reimbursable Expenses
and Sub-Consultants** Cost + 10%

Construction Engineering and Inspection (CEI Services)

CEI Services Manager	\$185
CEI Senior Project Administrator	\$165
CEI Project Administrator	\$150
Contract Support Specialist	\$125
Senior Inspector	\$115
CEI Inspector III	\$105
CEI Inspector II	\$95
CEI Inspector I	\$85
Compliance Specialist	\$95
CEI Inspector's Aide	\$70

SECTION VI

SECTION B



PO Box 267
Seffner, FL 33583
O: 813-757-6500
F: 813-757-6501

Estimate

Submitted To:

Lakeside Plantation CDD
c/o GMS -Tampa LLC
4648 Eagle Falls Pl
Tampa, FL 33619

Date	8/31/2022
Estimate #	79231
LMP REPRESENTATIVE	
SR	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
Brazilian pepper clean up at the plant bed in the front entrance of Lakeside Plantation. Clean-up	40	50.19	2,007.60
Estimate is only good for 21 days from the date of the estimate.			

TERMS AND CONDITIONS:**TOTAL****\$2,007.60**

LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property.

OWNER / AGENT

DATE

PO Box 267
Seffner, FL 33583
O: 813-757-6500
F: 813-757-6501

Estimate

Submitted To:

Lakeside Plantation CDD
c/o GMS -Tampa LLC
4648 Eagle Falls Pl
Tampa, FL 33619

Date	9/9/2022
Estimate #	79368
LMP REPRESENTATIVE	
JL-SI	
PO #	
Work Order #	

Controllers # 1, 2, 3 and 4.

DESCRIPTION	QTY	COST	TOTAL
Install / Replace Hunter Solar Sync ET/Rain/Freeze Sensor Wireless	4	262.00	1,048.00
Install Hunter Solar sync sensors for 4 controllers.			

TERMS AND CONDITIONS:

TOTAL	\$1,048.00
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OWNER / AGENT

DATE _____



PO Box 267
Seffner, FL 33583
O: 813-757-6500
F: 813-757-6501

Estimate

Submitted To:

Lakeside Plantation CDD
c/o GMS -Tampa LLC
4648 Eagle Falls Pl
Tampa, FL 33619

Date	9/9/2022
Estimate #	79369
LMP REPRESENTATIVE	
JL-SI	
PO #	
Work Order #	

Controller # 1 - entrance

DESCRIPTION	QTY	COST	TOTAL
Repair drip irrigation leak	2	5.00	10.00
Replace spray nozzle	21	5.00	105.00
Replace Hunter MP rotator nozzle	8	13.00	104.00
Replace 6 inch spray head	11	24.00	264.00
Raise / straighten heads	1	4.00	4.00
Relocate head	2	29.00	58.00
Replace rotor	1	38.00	38.00
Initial irrigation inspection repairs needed: Repair 2 drip irrigation leaks. Replace 11 leaking or broken 6 inch spray heads. Replace 1 broken or leaking rotor. Reeplace 21 clogged or damaged fixed spray nozzles. Replace 8 clogged or damaged Hunter MP rotator nozzles. Raise or straighten 1 head. Relocate 2 heads for proper coverage.			
NOTE: A seperate proposal will be submitted for: Zone 4 - leaking valve Zone 5 - valve failing to open or close Zone 8 - valve not working			

TERMS AND CONDITIONS:

TOTAL	\$583.00
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OWNER / AGENT

DATE



PO Box 267
Seffner, FL 33583
O: 813-757-6500
F: 813-757-6501

Estimate

Submitted To:
Lakeside Plantation CDD c/o GMS -Tampa LLC 4648 Eagle Falls Pl Tampa, FL 33619

Date	9/9/2022
Estimate #	79370
LMP REPRESENTATIVE	
JL-SI	
PO #	
Work Order #	

Controller # 1 - zones 4, 5 and 8.

DESCRIPTION	QTY	COST	TOTAL
Replace / Install 2 inch scrubber valve	3	445.00	1,335.00
Replace 14 x 19 x 12 inch valve box w/green lid	1	85.00	85.00
Replace 3 faulty 2 inch irrigation control valves. Replace damaged rectangular valve box.			

TERMS AND CONDITIONS:

TOTAL	\$1,420.00
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OWNER / AGENT

DATE



PO Box 267
Seffner, FL 33583
O: 813-757-6500
F: 813-757-6501

Estimate

Submitted To:

Lakeside Plantation CDD
c/o GMS -Tampa LLC
4648 Eagle Falls Pl
Tampa, FL 33619

Date	9/9/2022
Estimate #	79371
LMP REPRESENTATIVE	
JL-SI	
PO #	
Work Order #	

Controller # 1 - irrigation pump.

DESCRIPTION	QTY	COST	TOTAL
Replace / Install PS-200 HIT Pump Start Relay 2 HP 24 V Replace faulty pump start relay.	1	135.00	135.00

TERMS AND CONDITIONS:

TOTAL	\$135.00
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OWNER / AGENT

DATE



PO Box 267
Seffner, FL 33583
O: 813-757-6500
F: 813-757-6501

Estimate

Submitted To:

Lakeside Plantation CDD
c/o GMS -Tampa LLC
4648 Eagle Falls Pl
Tampa, FL 33619

Date	9/9/2022
Estimate #	79372
LMP REPRESENTATIVE	
JL-SI	
PO #	
Work Order #	

Controller # 1 - entrance

DESCRIPTION	QTY	COST	TOTAL
Install I2C800PL Hunter ICC2 Modular Controller 8 Station Indoor/Outdoor Plastic Wall Mount Cabinet	1	435.00	435.00
Install ICM800 Hunter ICC/ICC2 Expansion Module 8 Station	1	220.00	220.00
Replace / Upgrade irrigation controller.			

TERMS AND CONDITIONS:

TOTAL	\$655.00
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OWNER / AGENT

DATE



PO Box 267
Seffner, FL 33583
O: 813-757-6500
F: 813-757-6501

Estimate

Submitted To:
Lakeside Plantation CDD c/o GMS -Tampa LLC 4648 Eagle Falls Pl Tampa, FL 33619

Date	9/9/2022
Estimate #	79373
LMP REPRESENTATIVE	
JL-SI	
PO #	
Work Order #	

Controller # 2.

DESCRIPTION	QTY	COST	TOTAL
Replace spray nozzle	39	5.00	195.00
Replace 6 inch spray head	7	24.00	168.00
Replace Hunter MP Rotator nozzle	5	13.00	65.00
Raise / Straighten head	31	4.00	124.00
Replace rotor	6	38.00	228.00
Repair flex pipe leak	1	11.00	11.00
Initial irrigation inspection repairs needed: Replace 7 broken or leaking 6 inch spray heads. Replace 6 broken or leaking rotors. Replace 39 clogged or damaged fixed spray nozzles. Replace 5 Hunter MP Rotator nozzles. Raise or straighten 31 heads. Repair 1 flex pipe leak.			
NOTES: A seperate proposal will be submitted for: Zone 11 - leaking valve Zone 14 - valve not working from controller			

TERMS AND CONDITIONS:

TOTAL	\$791.00
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OWNER / AGENT

DATE

PO Box 267
Seffner, FL 33583
O: 813-757-6500
F: 813-757-6501

Estimate

Submitted To:

Lakeside Plantation CDD
c/o GMS -Tampa LLC
4648 Eagle Falls Pl
Tampa, FL 33619

Date	9/9/2022
Estimate #	79374
LMP REPRESENTATIVE	
JL-SI	
PO #	
Work Order #	

Controller # 2 - zone 11.

DESCRIPTION	QTY	COST	TOTAL
Replace / Install 2 inch scrubber valve	1	445.00	445.00
Replace leaking 2 inch irrigation control valve.			

TERMS AND CONDITIONS:

TOTAL

\$445.00

LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

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OWNER / AGENT

DATE _____



PO Box 267
Seffner, FL 33583
O: 813-757-6500
F: 813-757-6501

Estimate

Submitted To:
Lakeside Plantation CDD c/o GMS -Tampa LLC 4648 Eagle Falls Pl Tampa, FL 33619

Date	9/9/2022
Estimate #	79375
LMP REPRESENTATIVE	
JL-SI	
PO #	
Work Order #	

Controller # 2 - zone 14.

DESCRIPTION	QTY	COST	TOTAL
Track, locate, troubleshoot and repair irrigation valve not working from controller. This will be done on a time and materials basis with a not to exceed limit of \$ 200.00 and will include minor wire repairs and solenoid if needed. NOTE: This will not include valve replacements. If valve replacement is needed a seperate proposal will be submitted.	1	200.00	200.00

TERMS AND CONDITIONS:

TOTAL	\$200.00
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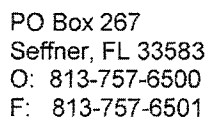
LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

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OWNER / AGENT

DATE

SECTION C



Submitted To:

Lakeside Plantation CDD
c/o GMS -Tampa LLC
4648 Eagle Falls Pl
Tampa, FL 33619

Date	9/8/2022
Estimate #	79346
LMP REPRESENTATIVE	
CB	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
Flush cut 3 dead palms			
Flush cut	3	1,360.00	4,080.00
Estimate is only good for 21 days from the date of the estimate.			

TERMS AND CONDITIONS:

TOTAL	\$4,080.00
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OWNER / AGENT

DATE _____



ESTIMATE #5243

SENT ON:

Sep 07, 2022

RECIPIENT:

Lakeside Plantation

2200 Plantation Boulevard
North Port, Florida 34289

SENDER:

Joshua Tree, INC

2620 Brightside Court
Cape Coral, Florida 33991

Phone: 2398886817

Email: jtooffice@myjoshuatree.com

Website: www.myjoshuatree.com

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
Palm Removals	Remove (3) Dead Palm Trees Grind stumps Haul all material off-site to Horticulture Facility	1	\$2,300.00	\$2,300.00
2nd picture		1	\$0.00	\$0.00

Total

\$2,300.00

This quote is valid for the next 30 days, after which values may be subject to change. All debris will be hauled off site & disposed of in a proper facility. All work will be performed to ANSI A300 Standards with an Arborist on site at all times. Joshua Tree, INC is not responsible for damage to underground utilities or irrigation when stump grinding services are preformed.

Signature: _____ Date: _____

SECTION D

LANDSCAPE AND IRRIGATION MAINTENANCE AGREEMENT

THIS AGREEMENT ("Agreement") is made and entered into this 1st day of September 2022, by and between:

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in the City of North Port, Florida, whose mailing address is 4648 Eagle Falls Place, Tampa, Florida 33619 (the "**District**"), and

LANDSCAPE MAINTENANCE PROFESSIONALS, INC., a Florida corporation, with an address of 1306 Rome Avenue, Sarasota, Florida 34243 ("**Contractor**").

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including landscaping and irrigation; and

WHEREAS, the District has a need to retain an independent contractor to provide landscape and irrigation maintenance services for certain lands within and around the District; and

WHEREAS, Contractor submitted a proposal and represents that it is qualified, willing and capable to serve as a landscape and irrigation maintenance contractor and provide such services to the District.

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement, it is agreed that Contractor is hereby retained, authorized, and instructed by the District to perform in accordance with the following covenants and conditions, which both the District and Contractor have agreed upon:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

2. CONTRACTOR OBLIGATIONS.

A. Scope of Services. Contractor shall provide the services described in the Scope of Services attached hereto as **Exhibit A ("Work")**, for the areas identified in the Landscape Maintenance Map attached hereto as **Exhibit B ("Landscape Maintenance Area")**, both of which are incorporated herein by this reference. Contractor acknowledges and agrees that the Landscape Maintenance Area may be reasonably adjusted, in the sole discretion of the District, to accurately reflect areas of the Work actually being performed, which adjustments shall not result in change in the price for the Work as reflected in Contractor's fee summary attached hereto as **Exhibit C ("Fee Summary")** and incorporated herein by this reference. Should any work and/or services be required which are not specified in this Agreement or any amendments, addenda, or change orders but

which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by Contractor as if described and delineated in this Agreement.

B. *Acceptance of Site.* By executing this Agreement, the Contractor agrees that the Contractor was able to inspect the site prior to the execution of this Agreement, and that the Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping, in its current condition, and on an "as is" basis. The Contractor shall be strictly liable for the decline or death of any plant material, regardless of whether such decline or death is due to the negligence of the Contractor or a former contractor, except that the Contractor shall not be responsible for fire, cold, storm or wind damage, incurable or uncontrollable diseases, or damage due to vandalism. Upon the occurrence of any such exceptions, Contractor shall immediately notify the District. Contractor shall replace, at Contractor's expense, all plant material that, in the opinion of the District, fails to maintain a healthy, vigorous condition as a result of the Contractor's failure to perform the Work specified herein. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping was not in good condition or that the site was unsuitable for such landscaping.

C. *Manner of Contractor's Performance.* The Contractor agrees, as an independent contractor, to undertake the Work as specified in this Agreement or any Work Authorization (defined herein) issued in connection with this Agreement. All Work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with all applicable industry standards, and as required by the Scope of Services. The performance of all Work and additional services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

D. *Discipline, Employment, Uniforms.* Contractor shall maintain at all times strict discipline among its employees, subcontractors, agents and assigns and represents to the District that it has performed all necessary background checks of the same. Contractor shall not employ for work on the project any person unfit or without sufficient skills to perform the job for which such person is employed. All laborers and foremen of the Contractor shall perform all Work on the premises in a uniform to be designed by the Contractor. No shirtless attire, no torn or tattered attire or slang graphic T-shirts are permitted. No smoking in or around the buildings will be permitted. Rudeness or discourteous acts by Contractor employees will not be tolerated. No Contractor solicitation of any kind is permitted on property.

E. *Rain Days.* In the event that time is lost due to heavy rains ("**Rain Days**"), Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. Contractor shall provide services on Saturdays, if needed to make up Rain Days, with prior notification to and approval by the District Representative(s) (defined herein).

F. *Protection of Property.* Contractor shall use all due care to protect against any harm to persons or property while performing the Work. If Contractor's acts or

omissions result in any damage to property within the District, including but not limited to damage to landscape lighting and irrigation system components, entry monuments, etc., the Contractor shall immediately notify the District and promptly repair all damage – and/or promptly replace damaged property – to the sole satisfaction of the District. If Contractor fails to do so, the District reserves the right to make such repairs and Contractor shall reimburse the costs of such repair or replacement.

G. *District Representative; Reporting.* The District shall designate in writing a person to act as the District Representative with respect to the Work to be performed under this Agreement. The District Representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to Contractor's services, including the Work.

i. The District hereby designates the District Manager or his or her designee, to act as the District Representative.

ii. The District shall have the right to change its designated Representative with written notice to Contractor.

iii. Contractor agrees to meet with the District's representative no less than bi-weekly to walk the property and discuss conditions, schedules, and items of concern regarding this Agreement and to provide a monthly written report summarizing, at minimum, the Work performed during the month, any issues and/or areas of concern and the schedule of Work to be performed for the upcoming month.

iv. Contractor agrees to attend the regularly scheduled meetings of the Board of Supervisors of the District, upon request.

H. *Deficiencies.* Contractor shall identify and promptly notify the District Representative of any deficient areas by written communication, including any explanations of proposed actions to remedy such deficiencies. Upon approval by the District Representative, the Contractor shall take such actions as are necessary to address the deficiencies within a reasonable time period specified by the District Representative, or if no time is specified by the District, within three (3) days and prior to submitting any invoices to the District. Contractor and the District recognize that time is of the essence with this Agreement and that the District will suffer financial loss if the deficiencies are not timely addressed. Should the Contractor fail to address any deficiencies within the time set forth by the District Representatives, the District shall have the rights to, among other remedies available at law or in equity, fine the Contractor one hundred dollars (\$100.00) per day; to withhold some or all of the Contractor's compensation under this Agreement; and to contract with outside sources to perform necessary work with all charges for such services to be reimbursed by Contractor or deducted from the Contractor's compensation.

I. Compliance with Laws. The Contractor shall keep, observe, and perform all requirements of applicable local, state and federal laws, rules, regulations, ordinances, permits, licenses, or other requirements or approvals. Further, the Contractor shall notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, state, or federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any act or omission of the Contractor or any of its agents, servants, employees, or material men, or appliances, or any other requirements applicable to provision of services. Additionally, the Contractor shall promptly comply with any requirement of such governmental entity after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation.

J. Safety. Contractor shall provide for and oversee all safety orders, precautions, and programs necessary for the Work. Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under this Agreement. Contractor shall comply with all OSHA standards. Contractor shall take precautions at all times to protect any persons and property in performing the Work, utilizing safety equipment including but not limited to bright vests and traffic cones.

K. Environmental Activities. The Contractor agrees to use best management practices, consistent with presently accepted industry standards, with respect to the storage, handling and use of chemicals (e.g., fertilizers, pesticides, etc.) and fuels. The Contractor shall keep all equipment clean (e.g., chemical sprayers) and properly dispose of waste. Further, the Contractor shall immediately notify the District of any chemical or fuel spills. The Contractor shall be responsible for any environmental cleanup, replacement of any turf or plants harmed from chemical burns, and correcting any other harm resulting from the Work to be performed by Contractor.

L. Payment of Taxes; Procurement of Licenses and Permits. Contractor shall pay all taxes required by law in connection with the Work, including sales, use, and similar taxes, and shall secure all licenses and permits necessary for proper completion of the Work, paying the fees therefore and ascertaining that the permits meet all requirements of applicable federal, state and local laws or requirements.

M. Subcontractors. Contractor shall not assign any portion of the Work to subcontractors without prior, written approval of the District. In the event any portions of the Work are assigned to subcontractors, Contractor shall be responsible for the satisfactory performance of such work by subcontractors. Nothing in this Agreement shall be construed to create a contractual relationship between any subcontractor and the District.

N. Independent Contractor Status. In all matters relating to this Agreement, Contractor shall be acting as an independent contractor. Neither Contractor nor employees of Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of Contractor, if any, in the performance of this Agreement. Contractor shall not have any authority to assume or create any obligation,

express or implied, on behalf of the District and Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

3. COMPENSATION; TERM.

A. Term. The term of this Agreement shall be from September 1, 2022, to August 31, 2023, unless terminated earlier in accordance with the terms of this Agreement ("Year 1"). Thereafter, this Agreement may be renewed in additional, one (1) year terms commencing October 1st of each year, up to four (4) additional annual renewals, so long as the total compensation under each year and corresponding agreement, including any applicable work authorizations, amendments and change orders thereto, do not exceed the bidding threshold for CATEGORY FOUR pursuant to Sections 190.033 and 297.017, *Florida Statutes*, and the District's Rules of Procedure. Renewal must be agreed to by the parties, in writing, including any increases in price for the renewal year; any renewal or increase in price without such written agreement by the parties shall be null and void.

B. Compensation. As compensation for the Work, the District agrees to pay Contractor an amount not-to-exceed **One Hundred Fifty-Four Thousand Thirty-Nine Dollars and Sixty-Six Cents (\$154,039.66)** per year for Year 1, all in accordance with the Fee Summary attached hereto as **Exhibit C**.

C. Additional Work. Should the District desire that the Contractor provide additional work and/or services relating to the District's landscaping and/or irrigation systems (e.g., additional services or services for other areas not specified in this Agreement), such additional work and/or services shall be fully performed by the Contractor after prior approval of a required Work Authorization. The Contractor agrees that the District shall not be liable for the payment of any additional work and/or services unless the District first authorizes the Contractor to perform such additional work and/or services through an authorized and fully executed Work Authorization, a form of which is attached hereto as **Exhibit D**. The Contractor shall be compensated for such agreed additional work and/or services based upon a payment amount derived from the prices set forth in the Contractor's Fee Summary attached hereto as **Exhibit C**. If pricing for any such additional work or services is not specifically provided for in the exhibits hereto, Contractor agrees to negotiate in good faith on such pricing. Nothing herein shall be construed to require the District to use the Contractor for any such additional work and/or services, and the District reserves the right to retain a different contractor to perform any additional work and/or services.

D. Payments by the District. The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted.

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Consistent with Florida's Prompt Payment Act, section 218.70, et seq., *Florida Statutes*, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.

E. *Payments by Contractor.* Subject to the terms herein, Contractor will promptly pay in cash for all costs of labor, materials, services and equipment used in the performance of the Work, and upon the request of the District, Contractor will provide proof of such payment. Contractor agrees that it shall comply with Section 218.735(6), *Florida Statutes*, requiring payments to subcontractors, material men, suppliers or laborers be made within ten (10) days of receipt of payment from the District. The District may require, as a condition precedent to making any payment to Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that Contractor provide an affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from Contractor, in a form satisfactory to the District, that any indebtedness of Contractor, as to services to the District, has been paid and that Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

4. *TERMINATION.* The District agrees that the Contractor may terminate this Agreement for cause by providing sixty (60) days' written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that, notwithstanding any other provision of this Agreement, and regardless of whether any of the procedural steps set forth in Section 2(H) of this Agreement are taken, the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Any termination by the District shall not result in liability for consequential damages, lost profits, or any other damages or liability. However, upon any termination of this Agreement by the District, the Contractor shall be entitled to payment for all Work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor. On a default by Contractor, the District may elect not to terminate the Agreement, and instead to demand that Contractor cure any failure constituting default and make appropriate deduction or revision to the payment to become due to Contractor. Furthermore, the District reserves the right to pursue any and all available remedies under the law, including but not limited to equitable and legal remedies and withhold payment pending outcome of such dispute.

5. *INSURANCE.*

A. *Insurance Required.* Before commencing any Work, the Contractor shall furnish the District with a Certificate of Insurance evidencing compliance with the requirements of this section. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice

to the District. Insurance coverage shall be primary and written on forms acceptable to the District. Additionally, insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of A-VII. The procuring of required policies of insurance shall not be construed to limit Contractor's liability or to fulfill the indemnification provisions and requirements of this Agreement.

B. *Types of Insurance Coverage Required.* Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:

i. Worker's Compensation Insurance in accordance with the laws of the State of Florida. In the event the Contractor has "leased" employees, the Contractor or the employee leasing company must provide evidence of a Minimum Premium Workers' Compensation policy, along with a Waiver of Subrogation in favor of the District. All documentation must be provided to the District at the address listed below. No contractor or sub-contractor operating under a worker's compensation exemption shall access or work on the site.

ii. Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.

iii. Commercial General Liability Insurance covering Contractor's legal liability for bodily injuries, property damage, contractual, products and completed operations, and personal injury, with limits of not less than \$2,000,000 per occurrence, and further, including, but not being limited to, Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.

iv. Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

v. Umbrella Excess Liability Insurance to cover any liability in excess of the limits of coverage already required and with limits of at least \$1,000,000 per occurrence and \$1,000,000 on aggregate.

C. *Additional Insured.* All policies required by this Agreement, with the exception of Workers' Compensation, or unless specific approval is given by the District, are to be written on an occurrence basis, and shall name the District, and its supervisors, officers, staff, agents, employees, and representatives as additional insured (with the exception of Workers' Compensation insurance) as their interest may appear under this Agreement. Insurer(s), with the exception of Workers' Compensation on non-leased employees, shall agree to waive all rights of subrogation against the District and its supervisors, officers, staff, agents, employees, and representatives.

D. Sub-Contractors. Insurance requirements itemized in this Agreement and required of the Contractor shall be provided on behalf of all sub-contractors, if any and if approved, to cover their operations performed under this Agreement. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to sub-contractors.

E. Payment of Premiums. The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Agreement and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.

F. Notice of Claims. Notices of accidents (occurrences) and notices of claims associated with work being performed under this Agreement shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insured.

G. Failure to Provide Insurance. The District shall retain the right to review, at any time, coverage, form, and amount of insurance. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance to the District and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance. If Contractor fails to pay such cost to the District, the District may deduct such amount from any payment due the Contractor.

6. INDEMNIFICATION.

A. The Contractor shall indemnify, defend, and hold harmless, the District, the District's Board of Supervisors, District staff and the District's agents, officers, employees, contractors, and representatives from and against any and all liability, actions, claims, demands, loss, damage, injury, or harm of any nature whatsoever, arising from the acts or omissions of Contractor, or the Contractor's officers, directors, agents, assigns, employees, subcontractors, or representatives.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, fines, forfeitures, back pay, awards, court costs, mediation costs, litigation expenses, attorney fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), or other amounts of any kind.

C. The Contractor agrees that nothing in this Agreement shall serve as or be construed as a waiver of the District's or its staff, supervisors or consultant's limitations on liability contained in section 768.28, *Florida Statutes*, or other law. Any subcontractor retained by the Contractor shall acknowledge the same in writing, and it shall be Contractor's responsibility to secure such acknowledgments. Further, nothing herein shall be construed to limit or restrict the District's rights against the Contractor under applicable law.

D. In any and all claims against the District or any of its agents or employees by any employee of the Contractor, any subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, the indemnification obligation under this Agreement shall not be limited in any way as to the amount or type of damages, compensation or benefits payable by or for the Contractor or any subcontractor under Workmen's compensation acts, disability benefit acts, or other employee benefit acts.

E. It is understood and agreed that this Agreement is not a construction contract as that term is referenced in Section 725.06, *Florida Statutes*, and that said statutory provision does not govern, restrict or control this Agreement

7. MISCELLANEOUS PROVISIONS

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

B. ***Custom and Usage.*** It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing or due to oversight; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

C. ***Successors.*** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the parties to this Agreement, except as expressly limited in this Agreement.

D. ***Assignment.*** Neither the District nor Contractor may assign this Agreement without the prior written approval of the other, which approval shall not be unreasonably withheld. Any purported assignment without such written approval shall be void.

E. ***Headings for Convenience Only.*** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

F. ***Attorneys' Fees.*** In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and costs for trial, alternative dispute resolution, or appellate proceedings.

G. Agreement. This instrument, together with its Exhibits, shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement. All prior agreements regarding the matters provided herein are hereby superseded and replaced by this Agreement. The Exhibits attached herein are incorporated to the extent that it clarifies certain terms of the Agreement, and to the extent there are any inconsistencies or conflict between this instrument and the Exhibits, this instrument shall control.

H. Amendments. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and Contractor.

I. Authorization. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all the requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this instrument.

J. Notices. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered via hand delivery, mailed by United States certified mail, or by overnight delivery service, to the parties, as follows:

A. If to the District:

Lakeside Plantation
Community Development District
4648 Eagle Falls Place
Tampa, Florida 33619
Attn: District Manager

With a copy to:

Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to Contractor:

Landscape Maintenance
Professionals, Inc.

 ~~1306 Rome Avenue~~ P.O. Box 267
~~Sarasota, Florida 34243~~ Seffner, FL 33583
Attn: ~~Account Manager~~ Scott A. Carlson

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel

for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

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

L. *Controlling Law; Venue.* This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Parties consent to and agree that the exclusive venue for any litigation arising out of or related to this Agreement shall be in a court of appropriate jurisdiction in and for Sarasota County, Florida.

M. *Public Records.* Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Jordan Lansford** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF CONTRACTOR HAS QUESTIONS REGARDING THE
APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*,
TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC**

**RECORDS RELATING TO THIS AGREEMENT,
CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT
JLANSFORD@GMS-TAMPA.COM, (813) 344-4844, AND
4648 EAGLE FALSS PLACE, TAMPA, FLORIDA 33619.**

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

O. *Arm's Length Transaction.* This Agreement has been negotiated fully between the District and Contractor as an arm's length transaction. The District and Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

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

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

R. *E-Verify.* The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, Florida Statutes, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), Florida Statutes, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of this Agreement

S. Compliance with section 20.055, Florida Statutes. The Contractor agrees to comply with section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with section 20.055(5), *Florida Statutes*.

[Remainder of this page intentionally left blank]

IN WITNESS WHEREOF, the parties execute this agreement the day and year first written above.

ATTEST:

**LAKE SIDE PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**


By: Jordan Carter
☐ Secretary
☒ Assistant Secretary


By: _____
☒ Chairperson
☐ Vice Chairperson

WITNESS:

**LANDSCAPE MAINTENANCE
PROFESSIONALS, INC.**


By: Chad Carter
Its: Chad Carter


By: Scott A. Carlson
Its: V.P./b.m.

- Exhibit A:** Scope of Services
Exhibit B: Landscape Maintenance Map
Exhibit C: Fee Summary
Exhibit D: Form of Work Authorization

Exhibit A: Scope of Services

EXHIBIT A

DESCRIPTION OF WORK AND SERVICES FOR LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

A. General:

- a. The Contractor shall meet or exceed the expectations set by the Lakeside Plantation Community Development District by employing sound horticultural maintenance practices, installing high quality insect and disease free sod and plant material according to accepted industry practices per the University of Florida's Institute of Food and Agricultural Sciences (UF/IFAS).
- b. The specifications listed below should be practiced in accordance with Best Management Practices (BMP) for Florida Green Industries.
- c. Reference Material: Best Management Practices for Protection of Water Resources in Florida.

