



Lakeside Plantation
Community Development District

Alan Sabol, Chairman
Patrick Lavoy, Vice Chairman
Bonnie Benjamin, Assistant Secretary
Maria Chichelli, Assistant Secretary
Mary Martin, Assistant Secretary

September 20, 2023

AGENDA

Lakeside Plantation Community Development District
AGENDA

Seat 2: Alan Sabol - C	
Seat 3: Patrick Lavoy - VC	
Seat 5: Maria Chichelli - AS	
Seat 4: Bonnie Benjamin - AS	
Seat 1: Mary Martin - AS	

Wednesday
September 20, 2023
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
- VI. Business Administration
 - A. Approval of Minutes:
 1. June 21, 2023 Meeting
 2. August 16, 2023 Meeting
 - B. Approval of Check Registers:
 1. June 2023
 2. July 2023
 3. August 2023
 - C. Balance Sheet & Income Statement
 - D. Special Assessment Receipts Schedule
- VII. New Business Items
 - A. Consideration of Proposal from Reserve Advisors to Perform a Reserve Study Update
- VIII. General Audience Comments
- IX. Staff Reports
 - A. Attorney
 - B. District Engineer

- C. District Manager
 - 1. Rules of Meeting Procedure
 - 2. Hurricane Analysis
- D. Amenities Manager
 - 1. Report
- X. Other Business
- XI. Supervisors Requests
 - A. Supervisor LaVoy
 - 1. Discussion of Spreadsheet of O&M Fees
- XII. Closed Security Session (*Closed to the Public*)
In accordance with Sections 119.071(3)(a) and 281.301, Florida Statutes, a portion of the Regular Meeting may be closed to the public, as it relates to the District's security system plan. The closed session is scheduled to occur at the end of the Regular Meeting, but may be held at any time during the Regular Meeting, and is expected to last approximately thirty (30) minutes, but may end earlier than expected or may extend longer. When the security system plan agenda item is discussed the public will be asked to leave. The public will be notified that they may return upon completion of the discussion regarding the security system plan.
- XIII. Next Scheduled Board Meeting is October 18, 2023 at 6:00 p.m. at Lakeside Plantation Clubhouse
- XIV. 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	
11/16/22	Diane Raymond	1509 Scarlett Avenue	Status of Street Signs & Lights & Status of Dumpsters	
11/16/22	Theresa Mahoney	1520 Scarlett Avenue		
11/16/22	Sue Spayd	1534 Scarlett Avenue		
			Status & Dates: Tennis Lighting & Fencing, Pergolas at Entrance, Street Signs, Holes from Magnolias in Front of Clubhouse, Move Dumpster from Parking Lot, Streetlights on Plantation, Dormers Finished,	
1/18/23	Glenn Raymond	1509 Scarlett Avenue	Fountain on Exit Side	
3/15/23	Ann Tyler	1988 Scarlett Avenue	Replacing Carpet	
			Preserve on Side and Back to get Cleared out, so a	
3/15/23	Fran Dabler	1707 Scarlett Avenue	Fire Truck can get to the Back	

SECTION VI

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, **June 21, 2023** 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:

Alan (Bud) Sabol	Chair
Pat LaVoy	Vice Chair
Pina Chichelli	Assistant Secretary
Mary (Sue) Martin	Assistant Secretary
Bonnie Benjamin	Assistant Secretary

Also present:

Jordan Lansford	GMS – District Management
Sarah Sandy	Kutak Rock, LLP
Joe DeBono (<i>via Zoom</i>)	District Engineer
Alex Murphy	WTS Operations Manager
Margie Gertsmann	WTS Amenity Manager
Courtney	WTS
LMP Representatives	
Officer	
Residents	

The following is a summary of the discussions and actions taken at the June 21, 2023 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 general audience comments period. Ms. Anna Shlossberg of 1539 Scarlett Avenue felt that there was an abuse of power by management. On May 1, 2023, she came to the Club, but could not enter the facility because her access was denied for no apparent reason. Ms. Gertsmann decided to not allow her access to the Club and was yelled at by Ms. Gertsmann to leave her office. Ms. Shlossberg felt that she should not be punished for something that was not proven to be true. The CDD Board should make this decision, not management. Ms. Shlossberg did not receive any apology and her husband had no idea of what appropriate behavior was because Ms. Gertsmann had not explained it. As a result, she sent a letter to Ms. Gertsmann's boss, which she did not receive an answer for and requested that the Board carefully review this report and decide whether Ms. Gertsmann was qualified to continue in her role as a manager. Ms. Lansford stated this item would be discussed later in the agenda. Mr. Devon Poulos of 1255 Jonah Drive wanted the fountain in front of the community to be repaired, replaced or removed and requested that staff maintain the pool because the company that the CDD was using did not care about it. Mr. Poulos was happy that Commercial Energy Specialists (CES) was looking at automatic controllers, as it was good for the community. On May 1, he had a heated encounter with Ms. Gertsmann and requested a less defensive approach in the future but noted they worked things out. There being no further comments, Ms. Lansford closed the general audience comments 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**

There being no comments, the next item followed.

SIXTH ORDER OF BUSINESS**Business Administration**

- A. Approval of Minutes of the May 17, 2023 Meeting**
- B. Approval of Check Register**
- C. Balance Sheet & Income Statement**
- D. Special Assessment Receipts Schedule**

Ms. Lansford presented the minutes of the May 17, 2023 meeting, the May Check Register, Unaudited Financial Statements and Special Assessment Receipts Schedule, which were included in the agenda package. The townhall minutes would be provided at the next meeting.

On MOTION by Ms. Martin seconded by Mr. LaVoy with all in favor the Minutes of the May 17, 2023 Meeting, May 2023 Check Register and Income Statement were approved as presented.

SEVENTH ORDER OF BUSINESS**New Business Items**

- A. Hearing on Suspension of Amenity Privileges (*L. Shlossberg*)**

Ms. Sandy explained under the Amenity Policy, in order to suspend amenity access privileges for longer periods of time the Board was required to have a public hearing. An Incident Report was previously provided to the Board along with the suspension letter, affidavit from the amenity staff member that filed the Incident Report, pictures from the security camera, fob access information and copies of the District's Amenity Facility Policies. Mr. Shlossberg received notification of the suspension and this hearing, a copy of the Incident Report and affidavit from an amenity staff member. Originally, this hearing was scheduled for May 17th, but at the last meeting, a letter sent on behalf of Mr. Shlossberg was received requesting delay of the hearing as Mr. Shlossberg was not able to attend the meeting and the hearing was rescheduled for today. The incident occurred on April 28, 2023 and shortly after, Mr. Shlossberg's amenity privileges were suspended and a letter notifying him of the temporary suspension was sent on May 2, 2023.

Ms. Sandy explained under "*Suspension & Termination of Privileges*" in the Amenity Policy, "*The privileges at the amenity facilities could be subject to suspension or termination by the Board of Supervisors, if a patron or patron's family member exhibits unsatisfactory behavior, deportment or appearance or engages in conduct that was improper or likely to endanger the welfare, safety or reputation of the District or its management.*" It additionally provides, "*Anytime a patron or patron's family member violates these policies in a manner that*

is in the discretion of the Facility Manager upon consultation with one Board Member, such patron shall have all amenity privileges immediately suspended until the next Board of Supervisors meeting.” Ms. Sandy asked the following questions to Ms. Gertsman:

- *When did the incident occur?* Ms. Gertsman stated the incident occurred on April 27 and the next day, she received a call from an employee stating that she was being harassed in the evenings by a resident, Mr. Leon Shlossberg, who comes into the office at night when she was working alone. Last night, Mr. Shlossberg asked her what time she gets off work, what kind of car she drove, when the pool was usually empty, when staff left and if she carried a gun. The employee was upset and stated that she would no longer work in the evening.
- *After you received that call, did you ask the staff member to file an incident report?* Ms. Gertsman replied yes.
- *What did you do after that to verify anything regarding the incident?* Ms. Gertsman checked the cameras and provided photos and fob swipes.
- *What time was the security camera footage?* Ms. Gertsman stated the photo indicated 6:04 p.m.; however, the camera and fob swipes were a few seconds off. It showed Mr. Shlossberg swiping in on April 27.

Ms. Sandy reported that the amenity staff member no longer worked at the Amenity Facility and provided a sworn affidavit from May 13, 2023 that was provided to the Board, reflecting that starting in late March, Mr. Shlossberg came into the Clubhouse to talk to the employee when she worked alone in the evenings several times a week. During weekday evenings, when the employee was working alone in the office, Mr. Shlossberg was teaching a piano lesson and the employee felt uncomfortable when he questioned what time she started work, what time she left work and what time patrons usually left the Clubhouse and pool. On April 18th, Mr. Shlossberg asked if she carried a gun and if she had it with her. On a separate occasion, Mr. Shlossberg questioned what kind of car she drove and attempted to hug her, but she backed away. On April 27th, the date of the incident, Mr. Shlossberg commented that she was working alone while laughing, which made her uncomfortable because he did not have a lesson or other reason to be there. During that interaction, Mr. Shlossberg tried to grab her hands while talking to her, but she pulled away. Mr. Lavoy questioned why the authorities were not called. Ms. Sandy explained that WTS, as her employer, discussed this option with her along with others

offered to assist her in reporting it if she wanted to. The employee decided she did not want to contact the police because she would be leaving the position in the near future. Ms. Gertsmann believed that the employee feared retaliation, but if asked, she would go to the authorities.

Mr. Shlossberg was provided the opportunity to address the Board. He handed the Chair several papers, and noted that most of the residents know him. He and his wife moved into the community eight years ago and helped most residents during the hurricanes. No one ever said a bad word about him as he did a lot for kids. Mr. Shlossberg taught kids Math, Science and gave piano lessons. His wife was poorly treated by staff because they were family and he felt that staff owed him an apology because of how his wife was treated and all of these accusations. On April 28th, Mr. Shlossberg was waiting for a few minutes on the verandah because someone was supposed to pick him up to go to Sarasota. He stated he had multiple witness that could answer to when he was here and what happened. The next day, Mr. Shlossberg stated he was sitting with his partners at the restaurant when he heard a scream from his wife. Mr. Shlossberg wanted everyone to understand that management talked like they owned this place and did what they wanted, which was considered abuse. He knows what was moral and requested that the Board look at his education and what he has done for this county. Regarding the gun, Mr. Shlossberg mentioned to an amenity employee that he wanted to carry a gun because he was alone and did not feel safe. A resident named Mark Frandsen also spoke on Mr. Shlossberg's behalf. He reported that he was picking up Mr. Shlossberg from the amenity center to take him to a meeting in Sarasota on the night of April 27th. Mr. Frandsen stated he received a text message from Mr. Shlossberg on April 27th just before 6:00 p.m. and that he picked Mr. Shlossberg up to take him to a meeting in Sarasota at 6:03 p.m. Therefore, Mr. Shlossberg could not be in this room making advances at the employee as she reported.

Mr. Shlossberg concluded his presentation, and Ms. Sandy stated it was not the Board's opportunity to discuss and deliberate further. Mr. LaVoy questioned whether he would be liable for any decision that the Board made. Ms. Sandy explained that Mr. LaVoy was acting in his capacity as a Board Member and as long as he were acting in good faith, Mr. LaVoy was covered by the District's insurance policy. Mr. LaVoy questioned the number of complaints filed against Mr. Shlossberg. Ms. Lansford noted this was the first complaint that she was aware of. Ms. Shlossberg felt that the employee had the right to file the Incident Report, but her husband was in Sarasota. Ms. Lansford understood that Mr. & Mrs. Shlossberg were angry but requested that

they not speak when it was not their turn and asked they give the Board a chance to deliberate. Mr. Sabol felt that Mr. Shlossberg should be suspended and asked Ms. Martin, Ms. Chichelli and Ms. Benjamin, how they would feel if this was their sister, mother or daughter. Ms. Chichelli preferred suspending Mr. Shlossberg for six months because he made the employee feel uncomfortable. Mr. Sabol noted that this was a WTS employee and the District was responsible for her. Ms. Sandy noted that as an amenity staff member the Board felt responsible for her safety, but clarified for the Board that she was an employee of WTS and not an employee of the District. Ms. Benjamin agreed that the Board should protect their amenity staff and agreed with suspending Mr. Shlossberg for six months. Ms. Martin felt that Mr. Shlossberg served enough time. Mr. LaVoy agreed.

On MOTION by Mr. Sabol seconded by Ms. Chichelli with Ms. Martin, Ms. Benjamin, Mr. Sabol and Ms. Chichelli in favor and Mr. LaVoy dissenting, suspending the amenity privileges Mr. Leon Shlossberg of 607 Pinckney Drive for an additional six months until December 21, 2023 was approved. (Motion Passed 4-1)

B. Discussion of Insurance Reimbursement & Outstanding Items

Ms. Lansford would discuss this item under her report.

C. Consideration of Proposal from LMP for Palm Tree Injections

Ms. Lansford presented a proposal from Landscape Maintenance Professional (LMP) for Palm tree injections in the amount of \$5,620. A representative from LMP showed how they inject the trees. It prevented diseases from insects because the trees were Medjool Palms, which were the most expensive Palms. If the appropriate steps were not taken to protect them, the trees would die and would be more costly to remove them. The type of injection was OTC along with nutrients, which the Palms needed. The trees were not affected at this time, but they were weak and needed nutrients. Mr. Sabol pointed out that all of the trees were weak due to the hurricane. Mr. Lavoy was not in favor of it as the District did not have the money. Mr. Sabol requested deferring this matter and discussing it when the District received insurance funds. Ms. Lansford noted that OTC injections were budgeted for next fiscal year.

D. Consideration of Resolution 2023-05 to Reset the Date of the Public Hearing on Amending the Amenity Center Policies

Ms. Lansford presented Resolution 2023-05, resetting the date of the public hearing on amending the Amenity Center Policies as both public hearings could not be published on the same day. It would be moved to the August meeting.

On MOTION by Ms. Benjamin seconded by Ms. Martin with all in favor Resolution 2023-05 Re-setting the Public Hearing for August 16, 2023 at 6:00 p.m. at this location was adopted.

E. Consideration of Resolution 2023-06 Appointing Darrin Mossing as an Assistant Treasurer of the District

Ms. Lansford presented Resolution 2023-06, designating Mr. Darrin Mossing, the owner of GMS, as Assistant Treasurer, for the purpose of signing documents and checks.

On MOTION by Ms. Benjamin seconded by Mr. LaVoy with all in favor Resolution 2023-06 Appointing Mr. Darrin Mossing as Assistant Treasurer of the District was adopted.

F. Consideration of Proposal from Professional Fountain Services, LLC for Fountain Repair Services

Ms. Lansford presented a proposal from Professional Fountain Services to replace the motor in a fountain in the amount of \$4,243.84, which was included in the agenda package. Ms. Gertsmann stated that this was the company that maintained all of their fountains and this proposal was for the exit fountain. Mr. LaVoy questioned when the motor was last replaced. Ms. Gertsmann asked the District Accountant but had not heard back. Ms. Lansford could not find anything in GMS' records other than for small repairs. It was insured, but the deductible would be \$2,500 since it was not for hurricane damage.

On MOTION by Mr. LaVoy seconded by Ms. Chichelli with all in favor the proposal from Professional Fountain Services, LLC. to replace the motor in the exit fountain in the amount of \$4,243.84, subject to insurance approval was approved.

G. Consideration of Pool Assessment Report

H. Consideration of Proposal from CES for Chemical Controls for Pool & Spa

Ms. Lansford presented an assessment from Mr. Ken Martin of Martin Aquatics, who were impressed with the condition of the pool and felt that it was structurally sound. Mr. Marin recommended that the chemical controller on the spa be replaced. Mr. Sabol was not in favor of installing a saline generator that Mr. Marin recommended, which cost an additional \$17,000 to \$23,000, at this time, but perhaps doing it next year and was in favor of approving the CES proposal in a not-to-exceed amount of \$6,000. Ms. Gertsman clarified that they were only required to have an automatic feeder on the spa, but not on the pool, but it was recommended. When the District had the money, Ms. Gertsman recommended replacing it because this week there was no chlorine in the pool. Probes in the existing chemical controller were replaced and the spa has been operating for three weeks but may not be operating for much longer. Mr. Sabol felt that the \$9,000 for an Aquatic Engineer was money well spent. Ms. Chichelli questioned whether the District had the money. Ms. Lansford indicated that there were funds available for emergency items only. *Discussion ensued and there was consensus to table this item until an emergency repair was necessary.*

- **District Engineer – Approval of Site Plan (Item 5B1)**

Ms. Lansford reported that Mr. Joe DeBono, the District Engineer was present and presented a \$8,000 Work Authorization for a Site Plan that the Board approved for the work that Welch Tennis (Welch) was doing on the tennis courts. The District's insurance company reimbursed the District \$2,000 in advance for this work to be completed; however, Welch could not start the work until there was a Site Plan. Mr. Sabol felt that \$8,000 for a Site Plan was high. Mr. DeBono explained that a Condition Survey needed to be performed, which was in order to complete the permitting process with Sarasota County.

Ms. Chichelli MOVED to approve the Work Authorization for the Site Plan in the amount of \$8,000 and Mr. Sabol seconded the motion.

Mr. LaVoy questioned whether the District already received \$200,000. Ms. Lansford explained that the District received a reimbursement of \$371,000 from Welch in March or April and the proposal was \$264,000. The insurance company provided an advance for every single proposal except for the street lighting, with the hope that they would receive a copy of the

invoice when the work was completed. As a result, these two proof of loses (POL) could be approved separately. Mr. Sabol and Mr. LaVoy questioned whether the money was sitting in an account waiting to be spent. Ms. Lansford confirmed that there was \$174,000 in the Reserve Fund, but the District was still outstanding on bills, with a little over \$200,000 to be paid. Mr. Sabol questioned whether electricity was necessary for the tennis court. Ms. Lansford confirmed that the lighting was separate. The Welch proposal that was approved and ratified by the Board in January and was sent to the insurance company, included engineering fees for the Site Plan as well as the tennis court and basketball court fencing and canopy. The lighting would be discussed later in the agenda.

On VOICE VOTE with all in favor the Work Authorization for the Site Plan in the amount of \$8,000 was approved.

Mr. DeBono left the meeting.

EIGHTH ORDER OF BUSINESS

General Audience Comments

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

- Mr. Devon Poulos of 1255 Jonah Drive was the Division Manager for the City of North Port, overseeing the water park and Warm Mineral Springs Park and recommended that pool parts be retained on hand. CES had a great system to automate the chemicals as it provided text alerts when chlorine was low and allowed for resetting from home. Mr. Poulos offered to show the Board around his pump room and felt that Ms. Gertsman was doing a great job, but there needed to be balanced assessments. *Ms. Lansford requested that the Board meet separately with Mr. Poulos.*
- Mr. Ryan Hughes of 2397 Pecan Drive asked if the proposal with LMP for Palm tree injections included a guarantee that the tree would be free of disease. *An LMP representative stated there was always a possibility that the tree could die, but as long as they were protecting the tree, there was no issue. However, the trees were nutrient deficient. LMP was scheduled to do the Palm pruning on July 11th. Mr. LaVoy requested a quote for the nutrients.* Mr. Hughes voiced concern that if the

treatment for the Palm trees did not work, the District would receive no financial compensation. *An LMP representative confirmed that the treatment always worked, but if not, they could discuss it.*

- Ms. Diane Raymond of 1509 Scarlett Avenue recalled that \$3,000 was budgeted for security, but no one ever attended meetings and questioned whether the \$10,210 pool cleaning and maintenance was in their contract, why \$5,000 was budgeted for tennis maintenance when maintenance staff was cleaning the courts and if the sidewalk at 1924 Scarlett Avenue that was damaged by the roof contractor would be paid for by them. Ms. Raymond felt that Mr. Shlossberg's suspension should have been overlooked, since it was his first offense and Mr. Fred Burrows should have received another six-month suspension as it was his second offense and questioned who to contact regarding the curb behind her house, which was raised by a dead tree. *When Ms. Chichelli looked at the curb, there was water, but the tree was alive and they needed a survey.* Ms. Raymond asked on behalf of Ms. Fran Dobler of 1707 Scarlett Avenue, if the Florida Forestry Service (FFS) was contacted about the preserve area. *Ms. Lansford contacted them and was waiting for a response.*
- Ms. Louise White of 1596 Scarlett Avenue requested that someone look at trees that were close to falling on her home.
- Ms. Lisa Wells of 1050 Jonah Drive questioned the life expectancy of the Palm trees. *An LMP representative confirmed that Medjool Palms could live from 50 to 200 years under the right conditions. There were no diseases in any of the Palm trees, but there was a nutrient deficiency.* Ms. Wells felt that the Board made the right decision on Mr. Shlossberg's suspension and questioned the lots sold at auction on Jonah Drive. *Ms. Lansford stated that it was a tax certificate sale on the properties that the owners stopped paying taxes on.*
- Ms. Wilma Sable of 1528 Scarlett Avenue questioned why Mr. Shlossberg was allowed to give piano lessons out of their facility. *Ms. Gertsman pointed out that Mr. Shlossberg was never stopped. Ms. Lansford was directed by the Board to send a letter to Mr. Shlossberg asking him to stop giving lessons.*

There being no further comments, Ms. Lansford closed the general audience comments period.

NINTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

There being no comments, the next item followed.

B. District Engineer**1. Approval of Site Plan**

This item was discussed.

C. District Manager**1. Discussion of POL**

- **Discussion of Insurance Reimbursement & Outstanding Items** (*Item 8B*)

Ms. Lansford received a reimbursement of \$49,572.33 on June 1st but held off on signing it as the Board wanted to discuss the items included in the proposals. The lighting, in the amount of \$346,000, was the highest insured item; however, their deductible was \$17,300. Anything over the \$17,300, that falls within the \$346,000, was covered and reimbursed from insurance, except for the \$17,300. The lighting was fully approved by the insurance company in the amount of \$66,872.32, minus the \$17,300, for a total reimbursement of \$49,572.32. Mr. LaVoy asked if it was for the tennis lighting. Ms. Lansford explained that it was for all of the lighting in the community, including the tennis lighting. Mr. LaVoy requested that the tennis lights be removed from the proposal. Ms. Lansford pointed out if the Board did not want the tennis court lighting, the proposal must be revised and it must be sent back to the insurance company for approval. Ms. Chichelli questioned whether lighting was recommended as they did not have lights on the tennis court. Ms. Lansford explained that everything damaged by the hurricane was replaced. Mr. Sabol recalled in 13 years, there were only two people playing tennis at night and residents living across from the tennis court did not want them. Ms. Lansford pointed out that the policy must be amended to not allow nigh play. Mr. Sabol suggested having a switch to turn off the lights. Ms. Lansford stated the timers would be replaced.

On MOTION by Ms. Chichelli seconded by Mr. LaVoy with all in favor the Proof of Loss was approved.

Ms. Lansford announced that the next meeting was on August 16, 2023 at 6:00 p.m., which was the final budget meeting. The agenda noted that the next meeting was in July, but this was a misprint.

D. Amenities Manager

1. Report *(to be provided under separate cover)*

Ms. Gertsmann presented the Monthly Summary Report.

2. Consideration of Proposals from Innotech Construction Services, LLC for Clubhouse Flooring, Paint & Repair of Gazebo

Ms. Lansford stated the Clubhouse flooring, painting and repair of the gazebo were discussed at the Townhall meeting and the proposals were included in the agenda package. It was from one company to give the Board an idea of the costs. Mr. LaVoy thanked Ms. Gertsmann for providing it. Ms. Chichelli requested a sample of the paint for the gazebo. Ms. Gertsmann would request one. Mr. Sabol asked if the total amount was \$28,300. Ms. Gertsmann explained that texturing and painting over the wallpaper was \$8,800 and \$19,500 to remove the wallpaper and paint. The issue with removing wallpaper, was that the drywall could peel. It did not look like the wallpaper was bubbled, but if it was, they could lose everything. Mr. LaVoy pointed out they had time to do it, as the goal was complete it by next year. Ms. Gertsmann pointed out that replacing the flooring was necessary because the carpet was in bad shape, but this was not an emergency. Discussion ensued.

TENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Sabol requested that a beam behind Ms. Martin's be removed, as it was on CDD property and was leaning towards the house. Ms. Lansford suggested having an arborist at LMP inspect the tree and provide a report to the Board. Ms. Martin would provide her address to LMP.

