



Lakeside Plantation

Community Development District

Joe Szewczyk, Chairman

María Chichelli, Vice Chairman

Alan Sabol, Assistant Secretary

Bonnie Benjamin, Assistant Secretary

Nabil Roumy, Assistant Secretary

November 16, 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
November 16, 2022
6:00 p.m.

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

Zoom Link: <https://us06web.zoom.us/j/84101046234>

Meeting ID: 841 0104 6234

Passcode: 798640

Zoom Phone #: 929-205-6099

Board of Supervisors Meeting

- I. Roll Call
- II. Pledge of Allegiance
- III. Audience Comments on Specific Items on the Agenda (Audience Comments Limited to 3 Minutes per Person)
- IV. 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. Ratification of Landscape Agreement with LMP
 - D. Ratification of Agreement with Westcoast Electric Services, Inc. for Electrical Demolition & Removal Services
 - E. Discussion of Contracting with Bradley Ray Concrete
 - F. Budget Amendment FY22, Resolution 2023-01
 - G. Discussion of Incident Report
 - H. Consideration of Proposal from Innotech for Entrance Side Pergola
- VII. Business Administration
 - A. Approval of Minutes:

1. September 21, 2022 Meeting
 2. October 19, 2022 Meeting
- B. Approval of October 2022 Check Register
- VIII. General Audience Comments
- IX. Staff Reports
- A. Attorney
 - B. District Manager
 1. FHP Traffic Report
 - C. Amenities Manager
 1. Update on US Roofing
 2. Hurricane Recovery Update
- X. Other Business
- XI. Supervisors Requests
- XII. Next Scheduled Board Meeting is December 21, 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 #	

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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
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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.

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. Reepplace 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.
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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

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PO Box 267
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 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.			

TOTAL	\$445.00
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TERMS AND CONDITIONS:

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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

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.

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:


**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

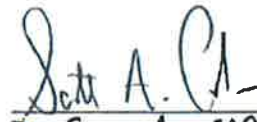

By: Jordan Carterford
 Secretary
 Assistant Secretary


By: _____
 Chairperson
 Vice Chairperson

WITNESS:

**LANDSCAPE MAINTENANCE
PROFESSIONALS, INC.**


By: Sara Carterford
Its: SARA-ADMIN


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:**
 1. 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 braches, 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.

- iv. If a mowing is missed due to incimate 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 detennine whether the credit or mowing at a later date shall be used.
- v. **Value of single mowing-** \$ 1,325.00 ^{5/15/02}. *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 needled 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.~~

SAK

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.~~

SAK

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, Bunnada 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 K 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, storm 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.~~ SAC

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.~~ SAC
- 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.~~ SAC
- 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 ½ 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~~. *SAC*
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.~~ *SAC*

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.

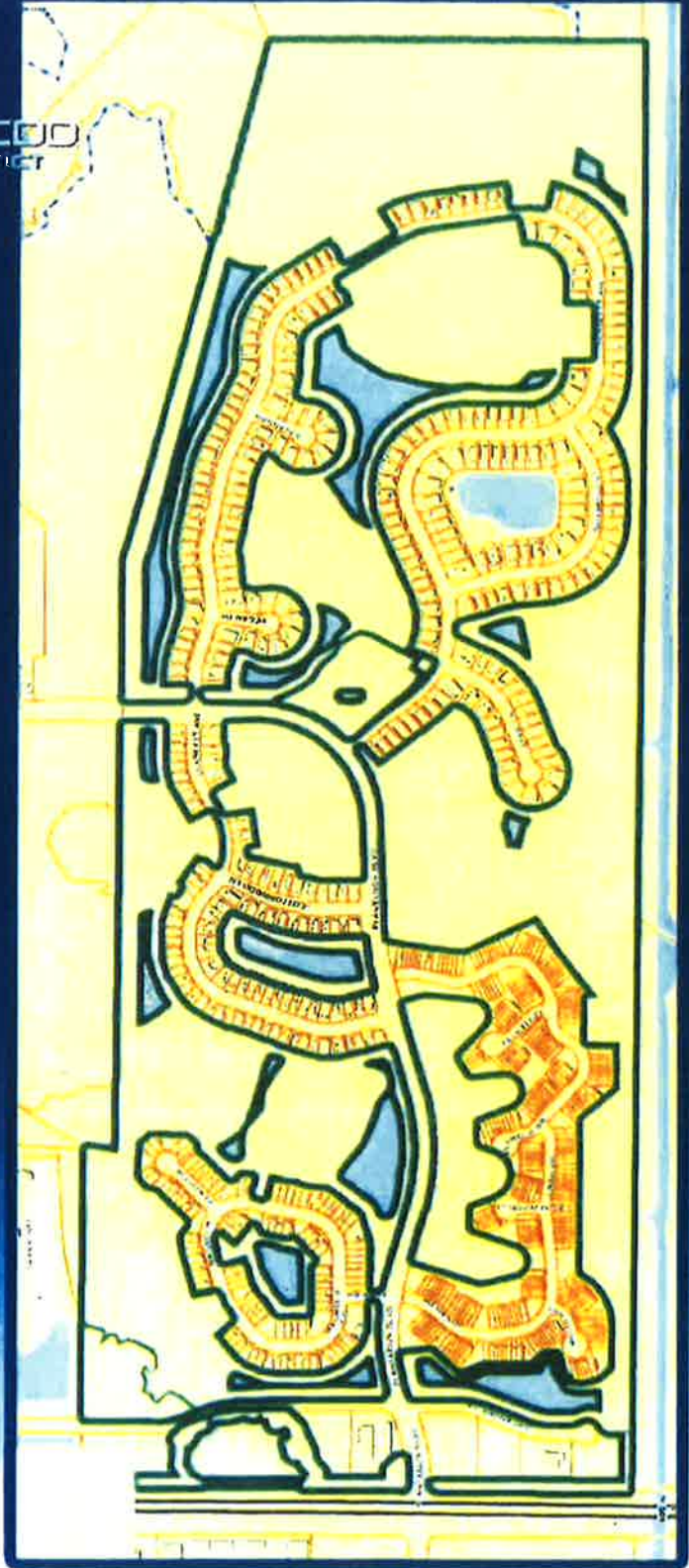
- f. Contractor shall be responsible for the cleaning up of any fluids that drain from their trucks or equipment. They shall also be responsible to repair any damage to street or plant material. Contractor may not park work vehicles on turf areas or in planting beds.
- g. Contractor shall provide the 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
Community Development District

Lakeside Plantation CDD
2200 Plantation Blvd
North Port, FL 34289

LAKESIDE PLANTATION CDD MOWING GUIDE



SAC

Exhibit C: Fee Summary

LANDSCPAE 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: Jordan Lambert
 Secretary
 Assistant Secretary

**LAKESIDE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**


By: _____
 Chairperson
 Vice Chairperson

**LANDSCAPE MAINTENANCE
PROFESSIONALS, INC.**

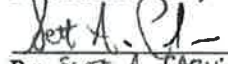

By: SCOTT A. CARLSON
Its: V.P./b.m.

Exhibit A Proposal for Additional Services

SECTION D

**AGREEMENT BETWEEN THE LAKESIDE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT AND WESTCOAST ELECTRIC SERVICES, INC.,
FOR ELECTRICAL DEMOLITION AND REMOVAL SERVICES**

THIS AGREEMENT (“Agreement”) is made and entered into this 2nd day of November, 2022, by and between:

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in City of North Port, Florida, and whose mailing address is 4530 Eagle Falls Place, Tampa, Florida 33619 (“District”); and

WESTCOAST ELECTRIC SERVICES, INC., a Florida corporation, with a mailing address of 2745 Commerce Parkway, North Port, Florida 34289 (“Contractor,” together with District, “Parties”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (the “Act”), by ordinance adopted by City of North Port, Florida; and

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

WHEREAS, the District has a need to retain an independent contractor to provide electrical services for the demolition and removal of fourteen (14) light poles located at the District’s tennis court facilities; and

WHEREAS, Contractor submitted a proposal and represents that it is qualified to provide electrical demolition and removal services and has agreed to provide to the District those services identified in **Exhibit A**, attached hereto and incorporated by reference herein (“Services”); and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

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

SECTION 2. DUTIES. The District agrees to use Contractor to provide the Services in accordance with the terms of this Agreement. The duties, obligations, and responsibilities of the Contractor are described in **Exhibit A** hereto.

- A. Contractor shall provide electrical demolition and removal services, as described in **Exhibit A**. The Services shall include any effort specifically required by this Agreement and **Exhibit A** reasonably necessary to allow the District to receive the maximum benefit of all of the Services and items described herein and demonstrated in **Exhibit A**, including but not limited to, the repair, construction, installation, and all materials reasonably necessary. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this Agreement controls.
- B. Services shall commence upon execution of this Agreement and be completed within Thirty (30) calendar days of execution of this Agreement, unless extended in writing by the District in its sole discretion or terminated earlier in accordance with Section 13 herein.
- C. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.
- D. Contractor shall perform all Services in a neat and workmanlike manner. In the event the District in its sole determination, finds that the work of Contractor is not satisfactory to District, District shall have the right to immediately terminate this Agreement and will only be responsible for payment of work satisfactorily completed and for materials actually incorporated into the Services.
- E. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.
- F. Contractor shall report directly to the District Manager. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.
- G. Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Agreement. At completion of the Services, the Contractor shall remove from the site waste materials, rubbish, tools, construction equipment, machinery and surplus materials. If the Contractor fails to clean up as provided herein, the District may do so and the cost thereof shall be charged to the Contractor.

SECTION 3. COMPENSATION, PAYMENT, AND RETAINAGE.

- A. The District shall pay Contractor Thirteen Thousand Two Hundred Eighty Dollars

(\$13,280.00) for the Services as identified in **Exhibit A** attached hereto and incorporated herein by reference. Contractor shall invoice the District for the Services pursuant to the terms of this Agreement. The District shall provide payment within forty-five (45) days of receipt of invoices. Such amounts include all materials and labor provided for in **Exhibit A** and all items, labor, materials, or otherwise, to provide the District the maximum benefits of the Services.

- B.** If the District should desire additional work or services, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order(s) to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing.

- C.** The District may require, as a condition precedent to making any payment to the 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 the 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 the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the 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.

SECTION 4. WARRANTY. The Contractor warrants to the District that all Services will conform to the standards and practices for projects of similar design and complexity in an expeditious and economical manner consistent with the best interest of the District. Neither final acceptance of the Services, nor final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient Services. If any Services are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct such promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowner's within the District, with exception to sidewalk and landscaping as previously discussed and agreed to by District Representative Margie Gertsmann.


RR



SECTION 5. INSURANCE.

- A.** The Contractor shall maintain throughout the term of this Agreement the following insurance:
 - (1)** Worker's Compensation Insurance in accordance with the laws of the State of Florida.

- (2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:
 - (i) Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.
- (3) Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.
- (4) 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 the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

B. The District, its staff, consultants and supervisors shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

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

SECTION 6. INDEMNIFICATION.

A. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the

District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault.

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

SECTION 7. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 8. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to 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 action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 9. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 10. 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.

SECTION 11. 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; 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.

SECTION 12. 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.

SECTION 13. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that 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. Upon any termination of this Agreement, 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.

SECTION 14. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

SECTION 15. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 16. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the 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. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the 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.

SECTION 17. 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.

SECTION 18. ENFORCEMENT OF AGREEMENT. In the event that either the District or the 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 and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 19. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement. None of the provisions of **Exhibit A** shall apply to this Agreement and **Exhibit A** shall not be incorporated herein, except that **Exhibit A** is applicable to the extent that it states the scope of services for the labor and materials to be provided under this Agreement.

SECTION 20. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties.

SECTION 21. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 22. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

A. If to District: Lakeside Plantation Community
Development District
4530 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 the Contractor: Westcoast Electric Services, Inc.
2745 Commerce Parkway
North Port, Florida 34289
Attn: _____

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 the Contractor may deliver Notices on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the 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 in this Agreement.

SECTION 23. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, 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 Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 24. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Sarasota County, Florida.

SECTION 25. COMPLIANCE WITH PUBLIC RECORDS LAWS. 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, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO

THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 4530 EAGLE FALLS PLACE, TAMPA, FLORIDA 33619, PHONE: (813) 344-4844, E-MAIL JLANSFORD@GMS-TAMPA.COM.

SECTION 26. 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.

SECTION 27. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement 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.


SECTION 28. 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. Additionally, the Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g. via PDF) of an original signature, or signatures created in a digital format.

SECTION 29. E-VERIFY. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

[CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the day and year first written above.

**LAKESIDE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**



Chairperson Board of Supervisors

WESTCOAST ELECTRIC SERVICES, INC.

Randy Rude

By: Randy Rude

Its: Vice President

Exhibit A: Scope of Services

WESTCOAST ELECTRIC SERVICES, INC.
2745 Commerce Parkway
North Port, FL 34289
License #EC13004134
(941) 429-4900 Fax (941) 429-9980

October 26, 2022

To Lakeside Plantation

Attn: Courtney Sears

Re: Tennis Court Pole Light Demolition and Removal

Vinny,

Our proposal is based on the site visit and email correspondence. Please see below for a description of work to be performed. Our revised pricing has increased due to supplier increases and current market conditions.

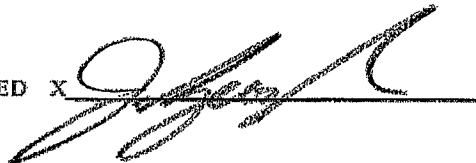
Proposal: \$13,280.00

Our proposal includes the following:

1. Disconnecting all (14) light poles at the base of pole to box on side of pole. We will attempt to keep box safe while demo to be reused.
2. Removal of poles (14)
3. Disposal of poles (14)
4. Saw Cutting as needed, chipping away of concrete to expose anchor bolts.
5. Removal of any bushes that are needed to be removed.
6. Rewiring any boxes as necessary to make safe.
7. Coordination with owner will be required to ensure safety in pole removal

If you wish to proceed with this work, please sign below and return via email. Provide a PO# if you require us to invoice to a PO.

OWNER APPROVAL TO PROCEED X



Sincerely,



Shawn Campbell, Estimator
Westcoast Electric Services, Inc.

EXHIBIT A






Lakeside Plantation Contract

Final Audit Report

2022-11-03

Created:	2022-11-03
By:	Jennifer Hiler (jenny@westcoastelectricfl.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAavq-EbpFNBTNGaVRdYZSOyk60ZfjAAvr

"Lakeside Plantation Contract" History

-  Document created by Jennifer Hiler (jenny@westcoastelectricfl.com)
2022-11-03 - 6:39:56 PM GMT
-  Document emailed to Randy Rude (randy@westcoastelectricfl.com) for signature
2022-11-03 - 6:41:03 PM GMT
-  Email viewed by Randy Rude (randy@westcoastelectricfl.com)
2022-11-03 - 7:20:32 PM GMT
-  Document e-signed by Randy Rude (randy@westcoastelectricfl.com)
Signature Date: 2022-11-03 - 7:21:27 PM GMT - Time Source: server
-  Agreement completed.
2022-11-03 - 7:21:27 PM GMT



SECTION E

**AGREEMENT FOR CONCRETE REPAIRS AND RELATED SERVICES
BETWEEN THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT
DISTRICT AND BRADLEY A. RAY, INC.**

This Agreement (the "Agreement") is made and entered into this **30** day of **June**, 2020, by and between:

Lakeside Plantation Community Development District, a local unit of special-purpose government established and existing pursuant to Chapter 190, *Florida Statutes*, being situated in the City of North Port, Florida, and whose mailing address is 135 West Central Boulevard, Suite 320, Orlando, Florida 32801 (the "District"); and

Bradley A. Ray, Inc., a Florida corporation, whose mailing address is 1085 Rhinelander Street, Port Charlotte, Florida 33953 ("Contractor," and together with the District, the "Parties").