B. The District desires that the Contractor provide **lawn maintenance services to the specifications further defined below:**

a. Mowing, Edging and Trimming:

- i. Contractor shall mow all turf areas weekly, beginning on April 1st and ending on October 31st. (the growing season). No more than 1/3 of the leaf blades shall be removed per mowing.
- ii. Mowing shall only be performed with mulching mowers. Mower blades shall be sharp at all times to provide a quality cut. Mowing height shall be according to grass type and variety recommendations. Contractor shall leave clippings on the lawn as long as no readily visible clumps remain on the grass surface after mowing. Otherwise, contractor shall distribute large clumps of clippings by blowing or by collecting and removing them. Contractor shall make every effort to avoid blowing cut grass into planting beds, ponds and drainage ditches. All sidewalks, pool decks, building entrances, etc. shall be blown clean during maintenance visit. During the non-growing season, from November 1st through March 31st, the Contractor shall perform the lawn maintenance every other week. Mowing shall include all properties belonging to the District, according to the Association's recorded plats, as well as the map included with the specification package.
- iii. The Contractor shall police all areas as a condition of this agreement during each mowing and /or shrub trimming service. All trash, and common litter, such as but not limited to paper, cans, bottles, cups, etc. shall be removed from all turf and bed areas. The entire length of all hedge lines shall be inspected for trash and common litter during each maintenance service. All vegetative litter such as branches, piles of leaves,

etc, shall be removed as a condition of this agreement. The removal of larger, illegally dumped items may require a separate removal charge to the District.

- lv. If a mowing is missed due to inclement weather, and the Contractor is not able to perform the mowing that week, the Contractor shall provide the Association a credit for future services or add a mowing to be provided at a later date. The Contractor shall determine whether the credit or mowing at a later date shall be used.
- v. **Value of single mowing-** \$1,325.00. *The value of a single mowing consists of the following services: mowing, line trimming, hard and soft edging and blowing clean. In the event that all of these services are not completed due to inclement weather or unforeseen circumstances, the single mowing value shall be pro-rated for the services that were actually performed if a credit is to be provided to the District.*
- vi. Contractor shall hard edge all sidewalks, curbs, valve boxes, water meters, posts, bollards, tree rings and driveways bordered by grass at every mowing as well as line trim along walls, kiosks, utility boxes, and all other similar structures, including water control structures. Hard edging shall be performed with the edger held in a vertical position, in order to avoid a beveled edge. Hard edging shall be done with the blade running along the hard surface in order to avoid a gap between the hard surface and turf. Beveled edging and gaps left by poor edging are unacceptable conditions and shall be repaired by the Contractor.
- vii. Planting beds shall be edged with a power edger and/or line trimmer at every other mowing. Herbicide or any chemical treatment shall not be used to control grass overgrowth at sidewalk, driveway, street, or decorative border edges. In order to prevent damage to irrigation pipe or similar pipe by maintenance equipment, non-selective herbicides may be used only around PVC pipes and backflow devices. Under no circumstance should non-selective herbicides be applied along grassy edges of garden beds, driveways, and sidewalks in lieu of mechanical edging.
- viii. Contractor shall clean all grass clippings and other debris from sidewalks, curbs, roadways, etc. after mowing operations have been completed. Grass clippings may be blown back on to the turf, if they are dispersed properly and not visible. Larger items such as pine needles and shrub clipping must be collected and disposed of offsite. Under no circumstances should clipping and debris be left uncollected overnight. Contractor shall not sweep, blow or otherwise dispose of clippings in streets, garden beds, waterways, or sewer drains.

IX. The Contractor shall be required to use the properly sized mowing equipment. Any damage incurred to structures or the landscape by the use of any equipment shall result in the Contractor being assessed for necessary repairs or replacement of damaged items.

x. Any lawn that dies or becomes weak or unsightly due (inc. heavy weed infestation, excessive insect or disease damage, etc.) shall be replaced at the sole cost of the Contractor. This excludes damage from environmental conditions, water restrictions, (only if automatic irrigation is completely and legally banned by the State and/ or local authorities), and nematodes. The Contractor shall also repair or replace any turf that was damaged during regular maintenance procedures.

xi. Any area of 1/4 acre or less that is not shown on the maintenance map shall be maintained at no additional cost.

b. Turf Insect, Weed and Disease Control:

1. The contractor shall inspect lawn areas each visit for indications of insect, weed and disease problems. All treatment options shall adhere to Florida pesticide usage laws as well as the standards and recommendations from the University of Florida's Institute of Food and Agricultural Sciences (UF/IFAS). ~~Any discrepancies discovered, corrective actions recommended or completed shall, be reported in the PSA Weekly Contractor Report.~~

ii. Upon confirmation of a specific problem requiring treatment, the contractor shall apply pesticides as needed. The contractor will keep records on pest identified and treatment(s) rendered for control. ~~Any discrepancies discovered, corrective actions recommended or completed shall, be reported in the PSA Weekly Contractor Report.~~

iii. All St. Augustine, zoysia, Bermuda or any other highly managed turf shall be maintained essentially weed free. Turf weeds shall be controlled with two applications of a pre-emergent herbicide per year, and regular spot treatments of post-emergent herbicides. Blanket treatments of post-emergent herbicides should be avoided unless absolutely necessary, in order to prevent the yellowing of desirable turf. Bahia turf weeds shall be treated when necessary with herbicides labeled for use on Bahia turf.

iv. The Contractor is responsible for all insect control in the St. Augustine turf, the Bahia turf, or any other turf species, including infestations of chinch bug and mole cricket.

v. Fire ant mounds in the turf shall be spot treated within forty-eight (48)

hours of being reported. The reporting of fire ant activity along sidewalks on the clubhouse grounds or playgrounds shall be considered an emergency, and shall be treated within the twenty-four (24) hours of being reported.

- vi. Any lawn that dies or becomes weak or unsightly (inc. heavy weed infestation, excessive insect or disease damage, etc.) shall be replaced at the sole cost of the Contractor.
- vii. Pesticide applications shall be made in accordance with the rules and regulations governing use of pesticides in Florida. The contractor shall post placards and notify pesticide-sensitive persons (if applicable) of the pesticide application. The pest control applicator will be operating under:

License #: **JF327415**

Expiration Date: **June 30, 2023**

- viii. The Contractors Pest Control Operators license(s) must be current at all times during the term of this contract. Failure to maintain a current license shall be deemed a breach of this contract, and the Contractor may be subject to termination.

c. Turf Fertilization:

- i. Contractor shall be responsible for determining fertilizer formulations and application rates that shall result in a healthy, green, thick turf. A minimum of four annual applications shall be applied to all St. Augustine, Pennada and Bahia turf or any other highly managed turf. All fertilizer applications shall be in accordance with state and local ordinances.

**** This guide is for turfgrass fertilization under circumstances where a soil test does not exist. In order to properly apply the rate of P and I (required, a soil test is required.***

2 applications of Complete fertilizer applied at 1.0 lbs N/1000 sq ft containing 50% soluble and 50% slow-release N

3 applications of Slow-release N applied at 1.0 lbs N/1000 sq.ft.

1 application of Soluble N applied at 0.5 lbs N/1000 sq.ft

Fe = Apply Fe to provide dark green color without stimulating excessive growth. For foliar application use ferrous sulfate (2 oz /3-5 gal water/1000 sq ft). If the Fe is applied to an acidic soil, use one pound of iron sulfate per 1000 square feet. If the soil is calcareous, use the container label recommended rate of an iron chelate.

- ii. Bahia turf shall receive: Two complete annual fertilizer applications. 1 application of slow-release nitrogen and 1 application of soluble nitrogen.

Nutrient deficiencies shall be treated with supplemental applications of the specific lacking nutrient according to University of Florida's Institute of Food and Agricultural Sciences (UF/IFAS).

- iii. Do not apply near water, stonn drains or drainage ditches. Do not apply when heavy rain is expected.
- iv. All turf fertilizer applications shall be based on the results of two yearly ph tests. Written results shall be provided to the District ~~and PSA.~~
- v. The Contractor may be required at times, to provide a copy of fertilizer or pesticide labels to the District ~~and PSA.~~ *SA*

C. The District desires that the Contractor provide **landscape plant maintenance** services to the specifications further defined below:

a. **Fertilization:**

- i. Established shrubs, trees and groundcovers shall be fertilized three times per year. Two of the applications are scheduled for March and September. A third application shall be made during the summer.
- ii. All ornamental shrub, trees and groundcover fertilizer applications shall be based on the results of two yearly ph tests. Written results shall be provided to the District ~~and PSA.~~ *SA*
- iii. Mature palms in the landscape shall be fertilized four times per year at a rate of 5 to 8 lbs. each application, with a fertilizer specifically labeled for palms. Palms less than 8 feet tall shall receive 2-5 lbs. per application four times per year. Fertilizer applied to shrubs and trees planted in beds shall be broadcasted over the entire plant bed.
- iv. Nutrient deficiencies shall be treated with supplemental applications of the specific lacking nutrient according to the University of Florida's Institute of Food and Agricultural Sciences (UF/IFAS) recommendations for South Florida.
- v. The Contractor may be required at times, to provide a copy of fertilizer or pesticide labels to the District ~~and PSA.~~ *SA*
- vi. Any tree, palm, shrub or groundcover, which dies or becomes weak or unsightly due to negligence or improper maintenance procedures, shall be replaced at the sole cost of the Contractor at the original installation size. This excludes damage from environmental conditions, water restrictions (only if automatic irrigation is completely and legally banned by the State and/ or legal authorities), and nematodes.

b. Insect, Weed and Disease Control:

- i. Contractor shall practice Integrated Pest Management (IPM) to control insects and diseases on and around perennials, ground covers, shrubs, vines and trees. This shall include frequent monitoring and spot treatment as necessary. All treatment options shall adhere to Florida pesticide usage laws as well as the standards and recommendations from the University of Florida's Institute of Food and Agricultural Sciences (UF/IFAS). ~~Any discrepancies discovered, corrective actions recommended or completed, shall be reported in the PSA Weekly Contractor Report.~~ *SAT*
- ii. The Contractor shall not be responsible for the replacement of any tree, shrub or groundcover that suffers damage from an insect or disease for which there are no effective control products, such as ganoderma, lethal yellowing and fusarium wilt, etc.
- iii. Fire ant mounds in the planting beds shall be treated within forty-eight (48) hours of being reported. The reporting of fire ant activity along sidewalks on the clubhouse grounds or playgrounds shall be considered an emergency, and shall be treated within the twenty-four (24) hours of being reported.
- iv. Weeds in beds or mulched areas shall be removed by mechanical, physical or chemical methods. Beds and mulched areas are to be maintained essentially weed free. "Essentially weed free" means that all beds should begin the contract with no weeds, and that the only acceptable amount and size of weeds would be that which could germinate and grow in a single week during the growing season and two weeks during the non-growing season. A light colored tracker dye shall be used with all Roundup (and comparable products) applications, in order to identify treated areas. Care should be taken not to get the blue tracker dye on structures.
- v. **The Contractor shall schedule the control of bed and crack weeds so that the entire property is in an essentially weed-free state at all times. It shall not be an acceptable practice to perform weed control on a different section of the property each week.**

c. Pruning:

- i. All Shrubs, groundcovers and vines shall be pruned with hand or power shears as needed to provide an informal shape, fullness and encourage blooming twelve times per year. **Shrubs in their flowering cycle shall not be pruned until blooming is complete, unless said shrub(s) is considered to be a safety hazard or presents an ingress/egress concern.** Shrubs, groundcovers and vines shall be trimmed on a schedule so that they always are in a neat and attractive condition. All signs and sight lighting shall be kept clear of vegetation at all times. Shrub pruning

shall include all planting beds.

- ii. Pahnnetto within the finished landscape shall be trimmed two times a year, in early spring and fall, unless requested otherwise. They shall be trimmed back as well as thinned out.
- iii. Renewal pruning shall be performed at least once a year, when necessary, in late winter/early spring, when danger of late season frost is less, and in mid-summer if necessary. Removal of up to $\frac{1}{2}$ of the plants branching shall take place during this pruning. Ornamental grasses and all pertinent perennials shall be heavily cut back in the non-growing season (and in mid-fall if necessary). This shall ensure a healthy full plant in the growing season. This type of pruning will promote healthier interior growth, and bring the shrub back to its proper proportions. The Contractor shall remove all pruning litter. Upon mutual agreement, ornamental grasses and perennials may be divided at an additional cost to the District.
- iv. Palm pruning shall be performed one time per year to remove brown fronds, seed heads and loose boots on pahns over 15 feet. Pahns shall be pruned at a time of the year to be determined by the District. On the palms up to fifteen feet, brown fronds, seed heads and loose boots shall be removed during regular maintenance visits. All appropriate palms shall be pruned at a 9 o'clock-3 o'clock position and loose boots shall be removed. "Hurricane" pruning is not acceptable. No pruning shall be done during or immediately following growth flushes. No herbicides shall be used for this purpose. The contractor shall remove all pruning litter and dispose of off-site.
- v. Contractor shall be responsible for the pruning of all tree branches up to a three-inch diameter, up to a height of 15 feet, to keep them off of the walls, roofs, building and gutters. All signs and sight lighting shall be kept clear of tree branches at all times. All moss hanging from trees shall be removed up to a height of 15 feet, as part of regular maintenance procedures. Branches shall be pruned just outside the branch collar and pruning paint *shall not* be applied. All sidewalks, patios, driveways and other paved surfaces must have overhead tree clearance of at least eight feet. All trees shall be maintained from the ground up, at a uniform height. Contractor shall remove all branches from the property. All sucker growth and water sprouts shall be removed from the trees on a regular basis.
- vi. Crape Myrtles shall be reshaped once a year at the start of the growing season. Sucker growth, water sprouts, and crossing and/or rubbing branches shall be removed. The tree shall be maintained in its natural vase-shaped habit. It may be tipped back for height or to remove branches that are blocking light or touching structures.

- vii. There shall be no severe shaping and/or pruning of trees such as ligustrum, bottlebrush, crape myrtles and similar ornamental trees.

d. Mulching (optional)

- i. The Contractor shall supply and install 274 cubic yards of pine bark mulch. Planting beds and tree rings shall be replenished once a year with pine bark, between November 15th and 30th. Tree rings should be no more than five foot in diameter, unless protruding tree roots necessitate making a larger ring. Every effort shall be made to maintain a consistent diameter of the tree rings. Bark shall be maintained at a minimum depth of 2 inches and a maximum depth of 3 inches. All curb, roadway and bed edges shall be trenched to help contain the applied mulch. Mulch shall not be placed directly against the trunks of plants. The Contractor shall be responsible for measuring all of the areas to be mulched. If the Contractor does not meet the minimum depth of mulch, they will be responsible to add the additional cubic yardage at the Contractor's expense.
- ii. All light posts, bollards, street signs shall not be mulched. The Contractor is to encourage the growth of turf in these areas. Mulching shall only be done in planting beds and trees, unless otherwise noted by the District.

D. The Contractor shall provide seasonal color maintenance services to the specifications further defined below:

a. Annual Flowers:

- i. Installation and replacement of a total of 1150 annuals per change-out for a yearly total of 4600 units flowering annuals installed four times per year, every three months. The annual beds are located in the median of Plantation Blvd, the entrance and exit monuments as well as at the fountains along Toledo Blade Blvd. and at the front entrance to the Clubhouse. Major renovation of annual beds shall be accomplished once per year, at the start of the contract year. A potting mix specifically blended for annuals shall be used at this time. The potting mix shall be replenished with each change-out during the course of the year to maintain the annual bed depth. All the annual beds shall be raised at least eight inches with potting mix in order to maximize the health and visibility of the flower display. Four inch-potted annuals shall be planted on six to nine-inch centers, depending on the variety. Contractor shall be responsible to purchase, installation, and disposal of all debris. Any annual that dies or fails to thrive shall be replaced within three (3) business days at the Contractor's expense.
- ii. Annuals and perennial bedding plants shall be fertilized monthly, at a rate of 1/2 pound of nitrogen per 1,000 square feet of area every 3-4 weeks. An optional fertilizer schedule would use a slow-release fertilizer such as

Osmocote or Nutricote incorporated in the bed at planting, and applied thereafter according to label directions. Annuals shall be pinched and dead-headed as necessary in order to improve the density and prolong the blooming of the annuals. The Contractor shall be responsible for weed control. Beds shall be maintained essentially weed free. Pest control shall follow IPM principles.

- iii. All annuals subject to frost damage shall be covered by frost cloth when air temperature has the potential to damage the annuals. The cloth shall be removed when the danger of frost has passed.

E. The Contractor shall provide **irrigation maintenance** services to the specifications further defined below:

a. Irrigation Systems:

- i. The Contractor shall inspect and test all components and zones of the irrigation system on all common areas on a monthly basis. The inspection shall be performed within the first ten (10) days of each month and the Contractor shall reset zone run times on a quarterly basis or more often if necessary, according to seasonal evapo-transpiration changes, while ensuring that each area is watered on the proper day, according to local watering restrictions. All contractually obligated repairs noted during the inspection shall be repaired as part of the irrigation inspection process. During each inspection the Contractor shall sign, date, and initial an inspection sticker that is located inside the controller cover. The rain sensors shall be inspected annually prior to the May landscape inspection. The sensors shall be adjusted at this time, and malfunctioning sensors shall be reported to the District and PSA. *SKC*
- ii. As a condition of this maintenance agreement, within sixty (60) days after the Contractor commences work, they shall furnish a color-coded "as-built" irrigation map to the District. The locations of all valves, mainline,, and zones shall be designated on this map. All valve boxes shall be numbered and correspond to a number key on the map. Each timer shall have the zone number, the zone location and the zone run time posted within in. This information shall also be given to the District and PSA *SKC* within the above-mentioned sixty (60) days.
- iii. The Contractor shall provide written documentation to the District and *SKC* PSA on a monthly basis, stating on what date(s) the inspection took place, the specific repairs made, and the locations. This report will be furnished within five (5) business days of the inspection being completed. The report shall include each well number, each zone, and each head type. **Adjustments and repairs such as head/emitter cleaning or replacement, filter cleaning, zone line leaks and breaks and controller adjustments shall be made at Contractor's expense. Any**

malfunctioning or broken spray head located within the turf shall be replaced with a 6-inch spray head. Any non-vertical head shall be straightened as a condition of this contract. The Contractor shall also raise any standpipes that are blocked by high vegetation as a condition of this contract. When applicable the vegetation may be trimmed instead.

- iv. The Contractor shall ensure that any drip irrigation tubing is buried under mulch and pinned into the soil.
- v. The Contractor shall ensure that all missing or broken valve covers are replaced, and covering their respective boxes at their expense. Any broken or missing valve box shall be replaced at the District's expense when applicable.
- vi. This work shall be completed during the irrigation inspection. The Contractor shall not be financially responsible for the repair or replacement of, irrigation timers, valve replacement, mainline breaks, and rain sensors or for the tracing of wires. A cost estimate must be supplied to the District within three (3) business days of discovering a billable irrigation repair.
- vii. The Contractor shall notify the District of a malfunctioning controller, and the cost to repair or replace the controller, prior to the work being performed. All non-emergency repairs that occur outside of the irrigation inspection date shall be made within three (3) business days. All emergency irrigation repairs shall be addressed within three (3) hours of issuance of a work order. The Contractor shall also be permitted to perform an emergency pump shutdown under these conditions, and return the following day to fully complete the repair. The Contractor shall provide the District with an after-hours emergency phone number. Stuck valves and broken mainlines are considered to be emergencies. The Contractor must notify the District and PSA in writing within forty-eight (48) hours, stating that the problem was corrected. Failure to meet these deadlines shall result in the Contractor being penalized during the next monthly inspection. During weekly maintenance, the Contractor shall note and report to the District any symptoms of inadequate or excessive irrigation, drainage problems, etc.

b. Pumping Systems:

- i. Contractor shall inspect and maintain all pump components monthly, within the first ten (10) days of each month as part of this agreement. The District shall be responsible for the cost of any repairs. The Contractor shall be responsible for hiring and overseeing any company hired to perform work on the pumping system. Any repairs that are performed due

to neglect by the Contractor shall be borne by the Contractor. The District shall be provided with a written cost estimate on pumping system repairs, before any work commences. All warranties associated with pumping components or repairs shall be assigned to the District.

- ii. The Contractors Irrigation license(s) must be current at all times during the term of this contract. Failure to maintain a current license shall be deemed a breach of this contract.

License #: SCC131151667

Expiration Date: 08/31/2023

F. The Contractor shall provide **general site maintenance** services to the specifications further defined below:

- a. **The District shall be notified upon the arrival of the Contractor. This includes visits for grounds maintenance, irrigation repairs, pesticide applications, or for any other reason.**
- b. The Contractor shall be responsible for removing all debris, litter, from the job site during each maintenance visit. In addition, all dog and large fowl excrement shall be removed from all paved surfaces such as sidewalks and parking areas. Contractor shall be responsible for the proper offsite disposal of this debris.
- c. The Contractor shall be responsible for emptying all trash containers and dog stations on a once a week basis. New trash can and dog station liners shall be supplied by the Contractor.
- d. Tracker dye shall be used with all Roundup (and comparable products) applications.
- e. Contractor shall be responsible for the removal and proper disposal of any animal carcasses when the Contractor is on site or within twenty-four (24) hours of being reported if they are not on site.
- f. Contractor shall control weeds in all paved surfaces, such as gutters, curbs, driveways, sidewalks and the like. These areas shall be maintained essentially weed free. Accumulated road and sidewalk silt shall also be removed on a regular basis.
- g. Contractor shall be responsible for debris cleanup from typical weather conditions.
- h. Contractor shall not be responsible for any severe weather related cleanup (hurricane, tornado, etc) outside the normal contracted scope of services. The Contractor shall provide the District with an hourly rate for supervisory and

cleanup personnel. Upon mutual agreement normal contracted services may be exchanged for severe weather cleanup services.

- i. Where natural wooded areas adjoin the finished turf area or landscape beds, a buffer zone of at least three feet shall be maintained with herbicide and/or by mechanical means. This shall prevent the encroachment of the natural areas into the finished landscape. Initial large-scale wood line cutbacks shall be done at an additional cost to the District, and then maintained at no additional cost as a condition of this agreement.
 - j. Heavy leaf or pine needle accumulation shall be removed during the non-growing season no less than once a month. Leaves and pine needles should not be blown or raked into the lawn or planting beds unless specified by the District. All leaves and pine needles shall be disposed of offsite.
 - k. Staked trees shall be re-staked and adjusted as necessary, as part of ongoing maintenance. Stakes shall be removed when approved by Contractor or PSA. *SAZ*
This excludes re-staking as a result of adverse weather conditions.
 - l. Dead plant material shall be removed and disposed of by the Contractor. This does not include large trees, which would necessitate the services of an arborist. ~~The Contractor shall indicate in the PSA Weekly Contractor Report any plant removals and of plants that need to be replaced. Specific locations must be included in the report.~~ *SAZ*
- G. The Contractor shall comply with the following **job site considerations** to the specifications further defined below:
- a. The Contractor shall provide the District with an after-hours emergency number for irrigation repairs, fallen trees, and any other emergency requiring immediate response from the Contractor.

AFTER-HOURS IRRIGATION EMERGENCY NUMBER:

AFTER-HOURS EMERGENCY NUMBER (if different):

- b. All of the Contractor's personnel shall be fully uniformed with identifiable company name and /or logo, while they perform work at the job site. The site crew leader shall be uniformed differently in order to be easily identified. In addition, the District shall be assigned a single point of contact (an Account Manager) to address any horticultural or administrative issues.
- c. Contractor shall abide by speed limits throughout the community.
- d. Contractor shall provide the District with a calendar year schedule(s) outlining the planned Grounds Maintenance, Pest Control, Weed Control, Fertilization, and Irrigation Maintenance functions by month by:
- e. Contractor should use all due care to protect the property of the District, its

residents, and landowners from damage. Care should be taken to not drive over any catch basins, French drains and decorative borders. The Contractor shall be responsible for the repair of all damage to walls, posts, sidewalks, backstops, and any other structure that results from the landscape maintenance operation. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

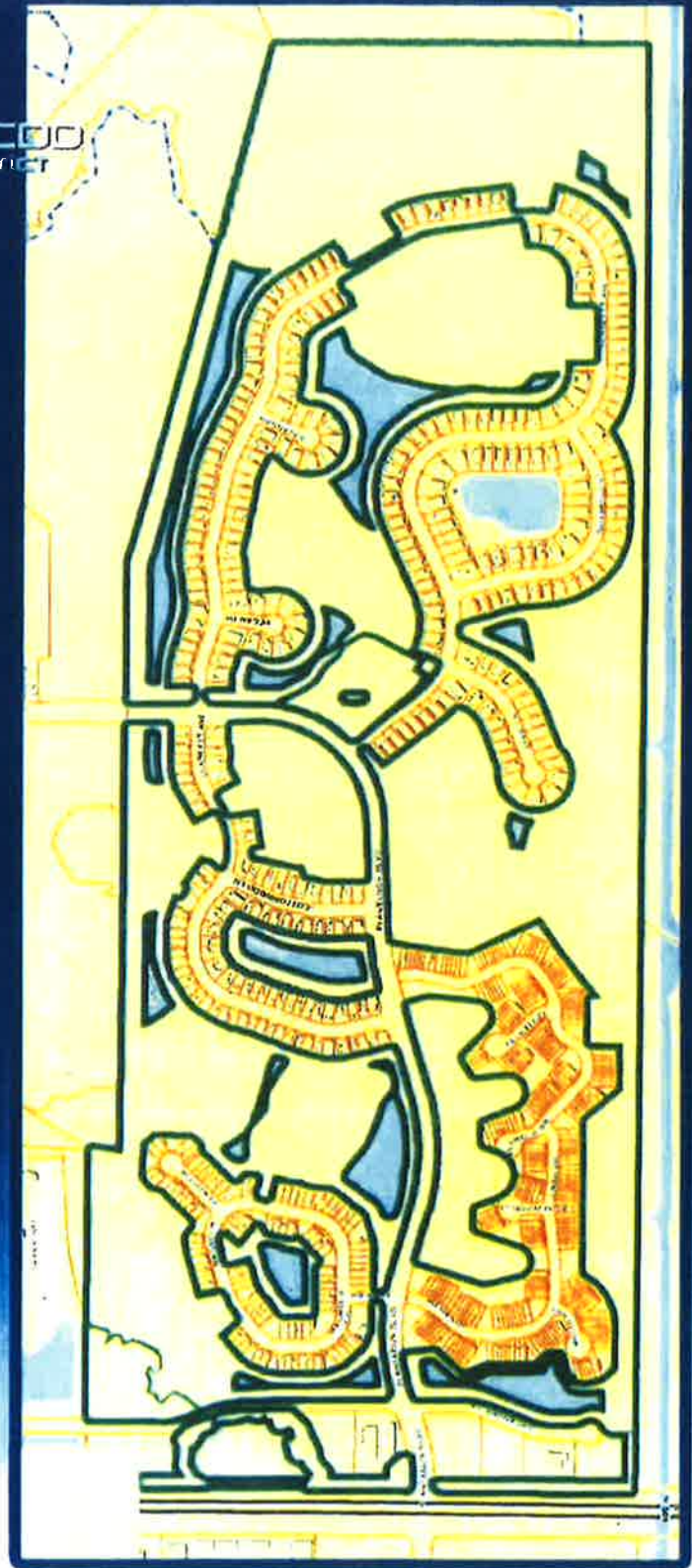
- f. Contractor shall be responsible for the cleaning up of any fluids that drain from their trucks or equipment. They shall also be responsible to repair any damage to street or plant material. Contractor may not park work vehicles on turf areas or in planting beds.
- g. Contractor shall provide the District and PSA a weekly summary of the status of all work orders. ~~This information may be submitted on the PSA Weekly Contractor Report.~~ SAC The Contractor work-order numbers and locations shall be provided on this report.
- h. Contractor shall display a sufficient number of pesticide notification placards at the conclusion of each insecticide, herbicide, fungicide or fertilizer treatment. Placards shall indicate material applied the date of application, and any special instructions to the unit resident.

Exhibit B: Landscape Maintenance Map



Lakeside Plantation CDD
2200 Plantation Blvd
North Port, FL 34289

LAKESIDE PLANTATION CDD MOWING GUIDE



SAC

Exhibit C: Fee Summary

LANDSCAPE MAINTENANCE PRICING MATRIX

Landscape Maintenance Pricing

Service	Monthly	Annual
Grounds Maintenance Labor for mowing and detailing	\$6,703.00	\$80,436.00
Pest Control & Fertilization Program Turf/Shrubs/Trees	\$1,371.75	\$16,461.00
Arbor Care Program – hardwood tree trimming Labor	\$73.00	\$876.00
Arbor Care Program – palm trimming 1 x Labor	\$1,097.50	\$13,170.00
Mulching Program (Optional) Pine bark	\$1,325.00	\$15,900.00
Seasonal Color Program Supply/Install/Maintain including misc. materials	\$1,111.67	\$13,340.00
Irrigation System Inspections*	\$1,155.00	\$13,860.00
TOTAL LANDSCAPE PROGRAM – YEAR 1	\$12,836.64	\$154,039.66
Increase in Contract Price for:		
YEAR 2: 0 %	\$12,836.64	\$154,039.66
YEAR 3: 0 %	\$12,836.64	\$154,039.66
YEAR 4: 2.5 %	\$13,157.55	\$157,890.60
YEAR 5: 2.5 %	\$13,486.48	\$161,837.76

**Includes all irrigation parts and labor from the exit side of the valve to the terminus of zone.*

Supplemental Pricing	
Cypress Mulch Installation per 50 cu. yds. supply and install	\$2,900.00
Pine Bark Installation per 50 cu. yds. supply and install	\$2,900.00
Single Additional Palm Trimming	\$55.00 Ea.
Supervisory Labor per hour	\$45.00
General Labor - per employee, per hour	\$45.00
4" Annual-supply, install and maintain (per unit)	\$2.90
Winter Rye Grass installation, per 1000 sq. ft. (8 lbs/1000 sq. ft.)	N/A
Irrigation Technician per hour	\$65.00
New 2" valve-labor and materials	\$445.00
New 1.5" valve-labor and materials	\$250.00
New 1" valve-labor and materials	\$140.00
Valve solenoid - labor and materials	\$75.00
Rotor head-labor and materials (if not under warranty)	\$38.00
6" Spray head-labor and materials (if not under warranty)	\$55.00
St. Augustine sod-supply, strip and install (500 sq. ft. min) – per sq. ft.	\$1.50
Bahia sod-supply, strip and install (500 sq. ft. min) – per sq. ft.	\$1.00
500-gallon water truck-per hour	\$150.00
1G shrub-supply, install, guarantee (must be hand-watered in)	\$8.00
3G shrub-supply, install, guarantee (must be hand-watered in)	\$20.00
7G shrub-supply, install, guarantee (must be hand-watered in)	\$70.00

Exhibit D: Form of Work Authorization

**WORK AUTHORIZATION NUMBER _____
FOR ADDITIONAL SERVICES**

THIS WORK AUTHORIZATION ("Work Authorization"), dated _____, ____ 202__, authorizes certain work in accordance with that certain *Landscape and Irrigation Maintenance Agreement*, effective September 1, 2022 (the "Agreement"), by and between:

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in the City of North Port, Florida (the "District"), and

LANDSCAPE MAINTENANCE PROFESSIONALS, INC., a Florida corporation, with an address of 1306 Rome Avenue, Sarasota, Florida 34243 ("Contractor")

SECTION 1. SCOPE OF SERVICES. In addition to the services described in the Agreement and any exhibits, amendments and addenda thereto, Contractor shall provide additional _____ services, as set forth in the attached **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (collectively, the "Additional Services"). To the extent that the terms of **Exhibit A** conflict with terms of this Work Authorization or the Agreement, the Work Authorization and the Agreement shall control.