If the tree was in the conservation area, it could not be removed. Mr. Sabol pointed out that the tree could be cut into pieces and put into the reserve. Ms. Sandy did not want to set a precedent on removing every tree, but if there was a known defect, the tree would be cut.

A. LaVoy

1. Insurance Discussion

Mr. LaVoy suggested that the Board engage Stone Claims Group, a commercial Public Adjuster (PA) in St. Petersburg, to review the District's insurance policy. They provided a free review. The Carriage Homes engaged them after they had to assess every home \$6,000 and were able to get reimbursement for new roofs, gutters and re-painting. Ms. Sandy did not know how this would work since the insurance money was already accepted. Mr. LaVoy pointed out that they did not sign a release. Ms. Lansford recalled that a release for \$354,232.20 was signed and the Board just approved another release for \$49,572.32, but it may not hurt to have the review as they had over \$700,000 in losses. Ms. Chichelli was not in favor as they had the professional people here to do the review and their situation was different. Ms. Benjamin asked if anything was not covered. Ms. Lansford confirmed that the District paid \$300,000 in deductibles that was not covered by insurance along with engineering and attorney's fees and hurricane debris of \$150,000. Ms. Chichelli was comfortable not having anyone look at it. Mr. Sabol felt that it did not hurt to have someone else look at it for no charge. Ms. Lansford stated since last year, staff put 100 hours into this District at no charge and if the Board wanted to proceed, staff would provide the documentation on file to the PA.

Mr. LaVoy MOVED to engage Stone Claims Group to provide a free review the District's insurance policy and Mr. Sabol seconded the motion.
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Ms. Adams requested that the motion be amended to authorize a liaison to work with Stone Claims. Mr. LaVoy requested that he be appointed liaison.

On VOICE VOTE with Ms. Martin, Mr. LaVoy and Mr. Sabol in favor and Ms. Chichelli and Ms. Benjamin dissenting, appointing Mr. LaVoy as liaison for engaging Stone Claims Group to provide a free review of the District's insurance policy was approved. (Motion Passed 3-2).

2. Assessment/Loan Discussion

This item was not discussed.

3. Volunteer Coverage Discussion

Mr. LaVoy wanted to have volunteers. Ms. Sandy stated the Board must approve a general policy to use volunteers and there would be additional work for amenity management staff and liability considerations because the District's liability policy did not cover volunteers. There would be volunteer management in terms of what projects they would work on, getting the people together, ensuring that they sign liability waivers and overseeing the work. The Board would need to be cautious about the type of activities the volunteers would be asked to do. Although the District's liability policy did not cover volunteers, there could be an additional policy from EGIS that would give the District some additional coverage if it engaged volunteers. Ms. Lansford stated to add coverage to the current policy, in order to price it accurately, they would need to know the number of events that occur over the entire fiscal year and every event would need to be documented, volunteers listed and approved by the Board. Then a formal package would be adopted with the list of individuals, activity each individual would be performing, number of hours, number of volunteers and it must be brought before the Board and submitted to the insurance company for approval. Mr. LaVoy wanted volunteers for a community garden. Ms. Sandy pointed out that typically a community organization was involved in a community garden, but not volunteers. Mr. Sabol felt that they had many qualified people that could be helping and would do a good job, but it would be a bad idea. The Board agreed.

TWELFTH ORDER OF BUSINESS

Shade Session to Discuss Security Proposals *(Closed to the Public)*

Ms. Lansford requested that members of the audience leave the room in order for the District to hold a Shade Session on security, which was called to order at 8:13 p.m. At the

conclusion, the regular meeting was called to order. Ms. Lansford requested that the Board take action to advertise for a Shade Session for the August 16, 2023 meeting.

Mr. LaVoy MOVED to schedule a Shade Session for August 16, 2023 at 6:00 p.m. at this location and Mr. Sabol seconded the motion.

Mr. LaVoy asked if Ms. Gertsman would check with Human Resources. Ms. Gertsman would engage security so that employees were not alone.

On VOICE VOTE with all in favor scheduling a Shade Session for August 16, 2023 at 6:00 p.m. at this location was approved.

THIRTEENTH ORDER OF BUSINESS

Next Scheduled Board Meeting is July 19, 2023 at 6:00 p.m. at Lakeside Plantation Clubhouse

This item was discussed.

THIRTEENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chair/Vice Chair

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, **August 16, 2023** 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:

Alan (Bud) Sabol	Chair
Pat LaVoy	Vice Chair
Pina Chichelli	Assistant Secretary
Mary (Sue) Martin	Assistant Secretary
Bonnie Benjamin	Assistant Secretary

Also present:

Jordan Lansford	GMS – District Management
Sarah Sandy (<i>via Zoom</i>)	Kutak Rock, LLP
Brent Burford (<i>via Zoom</i>)	District Engineer
Alex Murphy	WTS Operations Manager
Margie Gertsmann	WTS Amenity Manager
Residents	

The following is a summary of the discussions and actions taken at the August 16, 2023 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 6:02 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 general audience comments period. The following residents addressed the Board:

- Mr. Devon Poulos of 1255 Jonah Drive noted the following: 1) He was shocked about the amount that the operation and maintenance (O&M) assessment was increasing; when he moved into the community in 2020, it was \$765 and it was now \$1,352.10, for an increase of 76.5%, 2) WTS was receiving \$296,000 for services, but their hours were shrinking and residents were not receiving services; they did not need anyone at the Clubhouse as there were no rentals and they were budgeting for activities, but no one was showing up, 3) There were rumors that they were under insured, 4) LMP had a \$154,000 contract and were paid \$150,000 for hurricane maintenance, but all they had to do was cut the trees, put them to the side, submit a letter to the city and the city would pick up the trees, 5) Street signs in the townhomes did not have correct names and 6) They needed to figure out how to proceed, how to keep the pool open and control expenses. He was in favor of an increase if it made sense.
- Ms. Debra Johnson of 1505 Scarlett Avenue questioned what was in the reserve before the hurricane, what was in reserves now and how the money was spent. She was upset with the fountain not working at the front entrance as it attracted her to the community and wanted the pergolas to be repaired.
- Ms. Anna Schlossberg of 1539 Scarlett Avenue asked why the air conditioner was not running in the Clubhouse, why they could not go to another vendor and whether management did their due diligence and research.
- Ms. Lisa Wells of 1050 Jonah Drive requested a copy of the Amenity Center Policies as it was not on the website. *Ms. Lansford stated the policies would be discussed at this meeting and once they were updated, it would be posted to the website.*
- Ms. Jeanne Osborn of 2619 Peach Circle and of 1321 Jonah Drive asked if the District was collecting \$1,276,426, if it included the assessment of \$343 and \$395

for the villas and if the assessment was a one-time assessment because they depleted the \$140,000 in reserves.

- Ms. Shannon Hansbury of 1863 Scarlett Avenue noted that her current Tax Bill was \$1,904.08 in the single-family section and it was proposed to increase to \$2,300 or \$2,400 per year versus Cypress Falls, which paid \$1,100 per year in assessments. Their fees were higher than any other community in the area including Venice.

There being no further comments, Ms. Lansford closed the general audience comments 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

Mr. Burford met with Mr. Sabol and Ms. Gertsmann several weeks ago to evaluate the lake bank erosion on the lake behind the Amenity Center as well as Lake 14. He was working with a contractor to schedule a site visit to discuss the method for the repairs. Mr. Burford inspected the sidewalks that were in bad shape near the pickleball courts and provided Ms. Gertsmann with another contractor’s contact information to make those repairs. He would like to be onsite when those repairs were being made because the sidewalks are pushed up against Oak trees. Mr. Sabol asked if the price per linear foot for the ponds was \$70. Mr. Burford confirmed that the geotube repairs were \$70 per linear foot, but wanted to reach out to another contractor to see if a less expensive method was available. They had not determined the linear footage needed at this time and planned to meet with the contractor. *Mr. Burford left the meeting.*

SIXTH ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of the June 21, 2023 Meeting

Ms. Lansford presented the minutes of the June 21, 2023 meeting. Ms. Martin noted on Page 12 under the Eleventh Order of Business, “*beam*” should be “*tree*.” Ms. Chichelli stated on Page 5, *Mr. Sabol* questioned if he was liable for any decision that the Board made and not *Mr. LaVoy*.

On MOTION by Ms. Martin seconded by Mr. Sabol with all in favor the Minutes of the June 21, 2023 Meeting were approved as amended.

B. Acceptance of Minutes of the May 8, 2034 Townhall Meeting

Ms. Lansford presented the minutes of the May 8, 2023 Townhall Meeting. Ms. Benjamin noted on Page 6, no motion was made.

On MOTION by Mr. LaVoy seconded by Mr. Sabol with all in favor the Minutes of the May 8, 2034 Townhall Meeting were approved as amended.

C. Approval of Check Registers

- 1. June 2023
- 2. July 2023

D. Balance Sheet & Income Statement

E. Special Assessment Receipts Schedule

Ms. Lansford would review these items when the budget was presented.

SEVENTH ORDER OF BUSINESS

New Business Items

A. Public Hearing on Adopting the Amended Amenity Center Policies, Resolution 2023-07

Ms. Gertsman presented the amended Amenity Center Policies, to include the Guest Pass Policy, providing five guest passes per household and raising the age of those utilizing the hot tub to 15 years old.

On MOTION by Ms. Martin seconded by Mr. LaVoy with all in favor the Public Hearing on Adopting the Amended Amenity Center Policies was opened.

Mr. Devon Poulos of 1255 Jonah Drive did not oppose the age of those using the hot tub, but questioned who would be enforcing it. Mr. Sabol referred to a provision on Page 5, under the HOA use of the facility, *“Each HOA may use the Amenity Facility without being required to pay an annual user fee and/or a room rental fee and the District may limit or terminate the HOAs use of the Amenity Facility at any time”* and asked if it covered Mr. Leon Schlossberg not being able

to come into the Clubhouse. Ms. Sandy explained that it was for an HOA and not homeowners and under the Suspension Policy on Pages 17 through 19, Mr. Schlossberg would be considered trespassing.

On MOTION by Mr. LaVoy seconded by Ms. Chichelli with all in favor the Public Hearing on Adopting the Amended Amenity Center Policies was closed.

On MOTION by Ms. Chichelli seconded by Ms. Martin with all in favor Resolution 2023-07 Adopting the Amended Amenity Center Policies was adopted.

- **General Audience Comments (Con't)**

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

- A Resident agreed with Ms. Johnson's comments about the fountains, requested that funds be set aside to paint the middle pergola and asked if the three Magnolia trees on Plantation Boulevard that were leaning, would be evaluated.
- Mr. Kenneth Saul of 1070 Jonah Drive questioned the purpose of residents making comments if no one was going to reply. *Mr. Sabol stated the Board would try to answer the questions, but if there was no answer, they would study the situation and get back to the resident at the next meeting.*
- Ms. Donna Keller of 2395 Savannah Drive noted how dirty the Clubhouse carpet was and suggested that staff go to Walmart and purchase a carpet steamer so that maintenance staff could clean the carpet. *Mr. Sabol indicated they only had one proposal to fix the walls and the carpet and they did not have the money to pay for it but would speak to Ms. Gertsmann about purchasing a carpet steamer.*
- Ms. Debra Johnson of 1505 Scarlett Avenue reiterated her question of the amount in reserves and what they were doing with it. *Ms. Lansford would answer this question during the budget presentation.*
- Ms. Jeri Zwick of 2209 Boxwood Street spoke to Ms. Gertsmann several times about the landscaping behind Boxwood Street. There was a huge leaf pile back there and was informed that the CDD had no responsibility. *Mr. Sabol confirmed*

that it was a small pile of weeds and the CDD had larger items to handle. Resident Devon Poulos of 1255 Jonah Drive clarified it was not just a pile of weeds and residents paid money for it to be maintained. Mr. Sabol apologized.

- Ms. Theresa Mahoney of 1520 Scarlett Avenue questioned why only one bid was received for the walls and carpet and why they would get any bids if there was no money to pay for it. *Mr. Sabol explained that this was the only proposer that answered.* Ms. Mahoney voiced concern that no one followed up. *Ms. Lansford pointed out that bids typically expired within 30 to 60 days of the pricing and they would not have assessment funds until the end of November.*
- Mr. Ron Jursch of 2226 Boxwood Street suggested having a detailed Priority List with expenditures for the next 12 months.

Mr. Sabol recalled that they had a Townhall Meeting, but it was not effective and wanted to have another Townhall Meeting and for Ms. Lansford, Ms. Gertsman and District Counsel to attend, for the purpose of answering questions. If that was not effective, they would post questions and answers on the website. Ms. Lansford stated on the Lakeside Plantation CDD website, there was detailed ledger in each agenda package.

- Mr. Ryan Hughes of 2397 Pecan Drive felt that the number one priority was rebuilding the District's reserves, improving the District's financial help and then tackling beautification projects gradually so they did not scare off potential buyers and put residents in an uncomfortable position.
- Ms. Jeanne Osborn of 2619 Peach Circle recalled at the Townhall Meeting, the priorities for the community were discussed.
- Mr. Gary Ronald of 2608 Peach Circle asked if the tennis courts were going to be redone, if there would be an assessment for it and if the issues at the Townhall Meeting were going to be reiterated. *Mr. Sabol stated at the Townhall Meeting, no staff attended, but different ideas were discussed by the Board. Another Townhall Meeting would be scheduled.*
- Ms. Anna Schlossberg of 1539 Scarlett Avenue recalled that the assessment residents paid was supposed to be used to clean the carpet.

There being no further comments, Ms. Lansford closed the general audience comments period. Mr. Sabol pointed out that inflation went up 22% from June 22, 2022 until now and most

items in the budget were only being raised by 2% to 3% except for the assessment, which was larger. The average American was paying \$709 to live every month and the Board was trying to adjust the budget accordingly. Ms. Lansford stated at the beginning of the fiscal year, the insurance schedule used to cover the hurricane damage, was approved in 2021. The Reserve Study was as an estimated guide of what should be transferred into the Reserve Fund every year and the last time it was updated was in 2017. It was recommended to be redone every five to seven years as the numbers from 2017 did not include inflation; however, it was estimated to cost \$8,000 to \$9,000, which was deemed expensive by the Board and would be a top priority item for next fiscal year. At the beginning of this fiscal year, there was \$437,355 in the reserve and \$126,629 was projected at the end of this fiscal year as the insurance company provided an advance payment to the District to pay roofing vendors. At this time, the District claimed nearly \$800,000 in repairs due to the storm and there were concerns by the auditor that the reserve balance was too low. Mr. LaVoy pointed out that the funds set aside for the air conditioner and carpet were absorbed by the hurricane. Ms. Lansford pointed out the following assessment increases:

- **Villas** –\$395.44 for the O&M portion of the CDD fee, which did not include the \$328 for debt service.
- **Single Family** –\$494.29 and \$410 for debt service.
- **Multi-Family** – \$343.60. Residents should email Ms. Lansford for the debt service amount, which varied based on the address.

B. Public Hearing on the Adoption of the Fiscal Year 2024 Budget

On MOTION by Mr. LaVoy seconded by Ms. Martin with all in favor the Public Hearing on the Adoption of the Fiscal Year 2024 Budget was opened.

The following residents addressed the Board:

- Mr. Ron Perry of 1663 Scarlett Avenue felt that the Board did a good job of controlling expenses in the budget, but residents needed to pay back the capital reserve as there were \$292,914 in non-reimbursable expenses, including \$64,950 for hurricane debris cleanup and \$148,234 of hazardous electrical work, which

was not covered by insurance. They needed a complete itemized report of all hurricane expenditures and questioned whether they had to pay back the capital reserve in one year.

- Mr. Devon Poulos of 1255 Jonah Drive understood they started off with \$436,000 in the reserve and they should have been at \$600,000. *Ms. Lansford clarified there was \$437,355 in the reserve at the start of Fiscal Year 2024 and they were supposed to be at \$659,000. According to the Reserve Study, they were \$50,000 short, not \$200,000 short. The Board was making contributions every fiscal year based on the recommendation from the Reserve Study.* Mr. Poulos asked if the debt service assessment was going up for the multi-family. *Ms. Lansford explained that the debt service was a fixed rate and some multi-family homes were assessed \$300 and others were assessed \$400.* Mr. Poulos agreed that reserves should be increased because they could not survive another storm, but if costs increased, people would start selling homes. In the letter that was sent out, there should be an explanation of where the money was going. *Mr. Sabol recalled that the CDD fee was raised \$50 in 12 or 13 years and if inflation continued, there may be another \$500 increase*
- Ms. Lisa Wells of 1050 Jonah Drive felt that the 3% increase made sense and the Board was doing a great job keeping the budget in line by contributing 30% to reserves, but questioned how they were getting anything fixed. *Ms. Lansford explained that insurance funds were sent out and set aside and by the time everything was paid, they would have \$126,000. Mr. LaVoy felt the Board should be careful about how those funds were spent.*
- Mr. Ryan Hughes of 2397 Pecan Drive voiced concern about having another hurricane or unplanned maintenance emergency because if there were not sufficient funds, they must borrow money at higher rates.
- Mr. Joe Szewczyk of 1739 Scarlett Avenue noted that the current inflation rate was 2.97%, last month it was 4.05%, last year it was 9.06% and they were looking at a long-term average of 3.28%, which fell in line with the 3% and recommended splitting the 33% out and looking at the cost for doing a special assessment to make up the difference. *Ms. Lansford stated in order to do a special assessment,*

they must re-advertise and it would drag out another two to three months before anything was approved. The cost associated with that was in the \$10,000 to \$15,000 range.

- Mr. Ron Jursch of 2226 Boxwood Street suggested having a one-year CD.
- Ms. Theresa Mahoney of 1520 Scarlett Avenue asked if the assessment was in a separate bill. *Ms. Lansford explained it was on each resident’s Tax Bill.*
- Ms. Wilma Sabol of 1528 Scarlett Avenue explained the fees on the Tax Bill and that CDD assessment only increased by \$50.
- Mr. Devon Poulos of 1255 Jonah Drive noted that his CDD operating assessment increased \$1,008.50 to \$1,352, which was an increase of \$343. *Mr. Sabol explained that residents were also being charged for the county Police Department, Fire Department and waste management. Ms. Lansford believed that Mr. Poulos was confusing the Tax Bill with the O&M assessment letter.*
- Mr. Don Peacock of Magnolia Circle questioned the status of the swimming pool and whether it was sinking, what was still outstanding from the Hurricane Ian damages and what portion was covered by insurance.

On MOTION by Mr. LaVoy seconded by Ms. Chichelli with all in favor the Public Hearing on the Adoption of the Fiscal Year 2024 Budget was closed.

Mr. Sabol felt that a 3% increase in the budget or \$400 per year was minimal, compared to Pelican Pointe, who raised their budget by \$1,000.

1. Consideration of Resolution 2023-08 Adopting the Budget for Fiscal Year 2024

Ms. Chichelli requested that *Electric Utility Services -Tennis Courts/Pool* be decreased from \$20,000 to \$18,000 and the \$2,000 be placed into *Sidewalk Repairs* to increase it from \$15,000 to \$17,000.

On MOTION by Mr. LaVoy seconded by Ms. Martin with all in favor Resolution 2023-08 Adopting the Budget for Fiscal Year 2024 Budget was adopted.

2. Consideration of Resolution 2023-09 Imposing Special Assessments & Certifying an Assessment Roll

On MOTION by Mr. LaVoy seconded by Ms. Chichelli with all in favor Resolution 2023-09 Imposing Special Assessments & Certifying an Assessment Roll was adopted.

C. Consideration of Proposal from Community XS to Provide Website Services

Ms. Lansford provided this item due to numerous complaints about the District’s website such as links not working, broken links and pages not loading. Mr. LaVoy never had an issue. Ms. Chichelli questioned the current amount that the District was paying. Ms. Lansford confirmed that the District was currently paying \$800. The proposal provided five or six different options ranging from \$180 to \$250 per month.

D. Consideration of Proposal & Agreement with Solitude Lake Management, LLC for Pond Maintenance Services

Ms. Lansford presented a proposal from Solitude Lake Management for pond maintenance services. Mr. Sandy noted that the map attached to the agreement must be updated to reflect all of the ponds in the District.

E. Discussion of Insurance Review

Mr. LaVoy reached out to a commercial insurance company from St. Petersburg, which reviewed the District’s insurance claims at no charge and felt that the District was treated fairly. They recommended that the insurance carrier be asked to show in the policy where they would not pay for repairs, as there was only \$70,000 in coverage for the entrance and the District was not receiving the benefit under the policy. Ms. Lansford spoke to EGIS, the District’s insurance carrier. They only paid for what was damaged by the hurricane and were not required to pay the total insured value of a line item if the replacement did not meet it. Because the cost to repair the pergolas was significant from the total insured value, they would have paid the \$70,000 at that point, but the Board chose not to proceed with the replacement. At this time, the Board could direct District Counsel to negotiate with EGIS. Mr. Sabol felt it was a good idea. If the Board

wanted, Ms. Sandy would send the letter at the Board’s hourly rate. Ms. Benjamin questioned the timeframe if the District were to receive funds. Ms. Sandy would include in the letter to EGIS.

On MOTION by Mr. LaVoy seconded by Mr. Sabol with all in favor authorization for District Counsel to send a letter to EGIS was approved.

EIGHTH ORDER OF BUSINESS

General Audience Comments

Ms. Lansford opened the general audience comments period. Mr. Don Peacock of Magnolia Circle felt that \$225,000 to rebuild the pergolas was excessive as the insurance company was only reimbursing \$70,000. A Resident from 1503 Scarlett Avenue asked if the Amenity Center was under insured. Ms. Lansford stated that every line item was met except for the pergolas. Ms. Shannon Hansbury of 1863 Scarlett Avenue was not in favor of replacing the pergolas and suggested replacing with landscaping. Mr. Gary Ronald of 2608 Peach Circle suggested their tax increase not be compared to other golf course communities like Pelican Pointe. There being no further 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 Engineer

There being none, the next item followed.

C. District Manager

1. Consideration of Resolution 2023-10 Adopting the Annual Meeting Schedule for Fiscal Year 2024

Ms. Lansford presented Resolution 2022-14, Adopting the Annual Meeting Schedule for Fiscal Year 2024, which was the third Wednesday of each month at 6:00 p.m. Ms. Benjamin asked if they list the December and July meetings and then change them later. Ms. Lansford would advertise for 11 meetings, at the Board’s request.

On MOTION by Ms. Benjamin seconded by Ms. Chichelli with all in favor Resolution 2023-10 Adopting the Annual Meeting Schedule for Fiscal Year 2024, as amended to include the July meeting in the meeting notice was approved.

D. Amenities Manager

1. Report *(to be provided under separate cover)*

Ms. Gertsman presented the Monthly Summary Report. The temporary repair on the air conditioner would be completed on Monday; however, it would be months before they receive the new one. Ms. Lansford reported that Mr. Sabol authorized up to \$5,000 to get the temporary fix completed. Mr. Sabol clarified that the cost was \$4,850. Ms. Chichelli asked why it was taking so long. Ms. Gertsman stated the issue was with the manufacturer as it was difficult to get the parts. Ms. Murphy reported that the carpets were cleaned in-house with a steamer, but they needed to be replaced. Regarding the fountains, the Board decided to send it out to insurance to see if it was covered. Ms. Lansford stated the agreement was completed by District Counsel and sent out for signature, but the vendor had an issue with it, but once it was executed, an order would be placed.

Ms. Murphy reported that the street signs were reordered, due to errors and should arrive in a few weeks. They were not removed for safety purposes. LMP would provide a quote on the Magnolias. Ms. Chichelli questioned the status of the tennis courts. Ms. Gertsman had the site plan and would forward it to Welch as well as the electrician. Once the fence was repaired, they would open them. Lights were being installed on Plantation Boulevard; however, the electrical panel was rusted and needed to be replaced. It was estimated to cost \$24,285 as it controlled the irrigation as well as the lighting. Ms. Murphy explained that the base was rusted and could fall down. The pool pump motor broke down and a new one was ordered. Ms. Chichelli suggested having a spare one in case of an emergency. Ms. Gertsman reported that the motor was knocked out from the storm and was not repairable. It had to be shipped from California and should arrive by Tuesday. Mr. Sabol questioned why it had to come from California when Florida had thousands of pools. Ms. Gertsman noted that it was a specialty motor. Mr. LaRue requested that he be contacted in the future as he could rewind it.