RECITALS

WHEREAS, the District was established pursuant to Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements; and

WHEREAS, the District has a need to retain an independent contractor to provide the labor and materials necessary to provide repair services to certain sections of concrete walkways throughout the District as more particularly described in **Exhibit A** ("Services"), attached hereto and incorporated herein by reference; and

WHEREAS, Contractor represents that it is qualified, willing and able to provide the Services and desires to contract with the District to do so in accordance with the terms of this Agreement.

NOW THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. DESCRIPTION OF WORK AND SERVICES.

- A.** The duties, obligations, and responsibilities of Contractor are to furnish all necessary labor, materials, equipment, tools, expertise and supplies and perform all tasks necessary for the provision of the Services, as described herein and in the attached **Exhibit A**. The Services shall commence upon the execution of this Agreement and shall conclude within **35** (#) days of the execution of this Agreement, unless

extended in writing by the District in its sole discretion.

- B.** Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District and in accordance with this Agreement. While providing the Services, Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services. Contractor shall use industry best practices and procedures when carrying out the Services.
- C.** This Agreement grants to Contractor the right to enter the lands owned by the District that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, ordinances and regulations affecting the provision of the Services.
- D.** Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's provision of the Services within twenty-four (24) hours.

SECTION 3. COMPENSATION.

- A.** As compensation for the Services described in this Agreement, the District agrees to pay Contractor Eight Thousand Five Hundred Seventy-Three Dollars (\$8,573.00) which amount includes all items, labor and materials necessary to complete the Services. Contractor shall invoice the District upon completion of the Services and acceptance by the District and the District shall provide payment within thirty (30) days of receipt of such an invoice.
- B.** If the District should desire additional work or services not provided in **Exhibit A**, Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to a work order, addendum, addenda, or change order to this Agreement, and Contractor shall perform such additional work or services as if described and delineated in this Agreement.
- C.** 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.

SECTION 4. TERMINATION. The District agrees that Contractor may terminate this Agreement for cause by providing thirty (30) 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. Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to Contractor. The District shall provide ten (10) days written notice of termination without cause. Upon any termination of this Agreement, and as Contractor's sole and exclusive remedy for any termination hereunder, Contractor shall be entitled to payment for all services rendered up until the effective termination of this Agreement, subject to whatever claims or off sets the District may have against Contractor.

SECTION 5. WARRANTY. Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. Contractor hereby warrants any materials and Services for a period of twelve (12) months after acceptance by the District or longer as required under Florida law. Contractor further warrants to the District those warranties which Contractor otherwise warrants to others and the duration of such warranties is as provided by Florida law unless longer guarantees or warranties are provided for elsewhere in the Agreement (in which case the longer periods of time shall prevail). Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the Services, nor final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or Services. If any of the Services or materials are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct, remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowners within the District.

SECTION 6. INSURANCE.

- A.** Contractor shall, at its own expense, maintain insurance during the performance of the Services under this Agreement, with limits of liability not less than the following:

Workers Compensation	statutory
General Liability	
<i>Bodily Injury (including contractual)</i>	\$1,000,000
<i>Property Damage (including contractual)</i>	\$1,000,000
Automobile Liability (if applicable)	
<i>Bodily Injury and Property Damage</i>	\$1,000,000

- B.** The District, its staff, consultants and supervisors shall be named as an additional insured. Contractor shall furnish to the District with the Certificate of Insurance

evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

- C. If Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 7. INDEMNIFICATION.

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

SECTION 8. COMPLIANCE WITH GOVERNMENTAL REGULATION. Contractor shall keep, observe, and perform all requirements of applicable local, state, and federal laws, rules, regulations, or ordinances. If Contractor fails to 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

action of Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement for cause, such termination to be effective immediately upon the giving of notice of termination.

SECTION 9. LIENS AND CLAIMS. Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of Contractor's performance under this Agreement, and Contractor shall immediately discharge any such claim or lien. In the event that Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement for cause to be effective immediately upon the giving of notice of termination.

SECTION 10. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 11. NO THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the formal Parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors and assigns.

SECTION 12. INDEPENDENT CONTRACTOR. 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 there are any, in the performance of this Agreement. Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 13. FINAL AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the District and Contractor relating to the subject matter of this Agreement.

SECTION 14. 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.

SECTION 15. 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 Agreement.

SECTION 16. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent overnight delivery service, to the Parties, as follows:

A. If to District: Lakeside Plantation Community
Development District
135 West Central Boulevard, Suite 320
Orlando, Florida 32801
Attn: District Manager

With a copy to: Hopping Green & Sams, P.A.
119 South Monroe Street, Suite 300
Tallahassee, Florida 32301
Attn: District Counsel

B. If to Contractor: Bradley A. Ray, Inc.
1085 Rhinelander Street
Port Charlotte, Florida 33953
Attn: Bradley A. Ray

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 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 in this Agreement.

SECTION 17. ENFORCEMENT OF AGREEMENT. In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including

reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 18. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Sarasota County, Florida.

SECTION 19. 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 **George S. Flint** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

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

SECTION 20. 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.

SECTION 21. 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.

SECTION 22. 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.

SECTION 23. NEGOTIATION AT ARM'S LENGTH. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

SECTION 24. ASSIGNMENT. Neither party may assign this Agreement or any monies to become due hereunder without the prior written approval of the other party.

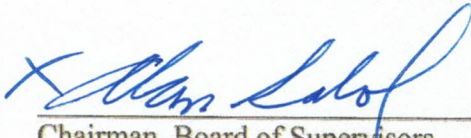
[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement to be effective on the day and year first written above.

ATTEST:

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

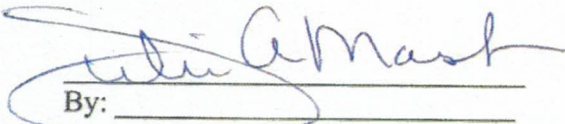
Secretary / Assistant Secretary



Chairman, Board of Supervisors

WITNESS:

BRADLEY A. RAY, INC.


By: _____

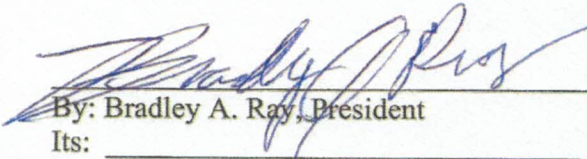

By: Bradley A. Ray, President
Its: _____

Exhibit A: Scope of Services

EXHIBIT A
Scope of Services

The following areas are to have trip hazards ground (total of 19):

- Common walkway left side of clubhouse, five (5) areas
- Scarlet: 1828, 1822 (2), 1703 (2), 1847(2), 1851, 1901
- Savannah: 2384, 1762, 1688, 1570
- Pecan: 2389
- Dixie: 1455

Subtotal: \$2,219.00

Cut, remove, and haul away areas of walkway to be replaced (total of 17) approximately 4'x 3';
pour back to proper grade 3,000 psi concrete, fiber mesh, minimum 4" thick non-skid finish:

- Section on left of clubhouse walkway
- Scarlet: 1800, 1623, 1799, 1803, 1851 (2), 1937, 2043
- Cottonwood: 2421, 2491
- Magnolia: 2466, 2487, 2501

Subtotal: \$6,354.00

GRAND TOTAL: \$8,573.00

SECTION F

RESOLUTION 2023-01

WHEREAS, the Board, hereinafter referred to as the "Board", of the Lakeside Plantation Community Development District, hereinafter referred to as "District", adopted a General Fund Budget for fiscal year 2022, and

WHEREAS, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year.

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

1. The General Fund Budget is hereby amended in accordance with Exhibit "A" attached.
2. This resolution shall become effective this 16th day of November, 2022 be reflected in the monthly and fiscal Year End 9/30/22 Financial Statements and Audit Report of the District.

Lakeside Plantation Community Development District

by: _____
Chairman

Attest:

by: _____

**Lakeside Plantation
Community Development District
FY2022 Budget Amendment
General Fund**

Description	Adopted Budget FY2022	Increase/ (Decrease)	Amended Budget FY2022	Actuals 9/30/22
Revenues:				
Tennis Club	\$ 20,000	\$ -	\$ 20,000	\$ 19,369
Activities	\$ 10,000	\$ -	\$ 10,000	\$ 6,282
Clubhouse Rentals	\$ 5,000	\$ -	\$ 5,000	\$ 1,398
Miscellaneous	\$ 1,500	\$ -	\$ 1,500	\$ 878
Interest Earnings	\$ 50	\$ -	\$ 50	\$ 21
Operation & Maintenance Assessments	\$ 751,261	\$ -	\$ 751,261	\$ 783,108
Carry Forward Surplus	\$ -	\$ 31,005	\$ 31,005	\$ -
Total Revenues	\$ 787,811	\$ 31,005	\$ 818,816	\$ 811,056
Administrative:				
Supervisor Fees	\$ 11,000	\$ (200)	\$ 10,800	\$ 10,800
District Manager	\$ 39,393	\$ -	\$ 39,393	\$ 39,393
District Counsel	\$ 25,750	\$ 7,472	\$ 33,222	\$ 33,222
District Engineer	\$ 14,000	\$ 1,701	\$ 15,701	\$ 15,701
Disclosure Report	\$ 1,000	\$ -	\$ 1,000	\$ 1,000
Trustee Fees	\$ 4,771	\$ (1,590)	\$ 3,180	\$ 3,180
Audit Fees	\$ 3,350	\$ (165)	\$ 3,185	\$ 3,185
Postage, Phone, Faxes, Copies	\$ 1,500	\$ (494)	\$ 1,006	\$ 1,006
General Liability Insurance	\$ 6,689	\$ (395)	\$ 6,294	\$ 6,294
Legal Advertising	\$ 2,000	\$ 825	\$ 2,825	\$ 2,825
Dues, Licenses & Fees	\$ 175	\$ -	\$ 175	\$ 175
Other Current Charges	\$ 1,900	\$ 871	\$ 2,771	\$ 2,771
Property Insurance	\$ 10,849	\$ (642)	\$ 10,207	\$ 10,207
Information Technology	\$ 1,250	\$ -	\$ 1,250	\$ 1,250
Website Administration	\$ 800	\$ -	\$ 800	\$ 800
Total Administrative	\$ 124,427	\$ 7,382	\$ 131,809	\$ 131,808
Operations:				
Road & Sidewalk Repairs & Maintenance	\$ 2,500	\$ 11,300	\$ 13,800	\$ 13,800
Common Area Renewal & Maintenance	\$ 5,000	\$ 3,745	\$ 8,745	\$ 8,745
Street Light/Decorative Light	\$ 5,000	\$ (5,000)	\$ -	\$ -
Landscape Maintenance - Contract	\$ 114,500	\$ (17,458)	\$ 97,042	\$ 97,042
Landscape Maintenance - Other	\$ 5,000	\$ (1,028)	\$ 3,972	\$ 3,972
Mulch	\$ 10,740	\$ (1,540)	\$ 9,200	\$ 9,200
Irrigation Maintenance	\$ 4,500	\$ 1,195	\$ 5,695	\$ 5,695
Lake Maintenance	\$ 15,000	\$ (3,408)	\$ 11,592	\$ 11,592
Electric Utility Services - Entrance Feature	\$ 9,000	\$ (3,070)	\$ 5,930	\$ 5,930
Water Utility Services - Entrance Feature	\$ 1,600	\$ 3,861	\$ 5,461	\$ 5,461
Repairs & Maintenance - Entrance Feature	\$ 3,000	\$ 1,431	\$ 4,431	\$ 4,431
Miscellaneous Tools & Equipment	\$ 1,000	\$ (1,000)	\$ -	\$ -
Total Operations	\$ 176,840	\$ (10,972)	\$ 165,868	\$ 165,868

**Lakeside Plantation
Community Development District
FY2022 Budget Amendment
General Fund**

Description	Adopted Budget FY2022	Increase/ (Decrease)	Amended Budget FY2022	Actuals 9/30/22
Clubhouse:				
Personnel Services (Management Contract)	\$ 196,544	\$ 65,000	\$ 261,544	\$ 259,874
Activities	\$ 20,000	\$ (1,901)	\$ 18,099	\$ 18,099
License/Fees	\$ 1,200	\$ 1,054	\$ 2,254	\$ 2,254
General Supplies	\$ 10,000	\$ (1,530)	\$ 8,470	\$ 8,470
Maintenance	\$ 14,000	\$ (7,556)	\$ 6,444	\$ 6,444
Office Supplies	\$ 3,500	\$ 228	\$ 3,728	\$ 3,728
Public Communication	\$ 1,500	\$ (1,500)	\$ -	\$ -
Pest Control	\$ 600	\$ (600)	\$ -	\$ -
Security	\$ 1,500	\$ 1,283	\$ 2,783	\$ 2,783
Security Patrol	\$ 25,000	\$ (9,133)	\$ 15,867	\$ 15,867
AED	\$ 500	\$ 496	\$ 996	\$ 996
Telephone & Internet Services	\$ 5,500	\$ (1,305)	\$ 4,195	\$ 4,195
Janitorial Supplies	\$ 3,250	\$ (2,217)	\$ 1,033	\$ 1,033
Electric Utility Services - Clubhouse	\$ 14,000	\$ (826)	\$ 13,174	\$ 13,174
Gas Utility	\$ 250	\$ (57)	\$ 193	\$ 193
Garbage Collection	\$ 2,100	\$ (40)	\$ 2,060	\$ 2,060
Water Utility Services - Clubhouse	\$ 4,400	\$ (1,057)	\$ 3,343	\$ 3,343
Electric Utility Services - Tennis Courts/Pool	\$ 16,000	\$ 2,400	\$ 18,400	\$ 18,400
Pool Cleaning	\$ 10,200	\$ 457	\$ 10,657	\$ 10,657
Pool Maintenance - Other	\$ 10,000	\$ (7,934)	\$ 2,066	\$ 2,066
Tennis Courts - Maintenance	\$ 5,000	\$ (2,269)	\$ 2,731	\$ 2,731
Water Utility Services - Tennis Courts/Pool	\$ 6,000	\$ 1,603	\$ 7,603	\$ 7,603
Total Clubhouse	\$ 351,044	\$ 34,596	\$ 385,640	\$ 383,970
Other Expenditures:				
Transfer Out - Capital Reserve Fund (CY)	\$ 135,500	\$ -	\$ 135,500	\$ 135,500
Total Other Expenditures	\$ 135,500	\$ -	\$ 135,500	\$ 135,500
Total Expenditures	\$ 787,811	\$ 31,006	\$ 818,816	\$ 817,146
Excess Revenue (Expenditures)	\$ 0	\$ (0)	\$ -	\$ (6,091)

**Lakeside Plantation
Community Development District
FY2022 Budget Amendment
Capital Reserve Fund**

Description	Adopted Budget FY2022	Increase/ (Decrease)	Amended Budget FY2022	Actuals 9/30/22
Revenues:				
Transfer In - Capital Reserve Fund (CY)	\$ 135,500	\$ -	\$ 135,500	\$ 135,500
Interest Earnings	\$ -	\$ -	\$ -	\$ 3,060
Carry Forward Surplus	\$ -	\$ -	\$ -	
Total Revenues	\$ 135,500	\$ -	\$ 135,500	\$ 138,560
Expenditures:				
Property Site Elements	\$ 3,878	\$ 66,852	\$ 70,730	\$ 70,730
Total Expenditures	\$ 3,878	\$ 66,852	\$ 70,730	\$ 70,730
Excess Revenue (Expenditures)	\$ 131,622	\$ (66,852)	\$ 64,770	\$ 67,830

SECTION G

WTS INTERNATIONAL Incident Report

Use this form to document any accidents, injuries, or violations of policies and procedures. Please follow steps below:

1. Complete Sections 1-3 for ALL incidents.
2. Accidents/Injuries → Complete Section 4.
3. Misconduct/Policy Violation → Complete Section 5.
4. Submit via email to incidentreports@wtsinternational.com within 24 hours and keep a copy on file on site.
If email is not available, call WTS Legal at 301.622.7800 x 124.