SECTION 2. COMPENSATION. As compensation for the Additional Services, the District agrees to pay Contractor _____ Dollars (\$_____). Contractor shall invoice the District for Additional Services upon completion of the same and the District shall pay Contractor in accordance with the terms of the Agreement.

SECTION 3. ACCEPTANCE. Acceptance of this Work Authorization authorizes Contractor to complete the Additional Services as outlined above and is indicated by the signature of the authorized representative of the District and Contractor. Contractor shall commence the aforesaid Additional Services upon the full execution of this Work Authorization and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remains in full force and effect

IN WITNESS WHEREOF, the parties execute this agreement the day and year first written above.

ATTEST:


By: Brian Canfield
☐ Secretary
☒ Assistant Secretary

**LAKESIDE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**


By: _____
☒ Chairperson
☐ Vice Chairperson

**LANDSCAPE MAINTENANCE
PROFESSIONALS, INC.**

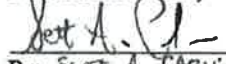

By: SCOTT A. CARLSON
Its: V.P./b.m.

Exhibit A Proposal for Additional Services

SECTION VII

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, **September 21, 2022** at 6:00 p.m. via Zoom Communication Media Technology and 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
Bonnie Benjamin	Assistant Secretary

Also present:

Jordan Lansford	GMS – District Management
Sarah Sandy (<i>via Zoom</i>)	District Counsel
Brent Burford	District Engineer
Margie Gertsman	WTS Amenity Manager
Alex Murphy	WTS Operations Manager
Landscape Maintenance Professionals Representative	
Residents	

The following is a summary of the discussions and actions taken at the September 21, 2022 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited

THIRD ORDER OF BUSINESS

Audience Comments on Specific Items on the Agenda *(Audience Comments Limited to 3 Minutes per Person)*

Ms. Lansford opened the public comment period. There being none, Ms. Lansford closed the public comment period.

FOURTH ORDER OF BUSINESS

Audience Comment Tracker

There were no comments or questions from the Board on the Audience Comment Tracker.

FIFTH ORDER OF BUSINESS

District Engineer

A. Consideration of New Rate Schedule for FY23

Ms. Lansford presented the new rate schedule for Fiscal Year 2023 to the Board under separate cover. Mr. Burford requested an increase in his rate from \$140 to \$150, since they had not requested a rate increase in six or seven years. Mr. Roumy asked if there was a provision in the current contract for increases. Ms. Sandy stated the standard current contract did not provide for a rate increase at certain points in time, but provided that the vendor would bring a rate increase before the Board for approval. Mr. Roumy did not want to approve something that the Board did not review ahead of time, as he wanted to compare the old fees to the new fees. *Discussion ensued and there was Board consensus for Mr. Burford to provide the updated pay schedule to management and include on the next agenda for a 7% increase.*

Mr. Burford reported that he was still working on the lake bank restoration proposal and would provide at the next meeting. Mr. Szewczyk requested that the lakes be prioritized based on Mr. Burford's recommendation. Mr. Burford met with a solar panel company, at Mr. Sabel's request, but had not heard from them since and would look at other companies at the Board's request. Mr. Roumy agreed with using solar power as they would save \$2,000 per month and questioned the cost per kilowatt-hour per meter, as they used 17,800 kilowatt-hours for the pool and tennis court in May of this year compared to 10,000 last year. Ms. Gertsman believed that it was due to the pandemic. Mr. Burford would reach out to their Florida, Power & Light (FPL) representative for an explanation. *There was Board consensus for Mr. Burford to provide a quote for solar panels for the Clubhouse area at the next meeting.*

Mr. Burford left the meeting.

SIXTH ORDER OF BUSINESS**New Business Items****A. Consideration of Suspension of Amenity Privileges – Russell Behe**

Ms. Lansford presented a letter that was sent to Mr. Russell Behe on August 19th advising that a public hearing was scheduled at this meeting to address a violation of General Facility Provisions, Rule 11 of the General Lakeside Plantation Amenity Facility Usage Policy, Tennis Facility Policies and Suspension and Termination of Privileges. Ms. Gertsman reported that on August 13th, Mr. Behe pushed somebody with a tennis racket. An incident report was submitted to District Counsel who sent the letter to Mr. Behe. Mr. Roumy wanted the witness named in the report to speak before the Board to prove that Mr. Behe did something wrong. Ms. Lansford explained that the CDD did not call witnesses and the purpose of the public hearing was for Mr. Behe to address the Board. The Board would then decide if any additional information was needed or make a decision based on the facts. Mr. Behe apologized to the Board. It was a hot day and some words were exchanged with another player. He had not used the tennis courts for six weeks, which felt like six months, but there was more to the incident than what was reported. He had lived in the community for 18 years and never had anything like this occur and would never do it again. Mr. Sabol pointed out the fact that Mr. Behe struck the individual. Mr. Behe admitted pushing the individual after they called him names, but this was due to stress at home and an anxiety disorder and requested a second chance.

Mr. Sabol preferred taking action at the next meeting as more information was needed. Ms. Sandy was under the impression that the Board received the incident report. There was a police report, but most of the information was redacted because it was an ongoing investigation. The violations pertained to exhibiting unsatisfactory behavior, abiding by the District's rules or policies, engaging in contact improper or likely to endanger the welfare, safety or reputation of the District or its management, as well as disregard for rules and policies. Because it was not a criminal proceeding, they did not typically call witnesses and District Staff was knowledgeable about the incident to provide the facts as reported as well as follow up by reviewing security footage and speaking to the people involved and the police detective investigating it. Mr. Szewczyk questioned the staff recommendation. Ms. Gertsman recommended time served as Mr. Behe was already suspended for six weeks. Ms. Chichelli wanted to see the police report. Ms. Lansford presented the Board's options:

- Option 1: Reinstating Mr. Behe's privileges.
- Option 2: Extending the suspension for a longer period of time.

- Option 3: Terminating Mr. Behe's privileges.

Mr. Roumy did not understand why this was a major issue as Mr. Behe apologized and was suspended for six weeks. Mr. Sabol felt that Mr. Behe striking another man with a tennis racket was serious. Mr. Roumy pointed out that Mr. Behe pushed the man to stay away from him. A resident felt that due to the circumstances time served would be sufficient as Mr. Behe realized what he did and apologized. Ms. Benjamin recalled that the Board suspended a resident last year. Mr. Szewczyk explained that a resident was suspended for three months due to a verbal altercation with staff. Discussion ensued regarding the suspension and the other party, which was identified as a resident, Mr. Herb Siegel. A Resident Charles Heflin of Scarlett Avenue, who was a personal friend of Mr. Behe, recommended reinstating Mr. Behe as he was considerate to the other players and a gentleman, but Mr. Siegel was not the most pleasant person, unorthodox and aggravating.

On MOTION by Mr. Szewczyk seconded by Mr. Roumy with Mr. Szewczyk and Mr. Roumy in favor and Mr. Sabol, Ms. Benjamin and Ms. Chichelli dissenting, lifting the suspension of Mr. Russell Behe and reinstating his privileges as of September 22, 2022 was not approved. (Motion Failed 2-3)

Ms. Lansford asked if the Board wanted to make another motion to continue the suspension or terminate it. Mr. Sabol felt that Mr. Behe should be penalized. Mr. Behe disagreed as he was getting legal repercussions. Ms. Chichelli recommended a 60-day suspension. Ms. Benjamin felt that a two-month suspension was appropriate based on the physical nature of the incident. Mr. Szewczyk agreed as Mr. Behe was suspended for six weeks already and two additional weeks would equate to two months. The Board agreed an additional two weeks was appropriate.

On MOTION by Mr. Sabol seconded by Ms. Benjamin with all in favor suspending Mr. Russell Behe for an additional two weeks from September 21, 2022 and reinstating his privileges as of October 5, 2022 was approved.
--

B. Consideration of Proposal for Sidewalk Repairs *(to be provided under separate cover)*

Ms. Lansford presented a proposal for sidewalk repairs, which was sent to the Board under separate cover and recommended that the Board approve a not-to-exceed amount so the sidewalks could be completed by priority based on funds budgeted for next fiscal year since this was a capital expense. Ms. Gertsman pointed out if it was completed in phases, she could not guarantee that the price would remain the same. Mr. Szewczyk asked if there were trip hazards. Ms. Gertsman explained that the sidewalks with trip hazards were constantly marked. Mr. Roumy questioned how many pieces of sidewalk would be replaced. Ms. Gertsman stated they were replacing 16 and nine would be grinded down. Discussion ensued. Ms. Gertsman would provide a priority list to the Board. Mr. Roumy requested that the list include lot numbers.

On MOTION by Mr. Szewczyk seconded by Ms. Benjamin with all in favor the proposal from Bradley Ray Concrete to repair the sidewalks in a not-to-exceed amount of \$13,000 starting on October 1, 2022 in order of priority was approved.

Ms. Sandy will draft an agreement to attach to the proposal.

C. Consideration of Proposals from LMP

Ms. Lansford noted that representatives of Landscape Maintenance Professionals (LMP) were present and requested that the Board wait until next Fiscal Year to expend any funds. Mr. Chris Berry, the Branch Manager of LMP, thanked the Board for the opportunity to work for the District and introduced Mr. Giorgio Rojas, Account Manager for the property, Mr. Bill Gibbs, Business Developer and Jonathan, Irrigation Manager. They started trimming throughout the community and had more to do. It would take time to learn the route. They would move from being in the community on Saturdays to during the week.

Mr. Roumy noted from September 1st when LMP started, there was a \$15,000 estimate for 19 broken rotors and 14 broken spray heads and wondered if Bloomings should have repaired them as nothing would break in the 20 days that LMP was here. Mr. Berry explained that the broken heads were noticed during their inspection and Bloomings was supposed to meet with them the day of the turnover, but failed to show. Ms. Lansford confirmed that Blooming's last payment was withheld. Mr. Roumy requested that Blooming's repair the irrigation. Ms. Sandy

offered to send a letter to Blooming's notifying them of their obligation under their contract and including an itemized list of items to be remedied, the cost of which would be offset from their final payment. Mr. Szewczyk recommended including an itemized list of repairs under their scope and an estimate. *There was Board consensus for Ms. Sandy to send the letter to Blooming's as discussed and for staff to include the LMP proposals on the October agenda.*

Mr. Roumy questioned LMP's plan to kill the weeds on the walkway on Plantation Boulevard. Mr. Berry would have their Fert and Pest Manager, Mr. Scott Richardson spray chemicals on the weeds, once the temperature was below 90 degrees. Some of the worst areas were the annual beds. Mr. Szewczyk requested that the existing flowers be removed. Ms. Chichelli confirmed that there would be new flowers in November. According to Mr. Berry, LMP had 30 days to perform a full inspection of the property.

D. Consideration of Palm Removal – Joshua Tree

Ms. Lansford presented a proposal from Joshua Tree for palm removal, which was lower than the LMP proposal. Ms. Gertsmann recalled that Joshua Tree removed trees in the front when she first started working for the District and charged \$2,300 to remove three dead palm trees on Plantation Boulevard. Mr. Szewczyk pointed out that the proposal from LMP was higher, but included a flush cut versus grind stump and asked what Joshua Tree would charge. Ms. Gertsmann would find out and provide an answer at the next meeting as well as pictures.

SEVENTH ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of the August 17, 2022 Meeting

Ms. Lansford presented the minutes of the August 17, 2022 meeting, which were included in the agenda package. Mr. Szewczyk questioned on Page 7, whether there was confirmation that the District collected 102% in tax certificates. Ms. Lansford confirmed that the tax certificates were purchased the day before the meeting.

On MOTION by Ms. Chichelli seconded by Mr. Szewczyk with all in favor the Minutes of the August 17, 2022 Meeting were approved as presented.
--

B. Approval of Check Registers

1. June 2022
2. July 2022
3. August 2022

Ms. Lansford presented the July and August Check Registers, which were included in the agenda package. Ms. Chichelli asked if the ASCAP annual subscription was for music. Ms. Lansford explained that it was a license to play music in the building. Mr. Szewczyk did not realize that they were paying \$900 to listen to elevator music. Ms. Chichelli questioned whether there was a report and bill from the North Port Police Department. Ms. Lansford would provide it to the Board under separate cover and include on the October agenda for discussion. Mr. Szewczyk wanted to know how many tickets and warnings they wrote and what the violations were. Ms. Chichelli requested an explanation on the description as the bill from WTS International was deceptive. Ms. Lansford explained that this was how they collected revenue from events. Ms. Benjamin questioned the Marlin Leasing Corp. invoice in the August Check Register. Ms. Gertsman explained that it was for the new lease of the copier.

On MOTION by Ms. Chichelli seconded by Ms. Benjamin with all in favor the July and August Check Registers were approved.

C. Balance Sheet and Income Statement**D. Special Assessment Receipts Schedule**

Ms. Lansford presented the Balance Sheet and Income Statement and Special Assessment Receipts Schedule, showing that the District was over 100% collected. Mr. Szewczyk asked if revenue would be received in November. Ms. Lansford explained that in the first week of December, they would receive lump-sum payments.

E. Consideration of Updated Security Alarm Corporation Agreement

Ms. Lansford presented an updated Security Alarm Corporation Agreement, which was provided to the Board under separate cover. The agreement had not been updated since 2001. The language was updated, but in comparison to the original contract of 2001, there was an increase in price of a few hundred dollars. Ms. Sandy explained that there were two original contracts; one from January of 2001 for basic monitoring of \$21 per month or \$63 per quarter and another from February of 2001 for fire alarm monitoring of \$28 per month or \$84 per

quarter. The issue with the new contract was that it was only for fire alarm monitoring and included a monthly inspection fee of \$28 per month with one inspection per year for an additional \$344 per year. The term was for three years, but did not provide the ability to terminate. She requested that the new contract include a 30-day or 60-day termination, which would provide the District the ability to terminate the contract without paying for three years' worth of services that they would not receive. *Discussion ensued and there was Board consensus for Ms. Gertsman to obtain additional quotes. Ms. Lansford requested that the contract include a burglar alarm.*

F. Ratification of Landscape Services Agreement with LMP

Ms. Lansford recalled that last month, LMP was awarded the landscape maintenance contract and the agreement was signed prior to the meeting.

On MOTION by Mr. Szewczyk to ratify the execution of the Landscape Services Agreement with LMP.

Ms. Chichelli noted a provision in the contract to inspect the property and that Pages 15, 19 and 21 in the agreement, were missing. Ms. Lansford would remove the PSA from the agreement, have all parties initial next to Pages 15, 19 and 21 and send out the full agreement electronically, which the Board would ratify at the next meeting.

EIGHTH ORDER OF BUSINESS

General Audience Comments

Ms. Lansford opened the general audience comments period. Resident Donna Keller of 2395 Savannah Drive was concerned that the Board was missing the fact that Mr. Behe was constantly being verbally abused by another person on the tennis court, who was not a resident. Residents should not have to put up with bullying and verbal abuse. There being no public comments, Ms. Lansford closed the general audience comments period.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. District Manager

Ms. Lansford announced that the next CDD Board meeting was scheduled for October 19, 2022 at 6:00 p.m. at this location.

C. Amenities Manager**1. Monthly Report**

Ms. Gertsmann presented the Amenities Manager Report, which was included in the agenda package. In the monthly report under “*Programming*,” income would be included under “*Approximate Profit Loss*.” Ms. Chichelli asked how the credit card system was working. Ms. Gertsmann stated that it was starting on October 1st and they were giving people the option of putting their credit cards on file, if they choose, and the cash option would be eliminated. It was completely optional and she would be sending out an email. Mr. Roumy questioned the response from the community regarding the fence. Ms. Gertsmann confirmed for the most part, feedback was good. According to the footage that was reviewed almost every day, occasionally people tried to get into the pool, but ended up walking away. In her opinion, it was working well. Mr. Szewczyk reported that his wife was against fences, but in his opinion, the black fence could not be seen and did what it intended to do. Ms. Gertsmann was happy with the fence. There were many programs coming up, but she wished they had better participation. Mr. Sabol lived five houses down from the tennis courts and every time someone missed the ball, they screamed. Ms. Gertsmann would look at the footage and try to identify them.

2. Proposals for AC Unit

Ms. Gertsmann obtained three estimates for the replacement AC unit; one from Conditioned Air, the current AC company, the second from Innotech and the third from Symbiont, which was included in the agenda package. Two were for the same type of AC unit. Symbiont was the lowest, but Innotech offered quarterly service. Mr. Szewczyk questioned whether they needed quarterly service and if it was built into the current service agreement. Ms. Gertsmann stated that Conditioned Air charged \$826 to come out twice per year; however, they charged for labor. In her opinion, they did not need to four times per year service. Mr. Roumy asked if the existing duct was being utilized. Ms. Gertsmann believed all three companies were using the existing duct. Mr. Roumy questioned why refrigerant line piping was needed. Ms. Gertsmann believed it was for the freon. Mr. Szewczyk explained that in order to run a new line,

the system must be vacuumed and the refrigerant must be replaced before the new unit was put in; however, based on the age of their system, a different type of refrigerant would have to be used. *After further discussion, there was Board consensus to table this item to have representatives from Conditioned Air, Innotech and Symbiont attend the next meeting to answer Mr. Roumy's questions.*

3. Consideration of Treadmill Proposals

Ms. Lansford presented treadmill proposals, which were included in the agenda package. Two treadmills were not working and in her opinion, it was not worth continuing to repair them. The brand was under the brand name of True, which was comparable in the style and function of the current equipment, but better-quality commercial equipment. One quote was directly from True Fitness Technology and the other was from a local distributor. They try to work directly with manufacturers whenever possible, but there were cases where the local distributor was slightly lower than the manufacturer; however, if they order directly through the manufacturer, they provide a discount. Mr. Szewczyk questioned Ms. Gertsmann's recommendation. Ms. Gertsmann recommended replacing it in pieces, if all of the equipment could not be purchased at one time. Mr. Szewczyk pointed out that the machines were built into the Reserve Study and had a life expectancy and recommended replacing them after October 1st, as some pieces may have exceeded their life expectancy. Ms. Gertsmann recommended replacing both treadmills first and would provide proposals from Fitness Logic at the next meeting. Ms. Chichelli requested a comparison of the models, which Ms. Lansford would circulate. Mr. Roumy suggested looking at refurbished equipment. Ms. Gertsmann preferred to have commercial equipment so the District did not have any liability, but would contact some distributors. Mr. Szewczyk preferred to replace the equipment in stages. Ms. Gertsmann suggested leasing the equipment, but Ms. Lansford felt that it would cost more.

Mr. Roumy asked if the air conditioner in the room was turned off or turned up at night. Ms. Gertsmann stated it was left at 75 degrees, but turned down during the day. Mr. Roumy requested that it be turned up to 78 or 80 degrees and asked if the fans on the breezeway were on a timer. Ms. Gertsmann confirmed that they were on a timer. Mr. Roumy requested a list of all the members. Ms. Gertsmann would provide. Mr. Roumy questioned what happened to the water fountain by the tennis courts. Ms. Gertsmann explained that it was not possible because

there was no water source and it would be expensive if they had to go underground. She recommended placing it next to the gazebo and would bring options to the October meeting. Mr. Roumy requested a drop-down menu on the website to view all motions and resolutions for 2022. Ms. Lansford could upload the resolutions, but the motions were in the minutes. Removing motions from the minutes could be expensive. Mr. Szewczyk felt that there was already a public record and they did not need to have something separate that would cost the District additional money. Ms. Lansford would contact the website vendor to add the resolutions. Mr. Sabol asked if the air conditioner proposals were good for more than 30 days. Ms. Gertsman would verify.

TENTH ORDER OF BUSINESS**Other Business**

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS**Supervisor's Requests**

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS

Next Scheduled Board Meeting is October 19, 2022 at 6:00 p.m. at Lakeside Plantation Clubhouse

This item was discussed.

THIRTEENTH ORDER OF BUSINESS**Adjournment**

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION B

Lakeside Plantation

Community Development District

Summary of Invoices

September 1, 2022 to September 30, 2022

Fund	Date	Check No.'s	Amount
General Fund	9/1/22	2840-2842	\$ 2,205.50
	9/19/22	2843-2851	\$ 50,081.14
			\$ 52,286.64
Automatic Drafts			
	Florida Power & Light	2200 Plantation Blvd - Clubhouse	\$ 1,335.82
		2200 Plantation Blvd - Fountain	\$ 542.15
		2200 Plantation Blvd - Pool	\$ 1,522.71
	North Port Utilities	2200 Plantation Blvd - Clubhouse	\$ 404.38
		2200 Plantation Blvd - Fountain	\$ 59.36
		2200 Plantation Blvd - Pool	\$ 491.58
	TECO Peoples Gas	2200 Plantation Blvd - Clubhouse Fireplace	\$ 16.07
	Comcast	2200 Plantation Blvd - Clubhouse	\$ 389.44
	Marlin Business Bank	2200 Plantation Blvd - Clubhouse	\$ 242.12
			\$ 4,761.51
			\$ 57,048.15

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER					RUN 10/12/22		PAGE 1		
*** CHECK DATES 09/01/2022 - 09/30/2022 ***		LAKE SIDE PLANTATION - GENERAL BANK A LAKE SIDE PLANTATION									
CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME		STATUS	AMOUNT	CHECK..... AMOUNT	#		
9/01/22	00010	8/27/22 2022-037 NEW PLANTS	202208 320-53800-46500			*	608.00				
		8/30/22 2022-037 IRRIGATION MAINT	202208 320-53800-46700			*	317.50				
				BLOOMINGS LANDSCAPE & TURF MGMT, INC				925.50	002840		
9/01/22	00193	8/25/22 81 ENGINEERING FEE	202208 310-51300-31100			*	980.00				
				JOHNSON ENGINEERING, INC.				980.00	002841		
9/01/22	00381	9/08/22 09082022 DANCE 9/8/22	202209 300-15500-10000			*	300.00				
				LATE NIGHT ENTERTAINMENT LLC				300.00	002842		
9/19/22	00014	8/12/22 911224 WATER 8/12/22	202208 330-53800-48101			*	132.97				
				CULLIGAN WATER				132.97	002843		
9/19/22	00260	9/01/22 90252 POOL MAINT SEPT22	202209 330-53800-51000			*	850.00				
				DART POOL SOLUTIONS, INC				850.00	002844		
9/19/22	00245	9/08/22 16761 RENEWAL INSURANCE	202210 300-15500-10000			*	21,592.00				
				EGIS INSURANCE ADVISORS				21,592.00	002845		
9/19/22	00104	8/17/22 108629 POWER PLUG	202208 330-53800-48700			*	191.88				
		8/30/22 109190 MAINTENANCE	202208 330-53800-48700			*	145.00				
				FITNESS LOGIC				336.88	002846		
9/19/22	00001	9/01/22 141 MANAGEMENT FEES SEPT22	202209 310-51300-34000			*	3,282.75				
		9/01/22 141 WEBSITE MAINT SEPT22	202209 310-51300-35200			*	66.67				
		9/01/22 141 INFORMATION TECH SEPT22	202209 310-51300-35100			*	104.17				
		9/01/22 141 DISSEMINATION SVC SEPT22	202209 310-51300-31300			*	83.33				
		9/01/22 141 POSTAGE	202209 310-51300-42000			*	115.60				
				GOVERNMENTAL MANAGEMENT SERVICES				3,652.52	002847		
9/19/22	00382	9/12/22 09122022 USPS MAIL LETTER	202209 310-51300-42000			*	7.85				
				MARJORIE GERSTMANN				7.85	002848		

LKSD LAKE SIDE PLANT HSMITH											

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/19/22	00386	8/18/22 2146	202208 320-53800-46200	FOUNTAIN SVC MONTHLY	*	500.00	
				PROFESSIONAL FOUNTAIN SERVICE, LLC			500.00 002849
9/19/22	00041	8/04/22 260368	202208 330-53800-48400	FIRE ALARM SVC CALL	*	165.00	
				SECURITY ALARM CORP.			165.00 002850
9/19/22	00369	8/31/22 12347577	202208 330-53800-12000	AUGUST 2022 TENNIS	*	248.00	
		9/01/22 12345032	202209 330-53800-12000	MANAGEMENTN SEPT22	*	22,595.92	
				WTS INTERNATIONAL, LLC			22,843.92 002851
TOTAL FOR BANK A						52,286.64	
TOTAL FOR REGISTER						52,286.64	

LKSD LAKESIDE PLANT HSMITH



5824 Bee Ridge Road #165, Sarasota, FL 34233

Invoice

Date**Invoice #**

8/27/2022

2022-03709

Bill To:

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

	Terms	Due on receipt
Description	Amount	
Service Date: 08/02/2022		
Install new plantings and mulch along the newly installed fence		
Bougainvillea - 7 gallon	440.00	
Mammey Croton - 3 gallon	67.50	
Red Dwarf Ixora - 3 gallon	40.50	
Coco Brown Mulch - Bag	60.00	
PAYMENT ACCEPTED: CHECK AND CREDIT CARD. Make check payable to: Bloomings Landscape & Turf Management, Inc. Please include invoice number on your check. Thank You For Your Business		Total \$608.00
		Payments/Credits \$0.00
		Balance Due \$608.00

Phone #**Fax #**

E-mail

Web Site

(941) 927-9765

(941) 929-9356

carla@bloomingslandscape.com

www.bloomingslandscape.com

Invoice

5824 Bee Ridge Road #165, Sarasota, FL 34233

Date

Invoice #

8/30/2022

2022-03760

Bill To:

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

	Terms	Due on receipt
Description	Amount	
Service Date: 08/29/2022 Add irrigation along the tennis court and pickleball court for new plantings 3/4" PVC Fitting 3/4" Flex Pipe Drip Fitting Labor - Technician	22.50 18.00 2.00 275.00	
PAYMENT ACCEPTED: CHECK AND CREDIT CARD. Make check payable to: Bloomings Landscape & Turf Management, Inc. Please include invoice number on your check. Thank You For Your Business	Total \$317.50	
	Payments/Credits \$0.00	
	Balance Due \$317.50	

Phone #**Fax #**

E-mail

Web Site

(941) 927-9765

(941) 929-9356

carla@bloomingslandscape.com

www.bloomingslandscape.com

Johnson Engineering, Inc.