2. Consideration of Proposals from Innotech Construction Services, LLC for Clubhouse Flooring, Paint & Repair of Gazebo

This item was not discussed.

3. Discussion of Shade Session

Ms. Murphy requested a Shade Session for security as they were asked to obtain a proposal for an audio camera.

On MOTION by Ms. Benjamin seconded by Ms. Chichelli with all in favor scheduling a Shade Session for September 20, 2023 was approved.

TENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisor’s Requests

Mr. Sabol reported that a resident, Mr. Jeff Spade, who was a policeman for 40 years, offered to work for four hours on Friday and Saturday nights for \$15 per hour or \$120, due to recent activity. Mr. LaRue thought it was a great idea. Ms. Lansford pointed out if they were an employee of the District, he needed to be properly insured.

On MOTION by Mr. Sabol seconded by Mr. LaVoy with Ms. Martin, Mr. LaVoy, Ms. Chichelli and Mr. Sabol in favor and Ms. Benjamin dissenting, engaging Mr. Jeff Spade to provide security services on Friday and Saturday nights in the amount of \$120 was approved. (Motion Passed 4-1).

Mr. LaVoy felt that O&M assessments should be split among all residents since everyone used the facilities. This item would be placed on the January agenda.

A. Supervisor Martin

1. Discussion of Amenity Staffing Concerns

Ms. Martin requested this item for the agenda, due to staffing issues. Ms. Murphy explained that there were staffing issues due to a maintenance employee leaving. They were re-implementing their Uniform Policy.

2. Discussion of Suspension of Leon Schlossberg

Ms. Martin requested that the Board lift Mr. Leon Schlossber's suspension as the Board should have been put in the position of judging guilt and law enforcement should have been informed when the incident occurred, because a six-month suspension was not going to stop that behavior. Ms. Sandy pointed out that the Board took action as soon as the Board became aware of the incident and were not aware of any prior events. The Board was considering what occurred, whether or not what the staff member was reporting was accurate and any repercussions. Mr. Schlossberg was informed about the Board's decision after the last meeting and that he had the right to appeal to the Board, but there was no additional contact from him. Mr. LaVoy felt that the Board had not been consistent with Mr. Burrows who was a repeat offender, made threats and attended the meeting belligerent as the Board expunged his record. With Mr. Schlossberg, there were no witnesses, with one person saying one thing and the other person saying another thing and he received a six-month suspension. Ms. Sandy indicated there was video and fob access evidence that was provided to the Board for consideration. Mr. LaVoy questioned whether the fob access worked well as were inaccuracies. Mr. Sabol felt there was sufficient evidence and wanted to keep the suspension as is. Ms. Benjamin, Mr. LaVoy and Ms. Chichelli agreed. Ms. Martin disagreed as she felt that Mr. Schlossberg was treated unfairly and was uncomfortable with how this left this.

Ms. Benjamin requested that management and District Counsel assemble a frequently asked question (FAQ) document for what to expect at CDD meetings and include it on the website. Ms. Lansford would coordinate with Ms. Sandy and upload it to the website. Ms. Chichelli requested that staff look into replacing the exercise equipment. Ms. Murphy indicated that they were not happy with the preventative maintenance of the equipment and were in the process of obtaining quotes.

TWELFTH ORDER OF BUSINESS

**Next Scheduled Board Meeting is
September 20, 2023 at 6:00 p.m. at
Lakeside Plantation Clubhouse**

The next meeting was scheduled for September 20, 2023 at 6:00 p.m. at this location.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Sabol seconded by Ms. Benjamin with all in favor the meeting was adjourned at 8:15 p.m.

Secretary/Assistant Secretary

Chair/Vice Chair

SECTION B

SECTION 1

Lakeside Plantation

Community Development District

Summary of Invoices

JUNE 1, 2023 to JUNE 30, 2023

Fund	Date	Check No.'s	Amount
General Fund	6/7/23	3039-3050	\$ 72,457.23
	6/27/23	3051-3061	\$ 29,848.08
			\$ 102,305.31
Capital Reserve Fund			\$ -
			\$ -
Automatic Drafts			
	Florida Power & Light	2200 Plantation Blvd - Clubhouse	\$ 1,039.85
		2200 Plantation Blvd - Fountain	\$ 636.01
		2200 Plantation Blvd - Pool	\$ 1,117.74
	North Port Utilities	2200 Plantation Blvd - Clubhouse	\$ 219.89
		2200 Plantation Blvd - Fountain	\$ 167.00
		2200 Plantation Blvd - Pool	\$ 339.33
		2200 Plantation Blvd - Garbage Collection	\$ 168.47
	TECO Peoples Gas	2200 Plantation Blvd - Clubhouse Fireplace	\$ 16.07
	Comcast	2200 Plantation Blvd - Clubhouse	\$ 410.37
	ADT	2200 Plantation Blvd - Clubhouse	\$ 245.03
	Marlin Business Bank	Copier Contract Payment	\$ 104.86
			\$ 4,464.62
			\$ 106,769.93

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/07/23	00014	5/31/23	1004210	202305	330	53800	48101			*	155.46		
			WATER						CULLIGAN WATER			155.46	003039
6/07/23	00397	5/16/23	AR943338	202305	330	53800	48200			*	66.44		
			COPIER LEASE						DEX IMAGING			66.44	003040
6/07/23	00104	5/25/23	112919	202305	330	53800	48700			*	145.00		
			QUARTERLY MAINT						FITNESS LOGIC			145.00	003041
6/07/23	00220	6/07/23	58-BID-6	202306	330	53800	48100			*	400.00		
			58-60-01251							*	275.00		
		6/07/23	58-BID-6	202306	330	53800	48100			*	275.00		
			58-60-01252						FLORIDA DEPARTMENT OF HEALTH			675.00	003042
6/07/23	00061	5/18/23	5403-H	202305	330	53800	51000			*	260.88		
			FLOW METER						HOWARD'S POOL WORLD, INC.			260.88	003043
6/07/23	00193	5/26/23	90	202305	310	51300	31100			*	1,125.00		
			ENGINEERING FEES						JOHNSON ENGINEERING, INC.			1,125.00	003044
6/07/23	00371	5/31/23	3225768	202304	310	51300	31500			*	2,093.50		
			ATTORNEY FEES						KUTAK ROCK LLP			2,093.50	003045
6/07/23	00388	5/25/23	176286	202305	320	53800	46700			*	1,335.00		
			IRRIGATION MAINT							*	130.00		
		5/25/23	176287	202305	320	53800	46700			*	130.00		
			IRRIGATION REPAIR						LANDSCAPE MAINTENANCE PROFESSIONALS			1,465.00	003046
6/07/23	00028	6/07/23	06072023	202306	300	20700	10000			*	15,024.11		
			FY23 ASSESSMENTS						LAKESIDE PLANTATION C/O USBANK			15,024.11	003047
6/07/23	00406	6/02/23	5385	202306	310	51300	31100			*	3,030.00		
			ASSESSMENT REPORT						MARTIN AQUATIC DESIGN & ENGINEERING			3,030.00	003048
6/07/23	00272	6/01/23	PSI-7946	202306	320	53800	46000			*	966.00		
			LAKE MAINT JUN23						SOLITUDE LAKE MANAGEMENT LLC			966.00	003049
LKSD LAKESIDE PLANT HHENRY													

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
6/07/23	00369	5/01/23	12367785	202305 330-53800-12000	MANAGEMENT FEES MAY23	*	23,725.42	
		6/01/23	12370485	202306 330-53800-12000	MANAGEMENT FEES JUN23	*	23,725.42	
								47,450.84 003050
WTS INTERNATIONAL, LLC								
6/27/23	00001	6/01/23	150	202306 310-51300-34000	MANAGEMENT FEES JUN23	*	3,541.67	
		6/01/23	150	202306 310-51300-35200	WEBSITE MAINT JUN23	*	66.67	
		6/01/23	150	202306 310-51300-35100	INFORMATION TECH JUN23	*	104.17	
		6/01/23	150	202306 310-51300-31300	DISSEMINATION SVC JUN23	*	83.33	
		6/01/23	150	202306 310-51300-42000	POSTAGE	*	244.48	
								4,040.32 003051
GOVERNMENTAL MANAGEMENT SERVICES								
6/27/23	00061	5/17/23	M795897	202305 330-53800-51100	POOL SERVICE MAY23	*	1,900.00	
		5/17/23	WO-4992	202305 330-53800-51000	REPLACE SPA PUMP TRAP	*	823.02	
		6/02/23	5477-H	202306 330-53800-51000	CAT 2000 PROBE	*	827.69	
								3,550.71 003052
HOWARD'S POOL WORLD, INC.								
6/27/23	00371	6/21/23	3238042	202305 310-51300-31500	ATTORNEY FEES	*	5,064.04	
								5,064.04 003053
KUTAK ROCK LLP								
6/27/23	00388	6/13/23	176548	202306 320-53800-46700	IRRIGATION MAINT	*	798.50	
								798.50 003054
LANDSCAPE MAINTENANCE PROFESSIONALS								
6/27/23	00409	5/01/23	4214777	202305 300-13100-10400	MAXIM LIGHTING 1093BK	*	1,098.30	
								1,098.30 003055
LIGHTING NEW YORK								
6/27/23	00410	6/09/23	06092023	202306 300-36900-10200	REFUND PRIVATE FUNCTION	*	300.00	
								300.00 003056
MARIA MELILLO								
6/27/23	00272	5/01/23	PSI-7119	202305 300-20200-10100	LAKE MAINT MAY23	*	966.00	
								966.00 003057
SOLITUDE LAKE MANAGEMENT LLC								
LKSD LAKESIDE PLANT HHENRY								

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/27/23	00298	5/05/23 35138	202305 330-53800-48102	MAINTENANCE SERGEANT'S ELECTRIC	*	630.00	630.00 003058
6/27/23	00106	5/23/23 3892558	202305 310-51300-48000	NOTICE OF MEETING SUN NEWSPAPERS	*	173.03	173.03 003059
6/27/23	00389	4/18/23 7206	202304 330-53800-48102	INSTALL NEW TRANSFORMER WESTCOAST ELECTRIC SERVICES, INC	*	1,302.18	1,302.18 003060
6/27/23	00408	6/23/23 983506	202306 300-13100-10400	LIGHTING MAINT WISCONSIN LIGHTING LAB	*	11,925.00	11,925.00 003061
TOTAL FOR BANK A						102,305.31	
TOTAL FOR REGISTER						102,305.31	

LKSD LAKESIDE PLANT HHENRY

SECTION 2

Lakeside Plantation Community Development District

Summary of Invoices

JULY 1, 2023 to JULY 31, 2023

Fund	Date	Check No.'s	Amount
General Fund	7/13/23	3062-3076	\$ 70,933.39
	7/24/23	3077-3079	\$ 13,670.64
			\$ 84,604.03
Capital Reserve Fund			\$ -
			\$ -
Automatic Drafts			
Florida Power & Light	2200 Plantation Blvd - Clubhouse		\$ 820.46
	2200 Plantation Blvd - Fountain		\$ 473.89
	2200 Plantation Blvd - Pool		\$ 989.44
North Port Utilities	2200 Plantation Blvd - Clubhouse		\$ 328.60
	2200 Plantation Blvd - Fountain		\$ 2,137.20
	2200 Plantation Blvd - Pool		\$ 237.27
	2200 Plantation Blvd - Garbage Collection		\$ 168.47
TECO Peoples Gas	2200 Plantation Blvd - Clubhouse Fireplace		\$ 16.07
Comcast	2200 Plantation Blvd - Clubhouse		\$ 417.98
ADT	2200 Plantation Blvd - Clubhouse		\$ 245.03
Marlin Business Bank	Copier Contract Payment		\$ 104.86
			\$ 5,939.27
			\$ 90,543.30

*** CHECK DATES 07/01/2023 - 07/31/2023 ***
 LAKESIDE PLANTATION - GENERAL
 BANK A LAKESIDE PLANTATION

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/13/23	00353	6/21/23	BB062120	202306 310-51300-11000	BOS MEETING 6/21/23 BONNIE J BENJAMIN	*	200.00	200.00	003062
7/13/23	00200	6/21/23	AS062120	202306 310-51300-11000	BOS MEETING 6/21/23 ALAN SABOL	*	200.00	200.00	003063
7/13/23	00402	7/01/23	INV-2576	202307 300-13100-10400	DAMAGE REPAIRS FASTSIGNS	*	11,909.96	11,909.96	003064
7/13/23	00001	7/01/23	151	202307 310-51300-34000	MANAGEMENT FEES JUL23	*	3,541.67		
		7/01/23	151	202307 310-51300-35200	WEBSITE ADMIN JUL23	*	66.67		
		7/01/23	151	202307 310-51300-35100	INFORMATION TECH JUL23	*	104.17		
		7/01/23	151	202307 310-51300-31300	DISSEMINATION SVC JUL23	*	83.33		
		7/01/23	151	202307 310-51300-42000	POSTAGE	*	140.03		
					GOVERNMENTAL MANAGEMENT SERVICES			3,935.87	003065
7/13/23	00193	6/28/23	91	202306 310-51300-31100	ENGINEERING FEES JOHNSON ENGINEERING, INC.	*	572.50	572.50	003066
7/13/23	00271	7/01/23	2469011	202306 330-53800-48600	POOL PHONES KINGS III OF AMERICA, LLC	*	108.00	108.00	003067
7/13/23	00388	6/28/23	177001	202306 320-53800-46700	IRRIGATION REPAIRS	*	65.00		
		6/30/23	177061	202306 320-53800-46600	FLUSH CUTTING PALM	*	1,200.10		
		7/01/23	176806	202307 320-53800-46400	LANDSCAPE MAINT JUL23	*	12,836.64		
					LANDSCAPE MAINTENANCE PROFESSIONALS			14,101.74	003068
7/13/23	00348	6/21/23	MM062120	202306 310-51300-11000	BOS MEETING 6/21/23 MARY MARTIN	*	200.00	200.00	003069
7/13/23	00401	6/21/23	PL062120	202306 310-51300-11000	BOS MEETING 6/21/23 PATRICK LAVOY	*	200.00	200.00	003070
					LKSD LAKESIDE PLANT HHENRY				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/13/23	00282	6/21/23	MC062120	202306	310	51300	11000		BOS MEETING 6/21/23	*	200.00		
									MARIA J CHICHELLI			200.00	003071
7/13/23	00298	7/01/23	37004	202307	300	13100	10400		DEPOSIT	*	8,803.00		
									SERGEANT'S ELECTRIC			8,803.00	003072
7/13/23	00106	5/18/23	3892140	202305	310	51300	48000		NOTICE OF RULE DEVELOPMEN	*	78.65		
		6/18/23	3892141	202306	310	51300	48000		NOTICE OF RULE MAKING	*	134.42		
		6/26/23	3895753	202306	310	51300	48000		NOTICE OF PUBLIC HEARING	*	127.27		
		6/27/23	3895775	202306	310	51300	48000		NOTICE OF RULE MAKING	*	80.08		
		6/27/23	3895776	202306	310	51300	48000		NOTICE OF RULE MAKING	*	135.85		
									SUN NEWSPAPERS			556.27	003073
7/13/23	00365	6/23/23	6968094	202306	310	51300	32300		FY23 TRUSTEE FEES	*	3,180.42		
		6/23/23	6968094	202306	300	15500	10000		FY23 TRUSTEE FEES	*	1,590.21		
									U.S. BANK			4,770.63	003074
7/13/23	00411	6/22/23	9319	202306	330	53800	51100		POOL SERVICES	*	1,450.00		
									WEST COAST AQUATICS			1,450.00	003075
7/13/23	00369	7/01/23	12372653	202307	330	53800	12000		MANAGEMENT FEES JUL23	*	23,725.42		
									WTS INTERNATIONAL, LLC			23,725.42	003076
7/24/23	00193	7/20/23	92	202306	310	51300	31100		ENIGNEERING	*	515.00		
									JOHNSON ENGINEERING, INC.			515.00	003077
7/24/23	00388	6/01/23	176122	202306	320	53800	46400		LANDSCAPE MAINT JUN23	*	12,836.64		
									LANDSCAPE MAINTENANCE PROFESSIONALS			12,836.64	003078
7/24/23	00298	7/19/23	37204	202307	330	53800	48102		MAINTENANCE	*	319.00		
									SERGEANT'S ELECTRIC			319.00	003079
TOTAL FOR BANK A											84,604.03		

LKSD LAKESIDE PLANT HHENRY

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
TOTAL FOR REGISTER						84,604.03	

LKSD LAKESIDE PLANT HHENRY

SECTION 3

Lakeside Plantation Community Development District

Summary of Invoices

AUGUST 1, 2023 to AUGUST 31, 2023

Fund	Date	Check No.'s	Amount
General Fund	8/1/23	3080	\$ 300.00
	8/9/23	3081-3090	\$ 54,403.92
	8/17/23	3091-3099	\$ 8,453.96
	8/24/23	3100-3104	\$ 13,867.50
			\$ 77,025.38
Capital Reserve Fund			\$ -
			\$ -
Automatic Drafts			
Florida Power & Light		2200 Plantation Blvd - Clubhouse	\$ 1,161.82
		2200 Plantation Blvd - Fountain	\$ 505.26
		2200 Plantation Blvd - Pool	\$ 888.58
North Port Utilities		2200 Plantation Blvd - Clubhouse	\$ 183.68
		2200 Plantation Blvd - Fountain	\$ 237.12
		2200 Plantation Blvd - Pool	\$ 176.52
		2200 Plantation Blvd - Garbage Collection	\$ 293.47
TECO Peoples Gas		2200 Plantation Blvd - Clubhouse Fireplace	\$ 16.07
Comcast		2200 Plantation Blvd - Clubhouse	\$ 402.08
ADT		2200 Plantation Blvd - Clubhouse	\$ 251.78
Marlin Business Bank		Copier Contract Payment	\$ 104.86
			\$ 4,221.24
			\$ 81,246.62

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/01/23	00375	8/01/23	08052023	202308	330-53800-48000		DJ 8/5/23 POOL PARTY VICTOR RIVERA	*	300.00	300.00	003080
8/09/23	00366	7/26/23	9075604	202307	310-51300-42000		MAILED NOTICES ACTION MAIL SERVICES	*	835.70	835.70	003081
8/09/23	00014	7/31/23	1016459	202307	330-53800-48101		5 GALLON WATER CULLIGAN WATER	*	129.72	129.72	003082
8/09/23	00001	8/01/23	152	202308	310-51300-34000		MANAGEMENT FEES AUG23	*	3,541.67		
		8/01/23	152	202308	310-51300-35200		WEBSITE ADMIN AUG23	*	66.67		
		8/01/23	152	202308	310-51300-35100		INFORMATION TECH AUG23	*	104.17		
		8/01/23	152	202308	310-51300-31300		DISSEMINATION SVC AUG23	*	83.33		
		8/01/23	152	202308	310-51300-42000		POSTAGE	*	243.42		
							GOVERNMENTAL MANAGEMENT SERVICES			4,039.26	003083
8/09/23	00412	8/07/23	5003	202308	320-53800-46500		TREE SERVICES	*	2,292.75		
		8/07/23	5003	202308	320-53800-46500		TREE SERVICES	V	2,292.75-		
							JOSHUA TREE, INC			.00	003084
8/09/23	00371	7/24/23	3252915	202306	310-51300-31500		ATTORNEY FEES	*	4,023.18		
							KUTAK ROCK LLP			4,023.18	003085
8/09/23	00388	6/12/23	176528	202306	320-53800-46500		CUTTING TOPS OFF PALMS	*	1,210.00		
		7/25/23	177629	202307	320-53800-46700		IRRIGATION MAINT	*	1,075.00		
		8/01/23	177463	202308	320-53800-46400		LANDSCAPE MAINT AUG23	*	12,836.64		
							LANDSCAPE MAINTENANCE PROFESSIONALS			15,121.64	003086
8/09/23	00041	8/01/23	281631	202308	330-53800-48400		SECURITY	*	147.00		
							SECURITY ALARM CORP.			147.00	003087

LKSD LAKESIDE PLANT HHENRY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/09/23	00272	8/01/23	PSI-9750	202308	320	53800	46000		SOLITUDE LAKE MANAGEMENT LLC	*	966.00	966.00	003088
8/09/23	00298	8/03/23	27228	202308	300	13100	10400		SERGEANT'S ELECTRIC	*	5,416.00	5,416.00	003089
8/09/23	00369	8/01/23	12375781	202308	330	53800	12000		WTS INTERNATIONAL, LLC	*	23,725.42	23,725.42	003090
8/17/23	00383	7/10/23	15127659	202307	330	53800	48102		ADT COMMERCIAL	*	80.25	80.25	003091
8/17/23	00009	6/09/23	12222979	202306	330	53800	48102		BABE'S PLUMBING INC.	*	469.00	469.00	003092
8/17/23	00014	6/14/23	1018842	202306	330	53800	48101		CULLIGAN WATER	*	43.74	49.72	003093
		6/30/23	1033052	202306	330	53800	48101			*	2.99		
		7/31/23	1044389	202307	330	53800	48101			*	2.99		
8/17/23	00397	6/20/23	AR960334	202306	330	53800	48200		DEX IMAGING	*	73.83	130.04	003094
		7/17/23	AR973383	202307	330	53800	48200			*	56.21		
8/17/23	00402	7/20/23	INV-2646	202307	300	13100	10400		FASTSIGNS	*	608.95	608.95	003095
8/17/23	00061	6/21/23	M818630	202306	330	53800	51100		HOWARD'S POOL WORLD, INC.	*	1,900.00	5,800.00	003096
		7/18/23	5769-H	202307	330	53800	51000			*	100.00		
		7/19/23	M837040	202307	300	20200	10100			*	1,900.00		
		8/16/23	M855818	202308	330	53800	51100			*	1,900.00		

LKSD LAKESIDE PLANT HHENRY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/17/23	00123	8/14/23	08142023	202308	300	15500	10000		HALLOWEEN MUSIC DEPOSIT MARK R. WOLF	*	100.00	100.00	003097
8/17/23	00386	7/31/23	2356	202307	320	53800	46200		MONTHLY MAINT JUL23 PROFESSIONAL FOUNTAIN SERVICE, LLC	*	250.00	250.00	003098
8/17/23	00272	7/01/23	PSI-8765	202307	300	20200	10100		LAKE MANAGEMENT JUL23 SOLITUDE LAKE MANAGEMENT LLC	*	966.00	966.00	003099
8/24/23	00008	8/07/23	50082197 500821973	202308	330	53800	48100		ASCAP	*	981.00	981.00	003100
8/24/23	00358	8/21/23	1109-73(	202308	330	53800	48102		A/C REPAIRS INNOTECH CONSTRUCTION SERVICES, LLC	*	4,800.00	4,800.00	003101
8/24/23	00193	8/22/23	1 A	202308	310	51300	31100		ENGINEERING FEES	*	7,000.00		
		8/22/23	93	202308	310	51300	31100		ENGINEERING FEES JOHNSON ENGINEERING, INC.	*	347.50	7,347.50	003102
8/24/23	00371	8/15/23	3265504	202307	310	51300	31500		ATTORNEY FEES KUTAK ROCK LLP	*	564.00	564.00	003103
8/24/23	00041	8/01/23	283231	202308	330	53800	48400		FIRE ALARM SECURITY ALARM CORP.	*	175.00	175.00	003104
TOTAL FOR BANK A											77,025.38		
TOTAL FOR REGISTER											77,025.38		

LKSD LAKESIDE PLANT HHENRY

Action Mail Services

2441 Orlando Central Parkway
Orlando, FL 32809
+1 4078559277
accounting@actionmailservices.com
http://www.actionmailservices.com



INVOICE

BILL TO
Lakeside Plantation CDD

001-310-51300-42000

Postage

INVOICE 9075604
DATE 07/26/2023
TERMS Net 30
DUE DATE 08/25/2023

DESCRIPTION	QTY	AMOUNT
Lakeside Plantation CDD - Match Mail		
Data Conversion From Client's Files, Address Updating, Duplicate Analysis, Zip+4 Correcting, CASS Certification	1	195.00
Inkjet addresses, prepare, sort, tray, tag and deliver to post office	1	0.00T
Automated Folding and inserting	1	0.00T
Black and White Printing - 1/1 - Mail Merge	677	142.17
#10 Envelopes, Return Addressing	677	102.90
U.S. Postage, Handling and Postal Delivery	656	341.03
U.S. Postage, Handling and Postal Delivery	21	54.60

Payment Terms: Net 15 days

- 1) 10% finance fee may be added for invoices open past 30 days.
- 2) If any unpaid balance must be collected by an attorney, the customer agrees to pay all attorneys' fees and court costs in such collection efforts.
- 2) If paying with a credit card, a 3% convenience fee will be applied.