NOTE: COPIES OF REPORTS MAY NOT BE GIVEN TO INDIVIDUALS INVOLVED IN THE INCIDENT.

Date: 11/4/22
Facility: Lakeside Plantation eDD

1. PERSONAL INFORMATION OF INDIVIDUAL INVOLVED IN THE INCIDENT

Full Name: Roumy Bill
Last First M.I.
Address: 1759 Scarlett Ave
Street Address
North Port FL 34289
City State ZIP Code
Home Phone: () Alternate Phone: ()

E-mail Address: _____

Status Resident Guest Other Also Board member

Gender Male Female Date of Birth _____

If Guest, do you have a PCG? YES NO N/A If yes, please attach.

2. INFORMATION OF EMPLOYEE COMPLETING REPORT

Full Name: Gerstmann Marjorie
Last First M.I.
Position: Lifestyle and Amenity Manager
Primary Phone: (570) 994-2770 Alternate Phone: ()

3. WITNESS INFORMATION (Please use additional pages for more information.)

Full Name: (Camera Footage)
Last First M.I.
Address: _____
Street Address

City State ZIP Code
Primary Phone: () Alternate Phone: ()

E-mail Address: _____

Status Resident Guest Other _____

WTS INTERNATIONAL Incident Report

4. ACCIDENT/INJURY (Please be specific and use additional pages as necessary.)

Description: _____

Facility: _____

Location of Incident: _____

Action Taken: _____

Mood of Injured Party (calm, angry, etc.): _____

First Aid Provided? YES NO Provided By: _____

Description of First Aid Provided: _____

5. MISCONDUCT/POLICY VIOLATION (Please be specific and use additional pages as necessary.)

Description: Bill and 3 other people removed

a light from inbetween Court 1+2

Facility: LAKESIDE Plantation CDD

Location of Incident: Tennis Courts

Action Taken: _____

Additional Information: Bill said he will not share names of others
involved. According to our Gate access log it shows (please see
other
page

6. ADDITIONAL INDIVIDUALS INVOLVED (Please use additional pages for more information.)

Full Name: _____
Last First M.I.

Address: _____
Street Address Apartment/Unit #

_____ City State ZIP Code

Home Phone: () _____ Alternate Phone: () _____

E-mail Address: _____

Status Resident Guest Other _____

Gender Male Female Date of Birth _____

that Mike Benevides + Michael Guimond came through at time of incident, but I cannot confirm that these Tennis Members were the people that helped.

These courts were closed and the community and Tennis members were made aware of this.

This incident occurred on Sunday October 30, 2022.

Majorie Lewtman

Timestamp	Event	User	Site	Device
10/30/2022	Valid access	Kathy Ducea	Lakeside Plantation	Center Pool Gate
8:34:11 AM 10/30/2022	Valid access	Kathy Ducea	Lakeside Plantation	South Gate
8:32:20 AM 10/30/2022	Valid access	Michael Guimond	Lakeside Plantation	South Gate
8:29:57 AM 10/30/2022	Valid access	Mike Benevides	Lakeside Plantation	South Gate
8:20:35 AM 10/30/2022	Valid access	Bill Roumy	Lakeside Plantation	South Gate

SECTION H



November 02, 2022

Innotech Construction Services, LLC
1077 Innovation Ave, Unit 112
North Port, FL 34289

To Whom It May Concern:

It is our professional opinion that the structural integrity of the pergolas, located at the entrance and exit to Lakeside Plantation from Toledo Blade Blvd, have been compromised due to the natural forces brought by Hurricane Ian. The exit pergola has been completely condemned and has been torn down for safety issues. The entry pergola has visual signs of cracking on over $\frac{3}{4}$ of the structure and has a visually identifiable lean to the structure as well. Currently, we highly recommend demolishing the remaining pergola at the front entrance and rebuilding it to current building code and engineered specifications.

Sincerely,

Justin Jackson

Owner/Builder



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 # 1941

DATE 11/10/2022

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
		Billed on a Time and Material Basis. \$85 a man Hour Plus Dump Fees.			0.00
	Sales	Labor: 34.7 Man Hours	34.70	85.00	2,949.50
	Sales	Dump Fees: 4 Dump Loads	78.54	4.00	314.16
	Sales	Materials	1	399.00	399.00
		Demolish the damaged Right Front Entrance Trellis & Pergola and remove & dispose of the rubble. Inspect the gazebo and block the area to keep a safety zone from the Public Access			
				TOTAL	\$3,662.66

Accepted By

Accepted Date

SECTION VII

SECTION A

SECTION 1

**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. Gertsman 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. Gertsman 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. Gertsmann 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. Gertsman 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. Gertsman 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. Gertsman 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. Gertsman 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. Gertsman would look at the footage and try to identify them.

2. Proposals for AC Unit

Ms. Gertsman 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. Gertsman 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. Gertsman believed all three companies were using the existing duct. Mr. Roumy questioned why refrigerant line piping was needed. Ms. Gertsman 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 2

**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, **October 19, 2022** at 6:00 p.m. via Zoom Communication Media Technology pursuant to Division of Emergency Management Order 22-006 in order to take necessary action in coping with the District's recovery response to Hurricane Ian.

Present and constituting a quorum:

Pina Chichelli	Vice Chair
Alan (Bud) Sabol	Assistant Secretary
Bill Roumy	Assistant Secretary
Bonnie Benjamin	Assistant Secretary

Also present:

Jordan Lansford	GMS – District Management
Paul Winklejohn	GMS
Sarah Sandy	District Counsel
Brent Burford	District Engineer
Margie Gertsmann	WTS Amenity Manager
Matt Grisham	US Roofing
Ronny Dale	First Class Roofing
Chris Berry	LMP Branch Manager
Residents	

The following is a summary of the discussions and actions taken at the October 19, 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 with the exception of Mr. Szewczyk. This meeting was being held virtually pursuant to the Division of Emergency Management Order 22-006, suspending the requirement to hold public meetings at a physical location, due to Hurricane Ian.

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 for hurricane related items. Resident Joe Michaels asked when the tennis courts would be rebuilt. Ms. Sue Spade of 1534 Scarlett Avenue did not receive an agenda. Ms. Lansford stated that the agenda was posted on the CDD website seven days prior to the meeting. Resident Devon Poulos of Jonah Drive questioned the financial impact of the damage to the Clubhouse and was in favor of having trick-or-treating for Halloween in the community. There being no further comments, 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

This item was tabled to the November meeting.

SIXTH ORDER OF BUSINESS

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**

These items were tabled to the November meeting.

SEVENTH ORDER OF BUSINESS

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**

These items were tabled to the November meeting.

EIGHTH ORDER OF BUSINESS

General Audience Comments

This item was tabled to the November meeting.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. District Manager

1. Hurricane Ian Update

a. Hurricane Ian Damage Report

Ms. Lansford presented the Hurricane Damage Report, which was prepared by Ms. Murphy and Ms. Gertsmann and provided to the Board via email. Ms. Murphy reported the following:

- The Clubhouse had severe roof damage. Staff immediately tarped the roof to prevent further damage.
- The interior of the Clubhouse had water damage. The process of water mitigation started and a scope of work for reconstruction was being provided. Once received, they could discuss how to proceed.
- The card room was being evaluated to be reopened since most of the damage was in the main room.
- The pool was reopened as there was minimal damage.
- The tennis courts had the most damage. Welch was onsite today to assess. The major issue was removing the fallen lights and Ms. Gertsmann was anticipating a proposal to engage an electrician to remove and replace the lights safely, which was covered by insurance. Once the lights were removed, the courts could be reopened as long as they were playable.
- Welch was going to evaluate the bocce court due to the loss of turf.

Mr. Roumy questioned the time frame for repairing the tennis courts. Ms. Gertsmann stated that Welch was behind to do the courts properly and the start date to get the repairs completed and open the tennis courts, would be early next year, unless they could find someone comparable. In the meantime, they were engaging an electrician and fencing companies. In the meantime, Court 3 could be reopened as soon as the pole was removed from the fence and additional material was placed on the court and would keep the community updated. Mr. Roumy requested that Ms. Gertsmann send an email to all members of the Tennis Club regarding the status of the tennis courts.

b. Ratification of Invoices Related to Hurricane Ian Damage (to date)

i. LMP Debris Clean-up

Ms. Lansford presented a proposal from LMP for debris clean-up and reported that staff met with EGIS, the District's insurance company, about what was covered under the insurance. The District spent \$7,765 for debris clean-up and an additional proposal was received from LMP for additional Palm tree clean-up in the amount of \$26,500. According to EGIS, debris removal was not a covered expense, but anything that was currently insured, such as the roof restoration, would not be able to go through the Federal Emergency Management Agency (FEMA).

c. FEMA Claims Discussion

Mr. Winklejohn provided an overview on the FEMA process. Under the general principles, the first 30 days that a government provided for life safety and health services such as moving debris out of roadways and sidewalks, was easily reimbursed, which could be extended to 90 days. Restoration work, debris hauling or picking up fallen trees were not insured and must match the Federal procurement guidelines for bidding. If the District had a threshold of expenses that they could afford, he recommended not filing a FEMA claim, as it could be defunded in the future. Another option was going through a county or city grant program.

Ms. Chichelli asked if debris removal was covered. Mr. Winklejohn recommended using the city or county for removal. Ms. Lansford stated that the District was on a county list to have debris removed and it was a matter of time until they were onsite. The Board could either approve the \$26,900 proposal to have the debris removed or wait for the county or FEMA to come onsite. Ms. Chichelli preferred waiting for the county to come onsite. Mr. Berry of LMP clarified that the \$26,900 covered the staking of palms that were leaning and flush cutting Washingtonians, Oaks, Medulla and Cabbage palms that fell down and/or leaning that were not worthy of saving or deemed a safety issue. Ms. Gertsmann suggested having LMP move the debris by a truck to Sycamore Street for \$200 per hour until the city could pick up the debris. Mr. Roumy questioned whether the proposal covered stump removal. Mr. Berry replied no, but they could do it for \$45 per hour. Ms. Chichelli questioned how far down the community was on the list for the county debris removal. Ms. Gertsmann stated there was a long list and no way to track it. One District was on the list for two weeks. Mr. Winklejohn suggested documenting with before and after photos. Mr. Roumy asked if the District could get approval from the city to pick

up all of the stumps and branches in one location. If there was a central location, Mr. Winklejohn suggested confirming with the city that it was an acceptable location in advance.

Ms. Lansford confirmed that the proposal for debris removal was \$30,175; an additional \$200 per hour to flush cut and \$45 per hour for stump removal. Mr. Berry estimated \$100 to \$120 per hour for stump grinding and \$250 to \$275 per hour for an excavator. Mr. Roumy questioned the amount in the Capital Reserve Fund that was available for this expenditure. Ms. Lansford confirmed that there was \$107,000 unspent in the General Fund at the end of September 30th and \$80,000 in the Capital Reserve Fund; however, there were unpaid invoices in the amount of \$15,000. The District would start receiving funds in November from assessments. Mr. Winklejohn did not see much that was FEMA eligible. The District could get \$10,000 or \$15,000, but it would take five years to receive. Ms. Chichelli questioned the insurance deductible. Ms. Lansford confirmed that it was 5% of the Amenity Center or \$50,000 and \$10,000 per occurrence. The value of the Clubhouse roof was \$638,000 and would cost \$31,900 to repair. Mr. Roumy asked if they could seek FEMA reimbursement. Ms. Lansford stated that FEMA deny it, since it was insured by EGIS. Mr. Roumy questioned the priorities of the District. Ms. Lansford listed the priorities as: 1) Clubhouse roof repair, 2) Landscaping and 3) Tennis courts.

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*)**

Ms. Lansford introduced representatives from First Class Roofing and US Roofing, which were recommended by the EGIS. Mr. Ronny Dale, of First Class Roofing explained that they assessed the roof and took measurements. They would remove and replace all of the shingles, apply a peel-and-stick underlayment to the Clubhouse roof and repair the pool pavilion. There would be a 50-year manufacturer warranty on the shingles and 25-year workmanship warranty. Mr. Roumy asked if the gutters could be saved. Mr. Dale stated that the gutters were in good condition. Ms. Lansford questioned whether the wood repair of \$45 per sheet and \$4 per linear foot was included in the \$78,297 or an additional charge. Mr. Dale confirmed that the wood repair was not included in the proposal but estimated \$5,000 on the high end. He would

not know definitely until the wood was exposed. The pool deck must have new decking, but it was a small area.

- e. Ratification of Invoices Related to Hurricane Ian Damage - to date**
 - ii. Tarping for Clubhouse**
 - iii. Property Restoration Agreement with Signal**
 - iv. Innotech Construction Services – Pergola Repair**

Ms. Lansford reported that EGIS recommended First Class Roofing tarp the clubhouse and an invoice in the amount of \$4,000 was included in the agenda package. Ms. Chichelli asked if the District could request reimbursement from FEMA. Mr. Winklejohn noted there were grant programs or FEMA claims for tarping. Mr. Dale believed that the insurance company would cover 90%. Ms. Gertsmann asked if the \$4,000 would be deducted if the Board chose First Class Roofing. Mr. Dale stated it would be covered on the insurance.

Mr. Matt Grisham of US Roofing provided two proposals: one for \$122,281 and one for \$137,000. They bid a triple laminate shingle, the current material on the roof, which was a luxury grade shingle that was more expensive than a traditional standard laminate shingle. Roofing comes in square footages, with a price per square foot from the competitor; however, they were bidding on a completely different product and his price would be substantially different versus bidding the same product, but similar to First Class Roofing, they used a peel and stick underlayment and there would be similar components. They would replace all of the ridge cap shingles, where the roof facets meet at the top as well as all of the metals, the ventilation system, drip edge and gutter aprons. Gutters was not included, but the current gutters were usable. The back pavilion was also included, along with the same warranties as First Class Roofing. Ms. Lansford stated that the insurance deductible was \$31,900, but anything above and beyond would be covered by the District's insurance. Mr. Grisham explained that for a \$100,000 roof, the insurance would only pay \$40,000, meaning that the District must pay \$70,000 upfront, but once it was paid, the insurance company would reimburse \$30,000.

Mr. Grisham asked if Signal Restoration (Signal) repaired the interior of the Clubhouse. Ms. Lansford stated that the District signed an agreement with Signal. Mr. Grisham indicated that Signal owned US Roofing, who was considered the nation's largest roofing contractor. Ms. Lansford stated that Signal was recommended by the District's insurance company. Mr. Grisham

offered to resubmit a proposal once they had the specs. There were different options to replace the roof with a product that would be more cost conscious for the HOA. Ms. Chichelli questioned the lining between the roof and the wood. Mr. Grisham proposed a peel and stick underlayment that was good for high temperatures, was better than asphalt felt and extended the life of the shingle.