Remit To:

P.O. Box 2112

Fort Myers, FL 33902

Ph: 239.334.0046

Invoice

August 25, 2022

Project No: 20150050-000

Invoice No: 81

Project Manager Andrew Tilton

FEID #59-1173834

George Flint
Lakeside Plantation CDD
c/o Governmental Management Services
4648 Eagle Falls Pl
Tampa, FL 33619

Project 20150050-000 Lakeside Plantation CDD
20150050-000

Lakeside Plantation CDD

Work Authorization #3, dated 3/24/15 - Change Order No. 1, dated 11/3/15

Work Authorization #4, dated 5/27/15

Work Authorization #5, dated 5/27/15

Work Authorization #7, dated 1/26/17

Work Authorization #8, dated 9/18/18

Professional Services through August 14, 2022

PROFESSIONAL SERVICES

Phase No.	Phase Description	Contract Amount	Fee Type	%	Total Inv To-Date	Previously Invoiced	Current Inv Amount	Balance to Complete
1.	General Engineering	78,173.01	T&M	100 %	78,173.01	77,193.01	980.00	0.00
	Totals	78,173.01			78,173.01	77,193.01	980.00	0.00

SUB-TOTAL PROFESSIONAL SERVICES:

980.00

INVOICE TOTAL:

980.00

Summary of professional services

Phase No. / Description	Bill Hours	Bill Rate	Billable Amount
1. - General Engineering			
Professional 3			
Burford, Brent	7/19/2022	.25 Hrs @ 140.00	35.00
Discussion with JEI staff and provide CDD manager with additional landscape vendors and contact info.			
Burford, Brent	7/28/2022	1.00 Hrs @ 140.00	140.00

Project	20150050-000	Lakeside Plantation CDD			Invoice	81
		Reviewing lake bank erosion exhibit and field points.				
	Burford, Brent	7/29/2022	1.00	Hrs @	140.00	140.00
		Reviewing lake bank erosion exhibit and field points.				
	Burford, Brent	8/1/2022	.50	Hrs @	140.00	70.00
		Prepare exhibit for Thursday site visit with Crosscreek Environmental.				
	Burford, Brent	8/4/2022	4.00	Hrs @	140.00	560.00
		Site visit with Crosscreek Environmental.				
	Burford, Brent	8/8/2022	.25	Hrs @	140.00	35.00
		Conference call with CDD manager.				
1. - General Engineering Total			7.00			980.00

W T S INTERNATIONAL

Check Request Form

Community Name: Lakeside Plantation CDD
 Event: 80's Dance
 Event Date: September 9th, 2022

Check Request Date:

CHECK PAYABLE TO:

Name: Late Night Entertainment
 Address: 2200 Plantation Blvd.
 City, State, Zip: North Port, FL, 34289
 Phone #: 941-423-5500

Check needed by date: Sep 8th, 22

DESCRIPTION	AMOUNT
Dance	300.00
TOTAL	\$ 300.00

Request made by: Carney Sears

DISC JOCKEY (DJ) SERVICES AGREEMENT

I. THE PARTIES. This Disc Jockey Contract ("Agreement") is entered into on _____ September 9 _____, 20__22__ ("Effective Date"), by and between _____ Late Night Entertainment _____, with an address of _____ 741 Red Bay Street _____, City of _____ Port Charlotte _____, State of _____ Florida _____ and _____ LakeSide Plantation CDD _____, with an address of _____ 2200 Plantation Blvd. _____, City of _____ North Port _____, State of _____ Florida _____ ("Disc Jockey"). The Client and Disc Jockey shall be known collectively as the "Parties."

Client wishes to engage Disc Jockey to provide Disc Jockey services. Disc Jockey services shall include providing musical entertainment at the location, date, and time described in Section II. Disc Jockey may also perform related additional services, including making general announcements.

II. THE EVENT. The Disc Jockey agrees to perform their services at the following time and place:

Venue: _____ LakeSide Plantation _____

Venue Address: _____ 2200 Plantation Blvd _____

Event Date: September 9 _____, 20__22__ Time: _____ 6:00 _____ : _____ 9:00 _____ ☐ A.M. ☒ P.M.

P.M. Minimum Required Time: _____ 3 _____ Hour(s)

The aforementioned event details shall be known as the "Event."

III. PAYMENT. The Parties agree to the following Payment and Terms:

Total Fee (\$) for Services: \$ _____ 350.00 _____

Non-Refundable Deposit: \$ _____ 50.00 _____

Balance Due on Date of Event: \$ _____ 300.00 _____

In the event the Event goes beyond the time stated above, Client shall pay the Disc Jockey a rate of \$ _____ 100 _____ per hour for each hour the Event goes beyond the time stated above. Partial hours shall be pro-rated.

IV. DUTIES OF CLIENT. The Disc Jockey requires that the Client provide electrical and space requirements in accordance with the Disc Jockey's requests. All requests made by the Disc Jockey shall be reasonable and made within _____ day(s) of the Event.

V. TERMINATION. The Parties shall have the right to terminate this Agreement in accordance with the following terms and conditions:

a.) Termination by Client. The Client may terminate this Agreement at any time prior to the event by providing at least _____ day(s) notice. Upon termination, Client shall be entitled to a refund of any monies paid less the Non-Refundable Deposit.



b.) Termination by Disc Jockey. The Disc Jockey may terminate this Agreement at any time prior to the event by providing at least ____ day(s) notice. If the Disc Jockey terminates, it must provide a suitable replacement disc jockey, subject to Client's approval, which shall be obtained in writing. Alternatively, the Disc Jockey shall refund all monies previously paid by Client, including the Non Refundable Deposit.

VI. DISPUTES. In the event of a dispute arising out of this Contract that cannot be resolved by mutual agreement, the Parties agree to engage in mediation. If the matter cannot be resolved through mediation, and legal action ensues, the successful party will be entitled to their legal costs including, but not limited to, its attorneys' fees.

VII. SEVERABILITY. In the event any provision of this Agreement is deemed invalid or unenforceable, in whole or in part, that part shall be severed from the remainder of the Agreement and all other provisions should continue in full force and effect as valid and enforceable.

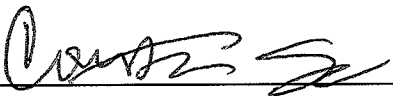
VIII. BINDING ARRANGEMENT. This Agreement is legal and binding between the Parties as stated above. This Agreement may be entered into and is legal and binding both in the United States and throughout Europe. The Parties each represent that they have the authority to enter into this Agreement.

IX. GOVERNING LAW. The Parties agree that this Agreement shall be governed by the laws located in the State of _____.

X. Additional Terms & Conditions. _____

XI. ENTIRE AGREEMENT. The Parties acknowledge and agree that this Agreement represents the entire agreement between the Parties. In the event that the Parties desire to change, add, or otherwise modify any terms, they shall do so in writing to be signed by both parties.

The Parties agree to the terms and conditions set forth above as demonstrated by their signatures as follows:

CLIENT SIGNATURE  **DATE** 7/6/22
PRINT NAME Courtney Sears

DISC JOCKEY SIGNATURE Kathryn Lukasek **DATE** July 6,
 2022 **PRINT NAME** Kathryn Lukasek

Culligan Water Conditioning
1099 Enterprise Court
Nokomis, FL 34275
941-485-7526

330 53800-48701

Approved
CS

Vendor #

Invoice #911224

08/12/2022
Driver
JARED PARMER

11:49:19
Route
41110

Sold To:
1017805:LAKE SIDE PLANTATION
2200 PLANTATION BLVD
NORTH PORT, FL 34289

Desc	Qty	Unit \$	Total
5 GALLON DRINK	7	\$7.00	\$49.00
DELIVERY CHARG	1	\$2.49	\$2.49
Subtotal			\$51.49
Tax			\$0.00
Invoice Total			\$51.49
Previous Balance			\$81.48
Payments: None			
Net Due			\$132.97

Thank you for your business
Visit www.culligansarasota.com
to make payments.
If paying by check, please
write Acct Num on the check

DART Pool Solutions, Inc.

1181 S. Sumter Blvd - PMB 324

North Port, FL 34287

CPC1457408

Invoice

Date	Invoice #
9/1/2022	90252

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	10/1/2022	SB	9/1/2022

Description	Qty	Rate	Amount
Pool maintenance September		850.00	850.00
FL Sales Tax		7.00%	0.00
33053851000			

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		



Lakeside Plantation Community Development District
c/o Governmental Management Services
4648 Eagle Falls PI
Tampa, FL 33619

INVOICE

Customer	Lakeside Plantation Community Development District
Acct #	670
Date	09/08/2022
Customer Service	Kristina Rudez
Page	1 of 1

Payment Information	
Invoice Summary	\$ 21,592.00
Payment Amount	
Payment for:	Invoice#16761
100122675	

Thank You

Please detach and return with payment



Customer: Lakeside Plantation Community Development District

300 155 1000

Invoice	Effective	Transaction	Description	Amount
16761	10/01/2022	Renew policy	Policy #100122675 10/01/2022-10/01/2023 Florida Insurance Alliance Package - Renew policy Due Date: 9/8/2022	21,592.00
				Total
				\$ 21,592.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555		
Atlanta, GA 30374-8555	sclimer@egisadvisors.com	09/08/2022



Fitness Logic

380 Scarlet Blvd.
Oldsmar, FL 34677

Phone #
727-784-4964

Fax #
727-784-0223

E-mail
fitlogic@aol.com

Approved CS

330 538000-418700

Invoice

Date	Invoice #
8/17/2022	108629

Bill To
GMS - Lakeside Plantation 9145 Narcoossee Rd Ste. A206 Orlando, FL 32827

Location/Contact/Phone
Location: Lakeside Plantation 2200 Plantation Blvd, North Port, FL 34289 Contact: Tamara Phone: 941-423-5500

P.O. Number		Terms	Rep	Work Order #	Completed
		Net 10	TG	108997	8/16/2022
Item Code	Description	Quantity	Price Each	Amount	
Parts	Power plug	1	10.84	10.84	
Parts	Incline handle overlay	1	11.02	11.02	
Parts	Speed handle overlay	1	11.02	11.02	
Shipping	Shipping charges are estimated and subject to change. Standard Shipping: 7-10 business days	1	18.00	18.00	
Labor	Replace power plug on Vision treadmill (Serial#TM4451612CA00014;Model#T-80-F). Replace overlays on Vision treadmill (Serial#TM4451612CA00020;Model#T-80-F)	1.5	94.00	141.00	
Thank you for your business. Invoices over 30 Days will incur 1.5% Interest per month			Subtotal 191.88		
			Sales Tax (0.0%) 0.00		
			Total 191.88		

FITNESS LOGIC

380 Scarlet Blvd.
Oldsmar, FL 34677

P: 727 784-4964

F: 727 784-0223

No 109190

Next Maintenance Due:

November

NAME:

Lakeside Plantation

ADDRESS:

220 Plantation Blvd.
North Port

CONTACT:

PHONE:

DATE:

8/20/22

☐ Warranty

☐ Non-Warranty

☐ Courtesy

☐ Install

☐ Sales

DESCRIPTION OF WORK

Performed Quarterly Maintenance

Inspected Cables & Strength equip for
proper function & safety

Checked Pull Grip Cables
Lubricated Grip Rods

QTY. PART NO. WTY. PRICE EA.

PARTS DESCRIPTION

Date Completed:

8/30

Time In:

Time Out:

Service Technician:

MAN

☐ Paid in full:

Maintenance:

\$145

Compliance Fee:

Parts:

Service Call:

Labor:

Shipping:

Sub Total:

Tax:

TOTAL:

\$145

Customer Signature

Invoice To Follow

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 141**Invoice Date:** 9/1/22**Due Date:** 9/8/22**Case:****P.O. Number:****Bill To:**

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

Description	Hours/Qty	Rate	Amount
Management Fees - September 2022 310 513 34000		3,282.75	3,282.75
Website Administration - September 2022 310 513 35200		66.67	66.67
Information Technology - September 2022 310 513 35100		104.17	104.17
Dissemination Agent Services - September 2022 310 513 313		83.33	83.33
Postage 310 513 42000		115.60	115.60
Total			\$3,652.52
Payments/Credits			\$0.00
Balance Due			\$3,652.52

Check Request Form

Lakeside Plantation CDD

Certified mail

Check Request Date: 9/12/22

310 513 42000

Marjorie Gerstmann

19444 Edgewater DR

Port Charlotte FL

570 994 2770

Request made by: Carmay Sears



CITY CENTER
4975 CITY HALL BLVD
NORTH PORT, FL 34286-4103
(800)275-8777

08/27/2022

09:21 AM

Product	Qty	Unit Price	Price
First-Class Mail® Letter	1		\$0.60
North Port, FL 34289			
Weight: 0 lb 0.50 oz			
Estimated Delivery Date			
Mon 08/29/2022			
Certified Mail®			\$4.00
Tracking #:			
70220410000187593825			
Return Receipt			\$3.25
Tracking #:			
9590 9402 6850 1060 3386 73			
Total			\$7.85

Grand Total: \$7.85

Credit Card Remit \$7.85

Card Name: VISA
Account #: XXXXXXXXXXXX7736
Approval #: 04005B
Transaction #: 903
AID: A0000000031010 Contactless
AL: VISA CREDIT
CHASE VISA

Every household in the U.S. is now
eligible to receive a third set,
of 8 free test kits.
Go to www.covidtests.gov

Text your tracking number to 28777 (2USPS)
to get the latest status. Standard Message
and Data rates may apply. You may also
visit www.usps.com USPS Tracking or call
1-800-222-1811

In a hurry? Self-service kiosks offer
quick and easy check-out. Any Retail
Associate can show you how.

Preview your Mail
Track your Packages
Sign up for FREE @
<https://informedelivery.usps.com>

All sales final on stamps and postage.
Refunds for guaranteed services only.
Thank you for your business.

Tell us about your experience.
Go to: <https://postalexperience.com/Pos>
or scan this code with your mobile device.



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



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

INVOICE 2146

DATE 08/18/2022 TERMS Net 30

DUE DATE 09/17/2022

ACTIVITY	QTY	RATE	AMOUNT
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

320 538 46200

If you have any questions please call or email us.

Thank you,

TOTAL DUE \$500.00

Approved CS

Security Alarm Corporation
17776 Toledo Blade Boulevard
Port Charlotte, FL 33948
Tel. (941) 625-9700
Fax. (941) 625-9804
accounting@securityalarmcorp.com

330 53800-48400
Approved
CS



Invoice Number
Sale Date
Due Date

260368
8/4/2022
8/14/2022

Please call into our office to discuss how to pay
your invoice by ACH or Credit Card, also you can
now receive your invoice by email for your convenience.

Lakeside Plantation CDD
Care Of: GMS
219 E Livingston St
Orlando, FL 32801

Service Address
Lakeside Plantation-F
2200 Plantation Blvd.
North Port, FL 34286

Description	Qty	Price	Net	Tax	Total
Fire Alarm Service Call - First Hour	1	\$165.00	\$165.00	\$0.00	\$165.00
TOTALS			\$165.00	\$0.00	\$165.00

For Service Provided As Per Work Order Number 102337
07/29/2022 08:25:50 AM - nmigliore:confirmed 8/3 2-4

2022-08-03 03:21:56 - Arrived to find NAC in trouble and 4 wire bus supervisory. Panel would not allow us to reset with keypad. Took NAC wire off and metered wire out to devices and were able to read eol resistor. Put resistor on NAC extender terminals and NAC trouble still wouldn't clear. We had to power down at breaker, let it sit for a couple, and power back up. Panel came out of trouble back to normal. Pulled resistor off, and reattached NAC wires and powered down and up again. All good. I talked to women in office after searching history and asked her if storm rolled thru the first time panel showed trouble. She said power blinked in whole building and was storming outside that particular day. She had it written down in her notepad. Chalk it up to another bad storm.

JD/LW

-----Return Stub Below-----

Please return this portion of your invoice with your payment. Thank you!



Customer : Lakeside Plantation CDD

Acct. Bal.	\$312.00	Amount Remitted		Invoice Number	260368
Payment Method	Check ☐	Check Number		Bill Payer ID	11765
				CSID	
				Date Remitted	
Charge*	☐	Card Number		Billing Zipcode	
		Name On Card		Exp Date	
		Signature		Card ID	

*Please Note : If paying by charge card, we can only accept payment by : American Express, Discover, Mastercard, Visa

Please remit to : Security Alarm Corporation, 17776 Toledo Blade Boulevard, Port Charlotte, FL 33948

Inv No. 260368



Bill To

Invoice Number:

12345032

Date:

09/01/2022

Terms Code:

Due on receipt

Due Date:

09/01/2022

PO:

330538¹²⁰⁰⁰~~0000~~

Remit payment to: WTS International, LLC
DBA Arch Amenities Group
3200 Tower Oaks Blvd
Suite 400
Rockville, MD 20852



WTS INTERNATIONAL

Invoice

Bill To

Tricia Adams
Lakeside Plantation CDD
219 E. Livingston Street
Orlando FL 32801
United States

Invoice Number: 12347577
Date: 08/31/2022
Terms Code: NET20
Due Date: 09/20/2022
PO:

Invoice Description: AUG 2022 - INCENTIVES

330 538 12000

Item	Description	Amount
Contract Incentives - Programming	AUGUST 2022 - see attached	\$248.00

Subtotal	\$248.00
Tax (0%)	\$0.00
Invoice Total	\$248.00
Total Paid	\$0.00
Balance Due	\$248.00

Remit payment to: WTS International, LLC
DBA Arch Amenities Group
3200 Tower Oaks Blvd
Suite 400
Rockville, MD 20852

LAKESIDE PLANTATION CDD

Month:

August 2022

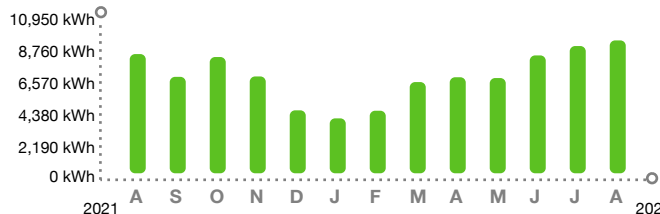
Pro Tennis Revenue		\$	250.00
Pro Tennis Pay	80%	\$	200.00
Payroll Taxes	15%	\$	30.00
Total Payroll			<u>\$230.00</u>
Net Revenue		\$	20.00
Revenue Share to CDD	10%	\$	2.00
AAG Invoice- Due from CDD			<u><u>\$ 248.00</u></u>

**Electric Bill Statement****For:** Jul 25, 2022 to Aug 24, 2022 (30 days)**Statement Date:** Aug 24, 2022**Account Number:** 57421-67439**Service Address:**2800 PLANTATION BLVD # CLBHSE
NORTH PORT, FL 34289**LAKE SIDE PLANTATION COMM DEVELOPMENT DIST,**
Here's what you owe for this billing period.**CURRENT BILL****\$1,335.82**

TOTAL AMOUNT YOU OWE

Sep 14, 2022

NEW CHARGES DUE BY

Have \$1,101.13
withdrawn instead of
\$1,335.82. Enroll in FPL
Budget Billing®.
FPL.com/AutoBB**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	1,332.37
Payments received	-1,332.37
Balance before new charges	0.00

Total new charges	1,335.82
-------------------	----------

Total amount you owe	\$1,335.82
-----------------------------	-------------------

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Enroll in FPL Budget Billing and have Automatic Bill Pay debit \$1,101.13 instead of \$1,335.82 on your next withdrawal date. Your monthly bills will become predictable year-round. Enroll at FPL.com/AutoBB
- Payment received after November 15, 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 September 04, 2022. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

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

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:LAKE SIDE PLANTATION COMM
DEVELOPMENT DIST
ATTN LAKE SIDE PLANTATION COMMUNITY
9145 NARCOOSSEE RD # A206
ORLANDO FL 32827-5768FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit **FPL.com/PayBill**
for ways to pay.

57421-67439

ACCOUNT NUMBER

\$1,335.82

TOTAL AMOUNT YOU OWE

Sep 14, 2022

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: Account Number:
LAKESIDE PLANTATION 57421-67439
COMM DEVELOPMENT
DIST

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	1,332.37
Payment received - Thank you	-1,332.37
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge:	\$28.17
Non-fuel: (\$0.026290 per kWh)	\$260.80
Fuel: (\$0.038060 per kWh)	\$377.56
Demand: (\$11.93 per KW)	\$560.71

Electric service amount 1,227.24

Gross rec. tax/Regulatory fee 32.37

Franchise charge 76.21

Taxes and charges 108.58

Total new charges \$1,335.82

Total amount you owe \$1,335.82

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KLL2846. Next meter reading Sep 23, 2022.

Usage Type	Current	- Previous	x Const	= Usage
kWh used	83113	82121	10	9920
Demand KW	4.67		10.00	47

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 24, 2022	Jul 25, 2022	Aug 25, 2021
kWh Used	9920	9500	8900
Service days	30	32	32
kWh/day	330	296	278
Amount	\$1,335.82	\$1,332.37	\$1,158.06

KEEP IN MIND

- Taxes and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

Save energy and money

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

[Start saving ›](#)

Stronger, smarter grid

FPL's service reliability has improved 45% in the past decade.

[See how ›](#)

Stay ready and connected

The FPL Mobile App is an easy, secure way to report outages and stay informed during a storm.

[Download now ›](#)

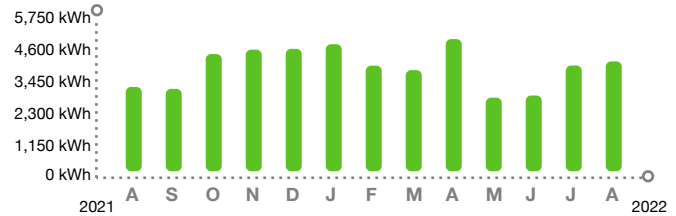
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not 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:** Jul 25, 2022 to Aug 24, 2022 (30 days)**Statement Date:** Aug 24, 2022**Account Number:** 04126-05586**Service Address:**2800 PLANTATION BLVD # FNTN
NORTH PORT, FL 34289**LAKE SIDE PLANTATION COMMUNITY DEVELOPMENT DIST,**
Here's what you owe for this billing period.**CURRENT BILL****\$542.15**

TOTAL AMOUNT YOU OWE

Sep 14, 2022

NEW CHARGES DUE BY

Have \$494.20 withdrawn
instead of \$542.15.
Enroll in FPL Budget
Billing®.
FPL.com/AutoBB**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	522.36
Payments received	-522.36
Balance before new charges	0.00
Total new charges	542.15
Total amount you owe	\$542.15

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Enroll in FPL Budget Billing and have Automatic Bill Pay debit \$494.20 instead of \$542.15 on your next withdrawal date. Your monthly bills will become predictable year-round. Enroll at FPL.com/AutoBB
- Payment received after November 15, 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 September 04, 2022. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

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

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:LAKE SIDE PLANTATION
COMMUNITY DEVELOPMENT DIST
ATTN LAKE SIDE PLANTATION COMMUNITY
9145 NARCOOSSEE RD # A206
ORLANDO FL 32827-5768FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit **FPL.com/PayBill**
for ways to pay.

04126-05586

ACCOUNT NUMBER

\$542.15

TOTAL AMOUNT YOU OWE

Sep 14, 2022

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: LAKESIDE PLANTATION
COMMUNITY
DEVELOPMENT DIST

Account Number: 04126-05586

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	522.36
Payment received - Thank you	-522.36
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) \$322.25

Fuel: (\$0.038060 per kWh) \$163.92

Electric service amount 498.08

Gross rec. tax/Regulatory fee 13.14

Franchise charge 30.93

Taxes and charges 44.07

Total new charges \$542.15

Total amount you owe \$542.15

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KN46183. Next meter reading Sep 23, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	25345		21038		4307

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 24, 2022	Jul 25, 2022	Aug 25, 2021
kWh Used	4307	4146	3306
Service days	30	32	32
kWh/day	143	129	103
Amount	\$542.15	\$522.36	\$349.31

KEEP IN MIND

- Taxes and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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

[Start saving ›](#)

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Stay ready and connected

The FPL Mobile App is an easy, secure way to report outages and stay informed during a storm.

[Download now ›](#)

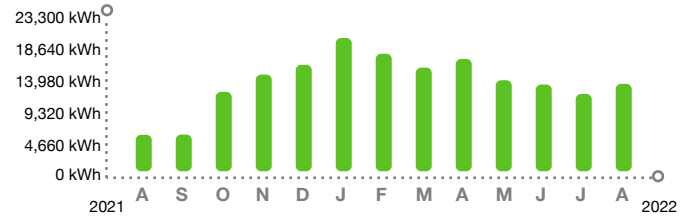
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not 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:** Jul 25, 2022 to Aug 24, 2022 (30 days)**Statement Date:** Aug 24, 2022**Account Number:** 84595-15071**Service Address:**2800 PLANTATION BLVD #POOL & TENNIS
NORTH PORT, FL 34289**LAKE SIDE PLANTATION COMM DEVELOPMENT DIST,**
Here's what you owe for this billing period.**CURRENT BILL****\$1,522.71**

TOTAL AMOUNT YOU OWE

Sep 15, 2022

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	1,436.32
Payments received	-1,436.32
Balance before new charges	0.00
Total new charges	1,522.71
Total amount you owe	\$1,522.71

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after November 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 September 05, 2022. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

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

LAKE SIDE PLANTATION COMM
DEVELOPMENT DIST
ATTN LAKE SIDE PLANTATION COMMUNITY
9145 NARCOOSSEE RD # A206
ORLANDO FL 32827-5768The amount enclosed includes
the following donation:
FPL Care To Share: _____Make check payable to FPL
in U.S. funds and mail along with
this coupon to:FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)
for ways to pay.

84595-15071

ACCOUNT NUMBER

\$1,522.71

TOTAL AMOUNT YOU OWE

Sep 15, 2022

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: LAKESIDE PLANTATION
COMM DEVELOPMENT
DIST

Account Number: 84595-15071

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	1,436.32
Payment received - Thank you	-1,436.32
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge:	\$28.17
Non-fuel: (\$0.026290 per kWh)	\$365.07
Fuel: (\$0.038060 per kWh)	\$528.50
Demand: (\$11.93 per KW)	\$477.20

Electric service amount 1,398.94

Gross rec. tax/Regulatory fee 36.90

Franchise charge 86.87

Taxes and charges 123.77

Total new charges \$1,522.71

Total amount you owe \$1,522.71

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KL84533. Next meter reading Sep 23, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	60812		46926		13886
Demand KW	39.77				40

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 24, 2022	Jul 25, 2022	Aug 25, 2021
kWh Used	13886	12282	5794
Service days	30	32	32
kWh/day	462	383	181
Amount	\$1,522.71	\$1,436.32	\$613.99

KEEP IN MIND

- Taxes and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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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.



ACCOUNT INVOICE

peoplesgas.com



Statement Date: 08/19/2022
Account: 211014212750

LAKESIDE PLANTATION COMMUNITY DEV
C/O STE A206
2200 PLANTATION BLVD
NORTH PORT, FL 34289-9472

Current month's charges:	\$16.07
Total amount due:	\$16.07
Payment Due By:	09/09/2022

Your Account Summary

Previous Amount Due	\$16.07
Payment(s) Received Since Last Statement	-\$16.07
Current Month's Charges	\$16.07
Total Amount Due	\$16.07

DO NOT PAY. Your account will be drafted on 09/09/2022

One Less Worry :)

Paperless Billing -
Contact free;
worry free!

Sign up for free today!



peoplesgas.com/paperless

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Thank you, again.

For the ninth consecutive year, we are proud to be recognized one of the **Most Trusted Brands** in the nation, according to the 2022 Cogent Syndicated Utility Trusted Brand & Customer Engagement: Residential study.



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211014212750

Current month's charges:	\$16.07
Total amount due:	\$16.07
Payment Due By:	09/09/2022

Amount Enclosed \$ _____

692124340617 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 09/09/2022

LAKESIDE PLANTATION COMMUNITY DEV
C/O STE A206
9145 NARCOOSSEE RD, STE 206
ORLANDO, FL 32827-5768

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 211014212750
Statement Date: 08/19/2022
Current month's charges due 09/09/2022

Details of Current Month's Charges – Service from - 07/16/2022 to 08/16/2022

Service for: 2200 PLANTATION BLVD, NORTH PORT, FL 34289-9472

Rate Schedule: Residential Service RS-1

Meter Location: *pool*

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Measured Volume	x	BTU	x	Conversion	=	Total Used	Billing Period
RHE73410	08/16/2022	405		405		0 CCF		1.039		1.0000		0.0 Therms	32 Days

Customer Charge

\$15.10

Natural Gas Service Cost

\$15.10

Franchise Fee

\$0.97

Total Natural Gas Cost, Local Fees and Taxes

\$16.07

Total Current Month's Charges

\$16.07

Peoples Gas Usage History

Therms Per Day
(Average)

AUG 2022 0.0
 JUL 0.0
 JUN 0.0
 MAY 0.0
 APR 0.0
 MAR 0.0
 FEB 0.0
 JAN 0.0
 DEC 0.0
 NOV 0.0
 OCT 0.0
 SEP 0.0
 AUG 2021 0.0

Important Messages

We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

Hello Lakeside Plantation,

Thanks for choosing Comcast Business.

Your bill at a glance

For 2800 PLANTATION BLVD, NORTH PORT, FL, 34289-9472

Previous balance		\$389.44
EFT Payment - thank you	Aug 13	-\$389.44
Balance forward		\$0.00
Regular monthly charges	Page 3	\$358.10
Taxes, fees and other charges	Page 3	\$31.35
New charges		\$389.45

Amount due \$389.45

! Thanks for paying by Automatic Payment

Your automatic payment on Sep 12, 2022, will include your amount due, plus or minus any payment related activities or adjustments, and less any credits issued before your bill due date.

Need help?

Visit business.comcast.com/help or see page 2 for other ways to contact us.

Your bill explained

- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.

Detach the bottom portion of this bill and enclose with your payment

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST
BUSINESS

141 NW 16TH ST
POMPANO BEACH FL 33060-5250

LAKESIDE PLANTATION
ATTN LAKESIDE PLANTATION
219 E LIVINGSTON ST
ORLANDO, FL 32801-1508

Account number **8535 10 055 0624394**
Automatic payment **Sep 12, 2022**

Please pay \$389.45

Electronic payment will be applied Sep 12, 2022

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

853510055062439400389452

Regular monthly charges **\$358.10****Comcast Business** **\$274.90****Packaged services** **\$344.00**

Mobility Voice Line \$50.00
Business Voice.
Qty 2 @ \$25.00 each

📶 Data, SecurityEdge, \$294.00
Voice Package, Includes: Business Internet Advanced, 1
Mobility Voice Line, and SecurityEdge.

Discounts **-\$129.00**

Bundle Discount -\$129.00

Comcast Business services **\$59.90**

TV Select \$39.95
Business Video.

Wifi Pro \$14.95

Voice Mail Service \$5.00

Equipment & services **\$54.80**

Equipment Fee \$19.95
Voice.