SUBTOTAL	835.70
TAX (6.5%)	0.00
TOTAL	835.70

BALANCE DUE **\$835.70**

Get \$10 Off Of Your Next Service By Leaving us a Google Review!!



better water. pure and simple.®

P.O. BOX 61648
FORT MYERS, FL 33906
941-485-7526

LAKESIDE PLANTATION
9145 NARCOOSSEE ROAD
SUITE A206
ORLANDO, FL 32827

IF PAYING BY CREDIT CARD, PLEASE CHECK CORRECT CARD AND FILL OUT BELOW			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/> PLEASE CHECK BOX TO ENROLL IN AUTOMATIC BILL PAYMENT
CARD NUMBER		V. CODE	
SIGNATURE		EXP. DATE	
DATE	PAY THIS AMOUNT	ACCOUNT NUMBER	
07/31/2023	129.72	1017805	
Pay By Date: Aug 15			AMOUNT PAID \$

REMIT PAYMENT TO:
CULLIGAN WATER CONDITIONING
1099 ENTERPRISE COURT
NOKOMIS, FL 34275

Balance Forward Statement

RETURN THIS TOP PORTION WITH YOUR PAYMENT
PLEASE WRITE ACCOUNT NUMBER ON CHECK

Page: 1

InvDate	InvNum	Location	Billed	Tax	Balance
Previous Balance: 06/30/2023					46.73
Location 1017805					
LAKESIDE PLANTATION 2200 PLANTATION BLVD					
07/17/2023	1016459	1017805 PO#			80.00
2413	5 GALLON DRINKING WATER	10.000 @	7.75	77.50	0.00
4201	DELIVERY FEE	1.000 @	2.50	2.50	0.00
07/31/2023	1044389	1017805 PO#			2.99
3005	6 BOTTLE RACK	1.000 @	2.99	2.99	0.00

Approved CS

Total Due by the 15th: 129.72

330-53800-418101

THIRTY DAYS OVERDUE

Current	82.99	30day	46.73	60day	0.00	90day	0.00	Balance	129.72
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Pay your bill online using our secure payment page at www.culligansarasota.com

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

GMS-Central Florida, LLC1001 Bradford Way
Kingston, TN 37763**Invoice**

Invoice #: 152

Invoice Date: 8/1/23

Due Date: 8/1/23

Case:

P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - August 2023 <i>001-310-51360-34000</i>		3,541.67	3,541.67
Website Administration - August 2023 <i>001-310-51360-35200</i>		66.67	66.67
Information Technology - August 2023 <i>001-310-51360-35100</i>		104.17	104.17
Dissemination Agent Services - August 2023 <i>001-310-51360-31300</i>		83.33	83.33
Postage <i>001-310-51360-42000</i>		243.42	243.42
Total			\$4,039.26
Payments/Credits			\$0.00
Balance Due			\$4,039.26

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

July 24, 2023

001-310-5300-31500

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3252915

Client Matter No. 12323-1

Notification Email: eftgroup@kutakrock.com

Jordan Lansford

Lakeside Plantation CDD

4530 Eagle Falls Place

Tampa, FL 33619

Attorney

Invoice No. 3252915

12323-1

Re: General Counsel/Monthly Meeting

For Professional Legal Services Rendered

06/19/23	S. Sandy	0.20	60.00	Prepare FY 2023-2024 budget documents
06/20/23	S. Sandy	1.90	570.00	Prepare for board meeting and suspension hearing; attend call with Lansford and Murphy; conduct follow-up regarding same; confer with Gomez regarding suspension hearing
06/20/23	D. Wilbourn	0.40	64.00	Prepare chart of suspension proceedings
06/21/23	S. Sandy	8.40	2,520.00	Prepare for, travel to, and attend board meeting; conduct follow-up; return travel
06/22/23	D. Wilbourn	0.60	96.00	Prepare suspension and right of appeal letter for Shlossberg matter
06/23/23	S. Sandy	0.50	120.00	Confer regarding secondary insurance review; prepare notice of amenity suspension and appeal rights
TOTAL HOURS		12.00		

KUTAK ROCK LLP

Lakeside Plantation CDD

July 24, 2023

Client Matter No. 12323-1

Invoice No. 3252915

Page 2

TOTAL FOR SERVICES RENDERED \$3,430.00

DISBURSEMENTS

Meals 69.55

Travel Expenses 523.63

TOTAL DISBURSEMENTS 593.18

TOTAL CURRENT AMOUNT DUE \$4,023.18



Corporate Office
 PO Box 267
 Seffner, FL 33583
 813-757-6500
 813-757-6501

001-320-53800-46400

Invoice

Date	Invoice #
8/1/2023	177463

Bill To:
Lakeside Plantation CDD c/o GMS -Tampa LLC 4530 Eagle Falls PI Tampa, FL 33619

Property Information

Services for the month of August 2023

Landscape Maint

Description	Qty	Rate	Amount
MONTHLY GROUND MAINTENANCE	1	12,836.64	12,836.64
EFFECTIVE SEPTEMBER 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	\$0.00
	Net 30	8/31/2023	Balance Due	\$12,836.64



Invoice

Corporate Office
 PO Box 267
 Seffner, FL 33583

813-757-6500
 813-757-6501

001-320-53800-46700

Date	Invoice #
7/25/2023	177629

Bill To:
Lakeside Plantation CDD c/o GMS -Tampa LLC 4530 Eagle Falls PI Tampa, FL 33619

Property Information
irrigation

Estimate #
84611

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Install / Replace 2 inch scrubber valve	2	445.00	890.00
Install / Replace 14 x 19 x 12 inch valve box	1	85.00	85.00
Install pipe as needed to split zones	1	100.00	100.00
Replace valve and split zone.			
Controller # 3 - zone 21 - Blvd.		Total	\$1,075.00
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	8/24/2023	Balance Due
			\$0.00



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 4530 Eagle Falls Pl Tampa, FL 33619

Date	7/12/2023
Estimate #	84611
LMP REPRESENTATIVE	
JL-SI	
PO #	
Work Order #	

Controller # 3 - zone 21 - Blvd.

DESCRIPTION	QTY	COST	TOTAL
Install / Replace 2 inch scrubber valve	2	445.00	890.00
Install / Replace 14 x 19 x 12 inch valve box	1	85.00	85.00
Install pipe as needed to split zones	1	100.00	100.00
Replace valve and split zone.			

TERMS AND CONDITIONS:

TOTAL	\$1,075.00
--------------	-------------------

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

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



Invoice

Corporate Office
 PO Box 267
 Seffner, FL 33583

813-757-6500
 813-757-6501

001-320-53800-46500

Date	Invoice #
6/12/2023	176528

Bill To:
Lakeside Plantation CDD c/o GMS -Tampa LLC 4530 Eagle Falls PI Tampa, FL 33619

Property Information
Landscape Other

Estimate #
82424

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Estimate is for the home on 1939 Scarlette and is for the cutting of the tops of the pine trees located in the back in the Conservation area. Estimate only covers to trim the top along with removal and disposal of debris as pines are located in conservation.			
Trimming of the 2 Pine trees in conservation area	2	605.00	1,210.00
Total			\$1,210.00
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	7/12/2023	\$0.00
Balance Due			\$1,210.00

Security Alarm Corporation
 Corporate Headquarters
 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

281631
 8/1/2023
 8/11/2023

Please call 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 53848400

Description	Qty	Price	Net	Tax	Total
Monitoring-Commercial-Fire-Basic For: Lakeside Plantation-F at 2200 Plantation Blvd. North Port, FL 34286 Period Covered: 08/01/2023 to 10/31/2023 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: 08/01/2023 to 10/31/2023 inclusive.	3	\$21.00	\$63.00	\$0.00	\$63.00
TOTALS			\$147.00	\$0.00	\$147.00

Friendly Reminder- Please test your alarm system quarterly.

Return Stub Below

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



Customer : Lakeside Plantation CDD

Acct. Bal.	\$147.00	Amount Remitted	<input type="text"/>	Invoice Number	281631
Payment Method	Check <input type="checkbox"/>	Check Number	<input type="text"/>	Bill Payer ID	11765
	Charge* <input type="checkbox"/>	Card Number	<input type="text"/>	CSID	
		Name On Card	<input type="text"/>	Date Remitted	<input type="text"/>
		Signature	<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 : Corporate Headquarters, 17776 Toledo Blade Boulevard, Port Charlotte, FL 33948

Inv # 281631

SERGEANT'S



ELECTRIC

37228

LIC # EC13068043
1075 Innovation Ave., Unit 111
North Port, FL 34289
941.373.5658
SgtElect.com

CUSTOMER INVOICE

HOME OWNER INFORMATION

Date 8.31.23 Technician Serguy/cody
Name Lakeside Plantation (941) 923-5500 Email _____
Address 2200 Plantation Blvd City North Port State FL Zip 34289

DEVICES

LEVEL	DESCRIPTION	PRICE	WAS THE WORK DONE?	
			YES	NO
LEVEL 1	LEVEL 1 DEVICE = 110v outlet, sp switch, tv plate, telephone plate, 4-way splitter, cs device, in use cover	\$49.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 2	LEVEL 2 DEVICE = 110v in wall timer, 3 or 4 way switch, gfci outlet, stack switch, 600 watt dimmer 30amp 240v switch; 110v smoke detector, cs fan remote kit, cs t-stat, usb combo outlet, range/dryer outlet, photo eye	\$99.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 3	LEVEL 3 DEVICE = 1000 watt dimmer, Fan remote kit, 600w tv dimmer, 110v carbon smoke detector/specialty smoke detector photo eye Diff 2	\$158.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 4	LEVEL 4 DEVICE = 60amp disconnect, 240v pressure switch, 240v contactor	\$210.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>

ASSESSMENTS

PANEL INSPECTION	\$99.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
HOME INSPECTION (up to 2800 sq ft)	\$210.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
SINGLE CIRCUIT ANALYSIS	\$210.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
MULTIPLE CIRCUIT ANALYSIS	\$319.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
WHOLE HOUSE SURGE PROTECTOR	\$423.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>

WIRING/BOXES

LEVEL 1 WIRING/BOX = small junction box, pancake box, direct burial splice kit, underground lv cct per 5', u.c. wiring per section	\$99.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 2 WIRING/BOX = Fan Brace Box, Medium junction box, 15-20amp underground cct per 5'	\$158.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 3 WIRING/BOX = Large junction box, 30-100amp underground cct per 5', speaker, tv, or phone wiring, 110v indoor outlet B2B	\$210.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 4 WIRING/BOX = 110v w.p. Gfci outlet B2B, wiring for a light/outlet	\$269.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 5 WIRING/BOX = wiring for a light/outlet-diff 2, 15-30amp cct within 15'	\$319.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 6 WIRING/BOX = 15-30 amp dedicated cct	\$497.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 7 WIRING/BOX = 15-30 amp dedicated cct-diff 2, 40-50 amp 240v dedicated cct	\$679.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 8 WIRING/BOX = 50-60 amp cct with disconnect	\$989.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>

ADDITIONAL INSTALLATIONS

Replace 26 Street Bulbs on 14' Light CIS Bulbs	\$ x Qty <u>1</u> = \$ <u>2574</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Replace 26 Street Bulbs on 14' Lights US Supply Bulbs	\$ x Qty <u>1</u> = \$ <u>3497</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

FUSE PANEL YES NO PANEL MFG _____ AGE _____

PAID CASH CHECK # _____
CREDIT CARD # _____ EXP / AUTH # _____
AMOUNT \$ _____

TOTAL INVESTMENT \$ _____
Balance \$37004 \$ 20,541
TOTAL FROM "NOTES" FORM \$ _____
TOTAL \$ 20,541

NOTES See add notes for more quotes. we replaced 26" post light hood on 16" post light pool area, replaced 7 post light on 15' light, will return to install 7 Bulbs, and tarpis cart when ready - 15 days to pay \$5416 from today.

I hereby authorize you to proceed with the above work at the quoted price of \$ _____
Authorization _____
All work has been performed to my satisfaction _____
Please pay m. Heistrann

DEPOSIT PAID TODAY \$ 5,416.00
BALANCE \$ _____

All permits are non-refundable. 3 year warranty all parts and labor.

HURRICANE

001 300 131 10400

This has not been approved

OK my



Approved
CS

INVOICE

Page: 1

Please Remit Payment to:
Solitude Lake Management, LLC
1320 Brookwood Drive
Suite H
Little Rock, AR 72202
Phone #: (888) 480-5253
Fax #: (888) 358-0088

Invoice Number: PSI-97500
Invoice Date: 8/1/2023

330-538000-4/6000

Bill
To: Lakeside Plantation CDD
Governmental Mgmt Services-Central Florida, LLC
4530 Eagle Falls Pl
Tampa, FL 33619

Ship
To: Lakeside Plantation CDD
Governmental Mgmt Services-Central
4530 Eagle Falls Pl
Tampa, FL 33619

Ship Via
Ship Date 8/1/2023
Due Date 8/31/2023
Terms Net 30

Customer ID L2077
P.O. Number
P.O. Date 8/1/2023
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance August Billing 8/1/2023 - 8/31/2023 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



Invoice

WTS INTERNATIONAL

001-330-53800-12000

Bill To

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

Invoice Number: 12375781
Date: 8/1/2023
Terms Code: Due on receipt
Due Date: 8/1/2023
PO:

Invoice Description: Aug 2023 - Management

Personnel

Item	Description	Quantity	Rate	Amount
All In Accounts Monthly Management Fee	August 2023	1		\$23,725.42

Subtotal	\$23,725.42
Tax (0%)	\$0.00
Invoice Total	\$23,725.42
Total Paid	\$0.00
Balance Due	\$23,725.42

Please note our remittance options have changed :

ACH/Wire Transfers:

Account Name: WTS International LLC
DBA Arch Amenities Group
Type Of Account: Checking/Operating
Account #: 759000052
ABA (Wires) #: 052000113
Electronic ABA #: 022000046
Foreign Payments: MANTUS33 (Swift Code)

All checks must now be sent to our lockbox:

US Mail: WTS International LLC
DBA Arch Amenities Group
Box #69568
Baltimore, Maryland 21264-9568
Overnight: WTS International LLC
DBA Arch Amenities Group
Box #69568
1800 Washington Blvd 8th Floor
Baltimore, Maryland 21230

fastsigns.com

*Approved
CS*

Payment Terms: COD Customer

Created Date: 7/20/2023

DESCRIPTION: Final/Blade/Street Signs

Bill To: Lakeside Plantation Community Development District
4530 Eagle Falls Place
Tampa, FL 33619
US

Pickup At: FASTSIGNS 174101
3050 N Washington
Sarasota, FL 34234
US

Hurricane

Ordered By: Margie Gerstmann
Email: manager@lakesideplantationcdd.com
Work Phone: (941) 423-5500
Cell Phone: (570) 994-2770
Tax ID: 85-8012611342C-1

Salesperson: Peter Tunberg
Entered By: Peter Tunberg

001 300 13100 10400

NO.	Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
1	Name Fix	14	\$16.6036	\$0.00	\$232.45
1.1	Vinyl -Standard-Digital Print - Part Qty: 1 Width: 36.00" Height: 6.00" - Vinyl: Digital Print - Digital Vinyl Type: Standard Vinyl - Laminate Type: Calendared Gloss 8508 - Vinyl Type: Clear Notes: Plantation Blvd (6) Double Sided			Product Discount Applied: (50.00%)	\$232.46
1.2	Installation - - # of Hours: 2				
2	Ball Final/Blade Replacement Plantation and Jonah	1	\$376.50	\$0.00	\$376.50
2.1	Hardware/Parts - Hardware Part Qty: 1 Width: 1.00" Height: 1.00" Notes: (1) 6" x 36" Blade holder (Jonah/Plantation) (1) Ball Final Tara/Plantation (1) 0.80 Aluminum reflective blank				

2.2	Installation - Installation - # of Hours: 1 Text: Ball Finial Tara/Plantation Blade holder am sign Jonah/Plantation Install Scarlett (note: Scarlett was charged on initial order, no additional charge) Install on Scarlett/Plantation Switch Tara/Magnolia Install Speed limit sign/backer by office. No charge, missed on original order.
-----	--

Payment Terms: Any balance due is payable upon pickup, installation, or delivery unless you have existing payment terms already on file. Invoices not paid with terms will be assessed a \$100 late fee. Unpaid balance shall accrue interest at the maximum rate allowed by law until the balance is paid in full. Payments shall be first credited to any late fees, then to interest due and any remainder will be credited to principal. Purchaser will be responsible for all additional costs including legal, court and collection fees associated with collection of past due invoices.

Subtotal:	\$608.95
Taxable Amount:	\$0.00
Taxes:	\$0.00
Grand Total:	\$608.95
Amount Paid:	\$0.00
BALANCE DUE:	\$608.95

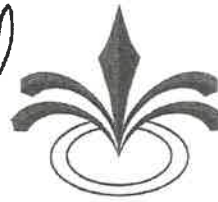
Thank you for choosing FASTSIGNS for your sign and graphic needs. Customer has accepted responsibility for verifying all information, quantities and pricing on the order are correct. Pricing per unit could change with deletion of items or items. All work is custom, customer acknowledges there are NO REFUNDS on placed orders. Customers may be entitled to an in-store credit valid for 90 days. Estimated due dates for job completion are based upon current production schedule after we receive your artwork, deposit and all the specifications necessary to complete your job are done with best efforts but are not guaranteed. Orders not picked up after 30 days of order completion are considered abandoned and will be disposed of at the discretion of FASTSIGNS 174101 unless otherwise indicate or agreed on workorder in advance.

Signature:  Date: 7/21/23

License #ET11001030

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

*Approved
CS*



**PROFESSIONAL
FOUNTAIN
SERVICES LLC**
QUALITY PRODUCTS-QUALITY WORK

BILL TO

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

INVOICE 2356

DATE 07/31/2023 TERMS Net 30

DUE DATE 08/30/2023

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 START FILTER	1	250.00	250.00

320-538-746 200

If you have any questions please call or email us.

Thank you.

TOTAL DUE

\$250.00



Post Office Box 17299 Clearwater, FL 33762-0299
P: (800) 995-4468 F: (813) 288-0223

330-

53500-48200

Approved
CS

CONTRACT INVOICE

Invoice Number: AR9733837
Invoice Date: 7/17/2023

Bill To: Lakeside Plantation CDD
2800 Plantation Boulevard
North Port, FL 34289

Customer: Lakeside Plantation CDD
2800 Plantation Boulevard
North Port, FL 34289

Account No	Payment Terms	Due Date	Invoice Total	Balance Due
LAKESIDEPLANTAT-GBS	30 Days	8/16/2023	\$ 56.21	\$ 56.21
Invoice Remarks				

Contract Number	Contact	Contract Amount	P.O. Number	Start Date	Exp. Date
28413-RD-GBS-01		\$ 52.53		9/21/2022	
Contract Remarks					

Summary:

Contract base rate charge for the 7/21/2023 to 8/20/2023 billing period	\$20.00
Contract overage charge for the 6/21/2023 to 7/20/2023 overage period	\$30.53 **
Remote Diagnostic	\$2.00
**See overage details below	\$52.53

Detail:

Equipment included under this contract

2800 Plantation Boul

Copy Star/CS 308ci

Number	Serial Number	Base Adj.	Location
AAG413	RNH2402440	\$0.00	Lakeside Plantation CDD 2800 Plantation Boulevard North Port, FL 34289

Meter Type	Meter Group	Begin Meter	End Meter	Total	Covered	Billable	Rate	Overage
B/W	B/W	10,893	11,524	631	0	631	0.010000	\$6.31
Color	COLOR	3,442	3,788	346	0	346	0.070000	\$24.22 \$30.53

Did you know you can place your supply order online?
Try <http://www.deximaging.com> and click on "Order Supplies".

Invoice SubTotal	\$52.53
Tax:	\$3.68
Invoice Total	\$56.21
Balance Due:	\$56.21





Invoice 151276591

adtkommercial.com

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
70180815	07/10/2023	08/04/2023		\$80.25

Take action now with eSuite

See reverse side for details.

Payment Options

Pay online 24/7 esuite.adt.com/ExpressPay

Pay by phone 1.800.606.3535

Mail by check Include the section below

Manage Your Account

Update billing information, view past invoices and more esuite.adt.com

Questions?

adtkommercial.com

Email: ComCare@adt.com 1.855.238.2666



Description	Qty	Unit Price	Amount
LAKESIDE PLANTATION CDD 2800 PLANTATION RD Job# 282027798			
Trip Charge	1	\$75.00	\$75.00
Total Tax			\$5.25
Sub Total			\$80.25
INVOICE AMOUNT DUE			\$80.25

Approved CS

330 53800 48102



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	151276591
Account Number	70180815
Invoice Date	07/10/2023
Payment Due Date	08/04/2023
Amount Due	\$80.25

Amount Enclosed \$

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

Powered by Experience. Driven by Excellence.™



1oz - #10 - 424 - 614
 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 00000008025 7 151276591 6



Post Office Box 17299 Clearwater, FL 33762-0299
 P: (800) 995-4468 F: (813) 288-0223

330-53800-48200

CONTRACT INVOICE

Invoice Number: AR9603341
Invoice Date: 6/20/2023

Approved

Bill To: Lakeside Plantation CDD
 2800 Plantation Boulevard
 North Port, FL 34289

Customer: Lakeside Plantation CDD
 2800 Plantation Boulevard
 North Port, FL 34289

Account No	Payment Terms	Due Date	Invoice Total	Balance Due
LAKESIDEPLANTAT-GBS	30 Days	7/20/2023	\$ 73.83	\$ 73.83
Invoice Remarks				

Contract Number	Contact	Contract Amount	P.O. Number	Start Date	Exp. Date
28413-RD-GBS-01		\$ 69.00		9/21/2022	
Contract Remarks					

Summary:

Contract base rate charge for the 6/21/2023 to 7/20/2023 billing period	\$20.00
Contract overage charge for the 5/21/2023 to 6/20/2023 overage period	\$47.00 **
Remote Diagnostic	\$2.00
	\$69.00

**See overage details below

Detail:

Equipment included under this contract

2800 Plantation Boul

Copy Star/CS 308ci

Number	Serial Number	Base Adj.	Location
AAG413	RNH2402440	\$0.00	Lakeside Plantation CDD 2800 Plantation Boulevard North Port, FL 34289

Meter Type	Meter Group	Begin Meter	End Meter	Total	Covered	Billable	Rate	Overage
B/W	B/W	10,274	10,893	619	0	619	0.010000	\$6.19
Color	COLOR	2,859	3,442	583	0	583	0.070000	\$40.81
								\$47.00

Invoice SubTotal	\$69.00
Tax:	\$4.83
Invoice Total	\$73.83
Balance Due:	\$73.83

Did you know you can place your supply order online?
 Try <http://www.deximaging.com> and click on "Order Supplies".