Mr. Roumy questioned the following:

- *What is the wind mitigation for designer shingles compared to regular shingles?* Mr. Grisham explained that they both had a 130 mile-per-hour to 150 mile-per-hour rating, but there was nothing hurricane or hail proof. Laminate shingles were the best option to combat future weather events.
- *Are you using the regular single or ridge cap shingles?* Mr. Grisham stated that a standard ridge cap shingle would be used, but there was an upgrade to a designer high-profile ridge cap, which he did not recommend, as it would not perform better.
- *Do you replace all of the flashing on the roof?* Mr. Grisham confirmed that all of the flashings were completely removed and replaced if needed, but it was hard to foresee this because there was no way to know if it needed to be replaced until the roof was removed. If it was needed, a Change Order would be presented to the Board.
- *Are you replacing the roof ends?* Mr. Grisham stated the estimate included replacing the roof ends with turtle vents, but there were some options, such as using a product called Ridge Vent to ventilate the air from the attic directly to the ridges. *Ms. Chichelli requested that Mr. Grisham inform them if there was the need for more vents.* Mr. Grisham stated that it was covered in the District's insurance policy as part of the loss as a supplement.

Mr. Roumy thanked Mr. Grisham for answering his questions. Mr. Grisham appreciated the business. Mr. Dale clarified that they were using a designer shingle to keep the same look, which included a warranty for 15 years for any wind speed, but there was an upgrade for a presidential shingle. They also ventilated the ridges and replacing all of the flashing. Ms. Lansford pointed out with the District's insurance deductible of \$31,900 minus \$4,000 for the tarping, the remaining amount was \$27,900, regardless of the vendor, that the District would

have to pay upfront. Their company was considered a master elite contractor and had a warranty that many companies did not have.

- *How soon can you get started?* Mr. Dale could get the materials within a week and installed within two weeks. It would take a week to a week-and-a-half to install completely. Ms. Chichelli asked when US Roofing could start and how long it would take. Mr. Grisham acknowledged that he had a faster turnaround time, due to having shingles available in Ft. Myers.

Mr. Roumy wanted to proceed with the work. Ms. Chichelli asked if all they had to pay was \$31,900 if they chose US Roofing. Ms. Lansford understood that was the amount, in consultation with the insurance company. Mr. Grisham explained that the District would receive a check from their insurance company for the triple laminate shingle. Mr. Roumy requested that the roofing representatives go offline so the Board could make a decision. Ms. Sandy advised that because this was a public meeting, they could not be asked to leave and were permitted to listen. Ms. Chichelli preferred the proposal from US Roofing.

Ms. Chichelli MOVED to approve the roof repair proposal from US Roofing and Ms. Benjamin seconded the motion.

Mr. Roumy disagreed as the proposal from First Class Roofing was \$78,297, which was \$50,000 lower than the US Roofing proposal. Ms. Chichelli pointed out that the District was only paying a deductible of \$31,900 to get better material from US Roofing. Ms. Sandy suggested making the approval subject to confirmation with the insurance company the deductible amount and that insurance would be covering the balance of the proposal amount, and if that was not the case, the proposal from First Class Roofing would be approved. Discussion ensued.

On VOICE VOTE with Mr. Sabol, Ms. Chichelli and Ms. Benjamin in favor and Mr. Roumy dissenting, the roof repair proposal from US Roofing was approved, subject to confirmation from the District's insurance carrier that the District's is \$31,900 and the insurance policy will cover the balance and, if not, the proposal from First Class Roofing would be approved. (Motion Passed 3-1)

Ms. Lansford would work offline with the insurance company and get the contract drafted and processed as soon as possible.

- **LMP Debris Clean-up** (*Item 9Bi*)

Ms. Lansford asked if the Board wanted to consider the LMP proposal for debris removal in the amount of \$31,500; \$26,900 for Palm tree clean-up, \$200 per hour for debris removal and \$45 per hour for stump grinding, which was not covered by insurance. Ms. Chichelli recommended holding the proposal for the debris removal because the city would pick up the debris. Ms. Lansford would confirm with the city that there would be one central location for the debris removal. Mr. Sabol believed that moving all of the debris to a central location would save the sod. Ms. Benjamin felt that it was not worth taking the time and energy to move the debris to a central location to save on sod that was already damaged. Ms. Chichelli wanted to pick up the fallen trees and branches and wait for the city to remove the debris. Mr. Sabol agreed as the District was liable if a tree fell on someone. Ms. Lansford recommended that the Board authorize the Chair to approve the debris removal.

Mr. Sabol MOVED to approve the proposal with LMP for Palm tree clean-up in the amount of \$26,900 and Ms. Chichelli seconded the motion.

Mr. Roumy asked if there was another quote from Joshua Tree. Ms. Lansford stated that the quote from Joshua Tree was for Palm removal in the amount of \$7,760.

On VOICE VOTE with all in favor the proposal with LMP for Palm tree clean-up in the amount of \$26,900 was approved.

Mr. Berry asked if the Board wanted Joshua Tree to remove dead palms that were leaning for \$300 per tree. Ms. Lansford would confirm with Joshua Tree offline whether they were going to remove the trees and if not, LMP could remove them. Ms. Benjamin questioned whether the District paid Joshua Tree since they have not done any tree removals and if they could cancel the contract. Ms. Lansford stated that Joshua Tree remitted an invoice. Ms. Gertsman recalled a proposal with Joshua Tree for three dead palms, but the Board never took action.

- **Property Restoration Agreement with Signal** (*Item 9B1biii*)

Regarding the Property Restoration Agreement with Signal for the Clubhouse, which was included in the agenda package, Ms. Gertsmann reported that they were waiting for the scope of the restoration work and once it was received, she would come back to the Board. Signal finished drying out the facility, removed tiles and a piece of the wall over the fireplace. Ms. Sandy asked if they provided a final amount for the drying out. Ms. Gertsmann had not received anything. Ms. Lansford stated that the agreement was to provide a quote and was signed. Mr. Roumy questioned the deductible for the restoration work. Ms. Lansford stated that it was included in the Clubhouse deductible of \$31,900. Mr. Roumy pointed out that the roof was not costing the District \$31,000. Ms. Lansford clarified that the total insured value of the Clubhouse was \$638,000 and included everything inside of the Clubhouse, the roof and the restoration. Once the quote from Signal was received, a special meeting would be scheduled for the Board to approve it.

Ms. Lansford asked if the Board had any additional FEMA questions, so that Mr. Winklejohn could leave the meeting. Ms. Chichelli did not want to proceed with any FEMA claims. Ms. Lansford noted that the FEMA deadline was October 26 and everything was insured aside from the debris clean-up. Mr. Winklejohn was thanked for providing insight to the Board.

- **Innotech Construction Services – Pergola Repair** (*Item 9B1biv*)

Ms. Lansford reported that the pergola repair was \$85 per hour, but Innotech Construction Services did not have an estimate on the timeline. The total insured amount was \$70,000. Ms. Gertsmann confirmed that there were two pergolas, but the estimate was for one and once the bougainvillea was cut back, it would be inspected. Ms. Lansford noted that the deductible was \$3,500 for both pergola or \$1,750 for one. With the Clubhouse repair, the deductible increased to \$43,450 and \$78,115 with the landscaping and tennis court repair. It did not include the damage to other insured items such as the playground, fencing and fountain. Ms. Gertsmann would send an email to the community tomorrow. Ms. Sandy requested that the Board ratify the invoices that were approved outside of the meeting.

On MOTION by Ms. Benjamin seconded by Ms. Chichelli with all in favor the invoices approved prior to the meeting with Innotech Construction Services for the pergola repair in the amount of \$3,500, with LMP for the debris clean-up in the amount of \$7,765, with First Class Roofing to tarp the Clubhouse roof in the amount of \$4,000 and Property Restoration Agreement with Signal Restoration for interior Clubhouse repairs were ratified.

f. Amenities Manager

1. Hurricane Ian Recovery Action Plan

This item was tabled to the November meeting.

TENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisor’s Requests

Ms. Benjamin asked if any additional repairs could still be submitted as supplemental insurance claims, except for landscaping. Ms. Lansford stated as long as it was on the property schedule, which she would provide to the Board, it could be an insurance claim, but landscape debris and removal were not included. Mr. Sabol questioned the collection boxes on Scarlett Avenue. Ms. Gertsman did not know who put them there and noticed two additional ones on the other side of Scarlett Avenue when she was doing a tour of the street signs. No one knew anything about them. Mr. Sabol requested that reflectors be placed on the boxes. Ms. Gertsman would see if they had reflectors or purchase them if they did not have any.

Mr. Sabol requested discussion on trick-or-treating in the community. Ms. Lansford pointed out that this meeting was strictly for hurricane discussion items. Ms. Chichelli noted that lights on Plantation Boulevard were on the ground, which was dark for trick-or-treating. Ms. Sandy concurred with the Board discussing trick-or-treating as it was a potential health safety issue due to the missing lighting and debris in the community, but noted it was not a CDD event. Ms. Chichelli recalled that the District paid for police officers to patrol the event. Ms. Gertsman confirmed that the District paid for off-duty police officers to be present for Halloween night and not promote it, because of debris on the sidewalks. Mr. Sabol recommended limiting trick-or-treating because it was a safety issue with all of the debris and the District was opening itself to liability if someone tripped and fell. Mr. Roumy and Ms. Chichelli agreed. Ms. Sandy

recommended that the Board take proactive steps to ensure that people were aware of hazardous conditions on the sidewalk that could not be fixed prior to Halloween and advised that the District could not prevent the public from utilizing all of the sidewalks in the community. Ms. Lansford suggested contacting Florida, Power & Light (FPL) or North Port Utilities to repair the lights as an emergency item. Ms. Gertsman noted a number of lights were down. Ms. Gertsman suggested having a police officer for the front of the community, which was a big trick-or-treat area and putting caution tape on sidewalks that were a hazard. Mr. Roumy wanted the police to prevent cars from driving on Scarlett Avenue.

After further discussion, there was Board consensus for Ms. Gertsman to request a police officer for the front of the community to prevent cars from driving on Scarlett Avenue, place cones and caution tape on areas of sidewalk and fallen lights that were a hazard, post a sign at the entrance of Scarlett Avenue and in the community warning of debris on the sidewalks and sending an email to homeowners warning of these areas and that trick-or-treating was up to individuals at their own risk.

- **Audience Comments** (*Item 3*)

Ms. Lansford opened the public comment period. Resident Devon Poulos of Jonah Drive felt there was no more liability other than debris piled up on streets than someone trick-or-treating last year and tripping over a sidewalk that had an unknown crack and was happy that caution signs were being posted to warn of the debris. As a member of the HOA Board for the townhomes, he voiced concern about there being no communication from the CDD to the HOAs and felt that the Board should have done research to understand deductibles, wasted 15 minutes to choose a roofing company and stop saying what they cannot do and figure out what they could reasonably do. According to the city website, Lakeside Plantation was next for debris pickup. There being no further comments, Ms. Lansford closed the public comment period.

TWELFTH ORDER OF BUSINESS

**Next Scheduled Board Meeting is
November 16, 2022 at 6:00 p.m. at
Lakeside Plantation Clubhouse**

Ms. Lansford stated that the next meeting was scheduled for November 16, 2022 at 6:00 p.m. at this location. The current Board would serve until the December meeting.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Chichelli 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

October 1, 2022 to October 31, 2022

Fund	Date	Check No.'s	Amount
General Fund	10/5/22	2852-2859	\$ 51,193.90
	10/12/22	2560-2864	\$ 1,000.00
	10/28/22	2871-2885	\$ 44,794.48
			\$ 96,988.38
Automatic Drafts			
Florida Power & Light		2200 Plantation Blvd - Clubhouse	\$ 1,287.09
		2200 Plantation Blvd - Fountain	\$ 477.02
		2200 Plantation Blvd - Pool	\$ 1,322.09
North Port Utilities		2200 Plantation Blvd - Clubhouse	\$ 226.58
		2200 Plantation Blvd - Fountain	\$ 85.07
		2200 Plantation Blvd - Pool	\$ 561.14
TECO Peoples Gas		2200 Plantation Blvd - Clubhouse Fireplace	\$ 16.07
Comcast		2200 Plantation Blvd - Clubhouse	\$ 389.44
ADT		2200 Plantation Blvd - Clubhouse	\$ 245.03
			\$ 4,364.50
			\$ 101,352.88

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/05/22	00193	9/30/22 82	202209 310-51300-31100	ENGINEERING FEES JOHNSON ENGINEERING, INC.	*	1,007.50	1,007.50 002852
10/05/22	00371	9/16/22 3109402	202208 310-51300-31500	ATTORNEY FEES KUTAK ROCK LLP	*	3,937.50	3,937.50 002853
10/05/22	00388	10/01/22 170331	202210 320-53800-46400	LANDSCAPE MAINT OCT22	*	12,836.64	
		10/03/22 170484	202210 320-53800-46500	HURRICANE RECOVERY	*	4,357.50	
		10/03/22 170488	202210 320-53800-46500	HURRICANE RECOVERY LANDSCAPE MAINTENANCE PROFESSIONALS	*	940.00	18,134.14 002854
10/05/22	00041	8/01/22 258756	202208 330-53800-48400	SECURITY SVCS	*	147.00	
		9/20/22 263681	202209 330-53800-48400	SECURITY SVC SECURITY ALARM CORP.	*	280.00	427.00 002855
10/05/22	00272	9/27/22 PSI-1179	202209 320-53800-46000	ANNUAL MAINTENANCE SOLITUDE LAKE MANAGEMENT LLC	*	966.00	966.00 002856
10/05/22	00106	8/19/22 3859386	202209 310-51300-48000	NOTICE OF BOS MEETING SUN NEWSPAPERS	*	125.84	125.84 002857
10/05/22	00369	10/01/22 12347664	202210 330-53800-12000	MANAGEMENT OCT22 WTS INTERNATIONAL, LLC	*	22,595.92	22,595.92 002858
10/05/22	00387	1/04/22 10042022	202210 330-53800-48102	ROOFING REPAIRS 1ST CLASS ROOFING, INC.	*	4,000.00	4,000.00 002859
10/12/22	00353	9/21/22 BB092120	202209 310-51300-11000	BOS MEETING 9/21/22 BONNIE J BENJAMIN	*	200.00	200.00 002860
10/12/22	00200	9/21/22 BS092120	202209 310-51300-11000	BOS MEETING 9/21/22 ALAN SABOL	*	200.00	200.00 002861

LKSD LAKESIDE PLANT HSMITH

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/12/22	00342	9/21/22	BR092120	202209	310	51300	11000		BOS MEETING 9/21/22	*	200.00		
		9/21/22	BR092120	202209	310	51300	11000		BOS MEETING 9/21/22	V	200.00-		
									NABIL B ROUMY			.00	002862
10/12/22	00056	9/21/22	JS092120	202209	310	51300	11000		BOS MEETING 9/21/22	*	200.00		
									JOE SZEWCZYK			200.00	002863
10/12/22	00282	9/21/22	PC092120	202209	310	51300	11000		BOS MEETING 9/21/22	*	200.00		
									MARIA J CHICHELLI			200.00	002864
10/14/22	00028	10/14/22	10142022	202210	300	20700	10000		DEBT ASSESSMENTS DUE	*	32,050.61		
									LAKESIDE PLANTATION C/O USBANK			32,050.61	002865
10/25/22	00353	10/19/22	10192022	202210	310	51300	11000		BOS MEETING 10/19/22	*	200.00		
									BONNIE J BENJAMIN			200.00	002866
10/25/22	00200	10/19/22	10192022	202210	310	51300	11000		BOS MEETING 10/19/22	*	200.00		
									ALAN SABOL			200.00	002867
10/25/22	00342	9/21/22	BR092120	202209	310	51300	11000		BOS MEETING 9/21/22	*	200.00		
									NABIL B ROUMY			200.00	002868
10/25/22	00351	10/19/22	10192022	202210	310	51300	11000		BOS MEETING 10/19/22	*	200.00		
									NABIL ROUMY			200.00	002869
10/25/22	00282	10/19/22	10192022	202210	310	51300	11000		BOS MEETING 10/19/22	*	200.00		
									MARIA J CHICHELLI			200.00	002870
10/28/22	00383	9/20/22	14727584	202210	330	53800	48400		SECURITY SVC OCT22	*	245.03		
									ADT COMMERCIAL			245.03	002871
10/28/22	00005	9/12/22	SPE66051	202209	330	53800	48102		ANNUAL SPRINKLER INSPECT	*	269.75		
									ALLIANCE FIRE & SAFETY			269.75	002872