TV Box + Remote \$9.95

Service To Additional TV \$19.90
With TV Box and Remote.
Qty 2 @ \$9.95 each

Equipment Fee \$5.00
Access Point.

Service fees **\$28.40**

Directory Listing Management Fee \$3.00

Voice Network Investment \$3.00

Broadcast TV Fee \$22.40

Taxes, fees and other charges **\$31.35****Other charges** **\$4.63**

Federal Universal Service Fund \$2.85

Regulatory Cost Recovery \$1.78

Taxes & government fees **\$26.72**

Sales Tax \$2.83

State Communications Services Tax \$12.27

Local Communications Services Tax \$10.42

911 Fees \$1.20

What's included?



Internet: Fast, reliable internet on our
Gig-speed network



TV: Keep your employees informed and
customers entertained



Voice Numbers: (941)423-5500,
(941)423-5501, (941)888-2074

Visit business.comcast.com/myaccount for more
details

You've saved \$129.00 this month with your
bundle discount.

INVOICE

Address Service Requested

 ATTN: ACCOUNTS PAYABLE
 LAKESIDE PLANTATION CDD
 2200 PLANTATION BLVD
 NORTH PORT FL 34289-9472

☐ Please check here if your address has changed.
 Provide new address on reverse side.

Remittance Section

Customer Account Number: 1833219
Invoice Number: 20089612
Invoice Date: 09/13/2022
Invoice Due Date: **Upon Receipt**
Total Due: **\$242.12**

Amount Paid: \$ _____

Use enclosed envelope and make check payable to:

MARLIN LEASING CORP
 PO BOX 13604
 PHILADELPHIA PA 19101-3604



00001002008961240000002421238

For faster processing, please remove the check skirt.

Keep lower portion for your records - Please return upper portion with your payment

Important Messages

YOUR ACCOUNT IS DELINQUENT
 URGENT REMINDER! This invoice includes unpaid items from your last bill.

Please call **888-308-4403** and talk to your Account Representative about payment options. We offer check by phone payment options. You can also manage your account and pay online at account.marlincapital solutions.com.

CUSTOMER ACCOUNT NUMBER		INVOICE DATE	INVOICE NUMBER	DUE DATE		LAST PAYMENT RECEIVED	
1833219		09/13/2022	20089612	Upon Receipt		08/15/2022 Thank You	
CONTRACT NUMBER	DESCRIPTION	CURRENT	PAST DUE 30 DAYS	PAST DUE 60 DAYS	PAST DUE 90 DAYS	PAST DUE 120 DAYS	TOTAL DUE
401-1833219-001	Kyocera CS 308ci Copier						
	CONTRACT PAYMENT	98.00	98.00				196.00
	SALES/USE TAX	6.86	6.86				13.72
	LATE CHARGES	29.40					29.40
	ONETIME DOCUMENTATION FEE			3.00			3.00
BALANCE DUE:		134.26	104.86	3.00			242.12

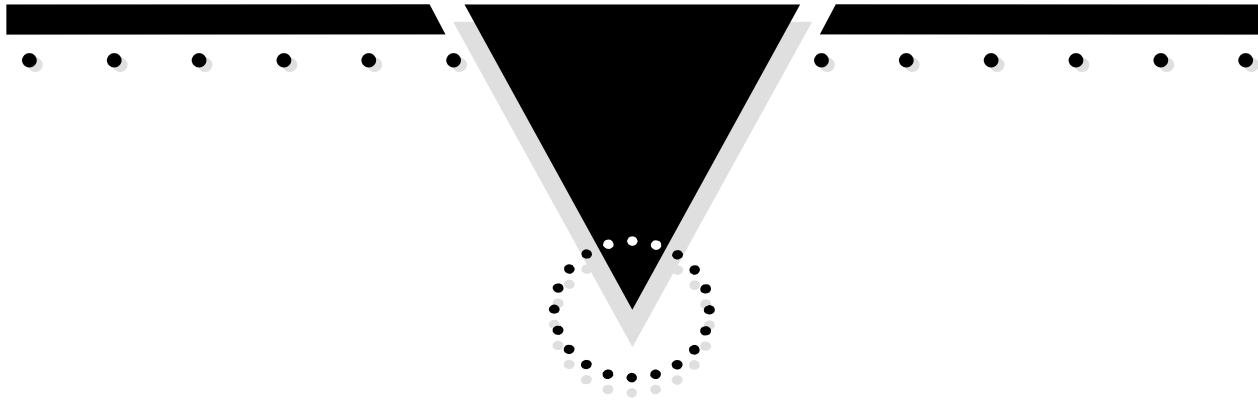
If utilizing your Bank's Online Bill Service, please enter each contract number and payment separately. If you do not, the payment will not be transmitted EFT. Your bank will cut and mail a check to our lock box for processing. We are not responsible for postal delays. Processing delays may result if checks are received without contract numbers notated on them.

See REVERSE SIDE for important information regarding the above charges and fees.

If you have questions regarding your bill, please give us a call and we will be happy to assist you * 888-236-2409



SECTION C



Lakeside Plantation

Community Development District

Unaudited Financial Reporting
September 30, 2022



TABLE OF CONTENTS

1	Balance Sheet
2-3	General Fund Statement
4	Capital Reserve Statement
5	Debt Service Statement Series 1999
6-7	Month by Month- General Fund
8	Long Term Debt Report
9	Assessment Receipts Schedule

Lakeside Plantation
Community Development District
Combined Balance Sheet
September 30, 2022

Governmental Fund Types

	<u><i>General</i></u>	<u><i>Capital Reserve</i></u>	<u><i>Debt Service</i></u>	<u><i>Totals</i></u> <u><i>(memorandum only)</i></u>
<i>Assets</i>				
Cash:				
Operating Account	\$107,723	\$78,713	----	\$186,436
Debit Card Account	\$1,619	----	----	\$1,619
Money Market Account	\$80,997	----	----	\$80,997
Petty Cash	\$3	----	----	\$3
Investments:				
Reserve	----	----	\$76,805	\$76,805
Revenue	----	----	\$16,566	\$16,566
Prepayment	----	----	\$0	\$0
SBA	\$512	\$362,422	----	\$362,934
Due from General Fund	----	----	\$32,051	\$32,051
Due from Capital Reserve	\$2,626	----	----	\$2,626
Due from Other	\$111	----	----	\$111
Deposits	\$517	----	----	\$517
Prepaid Expenses	\$22,192	----	----	\$22,192
Total Assets	\$216,301	\$441,135	\$125,422	\$782,858
<i>Liabilities</i>				
Accounts Payable	\$7,464	----	----	\$7,464
Accrued Expenses	\$168	----	----	\$168
Due to Debt Service	\$32,051	----	----	\$32,051
Due to General Fund	----	\$2,626	----	\$2,626
<i>Fund Equity</i>				
Net Assets	----	----	----	\$0
Fund Balances				
Unassigned	\$153,909	----	----	\$153,909
Assigned for Capital Reserve Fund	----	\$438,509	----	\$438,509
Nonspendable- Deposits	\$517	----	----	\$517
Nonspendable- Prepaid	\$22,192	----	----	\$22,192
Restricted for Capital Projects	----	----	----	\$0
Restricted for Debt Service	----	----	\$125,422	\$125,422
Total Liabilities, Fund Equity, Other	\$216,301	\$441,135	\$125,422	\$782,858

Lakeside Plantation
Community Development District
General Fund
Statement of Revenues & Expenditures
For Period Ending September 30, 2022

Adopted Budget	Prorated Budget 9/30/22	Actual 9/30/22	Variance
---------------------------	------------------------------------	---------------------------	-----------------

Revenues

Operations and Maintenance Assessments- Tax Roll	\$751,261	\$751,261	\$783,108	\$31,847
Tennis Club	\$20,000	\$20,000	\$19,369	(\$631)
Activities	\$10,000	\$10,000	\$6,282	(\$3,719)
Clubhouse Rentals	\$5,000	\$5,000	\$1,398	(\$3,602)
Miscellaneous	\$1,500	\$1,500	\$878	(\$622)
Interest Earnings	\$50	\$50	\$21	(\$29)
Total Revenues	\$787,811	\$787,811	\$811,056	\$23,245

Administrative Expenditures

Supervisor Fees	\$11,000	\$11,000	\$10,800	\$200
District Manager	\$39,393	\$39,393	\$39,393	\$0
District Counsel	\$25,750	\$25,750	\$28,835	(\$3,085)
District Engineer	\$14,000	\$14,000	\$15,701	(\$1,701)
Disclosure Report	\$1,000	\$1,000	\$1,000	\$0
Trustee Fees	\$4,771	\$4,771	\$3,180	\$1,591
Audit Fees	\$3,350	\$3,350	\$3,185	\$165
Postage, Phone, Faxes, Copies	\$1,500	\$1,500	\$1,006	\$494
General Liability Insurance	\$6,689	\$6,689	\$6,294	\$395
Legal Advertising	\$2,000	\$2,000	\$2,825	(\$825)
Dues, Licenses & Fees	\$175	\$175	\$175	\$0
Other Current Charges	\$1,900	\$1,900	\$2,771	(\$871)
Property Insurance	\$10,849	\$10,849	\$10,207	\$642
Information Technology	\$1,250	\$1,250	\$1,250	(\$0)
Website Administration	\$800	\$800	\$800	\$0
Total Administrative	\$124,427	\$124,427	\$127,421	(\$2,994)

Field Expenditures

Road & Sidewalk Repairs & Maintenance	\$2,500	\$2,500	\$13,800	(\$11,300)
Common Area Renewal & Maintenance	\$5,000	\$5,000	\$8,243	(\$3,243)
Street Light/Decorative Light	\$5,000	\$5,000	\$0	\$5,000
Landscape Maintenance - Contract	\$114,500	\$114,500	\$84,205	\$30,295
Landscape Maintenance - Other	\$5,000	\$5,000	\$3,972	\$1,028
Mulch	\$10,740	\$10,740	\$9,200	\$1,540
Irrigation Maintenance	\$4,500	\$4,500	\$5,695	(\$1,195)
Lake Maintenance	\$15,000	\$15,000	\$11,592	\$3,408
Electric Utility Services - Entrance Feature	\$9,000	\$9,000	\$5,930	\$3,070
Water Utility Services - Entrance Feature	\$1,600	\$1,600	\$5,461	(\$3,861)
Repairs & Maintenance - Entrance Feature	\$3,000	\$3,000	\$4,186	(\$1,186)
Miscellaneous Tools & Equipment	\$1,000	\$1,000	\$0	\$1,000
Total Field	\$176,840	\$176,840	\$152,284	\$24,556

Lakeside Plantation
Community Development District
General Fund
Statement of Revenues & Expenditures
For Period Ending September 30, 2022

	Adopted Budget	Prorated Budget 9/30/22	Actual 9/30/22	Variance
<u>Clubhouse</u>				
Personnel Services (Management Contract)	\$196,544	\$196,544	\$259,477	(\$62,933)
Activities	\$20,000	\$20,000	\$18,099	\$1,901
License/Fees	\$1,200	\$1,200	\$2,254	(\$1,054)
General Supplies	\$10,000	\$10,000	\$8,470	\$1,530
Maintenance	\$14,000	\$14,000	\$6,174	\$7,826
Office Supplies	\$3,500	\$3,500	\$3,728	(\$228)
Public Communication	\$1,500	\$1,500	\$0	\$1,500
Pest Control	\$600	\$600	\$0	\$600
Security	\$1,500	\$1,500	\$2,783	(\$1,283)
Security Patrol	\$25,000	\$25,000	\$15,867	\$9,133
AED	\$500	\$500	\$996	(\$496)
Telephone & Internet Services	\$5,500	\$5,500	\$4,195	\$1,305
Janitorial Supplies	\$3,250	\$3,250	\$1,033	\$2,217
Electric Utility Services - Clubhouse	\$14,000	\$14,000	\$13,174	\$826
Gas Utility	\$250	\$250	\$193	\$57
Garbage Collection	\$2,100	\$2,100	\$2,060	\$40
Water Utility Services - Clubhouse	\$4,400	\$4,400	\$3,343	\$1,057
Electric Utility Services - Pool	\$16,000	\$16,000	\$18,400	(\$2,400)
Pool Cleaning	\$10,200	\$10,200	\$10,657	(\$457)
Pool Maintenance - Other	\$10,000	\$10,000	\$1,817	\$8,183
Tennis Courts - Maintenance	\$5,000	\$5,000	\$2,731	\$2,269
Water Utility Services - Pool	\$6,000	\$6,000	\$7,603	(\$1,603)
Total Clubhouse	\$351,044	\$351,044	\$383,055	(\$32,012)
Total Revenues	\$787,811	\$787,811	\$811,056	\$23,245
Total Expenditures	\$652,311	\$652,311	\$662,761	(\$10,450)
Operating Income (Loss)	\$135,500	\$135,500	\$148,294	\$12,794
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)		\$12,794	
Beginning Fund Balance	\$0		\$163,823	
Ending Fund Balance	(\$0)		\$176,618	

Lakeside Plantation

Community Development District

Capital Reserve Fund
Statement of Revenues & Expenditures
For Period Ending September 30, 2022

	Adopted Budget	Prorated Budget 9/30/22	Actual 9/30/22	Variance
Revenues				
Transfer In - General Fund	\$135,500	\$135,500	\$135,500	\$0
Interest Income	\$0	\$0	\$3,060	\$3,060
Total Revenues	\$135,500	\$135,500	\$138,560	\$3,060
Expenditures				
Property Site Elements	\$3,878	\$3,878	\$70,730	(\$66,852)
Total Expenditures	\$3,878	\$3,878	\$70,730	(\$66,852)
Excess Revenues/(Expenditures)	\$131,622		\$67,830	
Beginning Fund Balance	\$0		\$370,679	
Ending Fund Balance	\$131,622		\$438,509	

Lakeside Plantation

Community Development District

Debt Service Fund Series 1999
Statement of Revenues & Expenditures
For Period Ending September 30, 2022

	Adopted Budget	Prorated Budget 9/30/22	Actual 9/30/22	Variance
<u>Revenues</u>				
Special Assessments- Tax Roll	\$175,905	\$175,905	\$181,605	\$5,699
Special Assessments- Off Roll	\$8,842	\$8,842	\$8,842	\$0
Interest Income	\$0	\$0	\$302	\$302
Total Revenues	\$184,748	\$184,748	\$190,748	\$6,001
<u>Expenditures</u>				
<i>Series 1999</i>				
Interest-11/1	\$45,175	\$45,175	\$45,175	\$0
Principal-5/1	\$95,000	\$95,000	\$95,000	\$0
Interest-5/1	\$45,175	\$45,175	\$45,175	\$0
Total Expenditures	\$185,350	\$185,350	\$185,350	\$0
Excess Revenues/(Expenditures)	(\$602)		\$5,398	
Beginning Fund Balance	\$49,212		\$120,024	
Ending Fund Balance	\$48,609		\$125,422	

Due from General Fund	\$	32,051
Reserve	\$	76,805
Revenue	\$	16,566
Prepayment	\$	0
Total	\$	125,422

Lakeside Plantation CDD- General Fund
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<u>Revenues</u>													
Operations and Maintenance Assessments- Tax Roll	\$0	\$237,688	\$365,041	\$19,358	\$22,814	\$5,559	\$31,934	\$0	\$46,911	\$35,312	\$0	\$18,491	\$783,108
Tennis Club	\$4,890	\$3,540	\$1,130	\$1,572	\$645	\$1,075	\$1,690	\$1,952	\$350	\$1,366	\$0	\$1,160	\$19,369
Activities	\$541	\$1,427	\$697	\$100	\$1,079	\$569	\$101	\$254	\$145	\$471	\$0	\$898	\$6,282
Clubhouse Rentals	\$0	\$0	\$0	\$0	\$0	\$600	\$200	\$240	\$0	\$358	\$0	\$0	\$1,398
Miscellaneous	\$210	\$0	\$49	\$0	\$15	\$5	\$21	\$91	\$140	\$130	\$0	\$218	\$878
Interest Earnings	\$1	\$0	\$3	\$2	\$2	\$3	\$2	\$1	\$2	\$1	\$2	\$2	\$21
Total Revenues	\$5,642	\$242,656	\$366,919	\$21,032	\$24,555	\$7,811	\$33,947	\$2,538	\$47,548	\$37,637	\$2	\$20,768	\$811,056
<u>Administrative Expenditures</u>													
Supervisor Fees	\$1,000	\$2,000	\$0	\$1,000	\$1,000	\$800	\$1,000	\$1,000	\$1,000	\$0	\$1,000	\$1,000	\$10,800
District Manager	\$3,283	\$3,283	\$3,283	\$3,283	\$3,283	\$3,283	\$3,283	\$3,283	\$3,283	\$3,283	\$3,283	\$3,283	\$39,393
District Counsel	\$4,065	\$980	\$611	\$4,749	\$3,758	\$1,543	\$3,288	\$3,192	\$2,714	\$0	\$3,938	\$0	\$28,835
District Engineer	\$0	\$446	\$910	\$70	\$1,293	\$3,813	\$2,611	\$655	\$2,888	\$1,028	\$980	\$1,008	\$15,701
Disclosure Report	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$1,000
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	\$3,185	\$0	\$3,185
Postage, Phone, Faxes, Copies	\$89	\$73	\$140	\$99	\$8	\$104	\$53	\$28	\$97	\$26	\$164	\$123	\$1,006
General Liability Insurance	\$6,294	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,294
Legal Advertising	\$37	\$37	\$37	\$163	\$44	\$444	\$57	\$388	\$50	\$885	\$500	\$183	\$2,825
Dues, Licenses & Fees	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Other Current Charges	\$51	\$44	\$475	\$454	\$134	\$127	\$157	\$332	\$81	\$167	\$225	\$523	\$2,771
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	\$104	\$104	\$104	\$104	\$104	\$104	\$1,250
Website Administration	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$800
Total Administrative	\$28,635	\$7,117	\$5,710	\$10,072	\$9,773	\$10,367	\$10,703	\$9,132	\$10,367	\$5,643	\$13,528	\$6,374	\$127,421
<u>Field Expenditures</u>													
Road & Sidewalk Repairs & Maintenance	\$0	\$0	\$0	\$13,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,800
Common Area Renewal & Maintenance	\$98	\$0	\$535	\$1,086	\$2,854	\$339	\$368	\$366	\$738	\$1,261	\$326	\$273	\$8,243
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	\$7,655	\$7,655	\$7,655	\$7,655	\$7,655	\$0	\$84,205
Landscape Maintenance - Other	\$0	\$0	\$0	\$0	\$932	\$468	\$0	\$0	\$675	\$1,230	\$668	\$0	\$3,972
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	\$398	\$0	\$180	\$0	\$318	\$0	\$5,695
Lake Maintenance	\$966	\$966	\$966	\$966	\$966	\$966	\$966	\$966	\$966	\$966	\$966	\$966	\$11,592
Electric Utility Services - Entrance Feature	\$342	\$481	\$499	\$502	\$625	\$522	\$500	\$650	\$368	\$378	\$522	\$542	\$5,930
Water Utility Services - Entrance Feature	\$0	\$0	\$445	\$1,641	\$1,934	\$896	\$85	\$104	\$59	\$95	\$142	\$59	\$5,461
Repairs & Maintenance - Entrance Feature	\$0	\$0	\$0	\$0	\$518	\$1,268	\$0	\$0	\$150	\$1,600	\$650	\$0	\$4,186
Miscellaneous Tools & Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Field	\$10,866	\$18,302	\$10,199	\$26,711	\$15,484	\$13,947	\$9,972	\$9,740	\$10,790	\$13,184	\$11,246	\$1,841	\$152,284

Lakeside Plantation CDD- General Fund
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>Clubhouse</i>													
Personnel Services (Management Contract)	\$12,394	\$18,294	\$22,596	\$22,596	\$22,596	\$22,596	\$22,596	\$24,562	\$22,596	\$23,459	\$22,596	\$22,596	\$259,477
Activities	\$1,763	\$1,405	\$2,621	\$2,654	\$1,613	\$2,169	\$339	\$817	\$1,461	\$558	\$1,003	\$1,696	\$18,099
License/Fees	\$643	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,611	\$0	\$0	\$0	\$2,254
General Supplies	\$705	\$450	\$1,100	\$522	\$526	\$337	\$562	\$668	\$986	\$614	\$168	\$1,832	\$8,470
Maintenance	\$274	\$0	\$441	\$324	\$1,277	\$208	\$0	\$213	\$504	\$1,235	\$1,453	\$246	\$6,174
Office Supplies	\$170	\$0	\$923	\$357	\$683	\$103	\$115	\$110	\$552	\$302	\$59	\$354	\$3,728
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	\$578	\$344	\$0	\$147	\$0	\$147	\$0	\$150	\$0	\$1,137	\$280	\$2,783
Security Patrol	\$1,960	\$1,960	\$1,680	\$2,135	\$4,366	\$1,960	\$1,540	\$0	\$266	\$0	\$0	\$0	\$15,867
AED	\$0	\$0	\$0	\$249	\$0	\$0	\$0	\$0	\$0	\$0	\$747	\$0	\$996
Telephone & Internet Services	\$316	\$316	\$316	\$321	\$321	\$322	\$322	\$322	\$322	\$540	\$389	\$389	\$4,195
Janitorial Supplies	\$220	\$94	\$98	\$180	\$0	\$0	\$29	\$0	\$97	\$244	\$71	\$0	\$1,033
Electric Utility Services - Clubhouse	\$1,013	\$1,146	\$1,039	\$872	\$954	\$1,007	\$1,157	\$1,026	\$1,100	\$1,192	\$1,332	\$1,336	\$13,174
Gas Utility	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$193
Garbage Collection	\$175	\$168	\$168	\$160	\$168	\$168	\$175	\$168	\$168	\$168	\$202	\$168	\$2,060
Water Utility Services - Clubhouse	\$177	\$675	\$171	\$260	\$148	\$359	\$171	\$388	\$204	\$171	\$215	\$404	\$3,343
Electric Utility Services - Pool	\$604	\$1,245	\$1,437	\$1,475	\$2,020	\$1,897	\$1,742	\$1,852	\$1,589	\$1,580	\$1,436	\$1,523	\$18,400
Pool Cleaning	\$1,307	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$10,657
Pool Maintenance - Other	\$62	\$0	\$0	\$0	\$0	\$314	\$18	\$647	\$633	\$143	\$0	\$0	\$1,817
Tennis Courts - Maintenance	\$0	\$0	\$0	\$0	\$0	\$42	\$636	\$0	\$0	\$1,288	\$0	\$765	\$2,731
Water Utility Services -Pool	\$391	\$473	\$511	\$650	\$463	\$1,088	\$894	\$877	\$492	\$726	\$548	\$492	\$7,603
Total Clubhouse	\$22,189	\$27,670	\$34,310	\$33,621	\$36,149	\$33,436	\$31,310	\$32,517	\$33,597	\$33,085	\$32,224	\$32,947	\$383,055
Total Revenues	\$5,642	\$242,656	\$366,919	\$21,032	\$24,555	\$7,811	\$33,947	\$2,538	\$47,548	\$37,637	\$2	\$20,768	\$811,056
Total Expenditures	\$61,691	\$53,089	\$50,219	\$70,404	\$61,407	\$57,751	\$51,985	\$51,389	\$54,754	\$51,913	\$56,999	\$41,162	\$662,761
Operating Income/(Loss)	(\$56,049)	\$189,567	\$316,701	(\$49,372)	(\$36,852)	(\$49,939)	(\$18,038)	(\$48,851)	(\$7,207)	(\$14,275)	(\$56,996)	(\$20,394)	\$148,294
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)	(\$56,049)	\$189,567	\$181,201	(\$49,372)	(\$36,852)	(\$49,939)	(\$18,038)	(\$48,851)	(\$7,207)	(\$14,275)	(\$56,996)	(\$20,394)	\$12,794

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	\$ 76,805
 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)
LESS: PRINCIPAL PAYMENT 5/1/22	\$ (95,000.00)
Current Bonds Outstanding	\$ 1,205,000

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
04/29/22	P/E 3/31/22	\$39,938.17	\$599.07	\$0.00	\$0.00	\$39,339.10	\$31,933.62	\$7,405.48	\$39,339.10
06/01/22	P/E 4/30/22	\$9,321.27	\$0.00	\$0.00	\$0.00	\$9,321.27	\$7,566.57	\$1,754.70	\$9,321.27
06/30/22	P/E 6/06/22	\$48,468.80	\$0.00	\$0.00	\$0.00	\$48,468.80	\$39,344.67	\$9,124.13	\$48,468.80
07/29/22	P/E 6/30/22	\$43,501.24	\$0.00	\$0.00	\$0.00	\$43,501.24	\$35,312.24	\$8,189.00	\$43,501.24
09/01/22	P/E 8/31/22	\$22,778.88	\$0.00	\$0.00	\$0.00	\$22,778.88	\$18,490.81	\$4,288.07	\$22,778.88
TOTAL		\$977,514.31	\$12,801.66	\$0.00	\$0.00	\$964,712.65	\$783,107.99	\$181,604.66	\$964,712.65

104%	Net Percent Collected
-------------	------------------------------

IMAGINE SCHOOL AT NORTH POINT INC					
Net Assessments				\$8,842.03	
DATE	DUE	CHECK	NET	AMOUNT	DEBT SERVICE
RECEIVED	DATE	NO.	ASSESSED	RECEIVED	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 IX

SECTION B

SECTION 1

SECTION a

Hurricane Ian Damage Report

10-1-22

Link to photos:

<https://drive.google.com/drive/folders/19hTwBieHtnqCz2U0LsxpE8Qa1htjWvFf?usp=sharing>

Exterior Building-

- Major roof damage, holes, and leaks
- Three lamppost lights damaged

Interior Building-

- Great Room ceiling water damage throughout
- Great Room 1 ceiling tile fallen, broken
- Multi-Purpose Room floor is bubbling from water damage
- Multi-Purpose Room ceiling has water damage
- Library ceiling water damage
- AC Closet ceiling water damage
- Supply Closet next to office water damage on ceiling, 1 tile fallen, broken

Pickleball Court-

- Fence on North side (closest to lake) is damaged due to down tree on fence

Bocce Court-

- Artificial turf completely lifted and damaged

Pool Area-

- Handicap Exit button pole completely extracted and broken (south side)
- Pool gazebo roof damage, shingles removed, water damage on interior of roof

Tennis Courts-

- Cabana completely destroyed including the metal frame
- All blue canopies attached to fences are damaged
- All scoreboards destroyed
- All windscreens destroyed
- Both (two) picnic tables damaged
- Court #1 fence down, light from sidewalk fallen on it (not a tennis light)
- Court #1/2 Middle light pole down
- Fence near electric panel broken
- Court #1 fence closest to shed damaged
- Court #2 tennis Light down on fence closest to shed
- Court #3 fence on lakeside is down, has a fallen tree on it
- Court #4 fence near gazebo damaged, middle bar has been removed and is on ground

- Court #4 closest to lake fence down, light pole fallen on it
- Court #4 closest to shed, leaning and broken on top
- Electrical boxes for tennis courts are damaged
- One small plastic storage shed destroyed
- Bulletin board down in middle of court, damaged

Maintenance Shed and Dumpster area-

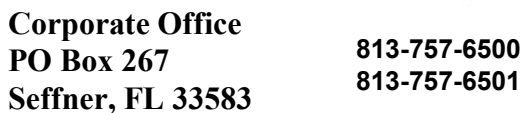
- PVC fence down on all side, approximately 5 panels of 10 may be salvageable
- Dumpster gate broken

Front Entrance-

- East side pergola major damage, completely collapsed
- Two missing lighted letters from front sign

SECTION b

SECTION i



Date	Invoice #
10/3/2022	170484

Bill To:
Lakeside Plantation CDD c/o GMS -Tampa LLC 4648 Eagle Falls PI Tampa, FL 33619

Property Information	

Estimate #

Work Order #

PO / PA #

Description			Qty	Rate	Amount
HURRICANE IAN DISASTER RECOVERY					
Cleanup of property including cutting and stacking trees and palms roadside for later removal, as well as picking up debris in general and stacking it roadside for later removal					
9-30-2022					
Labor			1	4,357.50	4,357.50
Approved: Jordan Lansford, District Manager 10/3/22					
				Total	\$4,357.50
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.		Terms	Due Date	Payments/Credits	\$0.00
		Net 30	11/2/2022	Balance Due	\$4,357.50



Invoice

Date	Invoice #
10/3/2022	170488

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Bill To:
Lakeside Plantation CDD c/o GMS -Tampa LLC 4648 Eagle Falls Pl Tampa, FL 33619

Property Information

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
HURRICANE IAN DISASTER RECOVERY Cleanup of property including cutting and stacking trees and palms roadside for later removal, as well as picking up debris in general and stacking it roadside for later removal 10-1-22 Labor	1	940.00	940.00
Approved: Jordan Lansford, District Manager 10/3/22			
Total			\$940.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	11/2/2022	Balance Due
			\$0.00
			\$940.00



Invoice

Date	Invoice #
10/10/2022	170624

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Bill To:
Lakeside Plantation CDD c/o GMS -Tampa LLC 4648 Eagle Falls PI Tampa, FL 33619

Property Information

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
HURRICANE IAN DISASTER RECOVERY Cleanup of property including cutting and stacking trees and palms roadside for later removal, as well as picking up debris in general and stacking it roadside for later removal 10-6-22			
Labor	1	2,467.50	2,467.50
		Total	\$2,467.50
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	11/9/2022	Balance Due
			\$0.00
			\$2,467.50

SECTION ii



WE'RE ON TOP OF WHAT MATTERS MOST

LICENSE #: CCC1327267

PHONE: 863.324.4043

FAX: 863.354.6031

MAILING ADDRESS:

P.O. BOX 3811 WINTER HAVEN, FL 33885

www.1stClassRoofingIncFL.com

TEMPORARY REPAIR CONTRACT

Homeowner:	Lakeside Plantation CDD
Address:	2800 Plantation Ct Port Charlotte
Phone#:	941 423-5500
Email:	

EXISTING ROOF CONDITIONS:

roof needs replaced

MATERIAL INFORMATION:

GAF Feltbuster synthetic water barrier secured with 1" plastic cap simplex fasteners and seal with roofing cement as needed.