INVOICE

Page: 1

Please Remit Payment to:

Solitude Lake Management, LLC
1320 Brookwood Drive
Suite H
Little Rock, AR 72202
Phone #: (888) 480-5253
Fax #: (888) 358-0088

Invoice Number: PSI-87651
Invoice Date: 7/1/2023

Bill

To: Lakeside Plantation CDD
Governmental Mgmt Services-Central Florida, LLC
4530 Eagle Falls Pl
Tampa, FL 33619

Ship

To: Lakeside Plantation CDD
Governmental Mgmt Services-Central
4530 Eagle Falls Pl
Tampa, FL 33619

Ship Via
Ship Date 7/1/2023
Due Date 7/31/2023
Terms Net 30

Customer ID L2077
P.O. Number
P.O. Date 7/1/2023
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance July Billing 7/1/2023 - 7/31/2023 Lakeside Plantation Cdd LAKE ALL		1	1	966.00	966.00

001 300 20200 10100

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

Babe's
PLUMBING INC.
CONTRACTING & REPAIRS
FIRE SPRINKLERS

"Good work is not cheap...cheap work is not good"

SINCE 1957
941-488-2402

www.babesplumbing.com
#CFC021502 #22596700011988

Billing Address
Lakeside Plantation/Clubhouse
2200 Plantation Boulevard
North Port, FL 34289 USA

Babe's Plumbing, Inc. & Fire Sprinklers
105 Bluegrass Court
Nokomis, FL. 34275
941-488-2402
www.babesplumbing.com
Plumbing: CFC021502
Fire Sprinkler: 22596700011988

Invoice 122229795
Invoice Date 6/9/2023
Completed Date 6/9/2023
Customer PO
Payment Term Due Upon Receipt
Due Date 6/9/2023

Job Address
Lakeside Plantation/Clubhouse
2800 Plantation Boulevard
North Port, FL 34289 USA

Description of Work

Urinal was none stop running. Replaced unit and tested.

Task #	Description	Quantity	Your Price	Your Total
SLMANFVS	FURNISH & INSTALL MANUAL FLUSHOMETER VALVE	1.00	\$469.00	\$469.00

Sub-Total \$469.00

Tax \$0.00

Total Due \$469.00

Balance Due \$469.00

"Good Work is not Cheap. Cheap Work is not Good."

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1.5% per month (or 18% annually) shall be applied for overdue amounts.



6/9/2023

I find and agree that all work performed by Babe's Plumbing, Inc & Fire Sprinklers has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.



6/9/2023

001 330 538 48102

HOWARD'S POOL WORLD, INC.

OFFICE: (941) 625-6007
 TOLL FREE: (800) 215-0226
 FAX: (941) 766-1108

12419 SW COUNTY RD 769
 LAKE SUZY, FL 34269

PAST DUE

Bill To

LAKESIDE PLANTATION
 2200 PLANTATION BLVD
 NORTH PORT, FL 34289

Invoice

Date

6/21/2023

Work Done At:	Invoice #	Terms	Due Date	Rep
LAKESIDE PLANTATION 2800 PLANTATION BLVD NORTH PORT, FL 34289	M818630	NET 10	7/1/2023	DAVID
Quantity	Description	Serviced	Amount	
1	JUNE 2023 MONTHLY POOL SERVICE 330 53800 511 00	6/21/2023	1,900.00	
			Total	\$1,900.00
			Payments/Credits	\$0.00
			Total Account Balance	\$5,703.53

YOU CAN NOW PAY YOUR BILL ONLINE! PARADISE AWAITS YOU IN ALL SEASONS, CALL US TODAY FOR AN ELECTRIC HEAT PUMP!

LIC. # CPC 053310

POOL MAINTENANCE & REPAIRS

www.howardspoolworld.com

HOWARD'S POOL WORLD, INC.

OFFICE: (941) 625-6007
 TOLL FREE: (800) 215-0226
 FAX: (941) 766-1108

12419 SW COUNTY RD 769
 LAKE SUZY, FL 34269

PAST DUE

Bill To

LAKESIDE PLANTATION
 2200 PLANTATION BLVD
 NORTH PORT, FL 34289

Invoice

Date

7/18/2023

Work Done At:	Invoice #	Terms	Due Date	Rep
LAKESIDE PLANTATION 2800 PLANTATION BLVD NORTH PORT, FL 34289	5769-H	NET 10	7/28/2023	DAVID
Quantity	Description	Serviced	Amount	
1	CODE BROWN 330 53800 51000	7/13/2023	100.00	
			Total	\$100.00
			Payments/Credits	\$0.00
			Total Account Balance	\$5,703.53

YOU CAN NOW PAY YOUR BILL ONLINE! PARADISE AWAITS YOU IN ALL SEASONS, CALL US TODAY FOR AN ELECTRIC HEAT PUMP!

LIC. # CPC 053310

POOL MAINTENANCE & REPAIRS

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HOWARD'S POOL WORLD, INC.

OFFICE: (941) 625-6007
 TOLL FREE: (800) 215-0226
 FAX: (941) 766-1108

12419 SW COUNTY RD 769
 LAKE SUZY, FL 34269

PAST DUE

Bill To

LAKESIDE PLANTATION
 2200 PLANTATION BLVD
 NORTH PORT, FL 34289

Invoice

Date

7/19/2023

Work Done At:	Invoice #	Terms	Due Date	Rep
LAKESIDE PLANTATION 2800 PLANTATION BLVD NORTH PORT, FL 34289	M837040	NET 10	7/29/2023	DAVID
Quantity	Description	Serviced	Amount	
1	JULY 2023 MONTHLY POOL SERVICE 300 20200 10100	7/19/2023	1,900.00	
			Total	\$1,900.00
			Payments/Credits	\$0.00
			Total Account Balance	\$5,703.53

YOU CAN NOW PAY YOUR BILL ONLINE! PARADISE AWAITS YOU IN ALL SEASONS, CALL US TODAY FOR AN ELECTRIC HEAT PUMP!

LIC. # CPC 053310

POOL MAINTENANCE & REPAIRS

www.howardspoolworld.com

HOWARD'S POOL WORLD, INC.

OFFICE: (941) 625-6007
 TOLL FREE: (800) 215-0226
 FAX: (941) 766-1108

12419 SW COUNTY RD 769
 LAKE SUZY, FL 34269

Bill To
 LAKESIDE PLANTATION
 2200 PLANTATION BLVD
 NORTH PORT, FL 34289

Invoice

Date

8/16/2023

Work Done At:	Invoice #	Terms	Due Date	Rep
LAKESIDE PLANTATION 2800 PLANTATION BLVD NORTH PORT, FL 34289	M855818	NET 10	8/26/2023	DAVID
Quantity	Description	Serviced	Amount	
1	AUGUST 2023 MONTHLY POOL SERVICE 330 5380051100	8/16/2023	1,900.00	
			Total	\$1,900.00
			Payments/Credits	\$0.00
			Total Account Balance	\$5,703.53

YOU CAN NOW PAY YOUR BILL ONLINE! PARADISE AWAITS YOU IN ALL SEASONS, CALL US TODAY FOR AN ELECTRIC HEAT PUMP!

LIC. # CPC 053310

POOL MAINTENANCE & REPAIRS

www.howardspoolworld.com



better water. pure and simple.®

**P.O. BOX 61648
FORT MYERS , FL 33906
941-485-7526**

Invoice #	1044389
Date:	07/31/2023
P.O. Num:	
Customer:	1017805

LAKESIDE PLANTATION
9145 NARCOOSSEE ROAD
SUITE A206
ORLANDO, FL 32827

Delivery Address

LAKESIDE PLANTATION
2200 PLANTATION BLVD
NORTH PORT, FL 34289

N30

Driver:

Contact Information: 941-423-5500

Code	Item	Qty	Price	Total
3005	6 BOTTLE RACK	1 @	2.99	2.99

SubTotal Sales:	2.99
Sales Tax:	0.00
Invoice Total:	2.99

8/1/2023 To 8/31/2023

Check: For Applied To This Invoice

Total Paid This Invoice:

Please Remit: 2.99

Pay online at <http://www.culligansarasota.com>

330 538 48101



better water, pure and simple.®

**P.O. BOX 61648
FORT MYERS , FL 33906
941-485-7526**

Invoice #	1033052
Date:	06/30/2023
P.O. Num:	
Customer:	1017805

LAKESIDE PLANTATION
9145 NARCOOSSEE ROAD
SUITE A206
ORLANDO, FL 32827

Delivery Address
LAKESIDE PLANTATION
2200 PLANTATION BLVD
NORTH PORT, FL 34289

N30
Driver:

Contact Information: 941-423-5500

Code	Item	Qty	Price	Total
3005	6 BOTTLE RACK	1 @	2.99	2.99

SubTotal Sales:	2.99
Sales Tax:	0.00
Invoice Total:	2.99

7/1/2023 To 7/31/2023

Check:	For	Applied To This Invoice	
Total Paid This Invoice:			2.99
Please Remit:			2.99

Pay online at <http://www.culligansarasota.com>

330 538 4810

Contract for musical services

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

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

Buyer agrees to hire performer on this date, Date of event: Oct. 29, 2023 from the
(hours of 7 pm (start time) and 10 pm (end time) at Location:

Lakeside Plantation Club House

Performer will be set up approximately one half hour before start time unless otherwise specified. Performer is entitled to two, 15 minute breaks per three hours of performance.

Buyer agrees to pay performer the sum of \$ 500.00, with a ~~\$100.00 non-refundable~~ *MRW*
~~deposit due at the signing of the contract to hold the date~~, with the ~~balance~~ *total* to be paid at time of performance.

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

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

Buyer or venue must provide adequate power to stage or playing area, adequate shelter from weather and direct sunlight.

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

Special requests

Cancellation policy

Both parties acknowledge and agree that cancellation of this contract must be addressed by 60 days of performance date. If buyer cancels for any reason, they agree to pay performer one half (1/2) of agreed upon amount. If for any reason performer must cancel, the deposit will be refunded. Act of God, fire, flood, earthquake, hurricane, pandemic, etc. will be the only consideration of no monetary obligations.

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 Courtney Sears

Date Aug. 12, 2023

Date Aug. 14, 2023

Contact info: please print

Name Mark Wolf

Name Courtney Sears

Phone 717-891-2347

Phone 941-276-7754

Email wolfmfla@gmail.com

Email lifestyle@lakesideplantationcdo
Cor

Address 1501 Scarlett Ave.
North Port, FL.
34289

Address 2800 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



PO BOX 331608, Attn: Account Services
 Nashville, TN 37203-7515
 Attn: Account Services
 Phone: 1-800-505-4052
 Fax: 1-615-691-7795



August 7, 2023

PIEK1L00600907

Hannah Smith
 Lakeside Plantation Community Developeme
 Lakeside Plantation CDD
 2200 Plantaion Boulevard
 North Port, FL 34289

Re: Account No. - 500821973
 Lakeside Plantation Community Developeme
 Lakeside Plantation CDD
 2200 Plantaion Boulevard
 North Port, FL 34289

001 330 538 48100

Dear Ms. Smith:

According to our records, we have not received your ASCAP music license fee payment of \$981.00 which is 30 days overdue. If you recently mailed your full payment, please disregard this reminder.

For your convenience, various payment options (credit card/electronic check) are available when you log in to your account at www.ascap.com/mylicense including monthly/annual auto-pay or you can mail your payment to:

ASCAP
 21678 Network Place
 Chicago, IL 60673

If you have any questions or concerns, please contact us immediately at 1-800-505-4052 or glcs@ascap.com.

Sincerely

Account Services
 Account Services

The balance set forth has been computed in accordance with the terms of your License Agreement, your current Statement of Operating Policy and/or your most recent Report. A copy of any of these documents is available on request.
 If you are remitting payment by mail, please include the stub below to ensure proper credit.

TEAR ON THE DOTTED LINE

PLEASE PLACE YOUR CUSTOMER ACCOUNT NO. ON ALL CHECKS AND CORRESPONDENCE. PLEASE MAKE YOUR CHECK PAYABLE TO "ASCAP".

Lakeside Plantation Community Developeme
 2200 Plantaion Boulevard
 North Port, FL 34289



ACCOUNT NO.	BALANCE DUE	AMOUNT PAID
500821973	\$981.00	\$

95008219735000098100

Name, Address, Telephone Changes

Licensee: _____
 Premise: _____
 Street: _____
 City, State, ZIP: _____
 Contact Name: _____
 Telephone: (_____) _____

ASCAP
 21678 Network Place
 Chicago, IL 60673-1216



Innotech Construction Services, LLC

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

OK MY

INVOICE

BILL TO
Lakeside Plantation
2800 Plantation Blvd
North Port, FL 33948

INVOICE 1109-73(178)
DATE 08/21/2023
TERMS Due on receipt
DUE DATE 08/21/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Sales	Emergency Service: HVAC Fabricate and install new drain pan Recharge system with refrigerant Return system to a temporary functioning state until the new system arrives and can be installed.	1	4,800.00	4,800.00

BALANCE DUE **\$4,800.00**

Johnson Engineering, Inc.
 Remit To:
 P.O. Box 2112
 Fort Myers, FL 33902
 Ph: 239.334.0046

Invoice

August 22, 2023
 Project No: 20150050-002
 Invoice No: 1

Project Manager Christopher Beers

FEID #59-1173834

Jordan Lansford, LCAM
 Lakeside Plantation CDD
 c/o Governmental Management Services
 4648 Eagle Falls Pl
 Tampa, FL 33619

Project 20150050-002 Lakeside Plantation Clubhouse
 20150050-002
 Lakeside Plantation Clubhouse
 Work Authorization #2023-01
 Professional Services through August 13, 2023

001 310 51300 31100

PROFESSIONAL SERVICES

Phase No.	Phase Description	Contract Amount	Fee Type	%	Total Inv To-Date	Previously Invoiced	Current Inv Amount	Balance to Complete
1.	Topographic Survey	7,000.00	LS	100 %	7,000.00	0.00	7,000.00	0.00
2.	Site Plan	1,000.00	LS	0 %	0.00	0.00	0.00	1,000.00
Totals		8,000.00			7,000.00	0.00	7,000.00	1,000.00

SUB-TOTAL PROFESSIONAL SERVICES: 7,000.00

INVOICE TOTAL: 7,000.00

Johnson Engineering, Inc.
 Remit To:
 P.O. Box 2112
 Fort Myers, FL 33902
 Ph: 239.334.0046

Invoice

August 22, 2023
 Project No: 20150050-000
 Invoice No: 93

Project Manager Christopher Beers

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

001310 51331100

Professional Services through August 13, 2023

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	84,844.26	T&M	101 %	85,706.76	85,359.26	347.50	-862.50
Totals		84,844.26			85,706.76	85,359.26	347.50	-862.50

SUB-TOTAL PROFESSIONAL SERVICES: 347.50

INVOICE TOTAL: 347.50

Summary of professional services

Phase No. / Description	Bill Hours	Bill Rate	Billable Amount
1. - General Engineering			
Professional 3			
Burford, Brent	7/25/2023 .25	Hrs @ 150.00	37.50
Correspondence with sidewalk contractor and amenities manager.			
Professional 4			
DeBono, Joseph	7/12/2023 1.00	Hrs @ 160.00	160.00
Review and coordinate the upcoming project work authorization.			

W-9 Can be found at our Website: www.johnsonengineering.com

Project	20150050-000	Lakeside Plantation CDD			Invoice	93
Professional 9						
Tilton, Andrew		7/20/2023	.50	Hrs @	300.00	150.00
		Discussion on needed work within the community.				
1. - General Engineering Total			1.75			347.50

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

August 15, 2023

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:
ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3265504
Client Matter No. 12323-1
Notification Email: eftgroup@kutakrock.com

Jordan Lansford
Lakeside Plantation CDD
4530 Eagle Falls Place
Tampa, FL 33619

001 310 51300 31500
Invoice No. 3265504
12323-1

Re: General Counsel/Monthly Meeting

For Professional Legal Services Rendered

07/10/23	J. Gillis	0.20	32.00	Research regarding parking enforcement agreement with the City of North Port police and confer with staff regarding same
07/10/23	S. Sandy	0.60	180.00	Review landscape services agreement; confer with Gertsman regarding same; conduct research regarding street parking; confer with staff regarding same
07/10/23	L. Whelan	0.10	30.00	Conference with staff regarding traffic enforcement agreement
07/12/23	S. Sandy	0.10	30.00	Prepare aquatic maintenance agreement
07/24/23	S. Sandy	0.10	30.00	Prepare letter to JLAC
07/25/23	D. Wilbourn	0.70	112.00	Prepare agreement for pond maintenance
07/26/23	S. Sandy	0.30	90.00	Conference with Gertsman regarding Alpha Foundations agreement
07/31/23	S. Sandy	0.20	60.00	Conference regarding Shlossberg

KUTAK ROCK LLP

Lakeside Plantation CDD
August 15, 2023
Client Matter No. 12323-1
Invoice No. 3265504
Page 2

hearing

TOTAL HOURS 2.30

TOTAL FOR SERVICES RENDERED \$564.00

TOTAL CURRENT AMOUNT DUE \$564.00

Security Alarm Corporation
 Corporate Headquarters
 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

283231
 8/1/2023
 8/11/2023

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

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

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

Description	Qty	Price	Net	Tax	Total
Fire Alarm Service Call - First Hour	1	\$175.00	\$175.00	\$0.00	\$175.00
TOTALS		\$175.00	\$175.00	\$0.00	\$175.00

For Service Provided As Per Work Order Number 111179

001 330 5380048400

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

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



Customer : Lakeside Plantation CDD

Acct. Bal.		\$322.00	Amount Remitted	<input type="text"/>	Invoice Number	283231
Payment Method	Check <input type="checkbox"/>	Check Number	<input type="text"/>	Bill Payer ID	11765	
				CSID		
				Date Remitted	<input type="text"/>	<input type="text"/>
	Charge* <input type="checkbox"/>	Card Number	<input type="text"/>	Billing Zipcode	<input type="text"/>	
		Name On Card	<input type="text"/>	Exp Date	<input type="text"/>	
	Signature <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 : SAC - Corporate Headquarters, 17776 Toledo Blade Boulevard, Port Charlotte, FL 33948

Inv No. 283231



Electric Bill Statement

For: Jun 23, 2023 to Jul 25, 2023 (32 days)

Statement Date: Jul 25, 2023

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

\$1,161.82

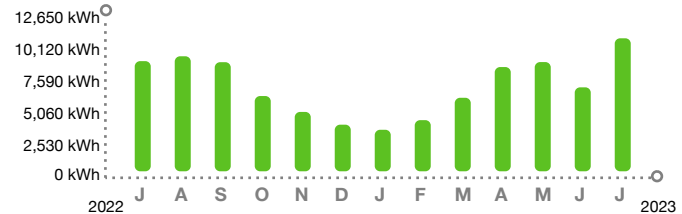
TOTAL AMOUNT YOU OWE

Aug 15, 2023

NEW CHARGES DUE BY

Pay \$939.33 instead of \$1,161.82 by your due date. Enroll in FPL Budget Billing®. [FPL.com/BB](https://www.fpl.com/BB)

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	820.46
Payments received	-820.46
Balance before new charges	0.00
<hr/>	
Total new charges	1,161.82
Total amount you owe	\$1,161.82

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Enroll in FPL Budget Billing and have Automatic Bill Pay debit \$939.33 instead of \$1,161.82 on your next withdrawal date. Your monthly bills will become predictable year-round. Enroll at [FPL.com/AutoBB](https://www.fpl.com/AutoBB)
- Payment received after October 16, 2023 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after August 05, 2023. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

The Florida Public Service Commission has approved a new fuel reduction effective July 1, 2023. Learn more at [FPL.com/Rates](https://www.fpl.com/Rates).

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

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



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

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

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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

57421-67439

ACCOUNT NUMBER

\$1,161.82

TOTAL AMOUNT YOU OWE

Aug 15, 2023

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	820.46
Payment received - Thank you	-820.46
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge:	\$29.98
Non-fuel: (\$0.034670 per kWh)	\$397.66
Fuel: (\$0.031510 per kWh)	\$361.42
Demand: (\$12.65 per KW)	\$278.30
Electric service amount	1,067.36
Gross receipts tax (State tax)	27.39
Franchise fee (Reqd local fee)	66.23
Taxes and charges	93.62
Regulatory fee (State fee)	0.84
Total new charges	\$1,161.82

Total amount you owe \$1,161.82

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KLL2846. Next meter reading Aug 24, 2023.

Usage Type	Current	- Previous	x Const	= Usage
kWh used	90762	89615	10	11470
Demand KW	2.19		10.00	22

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 25, 2023	Jun 23, 2023	Jul 25, 2022
kWh Used	11470	7240	9500
Service days	32	30	32
kWh/day	358	241	296
Amount	\$1,161.82	\$859.91	\$1,332.37

KEEP IN MIND

- Taxes, fees, 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.

Download the app

Get instant, secure access to outage and billing info from your mobile device.

[Download now >](#)

Watch savings add up

Receive a monthly bill credit by allowing FPL Business On Call® to cycle off your A/C when necessary.

[See if you qualify >](#)

Outstanding reliability

For the seventh time in eight years, FPL earned top national honors for service reliability.

[See 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: Jun 23, 2023 to Jul 25, 2023 (32 days)

Statement Date: Jul 25, 2023

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

\$505.26

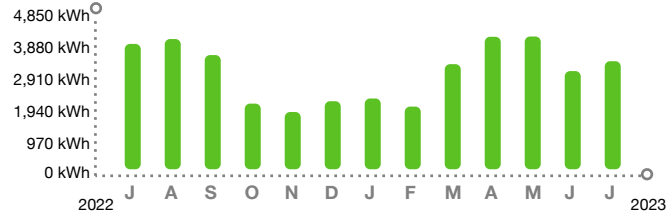
TOTAL AMOUNT YOU OWE

Aug 15, 2023

NEW CHARGES DUE BY

Pay \$431.33 instead of \$505.26 by your due date. Enroll in FPL Budget Billing®. [FPL.com/BB](https://www.fpl.com/BB)

ENERGY USAGE HISTORY



KEEP IN MIND

- Enroll in FPL Budget Billing and have Automatic Bill Pay debit \$431.33 instead of \$505.26 on your next withdrawal date. Your monthly bills will become predictable year-round. Enroll at [FPL.com/AutoBB](https://www.fpl.com/AutoBB)
- Payment received after October 16, 2023 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after August 05, 2023. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

BILL SUMMARY

Amount of your last bill	473.89
Payments received	-473.89
Balance before new charges	0.00
Total new charges	505.26
Total amount you owe	\$505.26

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

The Florida Public Service Commission has approved a new fuel reduction effective July 1, 2023. Learn more at [FPL.com/Rates](https://www.fpl.com/Rates).

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

\$505.26
TOTAL AMOUNT YOU OWE

Aug 15, 2023
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	473.89
Payment received - Thank you	-473.89
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.68
Non-fuel: (\$0.094820 per kWh)	\$338.89
Fuel: (\$0.031510 per kWh)	\$112.62
Electric service amount	464.19
Gross receipts tax (State tax)	11.91
Franchise fee (Reqd local fee)	28.80
Taxes and charges	40.71
Regulatory fee (State fee)	0.36
Total new charges	\$505.26
Total amount you owe	\$505.26

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KN46183. Next meter reading Aug 24, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	58924		55350		3574

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 25, 2023	Jun 23, 2023	Jul 25, 2022
kWh Used	3574	3247	4146
Service days	32	30	32
kWh/day	111	108	129
Amount	\$505.26	\$473.89	\$522.36

KEEP IN MIND

- Taxes, fees, 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.

Download the app

Get instant, secure access to outage and billing info from your mobile device.

[Download now >](#)

Watch savings add up

Receive a monthly bill credit by allowing FPL Business On Call® to cycle off your A/C when necessary.

[See if you qualify >](#)

Outstanding reliability

For the seventh time in eight years, FPL earned top national honors for service reliability.

[See 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: Jun 23, 2023 to Jul 25, 2023 (32 days)

Statement Date: Jul 25, 2023

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

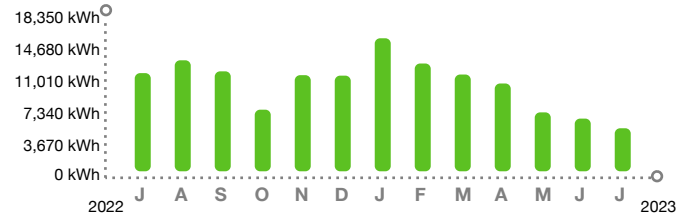
\$888.58

TOTAL AMOUNT YOU OWE

Aug 15, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	989.44
Payments received	-989.44
Balance before new charges	0.00

Total new charges	888.58
Total amount you owe	\$888.58

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after October 16, 2023 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after August 05, 2023. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

The Florida Public Service Commission has approved a new fuel reduction effective July 1, 2023. Learn more at [FPL.com/Rates](https://www.fpl.com/Rates).