LKSD LAKESIDE PLANT HSMITH

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/28/22	00015	10/03/22 86173	202210 310-51300-54000	FY23 SPECIAL DIST FEE	*	175.00	
							175.00 002873
DEPARTMENT OF ECONOMIC OPPORTUNITY							
10/28/22	00391	10/01/22 CARUSO R	202210 330-53800-48103	REIMB-MAINT SUPPLIES	*	64.19	
							64.19 002874
FRANK CARUSO							
10/28/22	00385	9/19/22 313638	202210 330-53800-48101	MONTHLY BILLING OCT22	*	42.46	
							42.46 002875
GULF BUSINESS SYSTEMS							
10/28/22	00001	10/01/22 142	202210 310-51300-34000	MANAGEMENT FEES	*	3,541.67	
		10/01/22 142	202210 310-51300-35200	WEBSITE MAINTENANCE	*	66.67	
		10/01/22 142	202210 310-51300-35100	INFORMATION TECHNOLOGY	*	104.17	
		10/01/22 142	202210 310-51300-31300	DISSEMINATION AGENT	*	83.33	
		10/01/22 142	202210 310-51300-42000	POSTAGE	*	24.52	
							3,820.36 002876
GOVERNMENTAL MANAGEMENT SERVICES							
10/28/22	00371	10/19/22 3125405	202209 310-51300-31500	SEPT22 ATTORNEY FEES	*	2,630.00	
							2,630.00 002877
KUTAK ROCK LLP							
10/28/22	00388	9/01/22 169828	202209 320-53800-46400	LANDSCAPE MAINT SEPT22	*	12,836.64	
		10/04/22 170570	202210 320-53800-46500	HURRICANE RECOVERY	*	6,050.00	
		10/05/22 170591	202210 320-53800-46500	HURRICANE RECOVERY	*	2,925.00	
		10/10/22 170624	202210 320-53800-46500	HURRICANE RECOVERY	*	2,467.50	
		10/15/22 170800	202210 320-53800-46500	HURRICANE RECOVERY	*	2,205.00	
		10/16/22 170808	202210 320-53800-46500	HURRICANE RECOVERY	*	3,015.00	
		10/17/22 170865	202210 320-53800-46500	HURRICANE RECOVERY	*	2,450.00	
		10/20/22 170886	202210 320-53800-46500	HURRICANE RECOVERY	*	2,450.00	
							34,399.14 002878
LANDSCAPE MAINTENANCE PROFESSIONALS							
LKSD LAKESIDE PLANT HSMITH							

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/28/22	00264	10/24/22 10302022	202210 330-53800-48000	MUSIC DUO- HALLOWEEN MARK WOLF	*	400.00	400.00 002879
10/28/22	00386	9/21/22 1738	202209 320-53800-43500	FOUNTAIN SYSTEM	*	245.00	
		9/21/22 2168	202209 320-53800-43000	MONTHLY MAINTENANCE PROFESSIONAL FOUNTAIN SERVICE, LLC	*	750.00	995.00 002880
10/28/22	00392	10/10/22 10102022	202210 300-36900-10200	RENTAL ROOM REFUND SUSAN FREDRICK	*	90.00	90.00 002881
10/28/22	00272	10/06/22 PSI-1442	202210 320-53800-46000	OCT22 AQUATIC MAINT SOLITUDE LAKE MANAGEMENT LLC	*	966.00	966.00 002882
10/28/22	00390	10/01/22 KEPINSKI	202210 300-36900-10300	MEMBERSHIP REFUND WACLAW KEPINSKI	*	68.75	68.75 002883
10/28/22	00389	10/12/22 6949	202210 330-53800-48102	INSPECTED LIGHTS WESTCOAST ELECTRIC SERVICES, INC	*	480.00	480.00 002884
10/28/22	00369	9/30/22 12349585	202209 330-53800-12000	SEPT22 INCENTIVES WTS INTERNATIONAL, LLC	*	148.80	148.80 002885
TOTAL FOR BANK A						129,838.99	
TOTAL FOR REGISTER						129,838.99	

LKSD LAKESIDE PLANT HSMITH

Johnson Engineering, Inc.

Remit To:

P.O. Box 2112

Fort Myers, FL 33902

Ph: 239.334.0046

Invoice

September 30, 2022

Project No: 20150050-000

Invoice No: 82

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 September 18, 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	101 %	79,180.51	78,173.01	1,007.50	-1,007.50
	Totals	78,173.01			79,180.51	78,173.01	1,007.50	-1,007.50

SUB-TOTAL PROFESSIONAL SERVICES:

1,007.50

INVOICE TOTAL:

1,007.50

Summary of professional services

Phase No. / Description	Bill Hours	Bill Rate	Billable Amount
1. - General Engineering			
Professional 3			
Burford, Brent	8/16/2022	.50 Hrs @ 140.00	70.00
Review property appraiser website			
Burford, Brent	8/17/2022	1.00 Hrs @ 140.00	140.00
Preparing pond bank erosion exhibit			

Project	20150050-000	Lakeside Plantation CDD			Invoice	82
Burford, Brent		8/23/2022	.75	Hrs @	140.00	105.00
		Discussion with supervisor Sabol and JEI staff in regards to solar power.				
Burford, Brent		8/26/2022	.50	Hrs @	140.00	70.00
		Discussion with JEI staff and solar contractor.				
Burford, Brent		8/29/2022	2.50	Hrs @	140.00	350.00
		Site visit with solar contractor.				
Burford, Brent		8/30/2022	.50	Hrs @	140.00	70.00
		Review FPL bills. Phone with Hannah in regards to more information.				
Burford, Brent		9/12/2022	1.00	Hrs @	140.00	140.00
		Review documents in regard to houseplants in preserve at 1415 Dixie Lane and responded to CDD counsel.				
Professional 9						
Tilton, Andrew		9/9/2022	.25	Hrs @	250.00	62.50
		Contract update.				
1. - General Engineering Total			7.00			1,007.50

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

September 16, 2022

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3109402

Client Matter No. 12323-1

Ms. Tricia Adams
Lakeside Plantation CDD
Governmental Management Services-CF, LLC
219 E. Livingston Street
Orlando, FL 32801

Invoice No. 3109402
12323-1

Re: General Counsel/Monthly Meeting

For Professional Legal Services Rendered

08/05/22	M. Eckert	0.10	35.00	Review and distribute FDEP correspondence
08/09/22	D. Wilbourn	0.70	101.50	Prepare resolution appointing registered agent; prepare response to DEO noncompliance letter
08/09/22	D. Wilbourn	0.40	58.00	Prepare resolution regarding annual meeting schedule
08/10/22	S. Sandy	1.60	456.00	Prepare revised amenity policies; confer with District staff regarding same; review draft agenda and minutes; confer regarding encroachment
08/11/22	S. Sandy	0.20	57.00	Confer regarding encroachment letter
08/14/22	S. Sandy	0.80	228.00	Prepare planting encroachment letter; review draft agenda, FY 2021 audit, and landscape maintenance proposals; prepare response to DEO regarding FY 2021 audit and resolution regarding registered agent;

KUTAK ROCK LLP

Lakeside Plantation CDD
September 16, 2022
Client Matter No. 12323-1
Invoice No. 3109402
Page 2

08/15/22	S. Sandy	0.10	28.50	prepare for board meeting
08/15/22	D. Wilbourn	0.80	116.00	Prepare for board meeting Transmit registered agent resolution to district manager; transmit noncompliance letter to DEO; communications with district manager; prepare landscape encroachment letter to homeowner
08/16/22	S. Sandy	1.30	370.50	Review amenity incident report; confer with Lansford and Gertsmann regarding same; conduct research regarding sidewalk incident; prepare for board meeting
08/16/22	D. Wilbourn	0.90	130.50	Conduct property due diligence; prepare amenity suspension letter
08/17/22	S. Sandy	5.40	1,539.00	Prepare revised amenity facility policies; prepare for and attend board meeting; conduct follow up regarding same; prepare amenity suspension letter; confer with Boileau regarding police report; conduct research regarding encroachment; confer with Buford regarding same
08/17/22	D. Wilbourn	0.50	72.50	Conduct tax certificate research and confer with Sandy
08/18/22	S. Sandy	0.90	256.50	Prepare landscape services agreement; confer with Gertsmann regarding sidewalk maintenance
08/18/22	D. Wilbourn	1.50	217.50	Prepare notice of suspension letter; prepare landscape maintenance agreement
08/19/22	D. Wilbourn	0.10	14.50	Update registered agent with DEO
08/22/22	S. Sandy	0.10	28.50	Finalize landscape services agreement; confer with Gertsmann regarding amenity suspension letter
08/25/22	S. Sandy	0.20	57.00	Review police report from Behe amenity incident; provide to District staff
08/26/22	S. Sandy	0.30	85.50	Review request from Security Alarm Corporation regarding contract; follow-up regarding same; confer

KUTAK ROCK LLP

Lakeside Plantation CDD
September 16, 2022
Client Matter No. 12323-1
Invoice No. 3109402
Page 3

				with Lansford regarding tax certificates
08/28/22	S. Sandy	0.20	57.00	Confer with Mossing regarding tax certificate purchases
08/31/22	S. Sandy	0.10	28.50	Confer with Lansford regarding Security Alarm contract
TOTAL HOURS		16.20		
TOTAL FOR SERVICES RENDERED				\$3,937.50
TOTAL CURRENT AMOUNT DUE				\$3,937.50
UNPAID INVOICES:				
August 29, 2022		Invoice No. 3096564		1,757.00
TOTAL DUE				<u>\$5,694.50</u>



Invoice

Corporate Office
 PO Box 267
 Seffner, FL 33583

813-757-6500
 813-757-6501

Date	Invoice #
10/1/2022	170331

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
Monthly Ground Maintenance	1	12,836.64	12,836.64
Effective 9-1-2022			
Total			\$12,836.64
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	10/31/2022	\$0.00
Balance Due			\$12,836.64

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



Invoice Number
 Sale Date
 Due Date

258756
 8/1/2022
 8/11/2022

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

330 538 484

Description	Qty	Price	Net	Tax	Total
Monitoring-Commercial-Fire-Basic For: Lakeside Plantation-F at 2200 Plantation Blvd. North Port, FL 34286 Period Covered: 08/01/2022 to 10/31/2022 inclusive.	3	\$28.00	\$84.00	\$0.00	\$84.00
Monitoring-Commercial-Security-Basi For: Lakeside Plantation at 2200 Plantation Blvd. North Port, FL 34289 Period Covered: 08/01/2022 to 10/31/2022 inclusive.	3	\$21.00	\$63.00	\$0.00	\$63.00
TOTALS			\$147.00	\$0.00	\$147.00

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

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



Customer : Lakeside Plantation CDD

		Invoice Number	258756
		Bill Payer ID	11765
Due This Inv.	\$147.00	Amount Remitted	<input type="text"/>
Payment Method	Check <input type="checkbox"/>	Check Number	<input type="text"/>
	Charge* <input type="checkbox"/>	Card Number	<input type="text"/>
		Name On Card	<input type="text"/>
Signature		Date Remitted	<input type="text"/>
		Billing Zipcode	<input type="text"/>
		Exp Date	<input type="text"/>
		Card ID	<input type="text"/>

*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. 258756

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



Invoice Number
 Sale Date
 Due Date

263681
 9/20/2022
 9/30/2022

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

330 538 484

Service Address
 Lakeside Plantation
 2200 Plantation Blvd.
 North Port, FL 34289

Description	Qty	Price	Net	Tax	Total
Commercial Service Call - First Hour	1	\$160.00	\$160.00	\$0.00	\$160.00
Commercial Service Call - Per Labor Hour	1	\$120.00	\$120.00	\$0.00	\$120.00
TOTALS			\$280.00	\$0.00	\$280.00

For Service Provided As Per Work Order Number 103449
 09/13/2022 01:19:26 PM - tbandows:Spoke to Margie and confirmed 9/19 between 8-10am.

2022-09-19 10:01:55 - had to reprogram master code and verified each zone and sent signals and had to reboot system and reprogram due trouble for communication to clear even though was receiving signals
 2022-09-19 04:39:38 - customer would like more for us to come back and change some of the way the zones are daisy chain

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

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



Customer : Lakeside Plantation CDD

		Invoice Number	263681
		Bill Payer ID	11765
Due This Inv.	\$280.00	Amount Remitted	<input type="text"/>
Payment Method	Check <input type="checkbox"/>	Check Number	<input type="text"/>
	Charge* <input type="checkbox"/>	Card Number	<input type="text"/>
		Name On Card	<input type="text"/>
		Date Remitted	<input type="text"/>
		Billing Zipcode	<input type="text"/>
		Exp Date	<input type="text"/>
		Card ID	<input type="text"/>
Signature <input type="text"/>			

*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. 263681



INVOICE

Page: 1

Invoice Number: PSI-11793
Invoice Date: 9/27/2022

Bill
To: Lakeside Plantation CDD
Governmental Mgmt Services-Central Florida, LLC
9145 Narcoossee Road, Ste. A206
Orlando, FL 32827

Ship
To: Lakeside Plantation CDD
Governmental Mgmt Services-Central
9145 Narcoossee Road, Ste. A206
Orlando, FL 32827

19/22 320 538 46000

Tax Ident. Type Legal Entity

Ship Via
Ship Date 9/27/2022
Due Date 10/27/2022
Terms Net 30

Customer ID L2077
P.O. Number
P.O. Date 9/27/2022
Our Order No.
SalesPerson Jeff Moding

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance Every 2 Weeks from 1/1/2022 to 12/31/2022 Lakeside Plantation Cdd LAKE ALL		1	1	966.00	966.00

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 966.00

Subtotal: 966.00
Invoice Discount: 0.00
Total Sales Tax: 0.00
Payment Amount: 0.00
Total: 966.00

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

08/19/22

**BOARD OF SUPERVISORS
MEETING DATES
LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT
FISCAL YEAR 2022-23**

310 513 480

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

Acct#: 297693	Date: 08/19/22
LAUREN VANDERVEER LAKESIDE PLANTATION CDD 219 EAST LIVINGSTON ST ORLANDO, FL 32801	Ad Date: 09/12/22
	Class: 3137
	Ad ID: 3859386
	Ad Taker: MPRESCOTT
Telephone: (407) 841-5524	Sales Person: 200
	Words: 332
	Lines: 88
	Agate Lines: 99
	Depth: 10.389
	Inserts: 1
	Description: FY23

Other Charges:	\$0.00	Gross:	\$125.84
Discount:	\$0.00	Paid Amount:	- \$0.00
Surcharge:	\$0.00	Amount Due:	\$125.84
Credits:	\$0.00		
Bill Depth:	10.389		

Publication	Start	Stop	Inserts	Cost
Charlotte Sun (CS)	09/12/22	09/12/22	1	\$125.84

Ad Note:

Customer Note:

The Board of Supervisors of the Lakeside Plantation Community Development District will hold their regular meetings for Fiscal Year 2022-23 at on the third Wednesday of following months at the Lakeside Plantation Clubhouse, 2800 Plantation Blvd., North Port, Florida 34289, at 6:00p.m. unless otherwise indicated as follows:

October 19, 2022
November 16, 2022
December 21, 2022
January 18, 2023
February 15, 2023
March 15, 2023
April 19, 2023
May 17, 2023
June 21, 2023
July 19, 2023
August 16, 2023
September 20, 2023

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts.