WARRANTY INFORMATION:

Temporary Repairs are not covered by workmanship or manufacturer warranties.

SERVICE PRICING:		TOTAL SERVICE COST
INITIAL TARPING SERVICE FOR APPROXIMATELY 10'X10' AREA.	\$500.00 Minimum	\$4,000
ADDITIONAL COVERAGE FOR TARPING 10'X10'	\$250.00 per 100 sq.ft.	

ACCEPTANCE OF PROPOSAL

I the undersigned find the prices, specifications, and conditions satisfactory and hereby accept this proposal. I am authorizing 1st Class Roofing, Inc. to perform the work as indicated in this proposal and agree to pay the amount quoted in accordance to the terms outlined. I also understand additional charges can result from wood repair, replacements, or other unforeseen circumstances; and will be applied to a Change Order and added to the final balance to be paid upon completion of the work.

NOTE: PLEASE READ THE TERMS AND CONDITIONS REGARDING THIS PROPOSAL THOROUGHLY BEFORE SIGNING. YOUR SIGNATURE BELOW ACKNOWLEDGES THAT YOU HAVE READ AND UNDERSTAND THIS INFORMATION AND ACCEPT THE TERMS AND CONDITIONS THERIN.

Owner/Agent:

Maryann Heistman

Date:

10/4/22

1CRI Representative:

[Signature]

Date:

10-7-22

CREDIT:

In the event that you decide to have 1st Class Roofing, Inc. complete the installation of your new roof, we will apply a credit in the amount of your temporary repair cost to the total project amount.

Please keep a copy of this repair contract for your personal records, and present it to your 1st Class Roofing project manager to ensure this credit is applied to your roof replacement balance.

SECTION iii



PROPERTY RESTORATION AGREEMENT

Florida Contractor's Licenses #: CGC 1530684

Florida Mold License #: MRSR2848

The undersigned Owner(s) or Authorized Agent of the Owner(s) ("Owner") enters into this Agreement (the "Agreement") with Signal USA, LLC ("Signal" or "Contractor") to perform one or more services (the "Services") described herein, including any Change Orders mutually agreed by Owner and Contractor:

Name of Owner(s): Lakeside Plantation CDD

Name of Property: Lakeside Plantation CDD

Project Address: 2800 Plantation Boulevard, North Port FL 34289

Owner(s) Address (If different): 2200 Plantation Boulevard, North Port FL 34289

AUTHORIZATION FOR SERVICES: Owner directs and authorizes Contractor to provide the Services designated and invoiced as below:

☒ **Emergency Services** ☐ Xactimate Estimate ☒ Signal's T&M Rate Schedule

☒ **Demolition** ☐ Xactimate Estimate ☒ Signal's T&M Rate Schedule

☒ **Mitigation** ☐ Xactimate Estimate ☒ Signal's T&M Rate Schedule
Dewatering / Dehumidification / Moisture Mapping

☒ **Mold Remediation** ☐ Xactimate Estimate ☒ Signal's T&M Rate Schedule
Services will only be done to current industry standards (IICRC 500, NYC Guidelines or similar current standard).

☐ **Reconstruction** ☐ Xactimate Estimate ☐ Signal's T&M Rate Schedule

☐ **Other:** _____
☐ Xactimate Estimate ☐ Signal's T&M Rate Schedule

Owner directs and authorizes Contractor to provide the Services as follows:

☒ Immediately proceed **OR** ☐ Only proceed when Insurer authorizes Services*

**Owner waives and releases Contractor from any and all negligence, damage, or delay claims caused by the Owner's decision to not allow Contractor to immediately proceed with emergency services or if work approval delays are caused by their Insurer.*

☐ **Down Payment:** \$ _____.

**Services will not be initiated until down payment is received in full.*

PAYMENT FOR SERVICES: Owner agrees to pay for the Services based on the rates set forth in Signal's T&M Rate Schedule or Xactimate® Estimates attached hereto, as designated above. In addition, Contractor shall be responsible for payment of all applicable taxes, including but not limited to, sales tax. Owner shall immediately tender all insurance payments to Contractor as produced by the Owner's Insurer for Contractor's services. Owner assigns their right, title, and interest in any insurance proceeds paid by their Insurer for Contractor's Services. All Services that are not paid for by Owner's insurance policy, including but not limited to, non-covered claims, uninsured code-upgrade work, depreciation, and insurance deductibles, shall be paid directly by Owner to Contractor within thirty (30) days of the invoice date. All payments to any Subcontractor, without limitation, is absolutely contingent upon Contractor's receipt of payment for that Subcontractor's work. Owner shall timely deliver payments to Contractor by one of the following methods: (i) wire transfer (preferred method – see wire

transfer instructions attached to this Agreement), or (ii) check or certified funds delivered to Signal Restoration, Attn: Accounts Receivable Dept., 2490 Industrial Row, Troy, Michigan 48084-7005.

INSURANCE: Owner authorizes Contractor to communicate directly with Owner's Insurance Company, Agent, Adjustor, and any related parties, regarding this Project. Owner will also share all relevant insurance loss documents with Contractor. Contractor is only a General Contractor and is not Owner's Insurance Adjuster and is not responsible for filing insurance claims, or proof of loss for any insurance claim on Owner's behalf.

CONTRACTOR'S SERVICES: Signal will perform the Services in a good and workmanlike manner in accordance with current industry standards and to local code to pre-loss condition. Contractor will have a policy of insurance in full force for auto, workers compensation and commercial general liability. Contractor will comply with all applicable local, state, and federal laws, including safety standards (OSHA). Upon completion of the Project and receipt of full payment from Owner, Contractor will provide a one-year Workmanship Warranty and will assign to Owner all assignable Manufacturer Warranties (if any). Owner must notify Contractor, in writing, within five (5) days (of substantial completion) of any defective work claims (punch list), and Contractor shall, upon validation of those claims, fix them to industry standards or contract specifications. Contractor will indemnify Owner from any damage, death, injury, or lien claims caused by Contractor's negligence or it's Subcontractors' negligence, if and only if, Contractor is paid in full.

GENERAL CONDITIONS: Owner agrees to allow timely inspections by government inspectors, insurance adjusters and/or mortgage company agents. Owner agrees to use good faith efforts to process insurance payments as soon as received, and when required, to obtain third-party endorsements on insurance payments. Owner agrees that Contractor shall have no liability for, and Owner shall hold Contractor harmless from and against, all claims, damages, liabilities, and costs arising out of or relating to the presence, discovery, or failure to discover, remove, address, or remediate mold or fungus, if the Owner directs Contractor to NOT follow current industry standards in mitigation or remediation services. Owner shall be responsible for mold remediation only if: (i) such Service is selected above as part of the scope of Services provided pursuant to this Agreement, (ii) mold remediation is covered by the Owner's policy of insurance, and (iii) such mold remediation is directed by an Industrial Hygienist's Protocol with clearance testing. If for any reason the amount due under this Agreement is not paid when due, Contractor shall be entitled to the balance due, its expenses and attorney's fees incurred in the collection of this Agreement, and interest on the unpaid balance at the lesser of (a) 1.5% per month or (b) the maximum rate allowed by law. Any controversy or claim arising out of or relating to this Agreement, or breach thereof, may be submitted to a court of competent jurisdiction where the Services are performed. Contractor reserves the right to stop work and/or terminate this Agreement if payment is not received when due. Excusable work delays include: acts of God, riot, delays caused by the Owner, material shortages and delays concerning contagion impacts at the Project Site. This Agreement is not transferable upon the potential or actual sale of the Property unless Contractor provides their written consent and funding is secured for Project completion to the satisfaction of Contractor.

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS [713.001-713.37](#), FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED

TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

The undersigned represents and warrants that he or she: (a) is the person properly authorized to enter into this Agreement, (b) is doing so on behalf of all Owners of the Property, and (c) will inform the Owners of the terms of this Agreement such that the Owners ratify this Agreement by allowing Contractor to proceed with the agreed upon work.

OWNER:

By: Jordan Lansford

Title: District Manager

Date: 10/13, 2022

Signal USA, LLC:

By: _____

Title: _____

Date: _____, 20____



EXHIBIT A

T&M Rate Schedule

September 1, 2022

LABOR RATES Classification and Hourly Rates

<u>ADMINISTRATION/MANAGEMENT</u>	<u>Code</u>	<u>Hourly Rate</u>	<u>FIELD LABOR (Continued)</u>	<u>Code</u>	<u>Hourly Rate</u>
Project Coordinator	PC	\$ 140.00	Drying/Dehumidification Supervisor	DTS	\$ 90.00
Health & Safety Coordinator	HSC	\$ 110.00	Drying/Dehumidification Tech	DT	\$ 75.00
Senior Project Manager	SPM	\$ 125.00	Water Extraction Technician	WET	\$ 75.00
Project Estimator	PE	\$ 125.00	Restoration Supervisor	RS	\$ 70.00
Project Manager	PM	\$ 100.00	Restoration Labor	RL	\$ 55.00
Assistant Project Manager	APM	\$ 80.00	Certified Fire Watch	CFW	\$ 60.00
Logistics Coordinator	LC	\$ 85.00	General Labor	GL	\$ 42.50
Project Accountant/Auditor	PAA	\$ 70.00			
Clerk (on-site)	CRK	\$ 55.00	<u>TRADES LABOR</u>		
Logistics Support	LS	\$ 65.00	Electrician - Master	EL-M	\$ 150.00
			Electrician	EL	\$ 125.00
<u>CONSULTING/MATTERPORT</u>			HVAC-Supervisor	HVAC-S	\$ 150.00
Executive Consultant	EC	\$ 225.00	HVAC-Technician	HVAC-T	\$ 125.00
Senior Consultant	SC	\$ 180.00	Plumber - Master	PL-M	\$ 150.00
Consultant	CON	\$ 165.00	Plumber	PL-M	\$ 125.00
Matterport Specialist	MS	\$ 175.00			
<u>FIELD LABOR</u>			<u>BIOHAZARD / SANITIZATION LABOR</u>		
Foreman	FM	\$ 90.00	Project Manager-Hazmat	PM-HZ	\$ 140.00
Carpenter	CARP	\$ 85.00	Assistant Project Mgr-Hazmat	APM-HZ	\$ 120.00
Drywall Installer/Finisher/Taper	DRY	\$ 85.00	Project Clerk-Hazmat	CRK-HZ	\$ 75.00
Painter	PNT	\$ 85.00	Cleaning / Sanitizing Supervisor	CSS	\$ 125.00
Equipment Operator	EO	\$ 80.00	Cleaning / Sanitizing Technician	CST	\$ 100.00
Certified Remediation Supervisor	CRS	\$ 95.00	Abatement Supervisor	AS	\$ 90.00
Certified Remediation Technician	CRT	\$ 75.00	Abatement Technician	AT	\$ 75.00

TRAVEL RELATED EXPENSES

Airline, Train, Bus, Cab	Cost + 10%&10%
Fuel and Tolls	Cost + 10%&10%
Lodging	Cost + 10%&10%
Per Diem (Meals)	GSA Allowance

DRYING EQUIPMENT RENTAL RATES

<i>Description</i>	<i>Daily Rate</i>	<i>Weekly</i>	<i>Monthly</i>
Air Compressor 0-14 cfm	\$ 75.00	\$ 375.00	\$ 1,500.00
Air Compressor 15-174 cfm	\$ 158.00	\$ 790.00	\$ 3,160.00
Air Compressor 175-370 cfm	\$ 225.00	\$ 1,125.00	\$ 4,500.00
Air Compressor 375-425 cfm	\$ 470.00	\$ 2,350.00	\$ 9,400.00
Air Scrubber (Hepa Neg. Air) 0-999 cfm	\$ 105.00	\$ 525.00	\$ 2,100.00
Air Scrubber (Hepa Neg. Air) 1000-1999 cfm	\$ 125.00	\$ 625.00	\$ 2,500.00
Air Scrubber (Hepa Neg. Air) 2000 cfm	\$ 150.00	\$ 750.00	\$ 3,000.00
Decontamination Chamber (Collapsible)-one-time (per project)	\$ 450.00	one-time charge	
500-999 CFM Desiccant Dehumidifier	\$ 650.00	\$ 3,250.00	\$ 13,000.00
1,000 CFM Desiccant Dehumidifier	\$ 800.00	\$ 4,000.00	\$ 16,000.00
1,200 CFM Desiccant Dehumidifier	\$ 1,050.00	\$ 5,250.00	\$ 21,000.00
2,000 CFM Desiccant Dehumidifier	\$ 1,125.00	\$ 5,625.00	\$ 22,500.00
2,500-3,500 CFM Desiccant Dehumidifier	\$ 1,500.00	\$ 7,500.00	\$ 30,000.00
4,000-5,500 CFM Desiccant Dehumidifier	\$ 1,750.00	\$ 8,750.00	\$ 35,000.00
6,000-7,500 CFM Desiccant Dehumidifier	\$ 1,850.00	\$ 9,250.00	\$ 37,000.00
10,000-12,000 CFM Desiccant Dehumidifier	\$ 3,000.00	\$ 15,000.00	\$ 60,000.00
13,000-15,000 CFM Desiccant Dehumidifier	\$ 4,500.00	\$ 22,500.00	\$ 90,000.00
20,000-25,000 CFM Desiccant Dehumidifier	\$ 6,250.00	\$ 31,250.00	\$ 125,000.00
Desiccant Accessories-supply kit (per 5,000 cfm)	\$ 225.00	\$ 1,125.00	\$ 4,500.00
Dehumidifier - LGR	\$ 145.00	\$ 725.00	\$ 2,900.00
Fan - Axial	\$ 35.00	\$ 175.00	\$ 700.00
Fan - Air Mover	\$ 30.00	\$ 150.00	\$ 600.00
Fan - Commercial	\$ 50.00	\$ 250.00	\$ 1,000.00
Fan - Air Mover w/Injector Drying Attachment	\$ 150.00	\$ 750.00	\$ 3,000.00
Flex Duct (25' section)	\$ 35.00	\$ 175.00	\$ 700.00
Hygrometer	\$ 15.00	\$ 75.00	\$ 300.00
Moisture Meter	\$ 20.00	\$ 100.00	\$ 400.00
Infrared Thermal Camera - one-time (per project)	\$ 200.00	one-time charge	
Pump - 2" Electric Submersible	\$ 100.00	\$ 500.00	\$ 2,000.00
Pump - 3" Electric Submersible	\$ 140.00	\$ 700.00	\$ 2,800.00
Pump - 3" Gas powered	\$ 120.00	\$ 600.00	\$ 2,400.00
Pump Vac Assist 6" Diesel	\$ 445.00	\$ 2,225.00	\$ 8,900.00
Pump Vac Assist 8" Diesel	\$ 1,356.00	\$ 6,780.00	\$ 27,120.00
Pump Vac Assist 10" Diesel	\$ 1,450.00	\$ 7,250.00	\$ 29,000.00
Pump Accessories (per 20' section suction & discharge)	\$ 25.00	\$ 125.00	\$ 500.00
Shower-Portable	\$ 125.00	\$ 625.00	\$ 2,500.00
Water Extraction - Portable Unit	\$ 150.00	\$ 750.00	\$ 3,000.00
Water Extraction - Truck Mount Unit (per hr)	\$ 400.00	hourly charge	
Hydroxyl	\$ 225.00	\$ 1,125.00	\$ 4,500.00

PERSONAL PROTECTION EQUIPMENT (PPE)

Harness for Fall Protection	\$ 25.00	\$ 125.00	\$ 500.00
Respirator - Half Mask	\$ 10.00	\$ 50.00	\$ 200.00
Respirator - Full Mask	\$ 25.00	\$ 125.00	\$ 500.00
Respirator - (PAPR) <i>Powered Air Purifying Respirator</i>	\$ 45.00	\$ 225.00	\$ 900.00
Respirator - (SCBA) <i>Self Contained Breathing</i>	\$ 50.00	\$ 250.00	\$ 1,000.00
Boot Covers - Latex	\$ 5.10	each	
Respirator - N95 Dust Mask	\$ 2.25	each	
Rubber Gloves (yellow)	\$ 6.00	pair	
Tyvek Suit	\$ 9.00	each	
Hard Hat	\$ 20.00	weekly charge	
Safety Glasses	\$ 3.50	weekly charge	
Safety Goggles	\$ 10.00	weekly charge	
Safety Vest	\$ 20.00	weekly charge	
Rain Suits - one-time (per project)	\$ 22.50	one-time charge	
Rubber Boots - one-time (per project)	\$ 10.00	one-time charge	
Cut Resistant Gloves - one-time (per project)	\$ 20.00	one-time charge	

TEMPERATURE CONTROL EQUIPMENT

<i>Description</i>	<i>Daily Rate</i>	<i>Weekly</i>	<i>Monthly</i>
Air Conditioner - Portable Less Than 2 Ton	\$ 175.00	\$ 875.00	\$ 3,500.00
Air Conditioner - 2-5 ton	\$ 400.00	\$ 2,000.00	\$ 8,000.00
Air Conditioner - 10 Ton	\$ 510.00	\$ 2,550.00	\$ 10,200.00
Air Conditioner - 12-15 Ton	\$ 710.00	\$ 3,550.00	\$ 14,200.00
Air Conditioner - 20 Ton	\$ 710.00	\$ 3,550.00	\$ 14,200.00
Air Conditioner - 25 Ton	\$ 830.00	\$ 4,150.00	\$ 16,600.00
Air Conditioner - 40 Ton	\$ 1,000.00	\$ 5,000.00	\$ 20,000.00
Air Conditioner - 60 Ton	\$ 2,460.00	\$ 12,300.00	\$ 49,200.00
Air Conditioner - 80 Ton	\$ 2,700.00	\$ 13,500.00	\$ 54,000.00
AC/DX DH Accessories-supply kit (Up To 20 Ton)	\$ 225.00	\$ 1,125.00	\$ 4,500.00
Air Handler - 150 Ton	\$ 2,000.00	\$ 10,000.00	\$ 40,000.00
Air Cooled Chiller - 100 Ton	\$ 2,060.00	\$ 10,300.00	\$ 41,200.00
Air Cooled Chiller - 200 Ton	\$ 3,400.00	\$ 17,000.00	\$ 68,000.00
DX DH Unit - Heating/AC 10 Ton	\$ 900.00	\$ 4,500.00	\$ 18,000.00
DX DH Unit - Heating/AC 20 Ton	\$ 1,350.00	\$ 6,750.00	\$ 27,000.00
DX DH Unit - Heating/AC 25-30 Ton	\$ 1,800.00	\$ 9,000.00	\$ 36,000.00
DX DH Unit - Heating/AC 40-55 Ton	\$ 2,200.00	\$ 11,000.00	\$ 44,000.00
DX DH Unit - Heating/AC 60-80 Ton	\$ 2,500.00	\$ 12,500.00	\$ 50,000.00
Heater, Electric, 5-10kw	\$ 120.00	\$ 600.00	\$ 2,400.00
Heater, Electric, 15kw	\$ 150.00	\$ 750.00	\$ 3,000.00
Heater, Electric, 30kw	\$ 195.00	\$ 975.00	\$ 3,900.00
Heater, Electric, 60kw	\$ 400.00	\$ 2,000.00	\$ 8,000.00
Heater, Mobile 150kw	\$ 1,550.00	\$ 7,750.00	\$ 31,000.00
200,000-499,000 BTU Heater	\$ 230.00	\$ 1,150.00	\$ 4,600.00
500,000-599,000 BTU Heater	\$ 390.00	\$ 1,950.00	\$ 7,800.00
600,000-750,000 BTU Heater	\$ 640.00	\$ 3,200.00	\$ 12,800.00
1,000,000 BTU Heater	\$ 850.00	\$ 4,250.00	\$ 17,000.00
2,000,000 BTU Heater	\$ 1,670.00	\$ 8,350.00	\$ 33,400.00

TEMPORARY POWER EQUIPMENT

Generator - up to 10kw	\$ 175.00	\$ 875.00	\$ 3,500.00
Generator - 15-25kw	\$ 583.00	\$ 2,915.00	\$ 11,660.00
Generator - 40kw	\$ 670.00	\$ 3,350.00	\$ 13,400.00
Generator - 50-75kw	\$ 720.00	\$ 3,600.00	\$ 14,400.00
Generator - 100kw	\$ 1,040.00	\$ 5,200.00	\$ 20,800.00
Generator - 120-150kw	\$ 1,125.00	\$ 5,625.00	\$ 22,500.00
Generator - 175kw	\$ 1,225.00	\$ 6,125.00	\$ 24,500.00
Generator - 200-225kw	\$ 1,340.00	\$ 6,700.00	\$ 26,800.00
Generator - 250kw	\$ 1,650.00	\$ 8,250.00	\$ 33,000.00
Generator - 275-325kw	\$ 1,750.00	\$ 8,750.00	\$ 35,000.00
Generator - 350kw	\$ 1,840.00	\$ 9,200.00	\$ 36,800.00
Generator - 360-475kw	\$ 2,500.00	\$ 12,500.00	\$ 50,000.00
Generator - 500kw	\$ 3,350.00	\$ 16,750.00	\$ 67,000.00
Generator - 525-700kw	\$ 3,800.00	\$ 19,000.00	\$ 76,000.00
Generator - 725-800kw	\$ 5,200.00	\$ 26,000.00	\$ 104,000.00
Generator - 1000 kw	\$ 6,000.00	\$ 30,000.00	\$ 120,000.00
Generator - 1250-1500kw	\$ 8,000.00	\$ 40,000.00	\$ 160,000.00
Generator - 2000kw	\$ 10,000.00	\$ 50,000.00	\$ 200,000.00
Generator Maintenance - up to 360kw-every 5 days	\$ 600.00	every 5 days (120hrs) of run time	
Generator Maintenance - 360kw-2,000kw-every 5 days	\$ 1,070.00	every 5 days (120hrs) of run time	
Leads (per foot)	\$ 0.75	\$ 3.75	\$ 15.00
Portable Transformer - 75kva	\$ 225.00	\$ 1,125.00	\$ 4,500.00
Portable Transformer - 150kva	\$ 400.00	\$ 2,000.00	\$ 8,000.00
Portable Transformer - 300kva	\$ 600.00	\$ 3,000.00	\$ 12,000.00
Portable Transformer - 500kva	\$ 750.00	\$ 3,750.00	\$ 15,000.00
Portable Transformer - 1000kva	\$ 1,250.00	\$ 6,250.00	\$ 25,000.00

TEMPORARY POWER EQUIPMENT (cont.)

<i>Description</i>	<i>Daily Rate</i>	<i>Weekly</i>	<i>Monthly</i>
Spider Box	\$ 75.00	\$ 375.00	\$ 1,500.00
Spider Box Distribution Box	\$ 200.00	\$ 1,000.00	\$ 4,000.00
I-Line Distribution System w/transformer	\$ 320.00	\$ 1,600.00	\$ 6,400.00
Quad Box String (3 Box) 20A	\$ 40.00	\$ 200.00	\$ 800.00
100-199 Amp I-Line Distribution Panel	\$ 120.00	\$ 600.00	\$ 2,400.00
200-299 Amp I-Line Distribution Panel	\$ 180.00	\$ 900.00	\$ 3,600.00
300-400 Amp I-Line Distribution Panel	\$ 250.00	\$ 1,250.00	\$ 5,000.00
220 Power Cord - 50 ft	\$ 25.00	\$ 125.00	\$ 500.00
480 Power Cord - 50 ft	\$ 37.50	\$ 187.50	\$ 750.00
Extension Cord, 10-14 ga., 50 ft	\$ 6.00	\$ 30.00	\$ 120.00
Extension Cord, 10-14 ga., 100 ft	\$ 8.00	\$ 40.00	\$ 160.00
Female Pigtail 2 Under 10 ft	\$ 14.00	\$ 70.00	\$ 280.00
Male Pigtail 2 Under 10 ft	\$ 14.00	\$ 70.00	\$ 280.00
6" Female Cam to Pin Lugs	\$ 14.00	\$ 70.00	\$ 280.00
Cam Lock Tees	\$ 14.00	\$ 70.00	\$ 280.00
Cable Ramp	\$ 25.00	\$ 125.00	\$ 500.00
Light Stand 1000w	\$ 72.00	\$ 360.00	\$ 1,440.00
Light Stand - Standard	\$ 20.00	\$ 100.00	\$ 400.00
Light Tower Diesel	\$ 200.00	\$ 1,000.00	\$ 4,000.00
String Lights / Drop lights (per 100ft/day)	\$ 16.00	\$ 80.00	\$ 320.00
Wobble lights	\$ 65.00	\$ 325.00	\$ 1,300.00

CLEANING EQUIPMENT

Automatic Floor Scrubber (walk-behind)	\$ 470.00	\$ 2,350.00	\$ 9,400.00
Carpet/Upholstery - Portable Unit	\$ 120.00	\$ 600.00	\$ 2,400.00
Dry Ice Blasting Machine w/Accessories	\$ 1,250.00	\$ 6,250.00	\$ 25,000.00
Fogger - Thermal	\$ 80.00	\$ 400.00	\$ 1,600.00
Fogger - ULV	\$ 40.00	\$ 200.00	\$ 800.00
Fogger - Electrostatic	\$ 250.00	\$ 1,250.00	\$ 5,000.00
Ozone Generator	\$ 125.00	\$ 625.00	\$ 2,500.00
Pressure Washer-cold water	\$ 225.00	\$ 1,125.00	\$ 4,500.00
Pressure Washer-hot water	\$ 300.00	\$ 1,500.00	\$ 6,000.00
Sprayer - Electric	\$ 50.00	\$ 250.00	\$ 1,000.00
Sprayer - High Pressure	\$ 115.00	\$ 575.00	\$ 2,300.00
Sprayer - Hudson	\$ 8.00	\$ 40.00	\$ 160.00
Sprayer - Backpack	\$ 20.00	\$ 100.00	\$ 400.00
Ultrasonic Cleaning System	\$ 225.00	\$ 1,125.00	\$ 4,500.00
Vacuum - Upright Floor	\$ 35.00	\$ 175.00	\$ 700.00
Vacuum - Hepa Large	\$ 150.00	\$ 750.00	\$ 3,000.00
Vacuum - Hepa Small	\$ 85.00	\$ 425.00	\$ 1,700.00
Vacuum - Hepa Backpack	\$ 85.00	\$ 425.00	\$ 1,700.00
Vacuum - Shop Vac	\$ 25.00	\$ 125.00	\$ 500.00
Vapor Shark w/Cartridge	\$ 150.00	\$ 750.00	\$ 3,000.00

LIFTS/MISCELLANEOUS

Boom Lift - 30'-34'	\$ 600.00	\$ 3,000.00	\$ 12,000.00
Boom Lift - 40'-45'	\$ 675.00	\$ 3,375.00	\$ 13,500.00
Boom Lift - 60'-65'	\$ 1,000.00	\$ 5,000.00	\$ 20,000.00
Boom Lift - 80'	\$ 1,670.00	\$ 8,350.00	\$ 33,400.00
Boom Lift - 120'-125'	\$ 3,000.00	\$ 15,000.00	\$ 60,000.00
Boom Lift - 135'	\$ 3,500.00	\$ 17,500.00	\$ 70,000.00
Crawler Boom 40'-44'	\$ 3,370.00	\$ 16,850.00	\$ 67,400.00
Crawler Boom 50'-59'	\$ 4,120.00	\$ 20,600.00	\$ 82,400.00
Crawler Boom 70'-79'	\$ 5,700.00	\$ 28,500.00	\$ 114,000.00
Crawler Boom 90'-99'	\$ 6,450.00	\$ 32,250.00	\$ 129,000.00

LIFTS/MISCELLANEOUS (cont.)

Description	Daily Rate	Weekly	Monthly
Electric Scissor Lift 12'-19'	\$ 220.00	\$ 1,100.00	\$ 4,400.00
Electric Scissor Lift 26'	\$ 275.00	\$ 1,375.00	\$ 5,500.00
Electric Scissor Lift 32'	\$ 350.00	\$ 1,750.00	\$ 7,000.00
Electric Scissor Lift 40'	\$ 470.00	\$ 2,350.00	\$ 9,400.00
Rough Terrain Scissor Lift 26'	\$ 470.00	\$ 2,350.00	\$ 9,400.00
Rough Terrain Scissor Lift 33'	\$ 525.00	\$ 2,625.00	\$ 10,500.00
Rough Terrain Scissor Lift 40'-45'	\$ 645.00	\$ 3,225.00	\$ 12,900.00
Rough Terrain Scissor Lift 50'-53'	\$ 720.00	\$ 3,600.00	\$ 14,400.00
Telehandler 16'-20' (5,500LB)	\$ 625.00	\$ 3,125.00	\$ 12,500.00
Telehandler 34'-36' (6,000LB)	\$ 675.00	\$ 3,375.00	\$ 13,500.00
Telehandler 42'-44' (6,000LB)	\$ 700.00	\$ 3,500.00	\$ 14,000.00
Telehandler 42'-44' (8,000LB)	\$ 760.00	\$ 3,800.00	\$ 15,200.00
Telehandler 55'-56' (10,000LB)	\$ 1,040.00	\$ 5,200.00	\$ 20,800.00
Telehandler 55'-56' (12,000LB)	\$ 1,270.00	\$ 6,350.00	\$ 25,400.00
Telehandler Bin Dumpster 2YD	\$ 110.00	\$ 550.00	\$ 2,200.00
Pallet Jack	\$ 65.00	\$ 325.00	\$ 1,300.00
Warehouse Forklift	\$ 550.00	\$ 2,750.00	\$ 11,000.00
Forklift Carpet Pole	\$ 70.00	\$ 350.00	\$ 1,400.00
Chain Saw	\$ 125.00	\$ 625.00	\$ 2,500.00
Confined Space Multi-Gas Detector	\$ 42.50	\$ 212.50	\$ 850.00
Concrete Saw	\$ 125.00	\$ 625.00	\$ 2,500.00
Documentation Kit (Camera/printer/toners/etc.)	\$ -	\$ 60.00	\$ -
Drywall Texture Machine	\$ 225.00	\$ 1,125.00	\$ 4,500.00
Floor Stripper (120lb)	\$ 185.00	\$ 925.00	\$ 3,700.00
Floor Stripper (425lb)	\$ 500.00	\$ 2,500.00	\$ 10,000.00
Floor Stripper (500lb)	\$ 800.00	\$ 4,000.00	\$ 16,000.00
Floor Stripper - Ride on (1800lb)	\$ 1,700.00	\$ 8,500.00	\$ 34,000.00
Floor Stripper - Ride on (2300lb)	\$ 1,900.00	\$ 9,500.00	\$ 38,000.00
Georgia Buggy - Demo/Trash Cart	\$ 60.00	\$ 300.00	\$ 1,200.00
Hand Truck/Furniture Dolly	\$ 20.00	\$ 100.00	\$ 400.00
Ladder A-Frame 4'	\$ 5.00	\$ 25.00	\$ 100.00
Ladder A-Frame 6'	\$ 8.00	\$ 40.00	\$ 160.00
Ladder A-Frame 8'	\$ 10.00	\$ 50.00	\$ 200.00
Ladder A-Frame 10'	\$ 12.00	\$ 60.00	\$ 240.00
Ladder A-Frame 12'	\$ 15.00	\$ 75.00	\$ 300.00
Ladder A-Frame 18'	\$ 20.00	\$ 100.00	\$ 400.00
Mop Buckets	\$ 8.00	\$ 40.00	\$ 160.00
Paint Sprayer - Airless	\$ 150.00	\$ 750.00	\$ 3,000.00
Power Tools - Air powered	\$ 15.00	\$ 75.00	\$ 300.00
Power Tools - Elec Powered	\$ 15.00	\$ 75.00	\$ 300.00
Power Tools - Battery Powered	\$ 15.00	\$ 75.00	\$ 300.00
Radio - 2 way (Pair)	\$ 15.00	\$ 75.00	\$ 300.00
Surveillance Trailer Camera Unit	\$ 440.00	\$ 2,200.00	\$ 8,800.00
Satellite telephone	\$ 125.00	\$ 625.00	\$ 2,500.00
Scaffolding (Baker/Perry) - per section	\$ 50.00	\$ 250.00	\$ 1,000.00
Skid Steer 1,751LB - 2,199LB	\$ 325.00	\$ 1,625.00	\$ 6,500.00
Skid Steer 2,100LB - 2,399LB	\$ 470.00	\$ 2,350.00	\$ 9,400.00
Skid Steer 2,400LB - 2,999LB	\$ 550.00	\$ 2,750.00	\$ 11,000.00
Skid Steer Grapppler	\$ 160.00	\$ 800.00	\$ 3,200.00
Skid Loader	\$ 450.00	\$ 2,250.00	\$ 9,000.00
Stump Grinding Machine	\$ 400.00	\$ 2,000.00	\$ 8,000.00
Spill Kit - one-time (per project)	\$ 115.00	<i>one-time charge</i>	
Trash can	\$ 6.00	\$ 30.00	\$ 120.00
Wheelbarrow	\$ 10.00	\$ 50.00	\$ 200.00
Zip Poles	\$ 15.00	\$ 75.00	\$ 300.00
Zip Pole Foam Rails	\$ 5.00	\$ 25.00	\$ 100.00

MOBILIZATION, TRANSPORTATION, AND STORAGE

<i>Description</i>	<i>Daily Rate</i>	<i>Weekly</i>	<i>Monthly</i>
UTV/Golf Cart	\$ 275.00	\$ 1,375.00	\$ 5,500.00
Conex Container - 12'	\$ 30.00	\$ 150.00	\$ 600.00
Conex Container - 16'	\$ 40.00	\$ 200.00	\$ 800.00
Conex Container - 20'	\$ 50.00	\$ 250.00	\$ 1,000.00
Conex Container - 40'	\$ 60.00	\$ 300.00	\$ 1,200.00
Conex Container - 8x8 Refrigerated	\$ 210.00	\$ 1,050.00	\$ 4,200.00
Fuel Tank - 50-100 gal (Truck Mount or stand alone)	\$ 50.00	\$ 250.00	\$ 1,000.00
Fuel Tank - up to 249-gallon cube	\$ 120.00	\$ 600.00	\$ 2,400.00
Fuel Tank - up to 550-gallon cube	\$ 175.00	\$ 875.00	\$ 3,500.00
Fuel Tank - up to 787-gallon cube	\$ 240.00	\$ 1,200.00	\$ 4,800.00
Fuel Tank - up to 1,204-gallon cube	\$ 370.00	\$ 1,850.00	\$ 7,400.00
Fuel Tank - up to 2,388-gallon cube	\$ 670.00	\$ 3,350.00	\$ 13,400.00
Fuel Tank - 523-gallon (Towable)	\$ 250.00	\$ 1,250.00	\$ 5,000.00
Mobile Command Center	\$ 500.00	\$ 2,500.00	\$ 10,000.00
Portable Office Trailer	\$ 200.00	\$ 1,000.00	\$ 4,000.00
Semi-Tractor (daily rate plus \$0.25 per each mile)	\$ 425.00	\$ 2,125.00	\$ 8,500.00
Trailer - 20'-24' Flatbed (Bumper Pull)	\$ 135.00	\$ 675.00	\$ 2,700.00
Trailer - 25'-40' Flatbed (Bumper Pull)	\$ 185.00	\$ 925.00	\$ 3,700.00
Trailer - 24'-32' Flatbed (Gooseneck)	\$ 175.00	\$ 875.00	\$ 3,500.00
Trailer 40'-48' Flatbed (Gooseneck)	\$ 275.00	\$ 1,375.00	\$ 5,500.00
Trailer - 12'-18' Enclosed	\$ 115.00	\$ 575.00	\$ 2,300.00
Trailer - 20'-30' Enclosed	\$ 175.00	\$ 875.00	\$ 3,500.00
Trailer - 40'-53' Enclosed	\$ 300.00	\$ 1,500.00	\$ 6,000.00
Trailer - Hydraulic Dump 0 - under 3 ton	\$ 200.00	\$ 1,000.00	\$ 4,000.00
Trailer - Hydraulic Dump 3 - under 5 ton	\$ 250.00	\$ 1,250.00	\$ 5,000.00
Trailer - Hydraulic Dump 5-10 ton	\$ 325.00	\$ 1,625.00	\$ 6,500.00
Truck - Box - 12' -16'	\$ 150.00	\$ 750.00	\$ 3,000.00
Truck - Box - 18' - 30'	\$ 200.00	\$ 1,000.00	\$ 4,000.00
Truck - Dump 5-6Y	\$ 600.00	\$ 3,000.00	\$ 12,000.00
Truck - Dump 12-14Y	\$ 1,075.00	\$ 5,375.00	\$ 21,500.00
Truck - Heavy Duty/Pickup/Passenger Van	\$ 150.00	\$ 750.00	\$ 3,000.00
Truck - Light Duty/SUV	\$ 125.00	\$ 625.00	\$ 2,500.00
Truck - Passenger car (sedan)	\$ 85.00	\$ 425.00	\$ 1,700.00

MATERIALS AND CONSUMABLES

Small Tools charge of 3% of total Labor billing

	<i>Unit Rate</i>	<i>UOM</i>
Booties (Shoe Covers)	\$ 2.50	each
Boxes - Small	\$ 5.00	each
Boxes - Medium	\$ 7.50	each
Boxes - Large	\$ 10.00	each
Boxes - Extra Large	\$ 15.00	each
Bubble Wrap - Small	\$ 106.25	box
Bubble Wrap - Large	\$ 187.50	box
Cable Ties - 6"/8"	\$ 18.75	pack
Cartridges - CO2 (5-pack)	\$ 8.75	pack
Cartridges - Vapor Shark Replacement Membrane	\$ 93.75	each
Caulk - Silicone/All Purpose	\$ 15.00	tube
Caulk - Fire	\$ 22.50	tube
Construction Paper - (rosin, brown builder's)	\$ 31.25	roll
Drywall (4ft x 8ft sheet) 1/2"	\$ 21.88	each
Drywall (4ft x 8ft sheet) 5/8"	\$ 31.25	each
Dust Mask - general purpose (not N-95)	\$ 0.94	each
Ear Plugs - Disposable	\$ 0.94	each
Ear/Hearing - Headset Protectors	\$ 43.75	each
Filter - Pleated - Dehumidifier	\$ 10.00	each
Filter - Pleated, Carbon/Charcoal for Air Scrubber	\$ 52.50	each
Filter - HEPA for Air Scrubber	\$ 312.50	each
Filter - Pleated for Air Scrubber	\$ 15.00	each
Filter - Pre for Air Scrubber	\$ 3.75	each
Filter - for shop vac, upright floor vac	\$ 31.25	each
Small filter - HEPA/Backpack vac	\$ 15.00	each
Filter - HEPA, Small HEPA/Backpack vac	\$ 181.25	each
Filter - HEPA, for large HEPA Vac	\$ 350.00	each
Floor Protector (Carpet Shield 24x200)	\$ 62.50	roll
Floor Protector (Carpet Shield 36x250)	\$ 100.00	roll
Floor Protector - (38"x50' RAM board)	\$ 62.50	roll
Floor Protector - (38"x100' RAM board)	\$ 93.75	roll
Furring Strips (1x2)	\$ 3.25	each
Furring Strips (2x2)	\$ 4.38	each
Gloves - Cotton/Jersey	\$ 4.38	pair
Gloves - Latex/Nitrile/Cleaning Disposable	\$ 1.88	pair
Gloves - Work/Utility	\$ 6.25	pair
Gloves - Latex Dipped Knit Gloves	\$ 3.75	pair
Gloves - Nitrile Dipped Knit Gloves	\$ 4.38	pair
Halogen Bulbs 500w	\$ 75.00	each
Halogen Bulbs 250w	\$ 31.25	each
Halogen Bulbs 150w	\$ 18.75	each
Inventory Labels	\$ 77.50	roll
Joint Compound Bucket/Box	\$ 10.31	gal
Joint Compound Bag	\$ 25.00	each
Lay Flat Tubing (one time charge)	\$ 1.56	LF
Liquid Nail	\$ 15.00	each
Lumber (2x4)	\$ 1.25	LF
Lumber (2x6)	\$ 1.50	LF
Lumber - 7/16" Plywood (OSB) 4x8 sheet	\$ 31.25	each
Lumber - 1/2" Plywood (CDX/OSB) 4x8 sheet	\$ 43.75	each
Lumber - 3/4" Plywood (CDX/OSB) 4x8 sheet	\$ 81.25	each

MATERIALS AND CONSUMABLES

Small Tools charge of 3% of total Labor billing

	Unit Rate	UOM
Metal Halide Bulbs 400w	\$ 93.75	each
Mop Heads - White	\$ 15.00	each
Mop Heads - Blue	\$ 26.25	each
Mop Refill (Sponge, Microfiber pads)	\$ 15.00	each
Paint - Marking	\$ 11.25	can
Nails (Button Cap)	\$ 13.75	lb
Nylon Knee pads - <i>one-time per project</i>	\$ 25.00	pair
Oil Dry/Absorbent Compound	\$ 5.00	lb
Painters Drop Cloth (100 sq ft)	\$ 43.75	each
Paper Towels	\$ 5.63	roll
Pads, Roto Floor Machine	\$ 43.75	each
Plastic - Painters 1-1.5 ml poly	\$ 56.25	roll
Plastic - 4 ml poly sheeting (20x100 roll)	\$ 137.50	roll
Plastic - 6 ml poly sheeting (20x100 roll)	\$ 187.50	roll
Plastic - 6 ml Reinforced FR (20x100 roll)	\$ 312.50	roll
Poly Hangers	\$ 5.38	each
Rags - White Terry Washcloth	\$ 12.50	lb
Rags - Shop	\$ 10.00	roll
Rags - Bar Mop	\$ 5.00	lb
Rags - Microfiber Cloth	\$ 4.38	each
Respirator Cartridge - (<i>organic vapor, acid gas and HEPA P100 particulates for full or half face respirators</i>)	\$ 50.00	pair
Respirator Cartridge Filter P100	\$ 37.50	pair
Roofing - 30lb Felt	\$ 43.75	roll
Roofing - Cement/Tar	\$ 56.25	gal
Peel and Stick (Ice and Water Shield)	\$ 3.75	sq. ft.
Synthetic Felt	\$ 5.00	sq. ft.
Roofing - TPO	\$ 7.50	sq. ft.
Sandpaper (sheet)	\$ 2.50	each
Screws - Drywall	\$ 12.50	lb
Screws - Wood/All Purpose	\$ 12.50	box
Screws - Self Tapping	\$ 15.00	box
Screws - Tap Con 1"-1 3/4"	\$ 43.75	box
Screws - Tap Con 2"-2 3/4"	\$ 50.00	box
Shrink Wrap Material/Packing	\$ 75.00	roll
Spray Bottle w/Trigger	\$ 5.00	each
Sponges - Dry Chem	\$ 6.25	each
Steel Wool	\$ 7.50	bag
Sweeping Compound (50lb Bag)	\$ 56.25	each
Tacky Mats (<i>complete pad</i>)	\$ 50.00	each
Tape - Blue Painters	\$ 17.50	roll
Tape - Clear Poly/Brown Packing	\$ 8.13	roll
Tape - Caution	\$ 25.00	roll
Tape - Teal/Duct	\$ 15.00	roll
Tape - Preservation	\$ 17.50	roll
Tape - Double Sided	\$ 25.00	roll
Tape - Drywall Joint Paper	\$ 17.50	roll
Tape - Drywall Joint Mesh	\$ 20.00	roll
Tape - HVAC Aluminum Wrap	\$ 33.75	roll
Tarps - Poly, General Purpose	\$ 0.23	sq. ft.
Tarps - Heavy Duty	\$ 0.44	sq. ft.

MATERIALS AND CONSUMABLES

Small Tools charge of 3% of total Labor billing

	Unit Rate	UOM
Trash Bags - 3-4ml poly (roll)	\$ 100.00	roll
Trash Bags - 6ml poly (roll)	\$ 131.25	roll
Trash Bags - 3-6ml poly (each)	\$ 1.88	each
Trash Bags - Heavy duty construction	\$ 50.00	box
Vacuum Bag - HEPA Vac	\$ 15.00	each
Vacuum Brush - HEPA Vac	\$ 15.00	each
Wipes - Disinfectant/Multi-purpose	\$ 20.00	box
X-Guard, FR Rigid Panels, 48"x96"x4mm	\$ 62.50	each
Zip Wall Zippers	\$ 18.75	each
ZipFast Barrier Panels - Multi-pack (3x5', 1x2.5')	\$ 375.00	pack
ZipFast Barrier Panels - 10' panel	\$ 200.00	each

CHEMICALS

All-Surface Natural Cleaner	\$ 12.50	gal
Adhesive Remover	\$ 81.25	gal
Adhesive Spray (12 oz)	\$ 22.50	can
Adhesive Spray (24 oz)	\$ 40.00	can
Alcohol, Isopropyl	\$ 137.50	gal
Bleach	\$ 10.00	gal
Clorox - Cleaner & Bleach (32 oz)	\$ 9.38	qt
Cleaner - Carpet (powder)	\$ 12.50	box
Cleaner - Carpet (liquid)	\$ 75.00	gal
Cleaner - Glass	\$ 25.00	gal
Cleaner - Glass (aerosol)	\$ 12.50	can
Cleaner - General Purpose Degreaser	\$ 37.50	gal
Cleaner - Heavy Duty Degreaser	\$ 50.00	gal
Cleaner - Rust inhibitor/Cleaner	\$ 87.50	gal
Cleaner - Stainless Steel	\$ 15.00	each
Cleaner - Wood Cleaner/Hardwood Floor	\$ 43.75	gal
Deodorizer Block - Small	\$ 18.75	each
Deodorizer Block - Large (5 lb)	\$ 125.00	each
Deodorizer Liquid	\$ 112.50	gal
Disinfectant, Biocide (Microban or Benefect)	\$ 75.00	gal
EPA-Registered Disinfectant	\$ 81.25	gal
Encapsulate (Fosters 40/20)	\$ 100.00	gal
Encapsulate (Perma-White)	\$ 68.75	gal
Furniture Polish	\$ 10.63	each
Goof Off	\$ 37.50	gal
Machinery Lubricant - Heavy	\$ 118.75	gal
Machinery Lubricant - Light	\$ 93.75	gal
Mastic/Adhesive Remover	\$ 93.75	gal
Mastic Asbestos Remover	\$ 118.75	gal
Perma-Wash	\$ 56.25	gal
Sealant - Soot, Clear	\$ 81.25	gal
Sealant - Soot, Pigmented	\$ 106.25	gal
Smoke & Soot Multi-Surface Cleaner	\$ 56.25	gal
Thermo Fog	\$ 156.25	gal



Small Tools List

**3% "Small Tools" Fee will be applied to all Labor Categories, excluding Admin and Management.
Signal Small Tools list includes but is not limited to all items listed below.**

5 gal. Homer Bucket	File Set	Razor Saw
Adapters	First Aid Kit	Reamers
Bar, Crow	Flashlight	Ruler
Bar, Flat	Folding Table	Safety Cone - Exterior Large
Batteries	Folding Chairs	Safety Cone - Interior Small
Blades, Box Cutter	Funnel, Plastic	Sanding Blocks
Blades, Razor Saw	Furniture Blankets	Saw, Hack
Bolt Cutters	Grabbers	Scissors
Bottle Water	Hog Rings	Scrapers
Box Cutters (Utility Knives)	Hammers	Screwdrivers
Breaker Bars	3-way connectors	Scrub Brush
Broom - Push, Street	3-way connectors with GFI	Shears
Brush, Tooth (cleaning)	Levels	Shovels
Brush, Wire	Long Reach Fret Saw	Small Power Tools (all other)
Carpenter's Pencils	Lumber Crayons	Socket Sets, and Bits
Carvers	Markers	Socket Extensions
Caulk Gun	Measure Tape	Squares
Chains	Miter Master	Squeegees
Chalk and Chalk Line	Nippers	Stapler, and Staples
Chisels	O2 Gas Detector	Tape Gun
Clamps	Paint Brush	Tin Snips
Company T-Shirts	Paint Roller (frame only)	Tweezers
Drill Bit Set	Plasticutter	Unger Poles
Drill Chuck	Pliers	Vacuum Bulb Dust Blower
Drinking Cups	Power Drinks (e.g. Gatorade)	Washers
Dust Pan	Pullers - Cable, Fuse	Water Cooler
Dusters	Putty Knife	Wire Stripper/Cutter
Engine Sprayer	Ratchets	Wrenches



T&M CONTRACT NOTES

Standard Markup

Signal ("Signal" or "Contractor") shall apply the usual and customary industry markup of ten (10%) percent overhead, and ten (10%) percent profit ("Standard Markup") on all unscheduled pass-through items categorized in the T&M Rate Schedule ("Rate Schedule") as well as any Subcontractors or trades that are not scheduled.

Materials and Consumables

Cleaning and other liquid chemical agents (liquid agents) Purchased Directly: In the event a solution is specifically purchased for the completion of the Work on the Project and that item is not identified in the Rate Schedules, the product purchased directly will be billed at invoice, plus Standard Markup. The scheduled prices in the Rate Schedules shall be charged for all liquid agents utilized in the performance of the Services provided, whether shipped directly, dropped, shipped by a third-party, or locally purchased. Contractor's list of materials and consumables represents the most commonly used products.

Materials Purchased Directly: In the event a material/supply is specifically purchased for the completion of the Work on the Project, and that item is not identified above, such material/supply purchased directly will be billed at invoice plus Standard Markup.

Equipment and Tools

Unscheduled Equipment Rates: During the course of Work on the Project, Contractor may find it necessary to purchase equipment not scheduled under the Daily Rate. In those situations, such equipment/tool will be invoiced at cost plus Standard Markup.

Ordered Equipment: Any equipment necessary to be utilized in the recovery efforts shall be billed at a minimum of three (3) days rental, plus any applicable charges, such as, but not limited to, labor, freight, taxes, and permits. This charge is applicable regardless of whether equipment is used or not on the Project. Equipment rates are exclusive of delivery, setup, teardown, pickup charges, fuel, and miscellaneous surcharges, which are to be invoiced at cost plus Standard Markup.

Generators: There will be a minimum charge of three (3) days daily rate plus ALL costs incurred if power is restored upon arrival or Customer cancels generator order. It is also understood that Contractor makes no guarantees on timelines for arrival of generators during a catastrophic event or any other circumstances beyond Contractor's control.

Equipment Discounts: A discount will be provided on equipment rental rates for payments made in full, within 30-days of the date of invoice. The discount will apply as follows:

- Weekly rate is equivalent to 5 daily rental fees (no charge for last 2 days)
- Once equipment is on rent for 8 consecutive days, the weekly rate applies
- Monthly rate is equivalent to 20 daily rate fees for a 28-days billing period (rental month)
- Once equipment is on rent for 28 consecutive days, the monthly rate applies

Note: Daily equipment charges are based on a 24-hour run time cycle unless otherwise noted and are billed for that period whether equipment runs for 24-hours or less.

Labor Provisions

Standard Rate/Hour: The Standard Rate is the hourly rate for Work performed during a Standard Work Day, per the Labor Classification in the Rate Schedule. The Standard Work Day is defined as the first eight (8) hours of each shift worked.

US Observed Holidays (Holiday): New Year's Day, Martin Luther King Jr. Day, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, and Christmas Day. Any Work performed on a Holiday shall be billed at a factor of two (2.0) times the Standard Rate/Hour.

Premium Rate/Hour: The Premium Rate/Hour billable as overtime shall be billed at the rate of one and one-half (1.5) times the Standard Rate/Hour for Work performed by each person that works in excess of eight (8) hours per day, or for Work performed on Saturdays and Sundays. Work performed on Holidays will be billed at two (2.0) times the Standard Rate/Hour.

- Labor overtime determination and calculation is also subject to any federal or state laws, and prevailing wage requirements. Supporting documentation for prevailing wage and union pricing will be available upon request.
- For work performed in large metropolitan cities, such as, but not limited to, New York City and the Tri State surrounding area, Boston, Philadelphia, Atlanta, Miami, Phoenix, Washington D.C., Baltimore, Chicago, Seattle, Las Vegas and surrounding areas, as well as in states of California, Oregon, and Alaska, an additional minimum 25% markup will be added to all published Labor Rates and/or T&M Rate Schedule.
- Please note that Signal may have salaried employees assigned to the project; however, they will be billed pursuant to the Labor Classification for the work they are performing, and overtime rates will apply accordingly.

Standby: When circumstances beyond Contractor's control require personnel to be delayed from beginning Work, the Standard Rate/Hour will be charged, per person delayed, based on a 6-hour standby period.

Travel Time: Billable time will be billed on the port to port basis (i.e.: office to jobsite / jobsite to office, commuting to jobsite) including out of town travel. Daily commute hours will be billed at the applicable Labor Rate per Labor Classification in this Rate Schedule and will be included in overtime billing amount calculations. Travel time for mobilization and demobilization is not included in overtime calculations and will be billed at straight time only.

Small Tools and Miscellaneous Supply: Direct Supervisors and other Labor Classes will be billed at 3% of Total Billable Labor.

Per Diem: Signal will bill for Per Diem for out of town Work at the rate set forth by IRS in www.gsa.gov, per person, per day, for each day personnel working on the Project.

Labor Classification Definitions: Below provides clarity on specific labor classifications.

General Labor

- Cleaning up worksites from debris
- Handling and transport of Non-hazardous materials and equipment
- Perform support roles to skilled workers

Restoration Labor

- Assess damage materials to determine what can be saved
- Cleaning of architectural surfaces, substrates, and framing
- Removing damaged and/or identified building materials
- Position and monitor portable dehumidification equipment

Certified Remediation Technician

- Completes all aspects of a mold remediation project to decontaminate an impacted space
- Ensure the developed mold protocol from the supporting Industrial Hygienist is followed and completed at the highest level
- Holds mold remediation worker certification
- For projects where mold is not involved, workers that are fit tested and trained for respirator use will be billed at the CRT rate

Drying/Dehumidification Technician

- Responsible for installation, maintenance, and positioning of drying equipment to support moisture control efforts
- Familiar with operating requirements for dehumidification units, air conditioners and air movers and is responsible for ensuring equipment is maximizing the drying efforts
- Responsible for moisture mapping, equipment manipulation and psychometric levels documentation

Water Extraction Technician

- Collection of standing water samples for testing to determine containment in the water
- Operate and maintain a Truck Mounted Unit for water extraction
- Operate and maintain portable extraction equipment

Subcontractor / Vendors

Subcontracted Services: Subcontracted services are outside services or specialty services provided within the scope of the Project, and incurred by Contractor in its execution of the Project. Subcontractor labor will be billed based on the published Labor Classification and Hourly Rates listed above including and specifically identified in this Exhibit A. All other applicable billable items including but not limited to per diem, small tools, vehicles, mileage, lodging will be charged as published in pricing schedule pertaining to this Project.

Pass Through Trades and Vendors: This includes certain Services performed by a third-party that may or may not be part of the Rate Schedules, to be billed at Invoice plus Standard Markup. In the event Contractor hires other Contractors to provide labor or other trades, Contractor may pass through such invoices plus the Standard Markup in lieu of scheduling such labor or other trades.

Reimbursable Items

Travel: Travel, such as but not limited to, airfare, rental cars, hotels, parking, fuel, and taxi will be billed at Invoice plus the Standard Markup.

Catastrophe Response Fee

Signal will charge a CAT Fee totaling 4% of the total invoice for the duration of the project, for all projects that are the result of any of the following: hurricanes, tropical storms, windstorms, floods, tornadoes, wildfires, earthquakes, hailstorms, snowstorms, polar vortex events, or any event requiring the response of the Signal Catastrophe Team. This fee assists in covering additional costs associated with this type of work including, but not limited to: Large Loss or Catastrophe Management, Logistics, Laydown Yards, Staging Lots, Warehousing, Warehouse Labor, and Inventory Control Personnel not assigned to a specific project.

Mobilization Support

Signal will charge all direct and indirect costs to mobilize and demobilize to-and-from the site at cost plus the Standard Markup. In addition, all labor utilized to load, unload, clean, service, and return to inventory, will be invoiced based on the timesheets for the work performed and the appropriate labor classification. Overtime, premium, and double time charges will apply if appropriate.

Administrative Surcharge

Signal will charge an administrative fee totaling 1% of the total invoice for the duration of the project. This fee is for corporate oversight and management, which includes but is not limited to the following: Operations Management, Administrative Support, office supplies, computers, tablets, communication devices, and any off-site administrative personnel that support field operations before and after the project start/completion date.

General

The Rate Schedules identified in this Exhibit A shall not be subject to change, unless otherwise agreed to by the Parties.

Insurance Premiums, Taxes, Permits, and Fees: The rates contained in this Schedule are exclusive of all insurance premiums, bond fees, federal, state and local taxes, and associated permits or fees. Those insurance premiums, bond fees, taxes, permit costs and fees shall be billed by Contractor to the Customer plus a 10% markup.

Pricing Variables

The Standard Pricing outlined in this T&M Rate Schedule will not increase in the event of a regional or national catastrophe. Unfortunately, we have no control over Suppliers, Vendors, and Subcontractors that do increase their pricing as a result of a catastrophe. In the event third party costs are increased, Contractor will pass through such invoices, plus Standard Markup, in lieu of scheduling them at the published rates in this Exhibit.

Audit/Clerk

If an audit by a third-party, i.e. Clerk of the Works or Outside Consultant, Contractor shall be notified within 24-hours of start of Work. Contractor reserves right to charge administrative and management hours or retain a Third-Party Consultant to assist with this Work. If a Third-Party Vendor is retained, the total cost of their services will be charged plus the Standard Markup.

Drone and Matterport Scans Inspection

We offer three types of drone inspections. Each of them depends on FAA rules and regulations regarding airspace so not all buildings or properties qualify for flying. A licensed FAA part 107 drone pilot will control the drone. A second individual will be required to act as a spotter at all times during operation of the aircraft so that the aircraft has constant visual contact. Wind or weather will delay the drone flight. Permission from the building owner must be obtained prior to flying the drone above the property and never will the drone be allowed to fly over restricted buildings, airspace or any people.