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

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



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

The amount enclosed includes the following donation:

FPL Care To Share: _____

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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

84595-15071
ACCOUNT NUMBER

\$888.58
TOTAL AMOUNT YOU OWE

Aug 15, 2023
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	989.44
Payment received - Thank you	-989.44
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge:	\$29.98
Non-fuel: (\$0.034670 per kWh)	\$186.63
Fuel: (\$0.031510 per kWh)	\$169.62
Demand: (\$12.65 per KW)	\$430.10
Electric service amount	816.33
Gross receipts tax (State tax)	20.95
Franchise fee (Reqd local fee)	50.66
Taxes and charges	71.61
Regulatory fee (State fee)	0.64
Total new charges	\$888.58
Total amount you owe	\$888.58

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KL84533. Next meter reading Aug 24, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	77579		72196		5383
Demand KW	33.81				34

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 25, 2023	Jun 23, 2023	Jul 25, 2022
kWh Used	5383	6591	12282
Service days	32	30	32
kWh/day	168	219	383
Amount	\$888.58	\$989.44	\$1,436.32

KEEP IN MIND

- Taxes, fees, 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.

Download the app

Get instant, secure access to outage and billing info from your mobile device.

[Download now ›](#)

Watch savings add up

Receive a monthly bill credit by allowing FPL Business On Call® to cycle off your A/C when necessary.

[See if you qualify ›](#)

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[See more ›](#)

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

Statement Date: July 21, 2023


Amount Due:	\$16.07
Due Date:	August 11, 2023
Account #:	211014212750

DO NOT PAY. Your account will be drafted on August 11, 2023

Account Summary

Current Service Period: June 17, 2023 - July 19, 2023	
Previous Amount Due	\$16.07
Payment(s) Received Since Last Statement	-\$16.07
Current Month's Charges	\$16.07
Amount Due by August 11, 2023	\$16.07

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



Scan here to view your account online.

How much can you really save by reducing your energy use at home?

Find out with one of our free energy calculators

Learn more at PeoplesGas.com/EnergyCalculators

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211014212750
Due Date: August 11, 2023

 **Pay your bill online at PeoplesGas.com**
 See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit PeoplesGas.com/Paperless to enroll now.

Amount Due:	\$16.07
Payment Amount:	\$ _____

602001415889

Your account will be drafted on August 11, 2023

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

Make check payable to: TECO
 Please write your account number on the memo line of your check.



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

Account #: 211014212750
Statement Date: July 21, 2023
Charges Due: August 11, 2023

Meter Read

Meter Location: *pool*

Service Period: Jun 17, 2023 - Jul 19, 2023

Rate Schedule: Residential Service RS-1

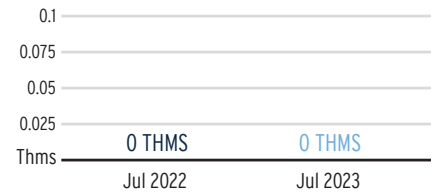
Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
RHE73410	07/19/2023	405	405	0 CCF	1.038	1.0000	0.0 Therms	33 Days

Charge Details

Natural Gas Charges	
Customer Charge	\$15.10
Natural Gas Service Cost	\$15.10
Franchise Fee	\$0.97
Total Natural Gas Cost, Local Fees and Taxes	\$16.07

Total Current Month's Charges \$16.07

Avg THMS Used Per Day



Important Messages

Removing Your Envelope. 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.

For more information about your bill and understanding your charges, please visit PeoplesGas.com

Ways To Pay Your Bill

- Bank Draft**
 Visit PeoplesGas.com for free recurring or one time payments via checking or savings account.
- In-Person**
 Find list of Payment Agents at PeoplesGas.com
- Mail A Check**
Payments:
 TECO
 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.
- Credit or Debit Card**
 Pay by credit Card using KUBRA EZ-Pay at PeoplesGas.com. Convenience fee will be charged.
- Phone**
 Toll Free: **866-689-6469**
- All Other Correspondences:**
 Peoples Gas
 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

- Residential Customer Care:**
 813-223-0800 (Tampa)
 863-299-0800 (Lakeland)
 352-622-0111 (Ocala)
 954-453-0777 (Broward)
 305-940-0139 (Miami)
 727-826-3333 (St. Petersburg)
 407-425-4662 (Orlando)
 904-739-1211 (Jacksonville)
 877-832-6747 (All Other Counties)
- Online:**
PeoplesGas.com
- Phone:**
Commercial Customer Care:
 866-832-6249
- Hearing Impaired/TTY:**
 7-1-1
- Natural Gas Outage:**
 877-832-6747
- Natural Gas Energy Conservation Rebates:**
 877-832-6747

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Peoples Gas, you are paying someone who is not authorized to act as a payment agent at Peoples Gas. You bear the risk that this unauthorized party will relay the payment to Peoples Gas and do so in a timely fashion. Peoples Gas is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

Hello Lakeside Plantation,

Thanks for choosing Comcast Business.

Your bill at a glance		
For 2800 PLANTATION BLVD, NORTH PORT, FL, 34289-9472		
Previous balance		\$417.98
EFT Payment - thank you	Jul 13	-\$417.98
Credits	Page 3	-\$7.83
Balance forward		-\$7.83
Regular monthly charges	Page 3	\$376.50
Taxes, fees and other charges	Page 4	\$33.41
New charges		\$409.91
Amount due		\$402.08

Your bill explained

- TV Update: On August 15, 2023, SEC Network Alternate (SEC Network Overflow) will cease operations.
- Taxes, fees & other charges have decreased by \$8.07 on your account as a result of changes to your services.
- 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 Aug 12, 2023, 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**
1100 NORTHPOINT PKWY W PALM
BCH FL 33407-1937

Account number **8535 10 055 0624394**
Automatic payment **Aug 12, 2023**
Please pay \$402.08

Electronic payment will be applied Aug 12, 2023

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

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

853510055062439400402081

Balance forward -\$7.83

Previous balance	\$417.98
------------------	----------

Payment - thank you	Jul 13	-\$417.98
---------------------	--------	-----------


Credits -\$7.83

Mobility Voice Line - Adjustment	Jul 13	-\$7.83
----------------------------------	--------	---------

Regular monthly charges \$376.50

Comcast Business	\$282.90
-------------------------	-----------------

Packaged services	\$344.00
--------------------------	-----------------

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

Mobility Voice Line Business Voice. Qty 2 @ \$44.95 each	\$89.90
--	---------

Voice Credit Qty 2 @ -\$19.95 each	-\$39.90
---------------------------------------	----------

Discounts	-\$129.00
------------------	------------------

Bundle Discount	-\$129.00
-----------------	-----------

Comcast Business services	\$67.90
----------------------------------	----------------

TV Select Business Video.	\$47.95
------------------------------	---------

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 \$38.80

Directory Listing Management Fee	\$5.00
----------------------------------	--------

Voice Network Investment	\$5.00
--------------------------	--------

Broadcast TV Fee	\$28.80
------------------	---------

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.

Taxes, fees and other charges **\$33.41**

Other charges **\$5.15**

Federal Universal Service Fund	\$2.32
Regulatory Cost Recovery	\$2.83

Taxes & government fees **\$28.26**

Sales Tax	\$2.83
State Communications Services Tax	\$13.11
Local Communications Services Tax	\$11.12
911 Fees	\$1.20

Additional information

The Regulatory Cost Recovery fee is neither government mandated nor a tax, but is assessed by Comcast to recover certain federal, state, and local regulatory costs.

Fee Update: The FCC modifies the rate that voice providers pay into the USF on a quarterly basis. USF is assessed on applicable voice services as the Federal Universal Service Fund at the FCC's approved rate. See: [fcc.gov/encyclopedia/contribution-factor-quarterly-filings-universal-service-fund-usf-management-support](https://www.fcc.gov/encyclopedia/contribution-factor-quarterly-filings-universal-service-fund-usf-management-support). A new rate becomes effective July 1, 2023.

Recent and Upcoming Programming Changes: Information on recent and upcoming programming changes can be found at xfinity.com/programmingchanges/ or by calling 866-216-8634.



Invoice 151409417

adtcommercial.com

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
70180815	07/19/2023	08/13/2023		\$251.78

- Take action now with eSuite
- See reverse side for details.

Description	Amount
LAKESIDE PLANTATION CDD 2800 PLANTATION RD Services Provided (08/19/23 - 09/18/23) <i>Includes: Extended Service Plan, Secure Access</i>	\$235.30
Total Tax	\$16.48
Sub Total	\$251.78
INVOICE AMOUNT DUE	\$251.78

Approved
CS

Payment Options

Pay online 24/7
esuite.adt.com/ExpressPay

Pay by phone
1.800.606.3535

Mail by check
Include the section below

Manage Your Account

Update billing information,
view past invoices and more
esuite.adt.com

Questions?

adtcommercial.com

Email: ComCare@adt.com
1.855.238.2666



 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	151409417
Account Number	70180815
Invoice Date	07/19/2023
Payment Due Date	08/13/2023
Amount Due	\$251.78

Amount Enclosed \$

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

Powered by Experience. Driven by Excellence.™

1oz - #10 - 482 - 660

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 00000025178 3 151409417 4

INVOICE

Address Service Requested

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

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

Remittance Section

Customer Account Number: 1833219
Invoice Number: 20673857
Invoice Date: 07/14/2023
Invoice Due Date: 08/05/2023
Total Due: **\$104.86**

Amount Paid: \$ _____

Use enclosed envelope and make check payable to:

MARLIN LEASING CORP
PO BOX 13604
PHILADELPHIA PA 19101-3604



00001002067385770000001048691

For faster processing, please remove the check skirt.
Keep lower portion for your records - Please return upper portion with your payment

Important Messages



MyMarlin is now
PEAC Connect
Same great technology...new name + look!

- Pay your bills and manage your account online
- Visa® and Mastercard® payments accepted

Visit and register today at PEACconnect.com!

**some restrictions apply and processing fee incurred*

CUSTOMER ACCOUNT NUMBER	INVOICE DATE	INVOICE NUMBER	DUE DATE	LAST PAYMENT RECEIVED			
1833219	07/14/2023	20673857	08/05/2023	07/05/2023 Thank You			
CONTRACT NUMBER	DESCRIPTION	CURRENT	PAST DUE 30 DAYS	PAST DUE 60 DAYS	PAST DUE 90 DAYS	PAST DUE 120 DAYS	TOTAL DUE
401-1833219-001	Kyocera CS 308ci Copier						
	CONTRACT PAYMENT	98.00					98.00
	SALES/USE TAX	6.86					6.86
	BALANCE DUE:	104.86					104.86

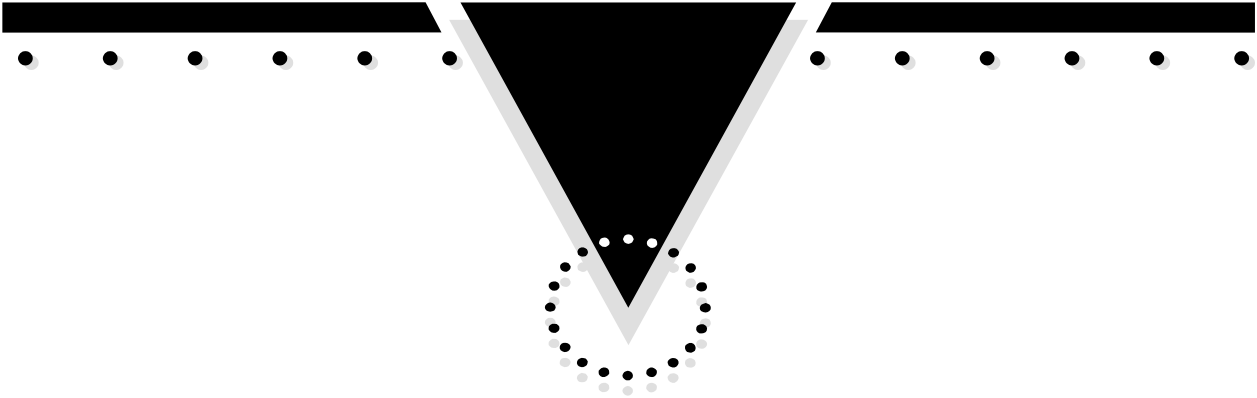
If utilizing your Bank's Online Bill Service, please enter each contract number and payment separately. If you do not, the payment will not be transmitted EFT. Your bank will cut and mail a check to our lock box for processing. We are not responsible for postal delays. Processing delays may result if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

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

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



SECTION C



Lakeside Plantation

Community Development District

Unaudited Financial Reporting
August 31, 2023



TABLE OF CONTENTS

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

Lakeside Plantation
Community Development District
 Combined Balance Sheet
 August 31, 2023

Governmental Fund Types

	<i>General</i>	<i>Capital Reserve</i>	<i>Debt Service</i>	<i>Totals (memorandum only)</i>
<i>Assets</i>				
Cash:				
Operating Account	\$137,648	\$169,654	---	\$307,302
Debit Card Account	\$3,115	---	---	\$3,115
Money Market Account	\$218,480	---	---	\$218,480
Petty Cash	\$3	---	---	\$3
Investments:				
Reserve	---	---	\$79,519	\$79,519
Revenue	---	---	\$38,160	\$38,160
SBA	\$535	\$237,733	---	\$238,267
Due from General Fund	---	---	\$11,915	\$11,915
Due from Other	\$2,137	---	---	\$2,137
Deposits	\$517	---	---	\$517
Prepaid Expenses	\$2,340	---	---	\$2,340
Total Assets	\$364,774	\$407,387	\$129,593	\$901,754
<i>Liabilities</i>				
Accounts Payable	\$16,099	---	---	\$16,099
Accrued Expenses	\$168	---	---	\$168
Due to Debt Service	\$11,915	---	---	\$11,915
<i>Fund Equity</i>				
Net Assets	---	---	---	\$0
Fund Balances				
Unassigned	\$333,734	---	---	\$333,734
Assigned for Capital Reserve Fund	---	\$407,387	---	\$407,387
Nonspendable- Deposits	\$517	---	---	\$517
Restricted for Capital Projects	---	---	---	\$0
Restricted for Debt Service	---	---	\$129,593	\$129,593
Total Liabilities, Fund Equity, Other	\$364,774	\$407,387	\$129,593	\$901,754

Lakeside Plantation
Community Development District
 General Fund
 Statement of Revenues & Expenditures
 For Period Ending August 31, 2023

	Adopted Budget	Prorated Budget 8/31/23	Actual 8/31/23	Variance
<i><u>Revenues</u></i>				
Operations and Maintenance Assessments- Tax Roll	\$899,836	\$899,836	\$920,724	\$20,888
Tennis Club	\$20,000	\$18,333	\$13,723	(\$4,610)
Activities	\$10,000	\$9,167	\$7,500	(\$1,667)
Clubhouse Rentals	\$5,000	\$4,583	\$1,815	(\$2,768)
Miscellaneous	\$1,500	\$1,375	\$2,002	\$627
Insurance Proceeds	\$0	\$0	\$126,153	\$126,153
Interest Earnings	\$50	\$46	\$79	\$33
Total Revenues	\$936,386	\$933,340	\$1,071,996	\$138,656
<i><u>Administrative Expenditures</u></i>				
Supervisor Fees	\$11,000	\$10,083	\$9,000	\$1,083
District Manager	\$42,500	\$38,958	\$38,958	(\$0)
District Counsel	\$25,750	\$23,604	\$26,584	(\$2,980)
District Engineer	\$14,000	\$12,833	\$22,556	(\$9,723)
Disclosure Report	\$1,000	\$917	\$917	\$0
Trustee Fees	\$4,771	\$4,373	\$4,701	(\$328)
Audit Fees	\$3,350	\$3,071	\$0	\$3,071
Postage, Phone, Faxes, Copies	\$1,500	\$1,375	\$2,555	(\$1,180)
General Liability Insurance	\$7,553	\$7,553	\$6,766	\$787
Legal Advertising	\$2,000	\$1,833	\$1,708	\$126
Dues, Licenses & Fees	\$175	\$175	\$175	\$0
Other Current Charges	\$2,500	\$2,292	\$4,982	(\$2,690)
Property Insurance	\$12,248	\$12,248	\$14,826	(\$2,578)
Information Technology	\$1,250	\$1,146	\$1,145	\$1
Website Administration	\$800	\$733	\$733	(\$0)
Total Administrative	\$130,397	\$121,195	\$135,606	(\$14,411)
<i><u>Field Expenditures</u></i>				
Road & Sidewalk Repairs & Maintenance	\$15,000	\$13,750	\$2,516	\$11,234
Common Area Renewal & Maintenance	\$10,000	\$9,167	\$0	\$9,167
Street Light/Decorative Light	\$1,000	\$917	\$0	\$917
Landscape Maintenance - Contract	\$155,000	\$142,083	\$141,203	\$880
Landscape Maintenance - Other	\$5,000	\$4,583	\$30,431	(\$25,848)
Landscape Maintenance - Hurricane	\$0	\$0	\$149,296	(\$149,296)
Lake Maintenance	\$13,000	\$11,917	\$10,626	\$1,291
Electric Utility Services - Entrance Feature	\$9,000	\$8,250	\$4,456	\$3,794
Water Utility Services - Entrance Feature	\$3,000	\$2,750	\$3,462	(\$712)
Repairs & Maintenance - Entrance Feature	\$3,000	\$2,750	\$6,949	(\$4,199)
Miscellaneous Tools & Equipment	\$1,000	\$917	\$0	\$917
Total Field	\$215,000	\$197,083	\$348,939	(\$151,856)

Lakeside Plantation
Community Development District
General Fund
Statement of Revenues & Expenditures
For Period Ending August 31, 2023

	Adopted Budget	Prorated Budget 8/31/23	Actual 8/31/23	Variance
<i>Clubhouse</i>				
Personnel Services (Management Contract)	\$282,449	\$258,912	\$258,721	\$191
Activities	\$20,000	\$18,333	\$17,619	\$714
License/Fees	\$2,000	\$1,833	\$1,912	(\$79)
General Supplies	\$7,500	\$6,875	\$14,833	(\$7,958)
Maintenance	\$14,000	\$12,833	\$22,930	(\$10,096)
Office Supplies	\$3,500	\$3,208	\$1,765	\$1,444
Pest Control	\$600	\$550	\$0	\$550
Security	\$1,500	\$1,375	\$5,316	(\$3,941)
AED	\$500	\$458	\$0	\$458
Telephone & Internet Services	\$5,000	\$4,583	\$5,004	(\$421)
Janitorial Supplies	\$3,250	\$2,979	\$590	\$2,389
Electric Utility Services - Clubhouse	\$14,000	\$12,833	\$9,817	\$3,017
Gas Utility	\$250	\$229	\$177	\$52
Garbage Collection	\$2,100	\$1,925	\$2,014	(\$89)
Water Utility Services - Clubhouse	\$4,400	\$4,033	\$4,710	(\$677)
Electric Utility Services - Pool	\$20,000	\$18,333	\$13,382	\$4,951
Pool Cleaning	\$10,200	\$9,350	\$13,550	(\$4,200)
Pool Maintenance - Other	\$10,000	\$9,167	\$18,722	(\$9,555)
Tennis Courts - Maintenance	\$5,000	\$4,583	\$1,746	\$2,837
Water Utility Services -Pool	\$7,500	\$6,875	\$3,883	\$2,992
Total Clubhouse	\$413,749	\$379,270	\$396,692	(\$17,422)
Total Revenues	\$936,386	\$933,340	\$1,071,996	\$138,656
Total Expenditures	\$759,146	\$697,548	\$881,237	(\$183,689)
Operating Income (Loss)	\$177,240	\$235,792	\$190,759	(\$45,033)
Other Sources/(Uses)				
Interfund Transfer Out- Capital Reserve	(\$177,240)	\$0	\$0	\$0
Total Other Sources/(Uses)	(\$177,240)	\$0	\$0	\$0
Excess Revenue/(Expenditures)	\$0		\$190,759	
Beginning Fund Balance	\$0		\$145,832	
Ending Fund Balance	\$0		\$336,591	

Lakeside Plantation
Community Development District
 Capital Reserve Fund
 Statement of Revenues & Expenditures
 For Period Ending August 31, 2023

	Adopted Budget	Prorated Budget 8/31/23	Actual 8/31/23	Variance
<u>Revenues</u>				
Transfer In - General Fund	\$177,240	\$0	\$0	\$0
Interest Income	\$0	\$0	\$12,311	\$12,311
Total Revenues	\$177,240	\$0	\$12,311	\$12,311
<u>Expenditures</u>				
Property Site Elements	\$135,587	\$34,933	\$34,933	\$0
Tax Certificate Sale Process	\$75,000	\$0	\$0	\$0
Total Expenditures	\$210,587	\$34,933	\$34,933	\$0
Excess Revenues/(Expenditures)	(\$33,347)		(\$22,622)	
Beginning Fund Balance	\$437,355		\$430,009	
Ending Fund Balance	\$404,008		\$407,387	

Lakeside Plantation

Community Development District

Debt Service Fund Series 1999
Statement of Revenues & Expenditures
For Period Ending August 31, 2023

	Adopted Budget	Prorated Budget 8/31/23	Actual 8/31/23	Variance
Revenues				
Special Assessments- Tax Roll	\$174,203	\$174,203	\$174,203	\$0
Special Assessments- Off Roll	\$8,842	\$8,842	\$8,842	\$0
Interest Income	\$0	\$0	\$4,873	\$4,873
Total Revenues	\$183,045	\$183,045	\$187,919	\$4,873
Expenditures				
<i>Series 1999</i>				
Interest-11/1	\$41,874	\$41,874	\$41,874	\$0
Principal-5/1	\$100,000	\$100,000	\$100,000	\$0
Interest-5/1	\$41,874	\$41,874	\$41,874	\$0
Total Expenditures	\$183,748	\$183,748	\$183,748	\$1
Excess Revenues/(Expenditures)	(\$703)		\$4,171	
Beginning Fund Balance	\$44,299		\$125,422	
Ending Fund Balance	\$43,596		\$129,593	

Due from General Fund	\$	11,915
Reserve	\$	79,519
Revenue	\$	38,160
Prepayment	\$	0
Total	\$	129,593