The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from the District Manager, Governmental Management Services – Tampa, LLC, 4668 Eagle Falls Place, Tampa, Florida 33619, or by calling (813) 344-4844.

There may be occasions when one or more Supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 344-4844 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony

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



WTS INTERNATIONAL

Invoice

Bill To

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

Invoice Number: 12347664
 Date: 10/01/2022
 Terms Code: Due on receipt
 Due Date: 10/01/2022
 PO:

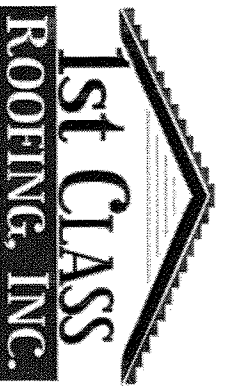
Invoice Description: OCT 2022

330 53812000

Item	Description	Amount
	All-in Monthly Management Fee	\$22,595.92

Subtotal	\$22,595.92
Tax (0%)	\$0.00
Invoice Total	\$22,595.92
Total Paid	\$0.00
Balance Due	\$22,595.92

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



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
Doel Charlotte
 Phone#: 941 423-5500
 Email: _____

EXISTING ROOF CONDITIONS:

roof needs replaced

MATERIAL INFORMATION: GAF Felbuster 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
ADDITIONAL COVERAGE FOR TARPING 10'X10'	\$250.00 per 100 sq.ft.
	\$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: [Signature] Date: 10/14/22 ICRI Representative: [Signature] Date: 10-21-22

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.

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: September 21, 2022

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

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

Approved for Payment:



District Manager Signature



Date

****RETURN SIGNED DOCUMENT TO Hannah Henry****



Invoice 147275840

adt.com/commercial

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
70180815	09/20/2022	10/15/2022		\$245.03

Learn how to get more out of your system

See reverse side for details.

Description	Amount
LAKESIDE PLANTATION CDD 2800 PLANTATION RD Services Provided (10/19/22 - 11/18/22) <i>Includes: Extended Service Protection, Secure Access</i>	\$229.00
Total Tax	\$16.03
Sub Total	\$245.03
INVOICE AMOUNT DUE	\$245.03

Approved
CS

Save a stamp!

Pay by phone:
1-800-606-3535

Electronic Funds Transfer or Credit Card:

Please complete information on back of Remit section.

Questions?

Call Toll-Free:
1-855-238-2666

Hearing Impaired:
1-800-395-6137

Email:
comcare@adt.com

adt.com/commercial



We appreciate your business. Please note our new remittance address.



Thank you for choosing ADT Commercial

You will be charged a \$25.00 fee for any payment returned. Make checks payable to ADT Commercial and please include your account number.

Please detach this portion and send with your payment.



P.O. Box 49292 | Wichita, KS 67201

Invoice Number	147275840
Account Number	70180815
Invoice Date	09/20/2022
Payment Due Date	10/15/2022
Amount Due	\$245.03

Amount Enclosed \$

Please check box if your billing address has changed, and indicate changes on back.

Powered by Experience. Driven by Excellence.™



1oz - #10 - 450 - 686
LAKESIDE PLANTATION COMMUNITY
LAKESIDE PLANTATION CDD
2200 PLANTATION BLVD
NORTH PORT FL 34289-9472

ADT COMMERCIAL
PO BOX 382109
PITTSBURGH PA 15251-8109



0000 01 070180815 00000024503 3 147275840 6

Invoice



Date: 9/12/2022
Customer ID: 3941
Invoice No.: SPE66051
Reference: Work Order 86414 / Field Invoice

P.O. Box 637
Venice, FL 34284
(941) 485-5402 (941) 483-3321 (fax)

Bill to:

Lakeside Plantation CDD
6200 Lee Vista Ste 300
Orlando, FL 32822

Service at:

Lakeside Plantation Clubhouse
2200 Plantation Blvd
North Port, FL 34286

Description:
Work Order 86414 Sprinkler Fire Inspecti

P.O. Number:
Terms:

Item	Description	Quantity	Unit Price	Amount
Flat Rate				
	INS-2 Sprinkler Inspection Annual	1.00	\$250.0000	\$250.00
	INS-AHJRQ1 Required 3rd Party Fees & Processing	1.00	\$9.7500	\$9.75
	<i>*Inspection(s) complete, control valves Open. Please see report for any comments.</i>			
	SVC-FSC Fuel Surcharge	1.00	\$10.0000	\$10.00
	Flat Rate Subtotal:			\$269.75

Additional Notes:

Subtotal:	\$269.75
Sales Tax:	\$0.00
Payments:	\$0.00
Total Due:	\$269.75



Thank You For Your Business

* CONVENIENCE FEE OF 3.5% IS CHARGED FOR ALL CREDIT CARD PAYMENTS *
INVOICES ARE SUBJECT TO A FINANCE CHARGE OF 1.5%/MO (18% / ANNUM) FOR BALANCES DUE BEYOND OUR NORMAL TERMS

CUST# 3941 WO# 86414 AHJ NFPD - North Port FD



Inspection, Testing and Maintenance Form Wet Pipe Fire Sprinkler Systems

This form covers the minimum requirements of NFPA 25-2017 for wet pipe fire sprinkler systems connected to water supplies without tanks or fire pumps. Separate forms are available for fire pumps, tanks, hose connections, and other fire protection systems. More frequent inspection, testing and maintenance may be necessary depending on the conditions of the occupancy and the water supply.

Owner/Owner's Representative			
Address			Phone
Owner/Owner's Representative Email			
Property Name	Lakeside Plantation Clubhouse		
Address	2200 Plantation Blvd North Port FL 34286		Phone (941) 423-5500
Date of Work	09/12/22 <i>All Responses refer to the current work performed on this date.</i>		
Inspection Type	<input type="radio"/> Weekly <input type="radio"/> Monthly <input type="radio"/> Quarterly <input type="radio"/> Semiannual <input checked="" type="radio"/> Annual <input type="radio"/> 5-Year		
Notes	1) All questions are to be answered Yes, No, or Not Applicable. All "No" answers are to be explained in Part III of this form. 2) Inspection, Testing and Maintenance tasks are to be performed with water supplies (including fire pumps) in service, unless the impairment procedures of Chapter 15 of NFPA 25 are allowed.		

PART 1 - Owner's Section	Yes	No	N/A
A. Is the building occupied?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. Has the occupancy and hazard of contents remained the same since the last inspection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. Are all fire protection systems in service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D. Has the system remained in service without modification since the last inspection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E. Was the system free of actuation of devices or alarms since the last inspection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Owner's Representative (printed)			
Signature and Date	09/12/22		

PART 2 - Inspector's Section (continued)	Yes	No	N/A
b. Visible sprinklers			
1. Proper position: Upright, pendant, sidewall?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Free of leaks, corrosion, damage?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Proper clearance below sprinklers?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Free of foreign material, including paint?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Liquid in all glass bulb sprinklers?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Visible pipe			
1. In good condition/ no external corrosion?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. No mechanical damage or leaks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. No external loads?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Visible pipe hangers/seismic bracing not loose or damaged?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Sprinkler wrench(es) with spare sprinklers?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. General information sign attached and legible?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Has internal inspection of the pipe (removing a flushing connection and one sprinkler head near the end of branch line) performed in the last 5 years? If no, conduct internal inspection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Hydraulic information sign securely attached to riser and legible?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. 5-Year Inspection Items (in addition to above items)			
a. Alarm valves and associated strainers, filters, and restricted orifices passed internal inspection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Check valves internally inspected, all parts operate and are in good condition?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Internal pipe inspection performed per II.A.4.g	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

PART 2 - Inspector's Section	Yes	No	N/A
A. Inspections - Report and failures in Section III			
1. Weekly Inspection Items			
a. Control Valves (including backflow preventer isolation valves) supervised with seals passed inspection as described in II.A.2.a)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Relief port on RPZ not discharging?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Monthly Inspection Items (in addition to above items)			
a. Control valves and valves on backflow preventers			
1. In correct (open or closed) position?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. If not electrically supervised, locked in correct position?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Accessible and free from visible leaks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Provided with appropriate wrenches?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Provided with appropriate identification?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Alarm valve free from physical damage, trim in correct (open or closed) position, and no leakage from retarding chamber or drains?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Quarterly Inspection Items (in addition to above items)			
a. Gauges monitoring water pressure in good condition and showing normal water supply pressure?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Fire department connections visible, accessible, couplings and swivels not damaged, gaskets in place and in good condition, check valve not leaking, clapper in place and operating properly, and automatic drain valve in place and operating properly? (If plugs or caps are not in place, inspect for interior obstructions)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Control valves electrically supervised?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Alarm and supervisory devices not damaged?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Pressure reducing valves in open position, not leaking, with downstream pressure per design criteria, and in good condition with hand wheels not broken?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Annual Inspection Items (in addition to above items)			
a. Proper number and type of spare sprinklers?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1. List of spare sprinklers attached and legible?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

B. Testing - Report and failures in Section III	Yes	No	N/A
1. Quarterly Testing Items			
a. Mechanical water flow alarm devices actuated and flow observed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Main Drain test for system downstream of backflow device or pressure reducing valve?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1. System Static Pressure	65	psi	
2. System Residual Pressure	50	psi	
3. Was flow observed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Are results comparable to previous tests?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Semiannual Testing Items (in addition to above items)			
a. Valve supervisory switches indicate movement?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Electrical waterflow alarm devices actuated and alarmed (alarms actuated and flow observed)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Annual Inspection Items (in addition to above items)			
a. Main drain test (for systems not tested quarterly)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1. System Static Pressure		psi	
2. System Residual Pressure		psi	
3. Was flow observed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Are results comparable to previous tests?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

PART 2 - Inspector's Section (continued)		Yes	No	N/A
B. Testing - Report and failures in Section III				
b. Post indicating valves opened until spring or torsion felt in the rod then closed back 1/4 turn?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. All sprinklers manufactured after 1920?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
d. Quick response sprinklers 20 years old or more replaced or successfully sample tested in the last 10 years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
e. Standard response sprinklers 50 years old or more replaced or successfully sample tested in the last 10 years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
f. Standard response sprinklers 75 years old or more replaced or successfully sample tested in the last 5 years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
g. Dry-type sprinklers 10 years old or more replaced or successfully sample tested in the last 10 years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
h. Sprinklers subject to harsh environment replaced or successfully sample tested in the last 5 years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
i. Antifreeze solution specific gravity				
1. Correct at most remote point?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2. Correct at interface with wet system?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
3. Correct at other test points (over 150 gal)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4. Correct type of Antifreeze?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
j. All control valves operated through full range and returned to normal position?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
k. Backflow devices passed forward flow test?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
l. Pressure reducing valves passed partial flow test?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4. 5-Year Inspection Items (in addition to above items)				
a. Sprinklers above high temperature tested?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Gauges checked by calibrated gauge or replaced?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Pressure reducing valves passed full flow test?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

C. Maintenance		Yes	No	N/A
1. Regular Maintenance Items				
a. If any sprinkler failed the sample testing of Part II.B.3 were all sprinklers represented by that sample replaced?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. If sprinklers have been replaced, were they proper replacement?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Marine systems normally having fresh water were drained and refilled twice if raw water got into the system?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
d. Heat tape inspected per manufacturer's instructions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
e. If any of the following were discovered, was an obstruction investigation conducted? Explain Reasons(s) and findings in Part III	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
1. Defective intake screen on pump supplied from open sources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2. Obstructive material discharged during flow tests	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
3. Foreign material in dry pipe valves, check valves or pumps	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4. Foreign material in water during drain test or plugging of inspector's test connection	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
5. Plugging of pipe or sprinklers found during activation or work	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
6. Record of broken mains in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Abnormally frequent false-tripping of dry-pipe valves	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8. Failure to flush yard piping or surrounding mains following new installation or repairs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. System is returned to service after an extended period of time out of service (more than one year)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. There is reason to believe the system contains sodium silicate or its derivatives or highly corrosive fluxes in copper pipe	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Raw water was pumped into the fire department connection	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. Pinhole leaks	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
f. If conditions were found that required flushing, was flushing of system conducted?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
g. Was a valve status test conducted after opening any closed valves?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
h. Adjusted, repaired, reconditioned or replaced components had the associated test and/or inspections performed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

PART 2 - Inspector's Section (continued)		Yes	No	N/A
2. Annual Maintenance Items (in addition to above items)				
a. Operating stem of all OS&Y valves lubricated, completed closed, and reopened?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
b. Sprinklers and spray nozzles protecting commercial cooking equipment and ventilating systems replaced except for build-type which show no signs or grease build-up?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

PART 3 - Comments
 Any "No" answers, test failures or other problems found with the sprinkler system must be explained here.

(As a courtesy, note on a separate form any concerns about anything that you saw while performing your work that is not a part of the NFPA 25 requirements including any recalled products that you happened to notice.)

Annual spkr insp and test
 All valves open

A4B2- 7 Corroded spkr heads

System Tag Result:	
<input type="checkbox"/> GREEN	Passed - No deficiencies or Impairments Found
<input type="checkbox"/> YELLOW	Non-Critical Deficiencies Found
<input checked="" type="checkbox"/> YELLOW	Critical Deficiencies Found
<input type="checkbox"/> RED	Impaired

PART 4 - Inspector's Information	
I state that the information on this form is correct at the time and place of my inspection, and that all equipment tested at this time was left in operating condition upon completion of this inspection except as noted in Part III above.	
Inspector (printed) Tory Osborne	
Inspector Signature and Date 	09/12/22
Certification or License Number, if applicable FPI17000041	
Company Alliance Fire & Safety	
Company Address 2412 Airport Rd, Plant City, FL 33563 - (813)752-2266	



Sprinkler Head Inspection Roster

Pg 1 of 1

Unit Head Inspection

Bldg Area Head Inspection

Alliance Fire & Safety

P.O. Box 208 - Venice, FL 34284

Phone: (941) 485-5402

Customer #: 3941

Work Order #: 86414

Tech No: 158

Date: 09/12/22

AHJ: NFPD


Repair WO #:

Location Name: Lakeside Plantation Clubhouse

Address: 2200 Plantation Blvd

	Location (Unit / Occupant)	Head Type	C	L	D	P	O	TRIM	Head Location / Trim Type / Tech Notes	Repaired Y / N
1	Exterior left side walkway	A	✓						X3	
2	Exterior right side walkway	A	✓						X3	
3	Exterior pool restroom	A	✓						Exterior head at bathroom	
4										
5										
6										
7										
8										
9										
10										
11										
12										
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28										
29										
30										
31										
32										
33										
34										
Total Units Inspected										

Sprinkler head ref. letter:		Sprinkler Head Information			
Response	Size	Finish	Position	Temp	K-factor
Head Type A: QR 1/2 WH PD 155 5.6					
Head Type B:					
Head Type C:					
Head Type D:					
Head Type E:					


 Inspector, Inspector's No: FP117000041
 Insp Date: 09/12/22
 Repair Technician: _____
 Repair Date: _____

FINISH TYPE: (W) white (C) chrome (B) brass, DEFICIENCY NOTED: (C) corrosion (L) loaded (D) damaged (P) painted (O) obstructed, TRIM: (M) missing (D) damaged

Florida Department of Economic Opportunity, Special District Accountability Program
FY 2022/2023 Special District Fee Invoice and Update Form
 Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 86173			Date Invoiced: 10/03/2022
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2022: \$175.00

STEP 1: Review the following information, make changes directly on the form, and sign and date:

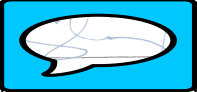
1. Special District's Name, Registered Agent's Name, and Registered Office Address:



Lakeside Plantation Community Development District
 Ms. Sarah R. Sandy
 Kutak Rock LLP
 107 West College Avenue
 Tallahassee, FL 32301

- 2. Telephone:** (850) 692-7300
- 3. Fax:** (850) 692-7319
- 4. Email:** Sarah.Sandy@KutakRock.com
- 5. Status:** Independent
- 6. Governing Body:** Elected
- 7. Website Address:** www.lakesideplantationcdd.org
- 8. County(ies):** Sarasota
- 9. Function(s):** Community Development
- 10. Boundary Map on File:** 03/13/1999
- 11. Creation Document on File:** 03/13/1999
- 12. Date Established:** 03/01/1999
- 13. Creation Method:** Local Ordinance
- 14. Local Governing Authority:** City of North Port
- 15. Creation Document(s):** City Ordinance 99-1
- 16. Statutory Authority:** Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds:** Yes
- 18. Revenue Source(s):** Assessments
- 19. Most Recent Update:** 08/19/2022

I do hereby certify that the information above (and if necessary) is accurate and complete as of this date.