1. Roof/exterior measurements

- a. This drone inspection will fly the perimeter of the building at altitude with the intention of measuring the structure. A roof and/or elevation measurement report will be provided from one of SIGNAL's vendors.
- b. The building/structure must be under 3 stories and fit within the software's parameters for a flight (this disqualifies very large commercial structures).
- c. A structure in this rate sheet is defined as one contiguous building. Any amount of separation between two free standing buildings will be considered two structures.
- d. Roof/exterior drone flight cost:
 - i. \$1,300 for the first structure measured, with any subsequent building during the same inspection on the same property adding an additional \$400 per structure if flown on the same day.
 - ii. Any related expenses getting the pilot and the drone to the property as well as any expenses related to the travel and the time spent traveling are in excess of this cost.

2. Photo documentation

- a. Drone will fly the structure to attempt to perform a visual inspection of the structure and take photos and/or video during flight.
- b. There are no building size restrictions on this type of an inspection.
- c. Photo document cost:
 - i. \$1,500 for the initial 3 hours on site. The remaining time on site and processing the images will be billed at the consulting labor rates above.
 - ii. Any related expenses getting the pilot and the drone to the property as well as any expenses related to the travel and the time spent traveling are in excess of this cost.

3. Infrared documentation

- a. This drone inspection is typically performed during a very limited timeframe just before and during dusk. Drones may not be flown after dark.
- b. The inspection generally looks for water trapped below the surface of a roof system or behind an exterior cladding wall system.
- c. The manpower required for this type of an inspection is one pilot, one spotter, and one ground crew to mark suspicious areas for further investigation the following day. This investigation may include cutting a core sample to test for water.
- d. Infrared documentation cost:
 - i. \$4,000 for the initial 2 hours on site. The remaining time on site for all workers as well as the processing of the images and creation of the report will be billed at the consulting labor rates above.
 - ii. Any related expenses getting the pilot, the crew and the drone to the property as well as any expenses related to the travel and the time spent traveling are in excess of this cost.

All drone prices are for just the pilot, any other needs for manpower for spotting will be charged at the consulting labor rates above.

* The rates for Property Condition Assessments and Risk Assessments are at the \$180.00 per hour rate.

At any time, the pilot may (at their discretion) cancel the drone flight for any reason.

Matterport Scans Inspection: We offer three types of Matterport inspections. Each of them depends on the needs of the client. This cost is dependent on the consultant's rate to perform the scan and the type of scan requested by the client. A demo of the process can be provided at the client's request.

- 1) Basic Inspection and Scan - Dollhouse view of affected area or complete structure.
- 2) In Depth Inspection and Scan with Floor Plans of the building/structure or affected area as directed by the client.
- 3) Comprehensive Scan, including Matteredtags™, Schematic Floor Plans, and Measurements.



Wire Transfer Instructions

SIGNAL USA, LLC dba Signal Restoration Services

Bank Information:	Bank of America NA
SWIFT CODE:	BOFAUS3N
CHIPS Number:	0959
Bank Routing Number:	026009593
Bank Name and Address:	Bank of America NA 100 West 33 rd Street New York, NY 10001
Beneficiary Account #:	8670415742
Beneficiary Name:	Signal USA, LLC

Incoming ACH Transfer Instructions

Bank Information:	Bank of America NA
Bank Routing Number:	071000039
Bank Name and Address:	Bank of America NA 1401 Elm Street, 2nd Floor Dallas, TX 75202
Beneficiary Account #:	8670415742
Beneficiary Name:	Signal USA, LLC

SECTION iv

Innotech Construction Services, LLC
1077 Innovation Ave Unit 112
North Port, FL 34289
941-204-0159
innotechconstructiongroup@gmail.com

Estimate

ADDRESS

Lakeside Plantation
2800 Plantation Blvd
North Port, FL 33948

ESTIMATE # 1915

DATE 10/12/2022

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
		Billed on a Time and Material Basis. \$85 a man Hour Plus Dump Fees. Demolish the damaged Left Front Entrance Pergola and remove & dispose of the rubble. Inspect the gazebo and block the area to keep a safety zone from the Public Access After the Left Front Entrance Pergola has been demolished, a secondary estimate will be presented on the repair and replacement. Billed on a Time and Material Basis. \$85 a man Hour Plus Dump Fees and Materials Cost. Repair the Pool Gazebo.			

TOTAL					

Accepted By

Jordan Lansford; District Manager

Accepted Date 10-12-22

*emergency approval

SECTION d

SECTION i

SECTION 1

Margie Gertsmann

Dale
Project manager - 863-326-7179

From: Marissa Stewart <mail@jobprogress.com>
Sent: Tuesday, October 4, 2022 8:27 AM
To: Margie Gertsmann
Subject: A little bit about us.



1st Class Roofing Inc

Marjorie Gerstmann / 2210-3858409-01 2800 Plantation Boulevard
North Port, FL 34289

Marjorie,

It was a pleasure speaking with you. I wanted to send you a little information about our company.

Should you decide to use us for your roofing project you can rest assured that you've selected a Florida State Licensed and Insured Contractor. **CCC1327267**

A few facts about us:

- We have been licensed since 2006 - but our experience in Florida roofing dates back nearly 30 years.
- We are a member of the National Roofing Contractors Association - which is a Nationwide Organization dedicated to safety compliance and best roofing practices.
- We are a GAF Master Elite Contractor - only 2% of contractors nationwide obtain this certification.
 - Our employee's complete yearly training.
 - We are able to offer extended warranties and wind protection.
 - GAF Master Elite Contractors also have the Good Housekeeping Seal of Approval.
- We are Certified Duro-Last Contractors - specializing in flat roof applications both on commercial and residential dwellings.

- All of our employee's are in-house and covered under workers compensation.
- Our company is a Florida Drug Free Work Place.

We take great pride in providing our customers with exceptional roofs that will withstand the test of time in this brutal Florida weather.

We understand when we step on a roof - we are on top of what matters most. Nothing is more important to us than ensuring that every product we use is the best and every minute of installation is detailed and precise.

We look forward to welcoming you to the 1st Class Family.

Copyright © 2022 1st Class Roofing Inc.

ROOFING PROPOSAL



LICENSE #: CCC1327267

OFFICE: 863.324.4043 ~ FAX: 863.354.6031 ~ MAILING: P.O. BOX 3811, WINTER HAVEN, FL 33885 ~ WEB: www.1stclassroofingincfl.com

PROPOSAL SUBMITTED TO: Marjorie Gerstmann			PHONE: (570) 994-2770		DATE: 10/05/2022
SITE ADDRESS: 2800 Plantation Boulevard			BILLING ADDRESS: 2800 Plantation Boulevard		
CITY: North Port	STATE: Florida	ZIP: 34289	SQ: 150	SLOPE: 8:12	COLOR: TBD

EXPECTED PROJECT DURATION: 4-5 days

At your request we submit the following re-roof proposal:

☒ Tear off existing shingles. ☐ Additional Layers

DESCRIPTION OF ROOF SYSTEM AND SERVICES

SHINGLES: GAF Timberline HDZ **WARRANTY:** Golden Pledge Warranty - 50 Year
Manufacturer's Warranty / 25 Year Workmanship Warranty

UNDERLAYMENT: Weatherwatch

VALLEYS: GAF Weatherwatch **EAVE / RAKE:** 6" ALUMINUM EAVE DRIP WHITE

PLUMBING STACKS: Included **GOOSENECK VENTS:** Included

VENTILATION: Cobra ridge runner **HIP/ RIDGE** Seal-A-Ridge / 90MPH Wind Warranty

WOOD REPAIR: WOOD REPAIR:\$45 per sheet for labor plus the cost of materials AND / OR \$4.00 per linear foot for labor plus the cost of materials.

FLASHINGS: FLASHING: \$4.00 per linear foot for labor plus the cost of materials.
These charges will be applied to a Change Order and payment is due upon completion of install.

OTHER:

FLAT ROOF: N/A

INSULATION: N/A

In addition, 1st Class Roofing, Inc. will record the Notice of Commencement, obtain the permit, and file all required inspections. Upon removing the existing roof covering, decking will be inspected and any deteriorated wood will be replaced (additional charges may be applied to a Change Order and added to the final invoice). Sheathing will be re-nailed using 8D Deck nails per current Florida Building Code Standards.

Upon completion the yard will be reasonably cleaned by rolling a magnet to pick up any loose nails, gutters will be cleaned, and all reasonable construction debris will be removed from the job site. 1st Class Roofing does not guarantee or warrant that all nails or debris can be removed from the site.

NOTE: This proposal may be withdrawn if not accepted within 14 days. If there is an increase in the actual cost of the materials in excess of 5% the price set forth shall be increased prior to acceptance.

PROPOSAL AMOUNT	\$78,297.00	20% DEPOSIT	\$15,659.40	BALANCE DUE UPON COMPLETION	\$62,637.60
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An additional charge of 2.5% will be applied to the total cost for payment by credit card.

If amounts invoiced are unpaid 30 days after billing, a 10% late penalty of the amount unpaid and finance charges of 1.5% per month will be assessed after 30 days and each subsequent 30 days thereafter. In such case, proceedings may be commenced, such as filing of lien to secure or enforce the payment of any portion of the agreed price. Buyer agrees to pay 1st Class Roofing, Inc., without special demand, reasonable attorney's fees and legal costs in such proceedings.

1st Class Roofing, Inc. hereby propose to furnish all materials, labor, and equipment necessary to complete the project as specified above. The new roof system will be installed in accordance to manufacturer specifications and Florida State Laws. All materials are guaranteed to be as specified, work shall be performed in accordance with the specifications submitted in this proposal, and completed in a substantial workmanlike manner. Any unsound decking or deteriorated wood will be replaced at an additional charge. Any alteration or deviation from above specifications will be applied to a change order brought to the homeowners attention as soon as possible and prior to work be performed.

1CRI Representative:

10/05/2022 09:12 AM

Note: This proposal may be withdrawn if not accepted within 14 days

Owner/Agent:

Acceptance of Proposal — I the undersigned find the prices, specifications, and conditions satisfactory and hereby accept this proposal. I am authorizing 1st Class Roofing, Inc. to perform the work as indicated in this proposal and agree to pay the amount quoted in accordance to the terms outlined. I also understand additional charges can result from wood repair, replacements, or other unforeseen circumstances; and will be applied to a Change Order and added to the final balance to be paid upon completion of the work.

10/05/2022 09:12 AM

NOTE: PLEASE READ THE TERMS AND CONDITIONS REGARDING THIS PROPOSAL THOROUGHLY BEFORE SIGNING. YOUR SIGNATURE BELOW ACKNOWLEDGES THAT YOU HAVE READ AND UNDERSTAND THIS INFORMATION AND ACCEPT THE TERMS AND CONDITIONS THEREIN.

TERMS & CONDITIONS

1. Contract Documents: Upon the Owner's execution of the Proposal, it shall become a binding and enforceable contract. This contract consists of this document, extra work authorizations, if any. No promises other than those specifically set forth herein shall be recognized by either party. The entire understanding and agreement of all parties is contained herein, and any deviation from the specifications set forth shall only apply if executed, in writing, by the parties. Due to changing material and labor prices, the Proposal may be withdrawn by 1st Class Roofing, Inc. if not accepted within fourteen (14) days from the date of the Proposal.
2. Buyer's Right to Cancel: The Owner/Agent may cancel the contract within three (3) days of signage without penalty. Thereafter, a penalty will be assessed of 20% of the deposit amount unless the work has already commenced in which case the contract cannot be canceled. Should 1st Class Roofing, Inc. cancel at anytime without cause before the work commences, it will reimburse all deposits.
3. 1st Class Roofing, Inc. is not responsible for any delays in its work that are beyond its control, including but not limited to weather delays, labor strikes, material shortages, and will not be required to begin or proceed with the project if there are delays restricting the work. If workers cannot access the site upon a prearranged scheduled time, a \$75.00 rescheduling fee shall apply.
4. Parties agree that this Agreement shall be construed according to the laws of the State of Florida and any action brought thereon may be brought in the State of Florida. Venue is hereby agreed to be in the county in which the project is completed. The prevailing party in any dispute arising out of or in any way related to this agreement shall be entitled to recover their reasonable attorney's fees and costs from the non-prevailing party, including all fees and costs incurred on appeal or any proceeding.
5. It is understood and agreed that the Owner hold harmless, 1st Class Roofing for any damages that might occur to Owner's driveway during delivery of materials and/or the removal of work related to debris that might be required to be performed during this home improvement contract. Owner acknowledges that 1st Class Roofing is not responsible for assessing the condition or damage to air conditioning units, swamp coolers, duct work and stands that support the same, structural framing, roof to wall connections, poor drainage, chimney caps, stucco, parapet walls, condensation lines, water lines, electric lines, antenna wires or cables. Owner further understands that weights, thickness, color blend, or other amounts quoted are approximate and shall be subject to normal industry variation.
6. Owner should be aware of loud noise and/or vibration, possible dust and/or debris in skylights, fans, ducts, etc., and debris in the yard during the construction process (thorough clean up will be performed upon completion of job). Precautions should be taken by the owner to keep children, pets, valuables, and cars away from the "hazard zone" of 10 to 15 feet perimeter around the house.
7. Upon completion of the work, Owner shall have five (5) days to inspect the work. 1st Class Roofing, Inc.'s work shall be deemed accepted and approved by the Owner/Agent if no written objection or unsatisfactory comments are presented.
8. If amounts invoiced are unpaid 30 days after billing, finance charges of 1.5% per month will be assessed. Interest at the rate of eighteen per cent (18%) per annum will be charged on all balances not paid as per the terms specified above. Reasonable attorney's fees and costs will be charged to Owner if it is necessary to place this contract in the hands of an attorney for collection, and this charge becomes part of this contract and obligation of the Owner/Agent to pay.
9. 1st Class Roofing represents and warrants that it has all workers' compensation and public liability insurance.
10. The warranty is solely for the benefit of the named Owner/Agent upon payment in full, but may be transferred under certain conditions. Other terms and conditions are noted on the warranty. Please consult with a 1st Class Roofing, Inc representative for further details.
11. 1st Class Roofing, Inc. maintains compliance with the EPA regulation regarding RRP and lead paint containment. Therefore, if your house was built prior to 1978, an EPA certified inspection will be conducted before any work begins. If the test is positive for lead and your property meets certain other parameters, then additional charges will apply to properly remove and dispose of the lead-contaminated debris.
12. 1st Class Roofing, Inc. does not handle or dispose of asbestos, if at any point during the project asbestos is discovered the work will cease and certified asbestos contractors will be scheduled for the proper handling and disposal. Additional charges will be applied with a separate quote.
13. All work will be performed in a professional workmanlike manner. All labor required to complete the project is included in the Proposal, including on and off site time, travel time, loading time, disposal fees, permitting, recording, and administrative fees. Any surplus materials remain the property of 1st Class Roofing, Inc.
14. Florida law contains important requirements you must follow before you may file a lawsuit for defective Construction against a contractor, subcontractor, supplier or design professional for an alleged written notice of any construction conditions you allege are defective and provide your contractor and any subcontractors, suppliers, or design professionals the opportunity to inspect the alleged construction defects and make an offer to repair or pay for the alleged construction defects. You are not obligated to accept any offer made by Seller or any subcontractors, suppliers, or design professionals. There are strict deadlines and Procedures under Florida law. Florida's construction law is complex, and it is recommended Owner/Agent should consult with an attorney when reviewing Chapter 558, Florida Statutes.
15. **ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (§§ 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.**

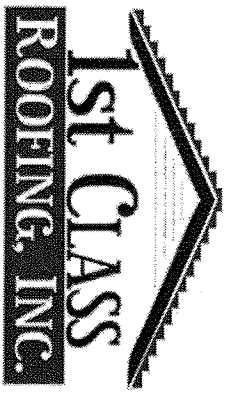
IMPORTANT NOTICE:

ALL OCCUPANTS OF THE HOUSEHOLD ARE NOT TO STAND UNDER THE ROOFS PERIMETERS, WALK IN THE WORK ZONE, OR GET ON THE ROOF WHILE ANY WORK IS IN PROGRESS. ALL EQUIPMENT ON SITE IS INTENDED SOLELY FOR THE USE OF 1ST CLASS ROOFING, INC. EMPLOYEES AND ANY OTHER INDIVIDUALS ARE PROHIBITED FROM USING IT FOR ANY REASON. SAFETY IS OUR NUMBER ONE PRIORITY AND YOUR ATTENTION TO THESE MATTERS ARE VITAL IN ENSURING A SAFETY SUCCESSFUL AND ACCIDENT FREE PROJECT.

By signing Below the Owner/Agent acknowledges that they have reviewed, understand, and agree to these Terms and Conditions.

Signature Date

Signature Date



LICENSE #: CCC1327267

PHONE: 863.324.4043

FAX: 863.354.6031

MAILING ADDRESS:

P.O. BOX 3811 WINTER HAVEN, FL 33885

WE'RE ON TOP OF WHAT MATTERS MOST

www.1stClassRoofingIncFL.com

TEMPORARY REPAIR CONTRACT

Homeowner:

Lakeside Plantation CDD

Address:

2800 Plantation Ct

Doct Charlotte

Phone#:

941 423-5500

Email:

EXISTING ROOF CONDITIONS:

Roof needs replaced

MATERIAL INFORMATION:

GAF Feltbuster synthetic water barrier secured with 1" plastic cap simplex fasteners and seal with roofing cement as needed.

WARRANTY INFORMATION:

Temporary Repairs are not covered by workmanship or manufacturer warranties.

SERVICE PRICING:

INITIAL TARPING SERVICE FOR APPROXIMATELY 10'X10' AREA.

ADDITIONAL COVERAGE FOR TARPING 10'X10'

\$500.00 Minimum

\$250.00 per 100 sq.ft.

TOTAL SERVICE COST

\$4,000

ACCEPTANCE OF PROPOSAL

I the undersigned find the prices, specifications, and conditions satisfactory and hereby accept this proposal. I am authorizing 1st Class Roofing, Inc. to perform the work as indicated in this proposal and agree to pay the amount quoted in accordance to the terms outlined. I also understand additional charges can result from wood repair, replacements, or other unforeseen circumstances; and will be applied to a Change Order and added to the final balance to be paid upon completion of the work.

NOTE: PLEASE READ THE TERMS AND CONDITIONS REGARDING THIS PROPOSAL THOROUGHLY BEFORE SIGNING. YOUR SIGNATURE BELOW ACKNOWLEDGES THAT YOU HAVE READ AND UNDERSTAND THIS INFORMATION AND ACCEPT THE TERMS AND CONDITIONS THEREIN.

Owner/Agent:

Date:

ICRI Representative:

Date:

CREDIT:

In the event that you decide to have 1st Class Roofing, Inc. complete the installation of your new roof, we will apply a credit in the amount of your temporary repair cost to the total project amount.

Please keep a copy of this repair contract for your personal records, and present it to your 1st Class Roofing project manager to ensure this credit is applied to your roof replacement balance.



HOMEOWNER'S HOMEWORK

During the course of the claims process, our 1st Class Roofing, INC. family is dedicated to doing everything to protect you and yours! During this process we request you be aware of the following list of guidelines and procedures to guarantee safe and effortless claims and installation process:

1. Following the submission of the homeowner(s) claim, an adjuster representing the insurer(s) will be in contact within 1-3 business days to schedule an inspection. It is the homeowner(s) responsibility to record the adjuster's contact information, and schedule the inspection for a weekday, between the hours of 9:00 A.M. and 12:30 P.M. Once the appointment, is scheduled, relay all requisite information to your account manager in a timely fashion.
2. Homeowner(s) are responsible for providing all documentation requested by the insurer(s) within (3) business days from time of request. Information requested may include; completing recorded statements and submitting proof of loss documentation. Failure to comply with insurer(s) requests is at the sole risk to the homeowner(s).
3. Homeowner(s) are ultimately responsible for securing all payments from their insurer(s) and/ or mortgage company. This responsibility includes being responsive to 1st Class Roofing, INC. 's request for endorsements, signatures, relinquishing of checks, communicating with mortgage and/or insurance companies, and updating 1st Class Roofing, Inc. on the status of communications.
4. Once an agreement is reached with the homeowner's insurer(s), 1st Class Roofing, INC. will schedule homeowner's roof replacement. Prior to the install being scheduled the homeowner will need to confirm/approve the following (if applicable): shingle/drip edge color, lawn care service, solar panel removal date, and homeowner's association approval of materials.
5. If present, solar panels are required to be removed three (3) days prior to the scheduled roof replacement. Panels shall not be reinstalled until after the roof passes final inspection.
6. It is the homeowner's sole responsibility to obtain any and all necessary approvals of their homeowners association for all work needed to complete the Project.
7. Homeowner(s) must provide any gate or property access codes in order for 1st Class Roofing, INC., it's partners, insurance adjusters, and city/county inspectors to access property during claims and installation process.
8. Selection of materials (shingle and drip edge color, upgrades etc.) can be changed at any point up until your installation is scheduled. If any changes are made by the homeowner after this point a \$300 express shipping and restocking fee will be charged. This fee will be due when the work on the property commences.
9. All materials will be delivered by a third party. 1st Class Roofing, INC. will notify the homeowner of the date of delivery, if it differs from the date of install. The delivery of materials may occur at any time that day.
10. 1st Class Roofing, INC. and/or its partners will require access to the property's driveway, in order to use a conveyor equipped semi to load the materials onto the roof. The truck will need to be backed up onto the driveway in order for the conveyor to access the roof. If the homeowner(s) refuse delivery a cancellation fee of \$3,000.00 shall be charged and the install will be removed from schedule.
11. All permits and necessary documents needed for the city/county inspections will be obtained by 1st Class Roofing, INC. The notice of commencement, permit and supporting documents will be affixed to the front door/window, prior to the date of installation. This packet will need to stay prominently displayed until the roof passes final inspection. Homeowner's failure to do so will result in the roof failing inspection, and the homeowner(s) incurring a \$200 rescheduling fee.
12. All vehicles must be removed from the driveway (or perimeter of house) no later than 6 A.M. on the day of install. Once the crew arrives, the homeowner(s) will not have access to any vehicles parked in the garage until the installation is completed. If the homeowner(s) fail to remove any vehicles or valuables left in the driveway or on the exterior of the property 1st Class Roofing, INC. shall not be liable for any damage incurred as a result.
13. A roof replacement is a major construction project, and once work commences, your property will become a closed construction site. Homeowner(s) must follow all safety rules. Homeowner(s) are not permitted to walk the perimeter of the property, or the roof at any point once 1st Class Roofing, INC. has begun work. This is essential to the safety of both the crew and the homeowner(s).
14. Prior to, during, and upon completion of work 1st Class Roofing, INC. will make all reasonable efforts to protect and clean the exterior of the property. However, it is the homeowners sole responsibility to remove and/or safeguard any and all plants, windchimes, lawn ornaments, furniture, valuables, etc. Although protected, falling debris may still cause damage to personal property. 1st Class Roofing, INC. cannot guarantee the safekeeping of the aforementioned items and will not assume liability for any resulting damages.

2011 Thornhill Rd., Ste 301S • Auburndale FL 33823 • Office: (863)324-4043 • Fax: (863)354-6031 • License #CCC1327267

15. Homeowner(s) should be aware of loud noise and/or vibration, possible dust and/or debris in skylights, fans, ducts, etc., and debris in the yard during the construction process (thorough clean up will be performed upon

completion of job). Precautions should be taken by the homeowner(s) to keep children, pets, valuables, and cars away from the "hazard zone" of (ten to fifteen ft.) perimeter around the house. Homeowner(s), are also responsible for valuables inside of the home. These valuables include, but are not limited to: decorations hanging from the walls, china/beverage cabinets, items near or on a mantle, and shelves or other areas susceptible to vibrations caused by work on the roof.

16. If at any point during the install any residents need to exit the premises please refer to the following instructions: 1. Get the attention of a crew member, and request they temporarily cease work so you may safely exit the premises, 2. Be aware of dangerous debris on the ground, and walk only on hard surfaces, to avoid hidden debris in landscaping, 3. Carry pets while exiting property. Do not allow them to roam freely.
17. Satellite Dishes (if any) will be removed and will not be reinstalled during the roofing project. Homeowner(s) will be responsible for hiring satellite-provider to re-install Dish after the roof has passed final inspection.
18. Repairs to deteriorated decking, fascia boards, flashing, chimneys etc. that were not expressly included in the scope of work will not be included and the cost to repair will be the sole responsibility of the homeowner(s). It is common for deteriorated decking to need to be replaced, per Florida building code. Homeowner(s) authorize an additional charge of \$45.00 per sheet of plywood for labor plus cost of materials and \$4.00 per linear foot in labor cost plus the cost of materials in lumber or flashing. Any monies related to repairs to deteriorated decking, fascia boards, flashing and chimneys are due on the day of install.
19. 1st Class Roofing, INC. always orders surplus materials in order to complete the work in a timely fashion. All surplus materials are the sole property of 1st Class Roofing, INC., and will be collected by 1st Class Roofing, Inc.'s representatives or partners.
20. 1st Class Roofing, INC. proudly accepts payment in the form of endorsed insurance/mortgage company checks, cash, personal check and/or credit/debit card.

Signature Date

Request for Taxpayer Identification Number and Certification

Give Form to the
requester. Do not
send to the IRS.

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

1st Class Roofing Inc

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC

☐ C Corporation

☒ S Corporation

☐ Partnership

☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► _____
Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ► _____

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

1815 Thornhill Rd. Suite 301S

6 City, state, and ZIP code

Auburndale FL 33623

7 List account number(s) here (optional)

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

____ - ____ - ____

or

Employer identification number

4 6 - 3 8 1 5 5 8 5

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign
Here

Signature of
U.S. person ►

Doreanna Roberts

Date ►

7/28/2022

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

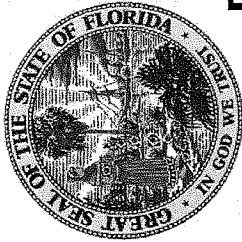
An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding*, later.



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE ROOFING CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

ROBERTS, DOVONNA JENELL

1ST CLASS ROOFING, INC.
1815 THORNHILL RD SUITE 301S
AUBURNDALE FL 33823

LICENSE NUMBER: CCC1327267

EXPIRATION DATE: AUGUST 31, 2024

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

1/26/2022

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

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

PRODUCER Foundation Risk Partners Corp 147 Avenue C SW, Suite 101 Winter Haven FL 33880	CONTACT NAME: PHONE (A/C, No, Ext): 863-293-4653 FAX (A/C, No): 863-293-5862 E-MAIL ADDRESS: Acentria-WHAdmin@Acentria.com
INSURED 1st Class Roofing, Inc. P.O. Box 3811 Winter Haven FL 33885	INSURER(S) AFFORDING COVERAGE
	INSURER A: AmGUARD Insurance Company NAIC # 42390
	INSURER B: Kinsale Insurance Company NAIC # 38920
	INSURER C:
	INSURER D:
	INSURER E:
INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** 1376531584 **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC OTHER:			0100137891-1	1/16/2022	1/16/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☒ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			ONAU227495	3/26/2021	3/26/2022	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				☐ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

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

CERTIFICATE HOLDER

CANCELLATION

Proof Of Insurance FL United States	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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SECTION C

SECTION 1

HURRICANE IAN RECOVERY ACTION PLAN

Lakeside Plantation Clubhouse

Updated: **10/13/2022** Anticipated Completion: **TBD** **Highlighted items are high priority**

#	Task	Notes/Comments
1	Begin cleanup of trash and debris	Monday 10/3/2022, completed on 10/7
2	Front entrance pergolas	Innotech can do this for us right away as it is a hazard. Estimate has been approved; they will begin work ASAP.
3	Gym, billiards, basketball and pickleball all open 10/07/22 gym will continue hours of 5am-11pm for now to keep people out of hazardous areas in middle of the night. Pool to open Sunday pending approval from health inspector.	
4	Called electrician to assess electrical on tennis courts. As soon as possible, we will remove down light's poles.	West Coast Electric came out and cut the Tennis court light pole and their wires. They also did a check of our inside and all seemed fine. They are getting a quote together for removing old lights and adding new lighting.
5	Roof Damage	First Class Roofing has tarped our roof. The news was not good. Our dormers are damaged and there are holes in our roof. We have one quote from them and are waiting from a quote from our insurers preferred vendor.
6	Schedule a vendor to assess damage to pool gazebo	Innotech is available to fix inside of pool gazebo and roofer will fix gazebo roof.
7	Trash Company to move dumpster back off sidewalk	Moved dumpster to parking lot until dumpster area is usable.
8	Bob and Frank to reinstall porch shutter, undamaged signage, and furniture, lattice behind shower, shower pipe	COMPLETED

9	LMP to remove downed trees and relocate to Sycamore to await city/county pick up.	Pending, waiting for information from the city.
10	Clubhouse ceiling repair, MP room floor and water damage	This is being done by Signal, an insurance preferred vendor
11	Quote from Welch Tennis for Bocce Court resurfacing and new windscreens	Welch Tennis will be out week of 10/16/22 to assess court damage
12	Find vendor to quote new tennis cabana	Will work on this after insurance process is complete
13	Order tennis shade awnings for fences, tennis storage shed, scoreboards	Will work on this after insurance process is complete
14	Damaged fencing	ASAP fence will give us a rough estimate via satellite. We are waiting list for Welch to come out to assess fencing. Sent pictures to Florida State Fence and are still waiting for call back.