Lakeside Plantation CDD- General Fund
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>Revenues</i>													
Operations and Maintenance Assessments- Tax Roll	\$0	\$200,284	\$505,804	\$54,595	\$26,070	\$12,539	\$22,557	\$16,440	\$52,083	\$30,351	\$0	\$0	\$920,724
Tennis Club	(\$69)	\$0	\$1,975	\$1,302	\$5,530	\$3,080	\$315	\$0	\$1,270	\$0	\$320	\$0	\$13,723
Activities	\$0	\$0	\$289	\$1,247	\$3,031	\$2,040	\$810	\$14	\$61	\$0	\$8	\$0	\$7,500
Clubhouse Rentals	(\$90)	\$0	\$0	\$405	\$200	\$0	\$900	\$700	(\$300)	\$0	\$0	\$0	\$1,815
Miscellaneous	\$0	\$0	\$252	\$491	\$155	\$50	\$245	\$40	\$721	\$0	\$50	\$0	\$2,002
Insurance Proceeds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$126,153	\$0	\$126,153
Interest Earnings	\$37	\$2	\$3	\$6	\$4	\$4	\$2	\$7	\$5	\$5	\$6	\$0	\$79
Total Revenues	(\$122)	\$200,286	\$508,323	\$58,045	\$34,989	\$17,713	\$24,829	\$17,200	\$53,839	\$30,356	\$126,537	\$0	\$1,071,996
<i>Administrative Expenditures</i>													
Supervisor Fees	\$800	\$1,000	\$0	\$1,000	\$1,000	\$1,000	\$1,200	\$1,000	\$1,000	\$0	\$1,000	\$0	\$9,000
District Manager	\$3,542	\$3,542	\$3,542	\$3,542	\$3,542	\$3,542	\$3,542	\$3,542	\$3,542	\$3,542	\$3,542	\$0	\$38,958
District Counsel	\$4,474	\$2,368	\$0	\$3,924	\$2,242	\$1,833	\$2,094	\$5,064	\$4,023	\$564	\$0	\$0	\$26,584
District Engineer	\$416	\$2,275	\$525	\$300	\$225	\$0	\$6,225	\$1,125	\$4,118	\$0	\$7,348	\$0	\$22,556
Disclosure Report	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$917
Trustee Fees	\$1,520	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,180	\$0	\$0	\$0	\$4,701
Audit Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Postage, Phone, Faxes, Copies	\$25	\$0	\$36	\$241	\$266	\$132	\$288	\$104	\$244	\$976	\$243	\$0	\$2,555
General Liability Insurance	\$6,766	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,766
Legal Advertising	\$76	\$63	\$63	\$153	\$57	\$121	\$168	\$321	\$547	\$69	\$69	\$0	\$1,708
Dues, Licenses & Fees	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Other Current Charges	\$149	\$578	\$185	\$286	\$1,150	\$679	\$450	\$515	\$402	\$299	\$288	\$0	\$4,982
Property Insurance	\$14,826	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,826
Information Technology	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$0	\$1,145
Website Administration	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$0	\$733
Total Administrative	\$33,023	\$10,080	\$4,605	\$9,700	\$8,735	\$7,560	\$14,221	\$11,924	\$17,311	\$5,704	\$12,745	\$0	\$135,606
<i>Field Expenditures</i>													
Road & Sidewalk Repairs & Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,516	\$0	\$0	\$0	\$0	\$2,516
Common Area Renewal & Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Street Light/Decorative Light	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Landscape Maintenance - Contract	\$12,837	\$12,837	\$12,837	\$12,837	\$12,837	\$12,837	\$12,837	\$12,837	\$12,837	\$12,837	\$12,837	\$0	\$141,203
Landscape Maintenance - Other	\$0	\$0	\$8,641	\$2,380	\$631	\$0	\$6,460	\$4,218	\$3,274	\$1,075	\$3,753	\$0	\$30,431
Landscape Maintenance- Hurricane	\$34,673	\$67,045	\$3,799	\$42,718	\$0	\$0	\$900	\$162	\$0	\$0	\$0	\$0	\$149,296
Lake Maintenance	\$966	\$966	\$966	\$966	\$966	\$966	\$966	\$966	\$966	\$966	\$966	\$0	\$10,626
Electric Utility Services - Entrance Feature	\$477	\$102	\$246	\$290	\$312	\$287	\$472	\$655	\$636	\$474	\$505	\$0	\$4,456
Water Utility Services - Entrance Feature	\$85	\$280	\$33	\$57	\$157	\$64	\$92	\$153	\$167	\$2,137	\$237	\$0	\$3,462
Repairs & Maintenance - Entrance Feature	\$0	\$5,399	\$0	\$0	\$0	\$800	\$0	\$500	\$0	\$250	\$0	\$0	\$6,949
Miscellaneous Tools & Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Field	\$49,037	\$86,628	\$26,521	\$59,247	\$14,902	\$14,954	\$21,727	\$22,007	\$17,879	\$17,739	\$18,298	\$0	\$348,939

Lakeside Plantation CDD- General Fund
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total	
<i>Clubhouse</i>														
Personnel Services (Management Contract)	\$22,596	\$22,596	\$23,725	\$23,725	\$23,725	\$23,725	\$23,725	\$23,725	\$23,725	\$23,725	\$23,725	\$23,725	\$0	\$258,721
Activities	\$817	\$783	\$3,111	\$2,337	\$2,421	\$3,848	\$900	\$877	\$1,137	\$598	\$790	\$0	\$0	\$17,619
License/Fees	\$0	\$53	\$0	\$0	\$0	\$0	\$203	\$0	\$675	\$0	\$981	\$0	\$0	\$1,912
General Supplies	\$353	\$2,892	\$2,049	\$686	\$1,666	\$904	\$2,290	\$1,403	\$1,888	\$395	\$309	\$0	\$0	\$14,833
Maintenance	\$5,421	\$370	\$1,411	\$74	\$145	\$1,797	\$2,010	\$1,205	\$1,443	\$513	\$8,540	\$0	\$0	\$22,930
Office Supplies	\$301	\$0	\$86	\$39	\$150	\$715	\$0	\$182	\$178	\$56	\$57	\$0	\$0	\$1,765
Pest Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Security	\$490	\$392	\$1,004	\$245	\$392	\$245	\$245	\$897	\$377	\$245	\$784	\$0	\$0	\$5,316
AED	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Telephone & Internet Services	\$389	\$389	\$637	\$390	\$519	\$411	\$519	\$411	\$518	\$418	\$402	\$0	\$0	\$5,004
Janitorial Supplies	\$0	\$0	\$17	\$0	\$0	\$0	\$31	\$272	\$26	\$104	\$140	\$0	\$0	\$590
Electric Utility Services - Clubhouse	\$1,287	\$808	\$883	\$572	\$569	\$623	\$808	\$1,077	\$1,040	\$989	\$1,162	\$0	\$0	\$9,817
Gas Utility	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$0	\$0	\$177
Garbage Collection	\$168	\$168	\$168	\$179	\$188	\$168	\$174	\$168	\$168	\$168	\$293	\$0	\$0	\$2,014
Water Utility Services - Clubhouse	\$561	\$1,057	\$329	\$722	\$244	\$232	\$196	\$638	\$220	\$329	\$184	\$0	\$0	\$4,710
Electric Utility Services - Pool	\$1,322	\$592	\$1,289	\$1,180	\$1,738	\$1,573	\$1,430	\$1,431	\$1,118	\$820	\$889	\$0	\$0	\$13,382
Pool Cleaning	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$1,900	\$1,900	\$1,900	\$1,900	\$0	\$0	\$13,550
Pool Maintenance - Other	\$1,051	\$0	\$0	\$2,247	\$3,353	\$3,298	\$934	\$1,084	\$6,112	\$100	\$543	\$0	\$0	\$18,722
Tennis Courts - Maintenance	\$280	\$0	\$1,222	\$0	\$245	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,746
Water Utility Services - Pool	\$227	\$1,012	\$377	\$281	\$418	\$357	\$162	\$296	\$339	\$237	\$177	\$0	\$0	\$3,883
Total Clubhouse	\$36,131	\$31,979	\$37,174	\$33,542	\$36,639	\$38,763	\$34,493	\$35,584	\$40,881	\$30,615	\$40,892	\$0	\$0	\$396,692
Total Revenues	(\$122)	\$200,286	\$508,323	\$58,045	\$34,989	\$17,713	\$24,829	\$17,200	\$53,839	\$30,356	\$126,537	\$0	\$0	\$1,071,996
Total Expenditures	\$118,191	\$128,686	\$68,300	\$102,489	\$60,276	\$61,277	\$70,441	\$69,515	\$76,072	\$54,057	\$71,934	\$0	\$0	\$881,237
Operating Income/(Loss)	(\$118,313)	\$71,599	\$440,023	(\$44,444)	(\$25,287)	(\$43,563)	(\$45,612)	(\$52,315)	(\$22,232)	(\$23,701)	\$54,603	\$0	\$0	\$190,759
Other Sources/(Uses)														
Interfund Transfer Out- Capital Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Other Sources/(Uses)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Excess Revenue/(Expenditures)	(\$118,313)	\$71,599	\$440,023	(\$44,444)	(\$25,287)	(\$43,563)	(\$45,612)	(\$52,315)	(\$22,232)	(\$23,701)	\$54,603	\$0	\$0	\$190,759

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

SERIES 1999A, CAPITAL IMPROVEMENT REVENUE BONDS	
INTEREST RATE:	6.950%
MATURITY DATE:	5/1/2031
RESERVE FUND REQUIREMENT	MADS
RESERVE FUND REQUIREMENT	\$ 189,896
RESERVE FUND BALANCE	\$ 79,519
BONDS OUTSTANDING - 9/30/13	\$ 1,860,000.00
LESS: PRINCIPAL PAYMENT 5/1/14	\$ (55,000.00)
LESS: PRINCIPAL PAYMENT 11/1/14 (PREPAYMENT)	\$ (5,000.00)
LESS: PRINCIPAL PAYMENT 5/1/15	\$ (60,000.00)
LESS: PRINCIPAL PAYMENT 5/1/16	\$ (60,000.00)
LESS: PRINCIPAL PAYMENT 5/1/17	\$ (65,000.00)
LESS: PRINCIPAL PAYMENT 5/1/18	\$ (70,000.00)
LESS: PRINCIPAL PAYMENT 5/1/19	\$ (75,000.00)
LESS: PRINCIPAL PAYMENT 5/1/20	\$ (80,000.00)
LESS: PRINCIPAL PAYMENT 5/1/21	\$ (85,000.00)
LESS: PRINCIPAL PAYMENT 5/1/21 (PREPAYMENT)	\$ (5,000.00)
LESS: PRINCIPAL PAYMENT 5/1/22	\$ (95,000.00)
LESS: PRINCIPAL PAYMENT 5/1/23	\$ (100,000.00)
Current Bonds Outstanding	\$ 1,105,000

SECTION D

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**
Special Assessment Receipts
Fiscal Year 2023

Gross Assessment \$ 957,272.36 \$ 185,322.67 \$ 1,142,595.03
Net Assessment \$ 899,836.02 \$ 174,203.31 \$ 1,074,039.33

TOTAL ASSESSMENT LEVY

ASSESSED THROUGH COUNTY

83.78% 16.22% 100.00%

DATE	DESCRIPTION	GROSS AMT	COMMISSIONS DISC/PENALTY	INTEREST	NET RECEIPTS	O&M Portion	S1999 DSF Portion	Total	
11/25/22	P/E 11/14/22	\$113,281.97	(\$1,699.23)	\$0.00	\$0.00	\$111,582.74	\$93,484.63	\$18,098.11	\$111,582.74
11/30/22	P/E 11/25/22	\$129,416.12	(\$1,941.24)	\$0.00	\$0.00	\$127,474.88	\$106,799.15	\$20,675.73	\$127,474.88
12/30/22	P/E 11/30/22	\$550,817.74	(\$8,262.27)	\$0.00	\$0.00	\$542,555.47	\$454,555.94	\$87,999.53	\$542,555.47
12/30/22	P/E 12/05/22	\$62,101.38	(\$931.52)	\$0.00	\$0.00	\$61,169.86	\$51,248.44	\$9,921.42	\$61,169.86
01/31/23	P/E 12/31/22	\$66,156.46	(\$992.35)	\$0.00	\$0.00	\$65,164.11	\$54,594.85	\$10,569.26	\$65,164.11
02/28/23	P/E 1/31/23	\$29,255.38	(\$438.83)	\$0.00	\$2,299.99	\$31,116.54	\$26,069.61	\$5,046.93	\$31,116.54
03/31/23	P/E 2/28/23	\$15,194.96	(\$227.92)	\$0.00	\$0.00	\$14,967.04	\$12,539.47	\$2,427.57	\$14,967.04
04/28/23	P/E 3/31/23	\$26,934.38	(\$404.02)	\$0.00	\$394.13	\$26,924.49	\$22,557.48	\$4,367.01	\$26,924.49
05/31/23	P/E 4/30/23	\$19,920.92	(\$298.81)	\$0.00	\$0.00	\$19,622.11	\$16,439.51	\$3,182.60	\$19,622.11
06/30/23	P/E 5/31/24	\$63,113.26	(\$946.70)	\$0.00	\$0.00	\$62,166.56	\$52,083.48	\$10,083.08	\$62,166.56
07/31/23	P/E 6/30/25	\$31,806.64	(\$477.10)	\$0.00	\$853.80	\$32,183.34	\$30,351.27	\$1,832.07	\$32,183.34
TOTAL		\$1,107,999.21	(\$16,619.99)	\$0.00	\$3,547.92	\$1,094,927.14	\$920,723.83	\$174,203.31	\$1,094,927.14

102% Net Percent Collected

DATE	DUE	CHECK	NET	AMOUNT	DEBT SERVICE
RECEIVED	DATE	NO.	ASSESSED	RECEIVED	FUND 1999A
			Net Assessments	\$8,842.03	
1/20/23	11/1/22	7351	\$4,421.02	\$4,421.02	\$4,421.02
1/20/23	2/1/23	7351	\$2,210.51	\$2,210.51	\$2,210.51
1/20/23	5/1/03	7351	\$2,210.51	\$2,210.51	\$2,210.51
Total			\$8,842.04	\$8,842.04	\$8,842.04

SECTION VII

SECTION A

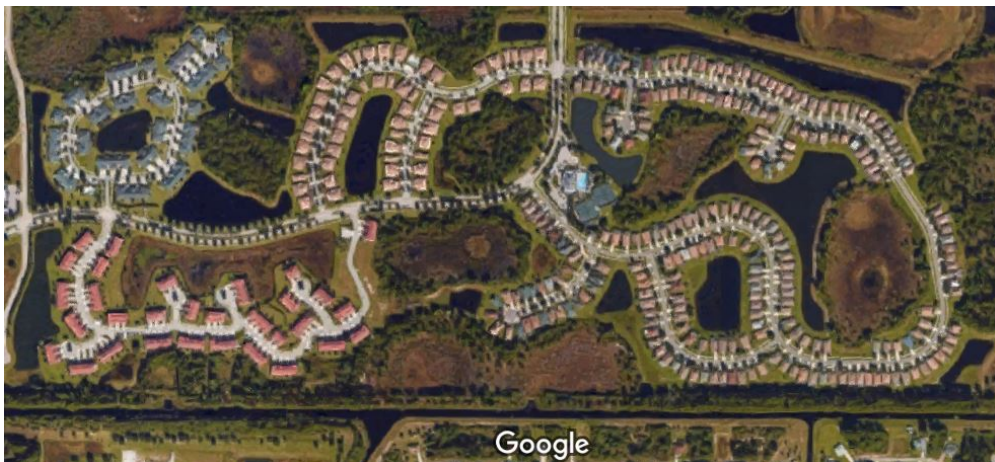


RESERVE STUDY UPDATE PROPOSAL

Lakeside Plantation Community Development District

Prepared for:
Ms. Jordan Lansford, District Manager
c/o Governmental Management Services, Central Florida

September 6, 2023



Prepared by:
Reserve Advisors, LLC
201 E. Kennedy Boulevard, Suite 1150
Tampa, FL 33602
(800) 980-9881
www.reserveadvisors.com



September 6, 2023

Dear Ms. Jordan Lansford,

Thank you for the opportunity to present Lakeside Plantation Community Development District with this proposal for a reserve study update, with site-visit (Level II).

As a fiduciary, your Board of Directors has been entrusted to represent and protect the best interests of their community. Our expert reserve study update will be the guide that you and your board rely on for maintaining sufficient reserve funds and prioritizing long-term capital planning.

While our industry-leading team of consultants have conducted over 26,000 reserve studies, they will approach your study with the firm understanding that your community's needs are truly unique. That's why we guarantee:

FULL ENGAGEMENT



It's our job to understand your specific concerns and to discuss your priorities in order to ensure your reserve study experience exceeds your expectations.

DETAILED UNDERSTANDING



We will do whatever it takes to ensure Lakeside Plantation Community Development District has complete confidence in interpreting and putting into practice our findings and recommendations.



ONGOING SUPPORT



This will not be a one-and-done report. Unlike other firms, we provide your current and future boards with additional insight, availability to answer questions and guidance well beyond report delivery.

At Reserve Advisors, we take great pride in helping communities thrive. By applying industry leading expertise, we deliver unbiased guidance that supports the Lakeside Plantation Community Development District Board with maintaining their community's long-term physical and financial health.

Please sign and return the [Confirmation of Services](#) page to get started.

Sincerely,

Matt Kuisle, Southeast Regional Executive Director
(800) 980-9881

RESERVE STUDY BENEFITS



FOR BOARDS

- ✓ Fulfills your fiduciary responsibility
- ✓ Supports board decisions
- ✓ Streamlines your budget process
- ✓ Prioritizes capital projects



FOR HOMEOWNERS

- ✓ Ensures fair and equitable reserve contributions
- ✓ Reduces long-term cost of ownership
- ✓ Minimizes risk of assessments

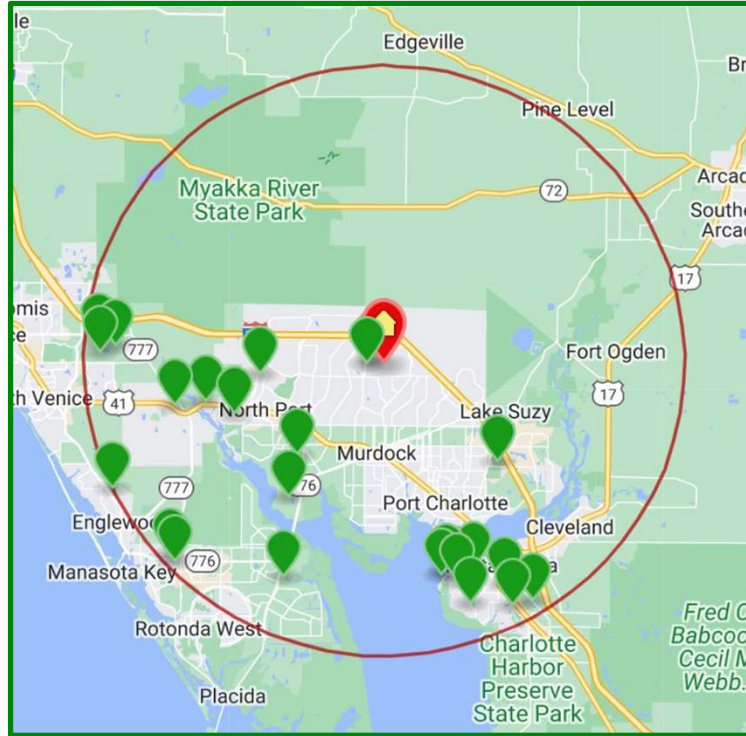
MAIN REASONS COMMUNITIES CHOOSE RESERVE ADVISORS

<ul style="list-style-type: none"> ✓ Multi-disciplined Expert Engineers <ul style="list-style-type: none"> • With more than 40 engineers, we match our expertise with your community rather than a “one size fits all” engineer 	<ul style="list-style-type: none"> ✓ Dedicated Support During and After the Reserve Study <ul style="list-style-type: none"> • Industry leading support by our team of multi-disciplined engineers ensures your complete satisfaction
<ul style="list-style-type: none"> ✓ Comprehensive Reports to Solve Problems Before They Escalate <ul style="list-style-type: none"> • Thorough condition assessments that prioritize your near-term projects • Best practices and technical illustrations to better understand project scope and compare contractor bids 	<ul style="list-style-type: none"> ✓ Knowledge of Local Replacement Costs <ul style="list-style-type: none"> • Our proprietary cost database comprises actual client project costs and is the basis for adequate — not excessive — reserve budgets
<ul style="list-style-type: none"> ✓ Unbiased Recommendations With Your Best Interests in Mind <ul style="list-style-type: none"> • We do not provide design or project management services • We do not profit from your capital projects 	<ul style="list-style-type: none"> ✓ Exclusive and Unique Easy-to-use Expenditures Table <ul style="list-style-type: none"> • View all of your community’s reserve components in one place • See all of your prioritized capital projects for the next 30 years
<ul style="list-style-type: none"> ✓ Unmatched Local Experience <ul style="list-style-type: none"> • Intimate working knowledge of local costs and conditions that affect your community 	



CLIENTS SERVED NEAR YOU

Red represents your property, Green represents our clients.
References available upon request.



Name	City
The Carriage Homes of Lakeside Plantation Homeowners Association, Inc.	North Port
The Towns at Lakeside Association, Inc.	North Port
Charleston Park Home Owners Association, Inc.	North Port
Tarpon Harbor at Myakka Pointe Condominium Association, Inc.	Port Charlotte
Kings Gate Homeowners Association, Inc.	Port Charlotte
Talon Bay Property Owners Association, Inc.	North Port
Tarpon Harbor II at Myakka Pointe Condominium Association, Inc.	Port Charlotte
Lazy River Village, Inc.	North Port
Oasis at West Villages Homeowners Association, Inc.	Venice
Vivante at Punta Gorda Property Owners Association, Inc.	Punta Gorda
Condominium Association of Solamar, Inc.	Punta Gorda
Park Beach Club Condominium Association, Inc.	Punta Gorda
Condominium Association of Tarpon Cove, Inc.	Punta Gorda
Village of Holiday Lake Property Owners Association, Inc.	Port Charlotte
Costa Bella Condominium Association, Inc.	Punta Gorda
Windjammer Point Condominium Association	Punta Gorda
Venetian Falls Homeowners Association, Inc.	Venice

QUALIFICATIONS

SPECIALIZING IN RESERVE STUDIES SINCE 1991

Reserve Advisors is an engineering firm that specializes in reserve study consulting services for common-interest communities. We've partnered with more than 26,000 clients, providing communities across the United States the peace of mind that comes from long-term planning and proactive asset management. Our full-time staff of engineers conduct life and valuation analyses for building, mechanical system, site and recreational components and utilizes its breadth of experience to deliver the most realistic capital planning solutions in the industry.

44
ENGINEERS

26,000
RESERVE STUDIES CONDUCTED

270+
YEARS OF RESERVE STUDY EXPERIENCE

A LEADERSHIP TEAM LIKE NO OTHER

Reserve Advisors' leadership team comprises 5 licensed professional engineers with a combined 50 years of reserve study experience. What sets our leadership team apart is the around-the-clock collaboration they demonstrate to share field intelligence, market trends and to discover new products, materials, and best practices. The intelligence they gather is constantly enhancing our recommendations for the good of your community, and keeps Reserve Advisors a step ahead.

Matt Kuisle
**REGIONAL
EXECUTIVE DIRECTOR**

*21 Years of Experience
275+ Studies Conducted*



B.S. CIVIL ENGINEERING

Professional Engineer (FL)
Reserve Specialist
Professional Reserve Analyst

Nancy Daniel
**REGIONAL
ENGINEERING MANAGER**

*7 Years of Experience
350+ Studies Conducted*



B.S. MECHANICAL ENGINEERING

Professional Engineer (TX)
Reserve Specialist
Licensed Community Association Manager (FL)



SCOPE OF WORK

FOR CONFIDENCE IN ALL DECISIONS

Reserve Advisors will perform a Reserve Study Update, with Site-Visit (Level II) in accordance with Community Associations Institute (CAI) National Reserve Study Standards. The reserve study includes both a physical analysis and financial analysis of your association's common property. Your reserve study comprises the following activities:

Physical Analysis: If applicable, the reserve study consultant updates the list of reserve components to reflect any changes to the property since the previous reserve study. A new condition assessment or physical evaluation is completed for each reserve component and the current condition of each is documented with photographs. Updated life and valuation estimates are performed to determine estimated useful lives, remaining useful lives and current cost of repair or replacement.

Financial Analysis: The reserve study consultant identifies the current reserve fund status in terms of cash value. An updated funding plan is then prepared. The funding plan outlines recommended annual reserve contributions to offset the future cost of capital projects over the next 30 years.

Lakeside Plantation Community Development District comprises 753 units in North Port. We've identified and will include the following reserve components in your Reserve Study Update:

Additional Building Elements

- Restrooms
- Life Safety System
- Security System

- Pavers
- Railings
- Arbors
- Fountains (2)

Site Components

- Pool including Fence, Deck, Mechanicals & Furniture
- Tennis Court
- Playground
- Streets & Curbs
- Post or Pole Lights
- Sidewalks
- Irrigation System
- Fountain
- Gazebo

Clubhouse Elements

- Roofs including Assembly
- Exterior Wall Finishes
- Exterior Light Fixtures
- Windows & Doors
- Fitness Room
- Furnishings
- Split Systems
- Plumbing, Mechanical and HVAC Systems

Scope of work includes all property owned-in-common as defined in your association's declaration and other property specifically identified that you'd like us to include.



KEY ELEMENTS OF YOUR RESERVE ADVISORS RESERVE STUDY UPDATE

INDUSTRY LEADING SUPPORT

- ✓ Your reserve study experience is tailored to your specific needs, ensuring your community's concerns are thoroughly addressed and its priorities are met
- ✓ We provide current and future boards with additional insight, availability to answer questions and guidance well beyond report delivery

TABLES AND GRAPHS EXCLUSIVE TO RESERVE ADVISORS

- ✓ **Reserve Expenditures** - View your community's entire schedule of prioritized expenditures for the next 30-years; on one spreadsheet

RESERVE EXPENDITURES

Reserve Component Inventory	Estimated 1st Year of Event	RUL = 0 FY2021	1 2022	2 2023	3 2024	4 2025	5 2026
Exterior Building Elements							
Roofs, Asphalt Shingles, Phased	2025					228,696	234,414
Roofs, Flat, Phased	2025					71,748	73,542
Walls, Stucco, Paint Finishes and Capital Repairs	2022		38,438	39,398	40,383		
Walls, Trim, Soffits and Fascia, Paint Finishes	2022		12,812	13,133	13,461		
Property Site Elements							
Asphalt Pavement, Mill and Overlay, Phased	2025					108,643	111,359
Pavers, Masonry	2025					22,518	
Retaining Walls, Timber (Replace with Masonry)	2024				76,998	78,923	
Anticipated Expenditures, By Year		0	51,250	52,531	130,842	510,528	419,315



- ✓ **Funding Plan** - Establishes adequate, not excessive recommended annual reserve contributions to meet your future project needs

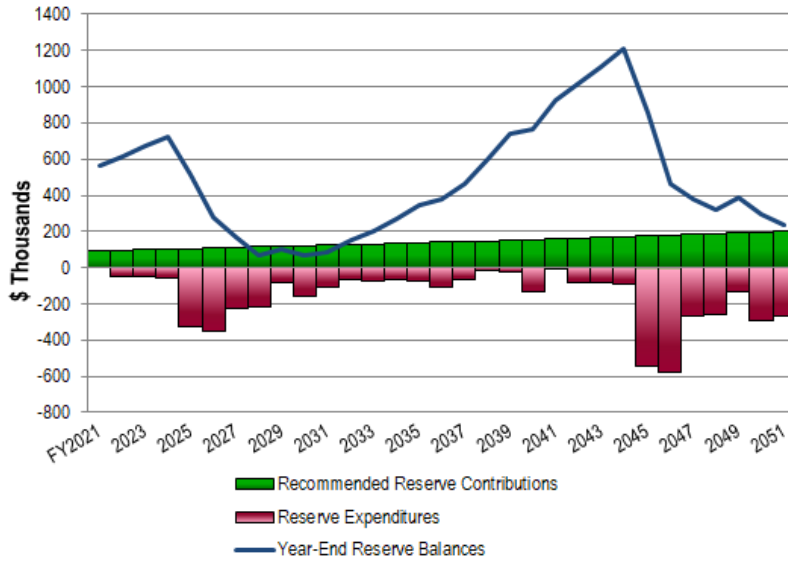
RESERVE FUNDING PLAN

	Individual Reserve Budgets & Cash Flows for the Next 30 Years					
	FY2021	2022	2023	2024	2025	2026
Reserves at Beginning of Year	567,289	666,648				357,432
Total Recommended Reserve Contributions	92,000	95,500				109,500
Estimated Interest Earned, During Year	7,359	8,265				2,430
Anticipated Expenditures, By Year	0	(51,250)	(52,531)	(130,842)	(510,528)	(419,315)
Anticipated Reserves at Year End	\$666,648	\$719,163	\$774,541	\$755,323	\$357,432	\$50,047



KEY ELEMENTS OF YOUR RESERVE ADVISORS RESERVE STUDY UPDATE

- ✓ **Reserve Funding Graph** highlights your community's financial health and provides visibility to your projected 30-year cash flow



COMPREHENSIVE REPORTS

Reserve Advisors delivers insights that enhance your ability to make informed decisions. Our reports:

- ✓ Include detailed photos that document the condition of your property
- ✓ Provide project-specific best practices and diagrams to help you understand the scope of future projects
- ✓ Recommend preventative maintenance activities to maximize component useful lives



Roofs, Asphalt Shingles
 Line Items: 1,286 through 1,393
 Quantity: Approximately 5,802 square feet at the following locations:

Location	Square Footage	Years of Construction
Concord Lane	400	2001-2003
Kenwood Drive	400	1995
Briarcliff Street	400	2004-2007
Sidwell Lane	400	2005-2006
Maple Crest and Ocean Lakes	500	2006
Washington Drive	200	1998
Jefferson Drive	400	2008-2010
Alpine and Central Lakes	500	2012-2018
Jefferson Drive	200	2012-2018

History: The roof shingles at Concord Lane and Kenwood Drive were replaced from 2019 to 2020. The remaining roof systems are original to construction.
Condition: The original roof systems exhibit signs of shingle loss and granular loss. The roof systems at Washington and Jefferson Drive exhibit cracked sheathing, delamination, shingle damage, and missing shingles are evident in the Ridge and Central Lakes north. The Board informs us of an extensive history of water infiltration due to ice dam formation, primarily at the head elevations.

Photographs documenting present condition and early signs of weathering are provided below. Please refer to the report.

 **DOWNLOAD EXAMPLE**

[Download Our Report Overview](#)

**It is more than just a reserve study.
It's added value and peace of mind with unconditional support.**

**CONFIRMATION OF SERVICES FOR
LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT**

Reserve Study Update with Site-Visit (Level II) for a total investment of **\$5,300** (includes all expenses). You'll receive:



- Electronic PDF Report with 30-year Reserve Expenditure and Funding Plan tables
- Excel file of Reserve Expenditures and Funding Plan with formulas for "what-if" scenarios



- We tailor your experience to your specific needs and ensure your priorities are addressed
- Meeting with our engineer on the day of our visual property inspection
- We are available to answer questions and to provide guidance well beyond report delivery



- ForeSite Basic – Access your reserve study files online, record comments and project costs. Also, receive a free 60-day trial to [ForeSite Plus](#).

OPTIONAL SERVICES

____ One (1) Bound Report hard copy (no charge); Additional copies at \$75 ea. – indicate quantity: ____

To authorize the reserve study update:

- 1. Sign and email agreement to Matt@reserveadvisors.com.**

Signature: _____

(Print Name): _____

Title: _____

Date: _____

For: **Lakeside Plantation Community
Development District (100133)**

- 2. Send \$2,650 retainer to:**
Reserve Advisors, LLC
735 N. Water Street, Suite 175
Milwaukee, WI 53202

*Retainer invoice will be emailed to you and is due upon authorization and prior to inspection. The balance is due net 30 days from report shipment. Following receipt of balance due, you may request one set of complimentary changes within six months of report shipment. Agreement is subject to our Professional Services Conditions.

You will receive your electronic report approximately four (4) weeks after our inspection, based on timely receipt of all necessary information from you. Authorization to inspection time varies depending on demand for our services. This proposal, dated September 6, 2023, is valid for 45 days.



PROFESSIONAL SERVICE CONDITIONS

Our Services - Reserve Advisors, LLC (RA) performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan to create reserves for anticipated future replacement expenditures of the property.

Our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. The report is based upon a "snapshot in time" at the moment of inspection. RA may note visible physical defects in our report. The inspection is made by employees generally familiar with real estate and building construction but in the absence of invasive testing RA cannot opine on, nor is RA responsible for, the structural integrity of the property including its conformity to specific governmental code requirements for fire, building, earthquake, and occupancy, or any physical defects that were not readily apparent during the inspection.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the report. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services; nor does RA investigate water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions. RA assumes no responsibility for any such conditions. The Report contains opinions of estimated costs and remaining useful lives which are neither a guarantee of the actual costs of replacement nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. You agree to indemnify and hold RA harmless against and from any and all losses, claims, actions, damages, expenses or liabilities, including reasonable attorneys' fees, to which we may become subject in connection with this engagement, because of any false, misleading or incomplete information which we have relied upon supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction. Your obligation for indemnification and reimbursement shall extend to any director, officer, employee, affiliate, or agent of RA. Liability of RA and its employees, affiliates, and agents for errors and omissions, if any, in this work is limited to the amount of its compensation for the work performed in this engagement.

Report - RA completes the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations and is deemed complete. RA, however, considers any additional information made available to us within 6 months of issuing the Report if a timely request for a revised Report is made. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of RA and may be used for whatever purpose it sees fit.

Your Obligations - You agree to provide us access to the subject property for an on-site visual inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

Use of Our Report - Use of our Report is limited to only the purpose stated herein. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and you shall hold RA harmless from any consequences of such use. Use by any unauthorized third party is unlawful. The Report in whole or in part *is not and cannot be used as a design specification for design engineering purposes or as an appraisal*. You may show our Report in its entirety to the following third parties: members of your organization, your accountant, attorney, financial institution and property manager who need to review the information contained herein. Without the written consent of RA, you shall not disclose the Report to any other third party. *The Report* contains intellectual property developed by RA and *shall not be reproduced or distributed to any party that conducts reserve studies without the written consent of RA*.

RA will include your name in our client lists. RA reserves the right to use property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

Payment Terms, Due Dates, and Interest Charges - Retainer payment is due upon authorization and prior to inspection. The balance is due net 30 days from the report shipment date. Any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Any litigation necessary to collect an unpaid balance shall be venued in Milwaukee County Circuit Court for the State of Wisconsin.

SECTION IX

SECTION C

SECTION 1

Lakeside Plantation CDD: Board Meeting Decorum

Compliance with the meeting protocol is expected and appreciated.

In support of and respect for open, fair, and informed decision-making process, the Lakeside Plantation Board of Supervisors recognize that:

- Civil, respectful, and courteous discourse and behavior are conducive to the harmonious airing of concerns and decision making; and
 - Uncivil discourse and/or discourteous and inappropriate behavior have a negative impact on the character and productivity of the decision-making process.
 - In an effort to preserve the intent of open government and maintain a positive environment for constituent input and decision-making, the following Meeting Protocol and Rules of Decorum are expected.¹
-

Rules of Decorum for the Public

- At each District meeting, the public has an opportunity to be heard by the Board during its Public Comment Period.
- During each Public Comment Period, each Speaker will state his or her name and address and will be given 3 minutes to speak.
- All remarks shall be addressed to the Board as a body and not to any member thereof or to any staff member.
- No person other than a Board Supervisor or District staff member shall be permitted to enter into any discussion with an individual speaker while he or she has the floor, without the permission of the Presiding Officer.
- The public has a right to be *heard*. In order to ensure all members of the public have an opportunity to be heard at each meeting and to ensure that District business is timely complete, responses are generally not provided during the Public Comment Period. If appropriate, Supervisors or staff may answer questions asked during the Public Comment Period during the appropriate agenda topic, or outside of the meeting.
- While Zoom may be a method of participation offered, for Board meetings held in person the only way members of the public can be guaranteed an opportunity to speak is to also attend in person.
- Speakers and attendees shall refrain from disruptive behavior, making vulgar or threatening remarks, or launching personal attacks against any Board Supervisor, District staff member, or member of the public.
- Members of the audience will respect the rights of others and will not create noise or other disturbances that will disrupt or disturb the meeting. Cell phones, tablets or any other electronic device should be turned off or placed on silent prior to the start of the meeting. Individuals violating any rules of the decorum may be ruled out of order by either the Presiding Officer.
- The Presiding Officer has the discretion to remove any individual violating the rules of decorum from the meeting.

¹ For additional information, please see the District's Public Comment Policy in full, adopted by the Board pursuant to Resolution 2013-10 on August 14, 2013.

- In the case that any person is declared out of order by the Presiding Officer and ordered expelled, and does not immediately leave the meeting facilities, the following steps may be taken:
 - The Presiding Officer may declare a recess.
 - The Presiding Officer may contact the local law enforcement authority.
 - In case the person does not remove himself or herself from the meeting, the Presiding Officer may request that he or she be placed under arrest by local law enforcement authorities for violation of Section 871.01, Florida Statutes, or other applicable law.

Rules of Decorum for the Governing Body

- Board Supervisors shall not use or make inappropriate, vulgar, scornful words or offensive comments. Supervisors shall maintain a civil and courteous manner and tone.
- Supervisors should only speak to the matter currently under consideration.
- During presentations, discussion or debate, Supervisors shall refrain from having separate conversations among each other, giving attention and due respect for the speaker or Supervisor addressing the Board.
- While a Supervisor has the floor, members of both the Board and public shall not interrupt the speaker, unless the speaker violates the rules of decorum.

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT (“CDD”)

CDD OVERVIEW

The Board of Supervisors of the Lakeside Plantation Community Development District was recently asked to provide clarity on the definition of a Community Development District, as well as the differences between a Board Meeting and a Town Hall Meeting (also referred to sometimes as a Workshop).

What is a CDD?

Q: What is a community development district?

A: A community development district (“CDD”) is an independent special-purpose unit of local government, most often established by Counties or Cities at the request of a developer over undeveloped property. CDDs offer an attractive and cost-effective means of providing for the financing and management of public infrastructure systems and services to support the development of new communities.

Q: Why are CDDs established?

A: Establishment of a CDD can help address the need to provide basic public infrastructure for new development, whether residential, non-residential or mixed use. A CDD can finance, construct and/or maintain many types of public infrastructure required by growth. In addition, permitting agencies require long-term assurances that infrastructure will be maintained even after the developer's involvement in a project has ended. When used effectively, CDDs can help spread out infrastructure costs, meet the concerns of permitting agencies with respect to long-term maintenance of infrastructure and address the need for new public infrastructure.

Q: How can a CDD help spread infrastructure costs?

A: Depending upon the nature of the project and type of infrastructure to be financed, a CDD may be able to issue long-term tax exempt bonds for certain facilities. This will enable the development of infrastructure at a lower overall cost of debt. In addition, when bonds are repaid through annual special assessments on the land, costs will be shared by future residents/landowners.

Q: What kinds of infrastructure can a CDD finance, construct, acquire, operate, and/or maintain?

A: CDDs are empowered by general law to finance, construct, acquire, operate and/or manage, among other infrastructure: water and sewer facilities; water management and control facilities; roads; streetlights; landscaping; hardscaping; the undergrounding of utilities; bridges; remediation costs; conservation and mitigation areas; projects within or outside a CDD's boundaries required by a local government development order; projects required by a development approval, interlocal agreement, zoning condition, or permit; etc. With permission of the local government with jurisdiction, CDDs may also provide such things as parks and recreational amenities, security, waste collection and mosquito control.

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT ("CDD")

CDD OVERVIEW

Q: Why not just use a homeowners' association?

A: A homeowners' association established under Chapter 720 of the Florida Statutes may be adequate to address certain issues, but it does not have a CDD's broad range of powers and options to effectively finance and manage major capital improvements. For example, a homeowners' association does not have: a CDD's authority to finance, acquire, construct, operate and/or maintain all of the infrastructure outlined above; a CDD's ability to issue tax-exempt bonds; a CDD's sovereign immunity protection; or a CDD's ability to levy and collect special assessments on the County property tax roll.

Of course, the suitability of a CDD for a project depends upon a number of variables, such as the size and nature of the project, the on-site and off-site infrastructure needed to accommodate development, the local political environment, and other factors. Many projects use a homeowners' association for some purposes (e.g., architectural control) and a CDD for other purposes.

Q: How are CDDs established?

A: The law contemplates establishment of CDDs of less than 2,500 acres in size by county or municipal ordinance. CDDs of 2,500 acres or more are established by adoption of an administrative rule of the Florida Land and Water Adjudicatory Commission ("FLWAC"), which consists of the Governor and members of the Cabinet. The powers and abilities of all CDDs, regardless of their method of creation, is the same, namely, Chapter 190, Florida Statutes.

Q: How are CDDs governed?

A: Chapter 190 provides that CDDs are governed by a five-person Board of Supervisors ("Board"). In the initial years of a CDD, the Board is elected by the landowners in the District on a one-acre/one-vote basis with elections being held every two years after establishment. Upon the later of six (6) years after the initial appointment of the Board and the CDD attaining at least 250 qualified electors (i.e., District residents registered to vote in with the County), the Board begins to transition to election by qualified electors. Note, for CDDs over 5,000 acres, the triggers for transition to qualified elector elections are 10 years and 500 qualified electors. Through that process, residents of the CDD begin to comprise the Board of Supervisors.

Q: Are CDDs really government?

A: Yes. CDDs are units of special purpose local governments, in contrast to general purpose local governments (e.g., city or county). One key difference is that special districts do not have all of the regulatory power of a city or county (e.g., zoning powers). Still, CDD Board meetings must be noticed and open to the public. Board members are considered local elected officials for purposes of financial disclosure and the Sunshine Law. CDDs must make records available for public inspection during normal business hours. Competitive bidding requirements may attach to certain types of contracts. Annual audited financial reports must be filed with the state. It is these elements of accountability and transparency that have given cities, counties, and the legislature a certain level of "comfort" to grant CDDs the governmental powers they enjoy.

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT ("CDD")

CDD OVERVIEW

Q: How are ongoing operations of the CDD funded?

A: In the early years, the CDD's operating fund is usually funded through an agreement between the CDD and the majority developer, and then, in later years, is funded through the levy of annual operations and maintenance special assessments on the property in the CDD. CDDs are required to be audited annually and are subject to the oversight of the Auditor General. For this reason, competent CDD management is a must to safeguard district assets and insure that appropriate accounting and administrative procedures are in place. A CDD should also retain an engineer and legal counsel. To the degree staffing activities are related to specific capital projects, certain amounts may be paid from bond proceeds.

Q: What requirements govern a CDD's implementation of a particular project?

A: In implementing a particular project, a CDD must follow any applicable requirements of federal, state, and local laws, including but not limited to any DRI development order and applicable permit conditions. Additionally, if a CDD has issued bonds to finance a particular project, the CDD must abide by all bond covenants and related project agreements.

Q: Are there disclosure requirements for CDDs?

A: Yes. CDDs are required by statute to record against the properties in their boundaries a Notice of Establishment and a Disclosure of Public Finance, which provides information relating to the public financing and maintenance of improvements undertaken by the CDD. In addition, developers must include certain disclosure language in contracts for the initial sale of land within the CDD. Further, as a condition of most bond financings, certain disclosures must be made to bondholders and the public relating to the status of the project. Additionally, CDDs typically must make certain disclosures through an annual audit process and each CDD must have a website that provides certain information, including its proposed budget, final budget, and most recent audit.

Q: Will a CDD continue indefinitely?

A: Ordinarily, a CDD will remain in existence indefinitely unless it is merged with another CDD, is dissolved, or all the specific community development services it has been authorized to perform are transferred to a general-purpose unit of local government. A transfer of services may be accomplished by adoption of an ordinance demonstrating the ability of the local general-purpose government to provide the service as efficiently and economically as the CDD, and at a level of quality equal to or higher than the level of quality delivered by the CDD.

CDD OVERVIEW

Town Hall Meeting

The two (2) most common types of CDD meetings are Board Meetings and Town Hall Meetings.

Board Meetings refers to a formal meeting of the CDD's Board, and are usually held on a monthly basis.

Town Hall meetings (also referred to as Workshops) are generally held as-needed and used as an opportunity for the Board, CDD residents and, sometimes, CDD staff or industry experts (e.g., roofers, construction consultants, engineers, lawyers) to discuss specific topics in a more casual and conversational manner (as compared to a formal Board Meeting). Town Hall meetings are not an opportunity for the Board to vote on specific topics. Town Hall meetings are also often referred to as Workshops.

Q: Does a Town Hall meeting need to be Noticed?

A: Yes, a Town Hall meeting must be publicly noticed. All CDD meetings, including Town Hall meetings, are public meetings that must be noticed to the public.

Q: What is the format of a Town Hall Meeting?

A: If the CDD Manager is not preset, the Chairman or Vice Chairman of the Board will chair the Town Hall meeting. It is up to the chair of the Town Hall meeting to determine the meeting's format.

Q: Does a Town Hall meeting require meeting minutes?

A: Yes. Formal minutes are required for all CDD meetings, including Town Hall meetings.

Q: Does there need to be a quorum for Town Hall meetings?

- A: No, unlike formal CDD meetings, Town Hall meetings can occur without a quorum of the Board.

SECTION 2

Capital Reserve balance as of 10/1/22	\$ 441,135.00	
Capital Reserve balance as of 9/11/23	\$ 270,362.34	* This should not change much by 9/30/23 unless they spend money
Total Insurance Reimbursements	\$ 403,804.54	
Expenditures post lan	\$ 17,031.25	AC Replacement
	\$ 6,562.55	Concrete Removal and Replacement
	\$ 8,460.00	Boccee Turf
	\$ 2,879.00	Concrete and New Wiring
	\$ 149,296.01	Landscaping
<u>Total</u>	<u>\$ 184,228.81</u>	

SECTION D

SECTION 1



Monthly Summary Report

September 2023

Submitted by:

Margie Gerstmann, Lifestyle and Facility Director

Alex Murphy, Senior Regional Director

Lakeside Plantation CDD

PROGRAMMING

We are limited in what programs and events we can offer at this time due to the AC outage in the clubhouse. All programming is currently held outdoors, many people have been staying away because of travel and the heat.

AUGUST PROGRAMS	DATE	ATTENDANCE
Kids Craft Saturdays	Every Saturday	Approximately 5 children each Saturday
Pool Party	August 5, 2023	Rained Out
Coffee and Donuts	August 22, 2023	10

AMENITY USAGE THIS MONTH

The hours between 5pm and 9pm are Friday and Saturday only.

AMENITY	9am-10am	10am-11am	11am-12PM	12PM-1PM	1PM-2PM	2PM-3PM	3PM-4PM	4PM-5PM	5PM-6PM	6PM-7PM	7PM-8PM	8PM-9PM
POOL	2	4	4	6	4	4	4	3	2	4	2	<1
TENNIS	5	2	0	0	0	<1	0	0	0	0	0	0
PICKLEBALL	2	<1	0	0<1	<1	0	<1	0	<1	0	0	<1
BOCCE	0	0	0	0	0	0	0	0	0	0	0	0
OFFICE	<1	<1	<1	<1	<1	<1	<1	<1	0	0	0	0

This is an amenity hourly usage average. The full daily completed sheets are in our office for review.

Please note that the pool was closed numerous days this month.

FORECAST

DESCRIPTION OF UPCOMING PROGRAM OR EVENT	DATE
Labor Day BBQ	9-4-2023
Bingo	9-5-2023 and 9-19-2023
Coffee and Donuts	9-7-2023
Ladies Lunch Bunch	9-12-2023
Mobstah Lobstah Food Truck	9-13-2023
Wine and Cheese	9-15-2023
Name that Tune	9-22-2023
Trivia	9-29-2023
Fresh Catch Food Truck	Every Wednesday

FACILITY OPERATIONS & MAINTENANCE

ITEM	STATUS	CONCLUSION
New A/C unit	In progress, Unit is still in production.	
Temporary repair of existing A/C unit		COMPLETED
Tennis Court fencing and lighting	Site plans and riser complete. Waiting for permitting	
Street Signs	Waiting for last of the signs to be delivered.	
Entrance Fountain motor	Waiting to hear back from Insurance Company.	Not approved. Obtaining new quotes
Plantation Blvd and Amenity area lighting	Sergeants Electric has started the repair of our lights. Lightbulbs need to be placed. Waiting for remaining post. Scheduled to be here in October.	Lightbulbs to be replaced by Innotech
Palm tree trimming	Due for completion 9/18	
Pool and Spa chemical feeder	This has been approved	Waiting for scheduling
Pool Pump		COMPLETED

FY 23-24 CAPITAL EXPENSE CONSIDERATIONS

ITEM	PROPOSAL	NOTES
Lakeside Gazebo Repair	\$7,500.00	Gazebo is rotting in areas.
Main Room painting	\$8,800.00/\$19,500.00	This includes texture over wallpaper/replace drywall and paint
Flooring through out main room/card room/office	\$16,284.00/\$4,460.40/ \$2,787.75	This is for vinyl waterproof flooring (see sample). Color will be matched to existing multi purpose room the best we can.
Sidewalk	We had 2 proposals for whole community and 3 for the sidewalk by the clubhouse/pond	This will cost in total approximately \$100,000.00 plus
Pond erosion	Solitude - \$113,300.00	Waiting for an additional quote through our district engineer
Plantation Blvd. Electrical Panel	Sergeants \$24,286.00/ Aqua Plumbing Plumbing \$	waiting for additional quote from Aqua Plumbing

FY 23-24 EXPENSE CONSIDERATIONS

ITEM	PROPOSAL	NOTES
Concrete slabs for bike rack areas	\$3,975.00 (Innotech) 2- 10x10x4/1-12x12x4	
New Bike racks	10 bike \$268.95/5 bike (need 2)\$477.70	

THANK YOU.



Lakeside Plantation CDD

SECTION XI

SECTION A

SECTION 1