Registered Agent's Signature:  Date 10/11/2022

STEP 2: Pay the annual fee or certify eligibility for the zero fee:

- a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Department of Economic Opportunity.
- b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.
 - 1. ___ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
 - 2. ___ This special district is in compliance with the reporting requirements of the Department of Financial Services.
 - 3. ___ This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2020/2021 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: ___ Denied: ___ Reason: _____

STEP 3: Make a copy of this form for your records.

STEP 4: Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.

HARBOR FREIGHT

TOOL SPECIAL PRICES

PORT CHARLOTTE FL #00881
MIAMI TRAIL
MIAMI TRAIL, FL 33952
(41) 876-8081

SALE

57317 COMPACT DETAIL SEAT \$59.99
Subtotal \$59.99
Sales Tax % \$4.20
Total **\$64.19**

Debit **\$64.19**

Card No. XXXXXXXXXXXX8004
Auth. No. 00209
US DEBIT
Chip Read
Verified By PIN
Mode: Issuer
AID: A0000000980840
TVR: 8080048000
IAD: 06011203608000
TSI: 6800
ARC: 00

OK
Rec
Mig
#48102

Please Retain for Your Records

Store: 00881 Res: 02 Tran: 313430
Ticket: 02313430

Items Sold: 1
Items Returned: 0

Thank you for shopping at
PORT CHARLOTTE FL #00881

Proof of Purchase Required for Returns/
Exchanges Within 90 Days of Purchase.

GET EXCLUSIVE DEALS

Sign up today at HarborFreight.com/email
or Text TOOLS to 34648



00088102313430073122

Invoice

Period Billing

INVOICE #:

313638

Page 1 of 1

Gulf Business Systems

5961 Cattlemen Lane
 Sarasota, FL, 34232
 Phone: 941-379-0111
 Fax: 941-955-3307

Approved
CS

Bill To: LAKESIDEPLANTAT
 Lakeside Plantation CDD
 2800 Plantation Boulevard
 North Port, FL, 34289
 (941) 423-5500

INVOICE DATE	CUST. ORDER #	PAYMENT TERMS
09/19/2022		Due Upon Receipt

Invoice Line Items	
Description	Amount
Contract ID 28413	
Monthly Billing For 9/21/2022 To 10/20/2022	
Monthly Period Charge	\$20.00
Meter Billing For 8/21/2022 To 9/20/2022	
Customer ID: LAKESIDEPLANTAT Company Name: Lakeside Plantation CDD Address: 2800 Plantation Boulevard, North Port, FL, 34289, (941) 423-5500	
Serial #: RNH2402440 Unit ID: AAG413 Model #: Color Copier/CS 308ci Desc: CS 308ci	
Meter: B&W Last Billed: 2432 on 8/20/2022 Current: 3302 on 9/19/2022 Usage 870 Unused Clicks Included in Term: 0 Clicks To Bill in Period: 870	
870 @ 0.01 = 8.7	
Total Meter Charge	\$8.70
Meter: Color Last Billed: 357 on 8/20/2022 Current: 525 on 9/19/2022 Usage 168 Unused Clicks Included in Term: 0 Clicks To Bill in Period: 168	
168 @ 0.07 = 11.76	
Total Meter Charge	\$11.76
Other Charges	
Remote Diagnostic	\$2.00
Tax Summary	
No Tax	\$0.00

Invoice Comments: <div style="border: 1px solid black; width: 300px; height: 60px; margin: 5px;"></div>	SUBTOTAL:	\$40.46
	DISCOUNT:	\$0.00
	OTHER CHARGES:	\$2.00
	TAX:	\$0.00
	TOTAL:	\$42.46
Customer Signature _____		

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 19, 2022

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3125405

Client Matter No. 12323-1

Ms. Tricia Adams
Lakeside Plantation CDD
Governmental Management Services-CF, LLC
219 E. Livingston Street
Orlando, FL 32801

Invoice No. 3125405
12323-1

Re: General Counsel/Monthly Meeting

For Professional Legal Services Rendered

09/01/22	S. Sandy	0.30	85.50	Confer with Mossing and Lansford regarding tax certificate proceeds and sales
09/06/22	S. Sandy	0.30	85.50	Confer regarding Security Alarm Corporation's services and agreements; confer regarding Behe incident
09/12/22	S. Sandy	0.10	28.50	Follow-up regarding plantings encroachment
09/13/22	S. Sandy	0.10	28.50	Confer with Gertmann regarding Security Alarm Corp agreement
09/14/22	S. Sandy	0.40	114.00	Review draft minutes and agenda; confer with Ferguson regarding same; confer with Lansford regarding Behe suspension hearing
09/15/22	D. Wilbourn	1.50	217.50	Prepare suspension hearing outline
09/19/22	S. Sandy	0.70	199.50	Confer with Gertsmann and Lansford regarding verge maintenance
09/20/22	S. Sandy	0.20	57.00	Prepare for meeting

KUTAK ROCK LLP

Lakeside Plantation CDD
October 19, 2022
Client Matter No. 12323-1
Invoice No. 3125405
Page 2

09/21/22	S. Sandy	3.60	1,026.00	Attend conference call with Murphy, Gertsman, and Lansford regarding road verge maintenance; prepare for and attend board meeting; conduct follow-up regarding same
09/22/22	S. Sandy	0.70	199.50	Prepare agreement for sidewalk repair services; prepare letter to Bloomings; prepare Behe suspension hearing letter
09/22/22	S. Sandy	1.00	285.00	Prepare preserve encroachment letter; prepare letter to Bloomings regarding final invoice offsets
09/22/22	D. Wilbourn	1.70	246.50	Prepare notice of suspension and right to appeal letter; prepare sidewalk repair agreement
09/26/22	S. Sandy	0.20	57.00	Conduct follow-up regarding amenity facility policies

TOTAL HOURS 10.80

TOTAL FOR SERVICES RENDERED \$2,630.00

TOTAL CURRENT AMOUNT DUE \$2,630.00

UNPAID INVOICES:

August 29, 2022 Invoice No. 3096564 1,757.00

TOTAL DUE \$4,387.00



Invoice

Date	Invoice #
10/15/2022	170800

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 10-5-22			
Equipment/Supplies/Fuel	9	10.00	90.00
Supervisor	9	55.00	495.00
Laborers(4)	36	45.00	1,620.00
Total			\$2,205.00
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	11/14/2022	Balance Due
			\$0.00
			\$2,205.00



Invoice

Corporate Office
 PO Box 267
 Seffner, FL 33583

813-757-6500
 813-757-6501

Date	Invoice #
10/16/2022	170808

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 10-16-22			
Equipment/Supplies/Fuel	9	10.00	90.00
Supervisor	9	55.00	495.00
Laborers(6)	54	45.00	2,430.00
Total			\$3,015.00
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	11/15/2022	Balance Due
			\$0.00
			\$3,015.00



Invoice

Corporate Office
 PO Box 267
 Seffner, FL 33583

813-757-6500
 813-757-6501

Date	Invoice #
10/17/2022	170865

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 10-17-22			
Equipment/Supplies/Fuel	10	10.00	100.00
Supervisor	10	55.00	550.00
Laborers (4	40	45.00	1,800.00
Total			\$2,450.00
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	11/16/2022	\$0.00
Balance Due			\$2,450.00



Invoice

Corporate Office
 PO Box 267
 Seffner, FL 33583

813-757-6500
 813-757-6501

Date	Invoice #
10/20/2022	170886

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 10-20-22			
Equipment/Supplies/Fuel	10	10.00	100.00
Supervisor	10	55.00	550.00
Laborers (4)	40	45.00	1,800.00
Total			\$2,450.00
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	11/19/2022	\$0.00
Balance Due			\$2,450.00



Invoice

Corporate Office
 PO Box 267
 Seffner, FL 33583

813-757-6500
 813-757-6501

Date	Invoice #
10/4/2022	170570

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			
10-4-22			
Labor	1	6,050.00	6,050.00
Total			\$6,050.00
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	11/3/2022	Balance Due
			\$0.00
			\$6,050.00



Invoice

Corporate Office
 PO Box 267
 Seffner, FL 33583

813-757-6500
 813-757-6501

Date	Invoice #
9/1/2022	169828

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
Monthly Ground Maintenance	1	12,836.64	12,836.64
Effective 9-1-2022			
Total			\$12,836.64
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	10/1/2022	\$0.00
Balance Due			\$12,836.64



Invoice

Date	Invoice #
10/5/2022	170591

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			
10-5-22			
Labor	1	2,925.00	2,925.00
Total			\$2,925.00
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	11/4/2022	\$0.00
Balance Due			\$2,925.00



Invoice

Corporate Office
 PO Box 267
 Seffner, FL 33583

813-757-6500
 813-757-6501

Date	Invoice #
10/10/2022	170624

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	\$0.00
Balance Due			\$2,467.50

Contract for musical services

This contract between Robert & Wolfie, herein referred to as "performer" and

Name: Lakeside Plantation herein referred to as "buyer".

Buyer agrees to hire performer on this date, **Date of event:** Oct. 30, 2022 from
the hours of 7pm (start time) and 10 pm (end time) at

Location: _____

Performers will be set up one half hour before start time unless otherwise specified.

Performers are entitled to two, 20 minute breaks per three hours of performance.

Buyer agrees to pay performer the sum of \$ 300.00, with a \$100.00 non-refundable deposit due at the signing of the contract to hold the date, with the balance to be paid at time of performance.

Overtime fees are \$ 100.00 per hour. Please make cash or check payable to Mark Wolf.

Performers will provide all music equipment, backup equipment, break music, power strips, etc. for on stage electric, and stage lighting if needed.

Buyer or venue must provide adequate power to stage or playing area, adequate shelter from weather and direct sunlight, stage or risers if necessary. Stage dimensions, approximately 20 ft. wide by 10 ft. deep.

If applicable: green room or changing area and meals for the band.

Buyer must specify any special requests, example: special songs, attire, special set times or set up times, announcements. Themes, (Valentines, Halloween, birthday, etc.)

Special requests

Note: Still owe \$ 400.00

Additional terms

Both parties acknowledge and agree that cancellation of this contract must be addressed within 60 days after the signing date. After 60 days neither party may cancel this agreement. If buyer cancels for any reason, they agree to pay performer one half (1/2) of agreed upon amount.

This contract allows no changes or modifications unless it is in writing and agreed upon and signed by all parties involved.

Both parties have read and understand and agree to these terms and the signing of this contract binds and benefits both parties and any successors and assigns.

PERFORMER

BUYER

Signature Mark R Wolf

Signature Courney Sears

Date: May 30, 2022

Date: 6/9/22

Contact info: Please print

Name Mark R. Wolf

Name Courney Sears

Phone 717-891-2347

Phone 941-423-5500

Email wolf.r.in.fl@gmail.com

Email lifestyle@lakesideplantationcdd.com

Address 1501 Scarlett Ave.
North Port, FL 34289

Address 2200 Plantation Blvd
North Port, FL 34289

This contract including any attachments is the entire agreement between all involved parties and is governed by the contract guideline laws of the State of Florida

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



*Approved
CS*

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

Estimate 1738

DATE 09/21/2022

ACTIVITY	QTY	RATE	AMOUNT
Service Call ARCHITECTURAL FOUNTAIN SYSTEM:WEST SIDE REPLACE 20 AMP BREAKER LABOR INCLUDED	1	245.00	245.00

If you have any questions please call or email us.
Thank you,

TOTAL \$245.00

Accepted By

Accepted Date

✓

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 2168

DATE 09/21/2022 TERMS Net 30

DUE DATE 10/21/2022

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
Service Call ARCHITECTURAL FOUNTAIN SYSTEM: EMPTY VAULT CHECK SUMP	1	250.00	250.00

Lakeside Plantation site was visited on 9/21/22. All of the above was serviced on two Architectural Fountain units.

*West side fountain needs a new Breaker for the filter system.

*East side fountain had a piece of wood stuck in the sump pump.

If you have any questions please call or email us.

Thank you,

TOTAL DUE

\$750.00



INVOICE

Page: 1

Invoice Number: PSI-14424
 Invoice Date: 10/6/2022

Bill
 To: Lakeside Plantation CDD
 Governmental Mgmt Services-Central Florida, LLC
 9145 Narcoossee Road, Ste. A206
 Orlando, FL 32827

Ship
 To: Lakeside Plantation CDD
 Governmental Mgmt Services-Central
 9145 Narcoossee Road, Ste. A206
 Orlando, FL 32827

Tax Ident. Type Legal Entity

Customer ID L2077

Ship Via

P.O. Number

Ship Date 10/6/2022

P.O. Date 10/6/2022

Due Date 11/5/2022

Our Order No.

Terms Net 30

SalesPerson Jeff Moding

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance Every 2 Weeks from 1/1/2022 to 12/31/2022 Lakeside Plantation Cdd LAKE ALL		1	1	966.00	966.00

Amount Subject to Sales Tax 0.00
 Amount Exempt from Sales Tax 966.00

Subtotal: 966.00
 Invoice Discount: 0.00
 Total Sales Tax: 0.00
 Payment Amount: 0.00
Total: 966.00

Lakeside Plantation CDD

2022-23 Tennis Membership Application and Waiver

PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, Florida Statutes, please notify the District Manager and complete the Address/Identification Confidentiality Request from Public Records Disclosure Form.

Please circle type of membership:

Family Memberships

- Annual Membership \$ 1,200
- Seasonal Membership \$ 630
- Three Month Membership \$ 315
- One Month Membership \$ 150
- Daily Guest Pass \$ 10

Single Memberships

- Annual Membership \$ 640
- Seasonal Membership \$ 320
- Three Month Membership \$ 165
- One Month Membership \$ 75
- Daily Guest Pass \$ 10

*Refunded
5wks
\$ 68.75
MM*

POOL AND CLUBHOUSE AMENITIES NOT INCLUDED IN TENNIS MEMBERSHIP!

HOUSEHOLD MEMBERS

Name (Last, First)	Relationship	Date of Birth (if under 18)	OFFICE USE ONLY Access Fob #
1. KRPIŃSKI JACOB		8/18/98	678
2.			
3.			
4.			
5.			
6.			

Cancelled Fob returned app. returned check MM

HOUSEHOLD CONTACT INFORMATION

Address 3857 BUIR HEBRON CIRCLE NORTH FORK FLA
Street Address

Preferred Email JAL KRPIŃSKI@DUCAE.NET Secondary _____

cell Home Phone (781) 636 8201 Alternate Phone ()

STAFF ONLY

Amount Paid: 165 Payment Type: CASH Entered in MindBody: _____

Membership Dates: 8/6/2022 through 11/6/2022

6/30/22) went away and Guest Pass that day.

Westcoast Electric Services, Inc.

(941) 429-4900
2745 Commerce Parkway
North Port, FL 34289
License #EC13004134

*Approved
CS*

Invoice

Date	Invoice #
10/12/2022	6949

Bill To
Lifestyle Lakeside Plantation 2800 Plantation Blvd. North Port, FL 34289

Job Address
Lifestyle Lakeside Plantation 2800 Plantation Blvd. North Port, FL 34289

P.O. No.	Terms	Job Name / Number
	Due on receipt	

Description	Rate	Amount
Inspected lights in storage room, fitness room, and game room. Identified storage room and fitness room are safe, game room required new ballast. Made safe - tennis court lights, protected loose wire in center of court. Made safe - post light behind building. Inspected three lights behind building new post light - deemed safe. Inspected basketball court lights - deemed safe upon visual inspection.	480.00	480.00
Total		\$480.00



Invoice

**Bill To**

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

Invoice Number: 12349585
Date: 09/30/2022
Terms Code: NET20
Due Date: 10/20/2022
PO:

Invoice Description: SEP 2022 - INCENTIVES

Item	Description	Amount
Contract Incentives - Programming	SEPTEMBER 2022 - see attached	\$148.80

Subtotal	\$148.80
Tax (0%)	\$0.00
Invoice Total	\$148.80
Total Paid	\$0.00
Balance Due	\$148.80

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

LAKESIDE PLANTATION CDD

Month:

September 2022

Pro Tennis Revenue		\$ 150.00
Pro Tennis Pay	80%	\$ 120.00
Payroll Taxes	15%	\$ 18.00
Total Payroll		<u>\$138.00</u>
Net Revenue		\$ 12.00
Revenue Share to CDD	10%	\$ 1.20
AAG Invoice- Due from CDD		<u><u>\$ 148.80</u></u>



Electric Bill Statement

For: Aug 24, 2022 to Sep 23, 2022 (30 days)

Statement Date: Sep 23, 2022

Account Number: 57421-67439

Service Address:

2800 PLANTATION BLVD # CLBHSE
NORTH PORT, FL 34289

LAKESIDE PLANTATION COMM DEVELOPMENT DIST,
Here's what you owe for this billing period.

CURRENT BILL

\$1,287.09

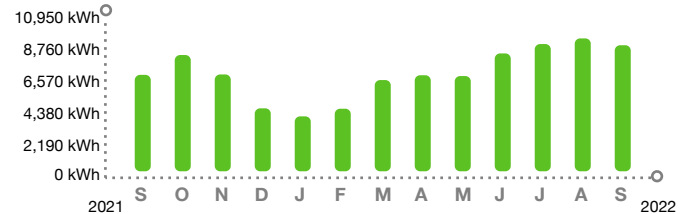
TOTAL AMOUNT YOU OWE

Oct 14, 2022

NEW CHARGES DUE BY

Have \$1,123.98
withdrawn instead of
\$1,287.09. Enroll in FPL
Budget Billing®.
FPL.com/AutoBB

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	1,335.82
Payments received	-1,335.82
Balance before new charges	0.00
Total new charges	1,287.09
Total amount you owe	\$1,287.09

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 \$1,123.98 instead of \$1,287.09 on your next withdrawal date. Your monthly bills will become predictable year-round. Enroll at FPL.com/AutoBB
- Payment received after December 13, 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 October 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: 1-800-226-3545

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



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

The amount enclosed includes the following donation:
FPL Care To Share: _____

Make check payable to FPL in U.S. funds and mail along with this coupon to:

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit FPL.com/PayBill
for ways to pay.

57421-67439

ACCOUNT NUMBER

\$1,287.09

TOTAL AMOUNT YOU OWE

Oct 14, 2022

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: LAKESIDE PLANTATION
COMM DEVELOPMENT
DIST

Account Number: 57421-67439

BILL DETAILS

Amount of your last bill	1,335.82
Payment received - Thank you	-1,335.82
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge:	\$28.17
Non-fuel: (\$0.026290 per kWh)	\$247.38
Fuel: (\$0.038060 per kWh)	\$358.14
Demand: (\$11.93 per KW)	\$548.78

Electric service amount 1,182.47

Gross rec. tax/Regulatory fee 31.19

Franchise charge 73.43

Taxes and charges 104.62

Total new charges \$1,287.09

Total amount you owe \$1,287.09

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KLL2846. Next meter reading Oct 25, 2022.

Usage Type	Current	- Previous	x Const	= Usage
kWh used	84054	83113	10	9410
Demand KW	4.59		10.00	46

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 23, 2022	Aug 24, 2022	Sep 24, 2021
kWh Used	9410	9920	7200
Service days	30	30	30
kWh/day	313	330	240
Amount	\$1,287.09	\$1,335.82	\$1,012.93

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.

Stay ready and connected

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

[Download now >](#)

Save energy and money

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

[Start saving >](#)

We are here to help

If you are experiencing hardship as a result of the coronavirus (COVID-19) and need help with your bill, there are resources available.

[Learn more >](#)

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: Aug 24, 2022 to Sep 23, 2022 (30 days)

Statement Date: Sep 23, 2022

Account Number: 04126-05586

Service Address:

2800 PLANTATION BLVD # FNTN
NORTH PORT, FL 34289

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DIST,
Here's what you owe for this billing period.

CURRENT BILL

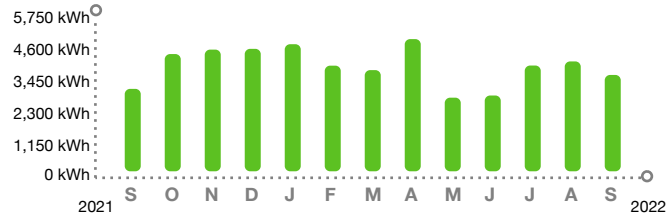
\$477.02

TOTAL AMOUNT YOU OWE

Oct 14, 2022

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	542.15
Payments received	-542.15
Balance before new charges	0.00
<hr/>	
Total new charges	477.02
Total amount you owe	\$477.02

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after December 13, 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 October 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: 1-800-226-3545

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



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

The amount enclosed includes the following donation:

FPL Care To Share: _____

Make check payable to FPL in U.S. funds and mail along with this coupon to:

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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

04126-05586

ACCOUNT NUMBER

\$477.02

TOTAL AMOUNT YOU OWE

Oct 14, 2022

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: LAKESIDE PLANTATION
COMMUNITY
DEVELOPMENT DIST

Account Number: 04126-05586

BILL DETAILS

Amount of your last bill	542.15
Payment received - Thank you	-542.15
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)	\$282.59
Fuel: (\$0.038060 per kWh)	\$143.75
Electric service amount	438.25
Gross rec. tax/Regulatory fee	11.56
Franchise charge	27.21
Taxes and charges	38.77
Total new charges	\$477.02
Total amount you owe	\$477.02

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KN46183. Next meter reading Oct 25, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	29122		25345		3777

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 23, 2022	Aug 24, 2022	Sep 24, 2021
kWh Used	3777	4307	3231
Service days	30	30	30
kWh/day	125	143	107
Amount	\$477.02	\$542.15	\$341.65

KEEP IN MIND

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- 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.

Stay ready and connected

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

[Download now >](#)

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

[Start saving >](#)

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[Learn more >](#)

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Electric Bill Statement

For: Aug 24, 2022 to Sep 23, 2022 (30 days)

Statement Date: Sep 23, 2022

Account Number: 84595-15071

Service Address:

2800 PLANTATION BLVD #POOL & TENNIS
NORTH PORT, FL 34289

LAKESIDE PLANTATION COMM DEVELOPMENT DIST,
Here's what you owe for this billing period.

CURRENT BILL

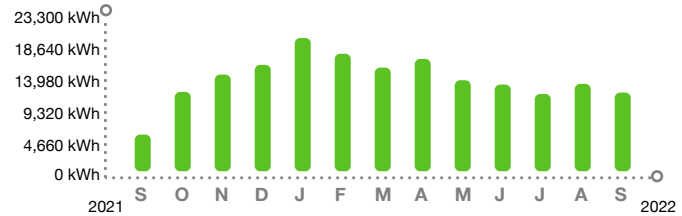
\$1,322.09

TOTAL AMOUNT YOU OWE

Oct 14, 2022

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	1,522.71
Payments received	-1,522.71
Balance before new charges	0.00

Total new charges	1,322.09
Total amount you owe	\$1,322.09

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after December 13, 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 October 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: 1-800-226-3545

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



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

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FPL Care To Share: _____

Make check payable to FPL in U.S. funds and mail along with this coupon to:

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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

84595-15071

ACCOUNT NUMBER

\$1,322.09

TOTAL AMOUNT YOU OWE

Oct 14, 2022

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: LAKESIDE PLANTATION
COMM DEVELOPMENT
DIST

Account Number: 84595-15071

BILL DETAILS

Amount of your last bill	1,522.71
Payment received - Thank you	-1,522.71
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge:	\$28.17
Non-fuel: (\$0.026290 per kWh)	\$328.76
Fuel: (\$0.038060 per kWh)	\$475.94
Demand: (\$11.93 per KW)	\$381.76

Electric service amount 1,214.63

Gross rec. tax/Regulatory fee 32.04

Franchise charge 75.42

Taxes and charges 107.46

Total new charges \$1,322.09

Total amount you owe \$1,322.09

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	73317		60812		12505
Demand KW	32.17				32

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 23, 2022	Aug 24, 2022	Sep 24, 2021
kWh Used	12505	13886	5831
Service days	30	30	30
kWh/day	416	462	194
Amount	\$1,322.09	\$1,522.71	\$603.80

KEEP IN MIND

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Statement Date: 09/21/2022
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:	10/12/2022

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 10/12/2022



It's the peak of hurricane season. Are you ready?

Prepare and have a plan in place for before, during and after the storm.

Be storm wise and check out PeoplesGas.com/StormSafety

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

Show your home love with a natural gas water heater

Enjoy more efficiency and a rebate **up to \$700**

Learn more at PeoplesGas.com/Rebates



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:	10/12/2022
Amount Enclosed	\$ _____

689655231353 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 10/12/2022

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: 09/21/2022
Current month's charges due 10/12/2022

Details of Current Month's Charges – Service from - 08/17/2022 to 09/16/2022

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	09/16/2022	405		405		0 CCF		1.040		1.0000		0.0 Therms	31 Days

Customer Charge

\$15.10

Peoples Gas Usage History

Natural Gas Service Cost

\$15.10

Therms Per Day
(Average)

Franchise Fee

\$0.97

Total Natural Gas Cost, Local Fees and Taxes

\$16.07

Total Current Month's Charges

\$16.07

SEP 2022	0.0
AUG	0.0
JUL	0.0
JUN	0.0
MAY	0.0
APR	0.0
MAR	0.0
FEB	0.0
JAN	0.0
DEC	0.0
NOV	0.0
OCT	0.0
SEP 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		\$389.45
EFT Payment - thank you	Sep 13	-\$389.45
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

Your bill explained

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

! Thanks for paying by Automatic Payment

Your automatic payment on Oct 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.

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 **Oct 12, 2022**

Please pay \$389.45

Electronic payment will be applied Oct 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 Business Voice. Qty 2 @ \$25.00 each	\$50.00
📶 Data, SecurityEdge, Voice Package, Includes: Business Internet Advanced, 1 Mobility Voice Line, and SecurityEdge.	\$294.00
Discounts	-\$129.00
Bundle Discount	-\$129.00
Comcast Business services	\$59.90
TV Select Business Video.	\$39.95
Wifi Pro	\$14.95
Voice Mail Service	\$5.00

Equipment & services \$54.80

Equipment Fee Voice.	\$19.95
TV Box + Remote	\$9.95
Service To Additional TV With TV Box and Remote. Qty 2 @ \$9.95 each	\$19.90
Equipment Fee Access Point.	\$5.00

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.

SECTION IX

SECTION B

SECTION 1



North Port Police Department

4980 City Hall Blvd
North Port FL 34286
(941) 429-7300

Call Simple Lists

Printed On: 10/18/22 12:15

North Port Police Department

Call#	Reported Date	CAD CFS	Location	Common Name	Disp	Unit#	Officer(s)
22-034275	06/14/22 17:35	Traffic Stop	Scarlett Ave/Pecan Dr;NP		T	376	376CARAV
22-034220	06/14/22 12:47	Theft	6305 Falcon Lair Dr;NP		A	1W14	376CARAV
22-034197	06/14/22 11:01	Traffic Stop	N West Villages Pkwy/S Tamiami Trl;NP		M	1W11	215TAYLO
22-034189	06/14/22 10:38	Patrol Check	Skyview Dr/Opa Locka Ln;NP		J	1W14	376CARAV
22-034166	06/14/22 08:51	Agency Assist Medical	7927 Hyde Park Ave;NP		E	1W13	360GAITH
22-034158	06/14/22 08:08	Patrol Check	6766 Beedla St;NP		J	1W14	376CARAV
22-034156	06/14/22 07:58	Patrol Check	Buckboard St/Estates Dr;NP		J	1W14	376CARAV
22-034154	06/14/22 07:50	Patrol Check	5467 Hornbuckle Blvd;NP		J	1W14	376CARAV
22-034153	06/14/22 07:47	Patrol Check	Hennessy St/Henrietta Ave;NP		J	1W14	376CARAV
22-034147	06/14/22 07:00		Cinqueterre Dr;NP				
22-034146	06/14/22 06:55	Public Service	2604 Roxbury Cir;NP		F	1W14	376CARAV



North Port Police Department

4980 City Hall Blvd
North Port FL 34286
(941) 429-7300

Call Simple Lists

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North Port Police Department

Call#	Reported Date	CAD CFS	Location	Common Name	Disp	Unit#	Officer(s)
22-035300	06/20/22 12:50	Traffic Stop	Plantation Blvd/Jonah Dr;NP		K	376	376CARAV
22-035295	06/20/22 12:26	Traffic Stop	Panacea Blvd/Plantation Blvd;NP		T	376	376CARAV
22-035283	06/20/22 11:02	Traffic Stop	Plantation Blvd/Panacea Blvd;NP		T	376	376CARAV

PUBLIC RECORDS REQUEST EXEMPTIONS

RECORD REQUESTED _____

DATE OF REQUEST _____

In fulfilling the above request pursuant to Chapter 119 Florida Statutes, the Florida Public Records Act, exempt and/or confidential information has been redacted pursuant to the below Florida Statutes Section(s):

- Active criminal investigative and intelligence information [F.S. 119.071(2)(c)1].
- Child Crimes [F.S. 39.202]
- Confessions [F.S. 119.071(2)(e)]
- Emergency 911 Request for help – Identity of caller [365.171(12)]
- Juvenile Court Records [985.04]
- Marsy's Law
- Medical records in general [395.3025(4), (7) & (8) and HIPPA]
- Medical records – Mental Health Clinic Records [394.4615(7)]
- Security system information or plan [119.071(3)]
- Social Security numbers [119.071(5)(a)]
- Surveillance Techniques, Procedures and Personnel [119.071(2)(d)]
- Undercover Personnel [119.071(4)(c)]
- Victims of Domestic Violence, Aggravated Stalking, Harassment, Aggravated Battery [119.071(2)(j)1]
- Victims of Child Abuse [119.071(2)(h)]
- Additional Statutes: _____

COMMENTS:

