

Lakeside Plantation

Community Development District

Patrick Lavoy, Chairman

Mary Martin, Vice Chairperson

Bonnie Benjamin, Assistant Secretary

Maria Chichelli, Assistant Secretary

Bud Sabol, Assistant Secretary

February 21, 2024

AGENDA

Lakeside Plantation Community Development District
AGENDA

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

Wednesday
February 21, 2024
6:00 p.m.

Lakeside Plantation Clubhouse
2800 Plantation Blvd.
North Port, FL 34289
Zoom Link: https://us06web.zoom.us/j/2098354607
Meeting ID: 209 835 4607
Passcode: q8H0Vc
Zoom Phone #: 929-205-6099

Board of Supervisors Meeting

I. Roll Call

II. Pledge of Allegiance

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

IV. District Engineer
A. Consideration of Rate Increase for Johnson Engineering

B. Consideration of RFQ

V. Business Administration
A. Approval of Minutes:
1. January 17, 2024 Meeting

2. February 6, 2024 Townhall Meeting

B. Approval of Check Register
1. January 2024

C. Balance Sheet & Income Statement

D. Special Assessment Receipts Schedule

VI. New Business Items
A. Designating Audit Committee

B. Consideration of Amenity RFP

C. Consideration of Scope for Maintenance Proposal

D. Consideration of Landscape Contract & Potential RFP

VII. General Audience Comments

VIII. Staff Reports
A. Attorney

B. District Manager
1. Discussion of Board Liasions

2. State of Florida – Victim Impact Statement

C. Amenity Manager
1. Report *(to be provided under separate cover)*
a. Consideration of Proposal for ADA Pool Chair Lift

b. Consideration of Proposals for Gym Equipment Maintenance
i. GymSource

ii. Fitness Smith

iii. FitRev

c. Consideration of Proposal from Solitude Lake Management for Annual Pond Maintenance Services

d. Consideration of Proposal from Solitude Lake Management for Erosion Control Services

IX. Supervisors Requests
A. Supervisor LaVoy
1. Consideration of Proposal from ADT

2. Consideration of Proposals for Tennis & Pickleball Fencing
a. CourtCo

b. Welch Tennis Courts, Inc.

B. Consideration of Proposal from Welch Tennis Courts, Inc. for Windscreens Awnings

C. Consideration of Proposal from Discount Awning for Awning Fabrication & Installation

D. Consideration of Proposal from Welch Tennis Courts, Inc. for Larger Canopy

E. Discussion of ADA Chairlift Repair or Replacement

F. Consideration of Proposals for New Flooring
1. Empire Today

2. The Home Depot

G. Discussion of Pergola Project

H. Discussion Regarding Volunteers in the District

I. Discussion Regarding Residents Repairing Chairlifts

X. Next Regularly Scheduled Board Meeting is **March 20, 2024, at 6:00 p.m.** at Lakeside Plantation Clubhouse

XI. Adjournment

SECTION IV

SECTION A

JOHNSON ENGINEERING

SINCE 1946

January 19, 2024

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

Delivered via jlansford@gms-tampa.com

Re: Johnson Engineering, Inc. - New Rate Schedule

Dear Ms. Lansford and Board of Supervisors:

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

Attached is our new rate schedule that went into effect on September 6, 2023. Our master contract allows us to take a fee modification before the Board once a year. We believe our new rates continue to remain competitive with that of other top-tier consulting firms. We would appreciate it if this could be addressed at the Board Meeting on February 21, 2024, for implementation upon Board approval.

After 77 years, our firm's focus remains the same and that is your satisfaction. The community is important to us and if there is anything we can do better to help you, please let us know.

Very truly yours,
JOHNSON ENGINEERING, INC.

Christopher D. Beers, P.E., P.S.M.
For the Firm

Attachment
20150050-000

JOHNSON ENGINEERING

SINCE 1946

PROFESSIONAL SERVICES
HOURLY RATE SCHEDULE
September 6, 2023

Professional	
9	$330
8	$270
7	$248
6	$220
5	$193
4	$176
3	$165
2	$138
1	$127
Technician	
6	$182
5	$154
4	$132
3	$110
2	$88
1	$77
Administrative	
3	$105
2	$94
1	$77
Field Crew	
4-Person	$270
3-Person	$231
2-Person	$182
Field Equipment	
Field Equipment on Separate Schedule	
Expert Witness	$440
Reimbursable Expenses and Sub-Consultants	Cost + 10%

Construction Engineering and Inspection (CEI Services)	
CEI Services Manager	$204
CEI Senior Project Administrator	$182
CEI Project Administrator	$165
Contract Support Specialist	$138
Senior Inspector	$127
CEI Inspector III	$116
CEI Inspector II	$105
CEI Inspector I	$94
Compliance Specialist	$105
CEI Inspector's Aide	$77

SECTION B

REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES
FOR THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

RFQ for Engineering Services

The Lakeside Plantation Community Development District ("District"), located in the City of North Port, Florida, announces that professional engineering services will be required on a continuing basis for the District's stormwater management system, landscaping improvements, utilities, roadway improvements, parks and recreation, and other public improvements authorized by Chapter 190, *Florida Statutes*. The engineering firm selected will act in the general capacity of District Engineer and provide District engineering services, as required.

Any firm or individual ("Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("Qualification Statement") of its qualifications and past experience on U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330," with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience with the City of North Port and Sarasota County; e) the geographic location of the Applicant's headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, *Florida Statutes* ("CCNA"). All applicants interested must submit eight (8) copies of Standard Form No. 330 and Qualification Statement by 12:00 p.m. on _____ to the attention of Jordan Lansford, Governmental Management Services - Tampa, 4530 Eagle Falls Place, Tampa, Florida 33619 ("District Manager's Office").

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars ($10,000.00). Additional information and requirements regarding protests are set forth in the District's Rules of Procedure, which are available from the District Manager.

Publish on _____ (DM: must be published at least 14 days prior to submittal deadline in a newspaper of general circulation. Please set submittal deadline based on when able to publish notice.)

LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT

DISTRICT ENGINEER PROPOSALS

COMPETITIVE SELECTION CRITERIA

1) Ability and Adequacy of Professional Personnel (Weight: 25 Points)

Consider the capabilities and experience of key personnel within the firm including certification, training, and education; affiliations and memberships with professional organizations; etc.

2) Consultant's Past Performance (Weight: 25 Points)

Past performance for other Community Development Districts in other contracts; amount of experience on similar projects; character, integrity, reputation, of respondent; etc.

3) Geographic Location (Weight: 20 Points)

Consider the geographic location of the firm's headquarters, offices and personnel in relation to the project.

4) Willingness to Meet Time and Budget Requirements (Weight: 15 Points)

Consider the consultant's ability and desire to meet time and budget requirements including rates, staffing levels and past performance on previous projects; etc.

5) Certified Minority Business Enterprise (Weight: 5 Points)

Consider whether the firm is a Certified Minority Business Enterprise. Award either all eligible points or none.

6) Recent, Current and Projected Workloads (Weight: 5 Points)

Consider the recent, current and projected workloads of the firm.

7) Volume of Work Previously Awarded to Consultant by District (Weight: 5 Points)

Consider the desire to diversify the firms that receive work from the District; etc.

SECTION V

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, **January 17, 2024** 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 (Until Item 6E)
Pat LaVoy	Chair (After Item 6E)
Pat LaVoy	Vice Chair (Until Item 6E)
Mary (Sue) Martin	Vice Chair (After Item 6E)
Alan (Bud) Sabol	Assistant Secretary (After Item 6E)
Pina Chichelli	Assistant Secretary
Bonnie Benjamin	Assistant Secretary

Also present:

Jordan Lansford	GMS – District Management
Sarah Sandy *via Zoom*	Kutak Rock, LLP
Alex Murphy	WTS Operations Manager
Courtney Sears	WTS
Chris Berry	Landscape Maintenance Professionals
Residents	

The following is a summary of the discussions and actions taken at the January 17, 2024 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.

**Due to a technical issue with the audio, the beginning of the meeting was summarized based on District Manager notes.*

- **Modifications to the Agenda**

Ms. Lansford reported that the agenda was modified to include Resolution 2024-03 Re-designating the Officers of the District.

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

**Recording commenced at this time.*

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

- Mr. Ron Perry of 1663 Scarlett Avenue questioned the cost for a police officer for three months. *Mr. Sabol recalled that it cost $140 per session, of which there were three sessions.* Mr. Perry stated according to the financials, there was a large influx of tax assessment money of $925,000, but $441,000 was budgeted for the capital reserve and there were some proposals that were not needs, but wants such as the tree removal, which was considerable and not budgeted or reimbursable by the insurance. There was also a proposal to stabilize the trees and for Clubhouse renovations. Until the Capital Reserve Study was completed, the Board did not know what shape the District was in financially.
- Mr. Devon Poulos of 1255 Jonah Drive thanked Mr. Perry for keeping everyone informed and Mr. LaVoy for reaching out to him. The District needed a different amenities contract, as they were not skilled enough to maintain the level of service that they needed. Howard's Pools was charging a large amount of money yet were not maintaining the correct chemical compound. The Board had no plan on how they were bringing in revenue and needed to focus on the aesthetics of the community. LMP was great to start with, but the grass was brown. The townhome grass looked better with fertilization and irrigation.
- A Resident (Nancy) felt that the office needed to offer a tutorial for people who wanted to learn how to use the system.

- Mr. Don Peacock of Magnolia Circle Villas was promised by the Board at the November meeting, that residents would receive responses to their questions. When he pulled into the front of the community after being out of town for December, the lights were out and there was a sign for the gas station. That should not be the first impression for the community and the Board should hear what the residents are saying to get the community back to what everyone was proud of.
- Ms. Christine Perry of 2607 Peach Circle suggested that the facility be more cognizant of the wasteful spending, for example, turning off fans and A/C when it was cooler. Electrical boxes on Plantation Boulevard were rusted and needed to be painted, but they should be maintained by the utilities. Vegetation was encroaching close to buildings and homes. If there was a wildfire, it could get out of control.
- Mr. Alan Irvine of 2026 Scarlett Avenue thanked Mr. Sabol for the time that he spent on the Board and for Mr. LaVoy involving him and Mr. Perry on the sidewalk and tennis court fences and Mr. Poulos with the pools.
- Ms. Louise White of 1596 Scarlett Avenue voiced concern about dead trees that were leaning close to her home and other residents' homes.
- Mr. Gary Ronald of 2608 Peach Circle thanked Mr. Perry for doing what the Board should be doing and Mr. LaVoy for accepting it and communicating with residents who volunteered to help. However, he was disappointed about the front entrance, as numerous homes in the community were for sale, but no one was buying them, because they did not like what they see. It was the Board's responsibility to manage their funds properly. Thousands of dollars could be saved by listening to the residents. There were numerous times when residents were volunteering to help the Board and the Board turned them down.
- Mr. Ryan Hughes of 2397 Pecan Drive requested a greater variety of votes by the Board in their decision-making process and obtaining additional proposals for the treadmill and landscape services. When the HOA looked for a new landscaper, they collected four proposals. The front entrance was a want versus a need at this point in time and it was important to consider how much higher mortgage rates

were than in the past. It did not make sense to strategically compete with new construction to try to build up and restore the front entrance to what it looked like 20 years ago. They should offer prospective buyers with a community that was well managed, takes care of itself and controls costs.

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

- **Landscape Maintenance Professionals**

Mr. Chris Berry, Sarasota Branch Manager for Landscape Maintenance Professionals (LMP), addressed comments made by residents. They started maintaining the community last September, taking over $15,000 in irrigation repairs that were left behind. There were also Palm trees that had not been trimmed for over two years. They corrected all of these issues. There were also failing pumps, which their team looked at and repaired and Ms. Margie Gertsmann ensured was completed. At that point, it was already too late. The grass in the front of the community had declined far beyond the time that they had arrived on the property. Several proposals were provided to the Board to redo these areas and get Lakeside Plantation to the property that they wanted it to look like and were invested in. When LMP started, the medians and plants were over 12 feet tall and they cut all of those back at their expense, in order to make the property look as good as it possibly could. The day after the community was hit by a hurricane, they cleaned the roads and did not stop until it was completed. They also rebuilt the irrigation system, which was damaged due to trees and roots ripping pipes out of the ground. LMP worked directly with Ms. Chichelli to get the project completed, but more work needed to be done and plans were in the works. Digital images were provided at no cost and would continue to be provided at no cost, so that everyone was on the same page. They wanted to be a vendor that the Board wanted to work directly with, that would warranty the plant material and stand by it. They provided proposals to save the Palms, but they were $20,000 each. LMP would work with the District all the way through and when monies became available, they would provide the most competitive bid possible.

FOURTH ORDER OF BUSINESS District Engineer

Mr. Sabol requested a Request for Proposal (RFP) for another engineering firm as Mr. Brent Burford informed him, five months ago, that he was going to reduce his time to half a day with Johnson Engineering. Another engineer from his firm was assigned to the District, but he resigned to work as a hockey coach. Ms. Sandy explained that there was a public procurement process under Statute that the District must follow and would provide a Request for Qualifications (RFQ) to the Board at the next meeting with evaluation criteria, for the Board to approve. Ms. Lansford indicated that she spoke with Mr. Christopher Beers last month and if he departed, she was not notified. Mr. LaVoy asked if Johnson Engineering provided notice. Ms. Lansford did not receive one and would request one.

FIFTH ORDER OF BUSINESS Business Administration

A. Approval of Minutes

1. November 15, 2023 Meeting

On MOTION by Ms. Benjamin seconded by Mr. Sabol with all in favor the Minutes of the November 15, 2023 Meeting were approved as presented.

2. November 27, 2023 Special Meeting

On MOTION by Ms. Benjamin seconded by Mr. Sabol with all in favor the Minutes of the November 27, 2023 Special Meeting were approved as presented.

B. Approval of Check Register

Ms. Lansford presented the November and December Check Registers. Mr. LaVoy recalled that the fountains were turned off, but there was a $581.08 charge from North Port Utilities. Ms. Murphy explained that they shut off the pumps the day of the directive but did not shut off the water. Ms. Sears spoke to North Port Utilities as well as the previous fountain service provider. Usually, they could file for forgiveness and would provide an update as soon as a response was received. Mr. LaVoy questioned why there was no process to check the invoices. Ms. Lansford explained that the utilities and electric were set up on ACH auto draft, but if the Board did not want it, she would inform the District's Accountant, Ms. Hannah Henry and the

District would receive an invoice or have the invoices drafted monthly online. However, since the Board did not have meetings every 30 days, Ms. Lansford did not recommend this as they might be running behind. Mr. LaVoy did not think it was necessary as it would be discussed by the Board. Ms. Martin pointed out that they were paying $16 per month for gas for the fireplace and requested that they turn off the gas since the fireplace was never used. Ms. Chichelli requested a quote from Frontier, due to issues that they were having with their internet and noted tax charges on the Marlin Business Bank invoice for the coper lease. Ms. Lansford recalled that the accountant spoke to Marlin and they were supposed to send a refund check for all of the taxes charged.

On MOTION by Ms. Chichelli seconded by Ms. Martin with all in favor the November and December 2023 Check Register was approved as presented.

C. Balance Sheet & Income Statement

D. Special Assessment Receipts Schedule

Ms. Lansford presented the Unaudited Financial Statements for December 31, 2023 and the Special Assessment Receipts Schedule. The District was 77% collected on their assessments, which should be 100% before April 15th. Ms. Chichelli asked if the District was receiving any credit from WTS, since they no longer had Ms. Gertsmann. Ms. Murphy stated there was no credit because Ms. Sears was taking the place of Ms. Gertsmann and there was no lapse in any of the staffing hours but could speak to her team about it. A Resident questioned the monthly cost that the District was paying for WTS to provide three or four staff members. Mr. LaVoy recalled that the District was paying $23,000 per month or $300,000 per year.

SIXTH ORDER OF BUSINESS New Business Items

A. Consideration of Proposal from Community XS for Website Hosting Services

Ms. Lansford reported that the Board approved their current website vendor one year ago, but they were continuing to receive complaints from residents about broken links and missing items and presented a proposal from Community XS. Currently, the District paid $864 annually or $40 per month for website hosting and Community XS charged $40 per month or $480 per year, which was a savings of $364. Ms. Martin asked if Community XS would provide the same service that they received in the past. Ms. Lansford confirmed that it was the exact same service,

which was to have an ADA compliant website, with no emails or site evaluations. Ms. Chichelli asked if GMS worked with Community XS. Ms. Lansford stated that GMS worked with Community XS in many of their Districts and highly recommended them.

> On MOTION by Ms. Martin seconded by Mr. Sabol with all in favor terminating the contract with the current website vendor and proceeding with the proposal from Community XS in the amount of $480 for website services was approved.

B. Discussion of Welch Contract & Change Order

Ms. Lansford recalled at the last meeting, the Board approved the Welch Tennis contract for removal of the tennis court lighting and a Change Order was signed. However, it was put on hold, after concerns were raised from a few Supervisors. Mr. LaVoy asked if there was a reason that they could not cancel the contract. Ms. Benjamin did not want to cancel it, as the Board already discussed it, voted on it and time, money and resources were wasted for the past two months. Ms. Sandy indicated that they could be sent a notice of termination but did not know if they would provide an invoice for time spent during the permitting process. Ms. Murphy confirmed that she received an email from Welch stating that if it was cancelled, they would credit all but $1,397.01 for engineering time associated with the permitting. Mr. LaVoy had issues with this proposal, as it included fencing, but half of the fence was in great shape and preferred to write the scope and provide it to three or four reputable fencing contractors.

> On MOTION by Mr. LaVoy seconded by Ms. Martin with Mr. Sabol, Mr. LaVoy and Ms. Martin in favor and Ms. Benjamin and Ms. Chichelli dissenting, terminating the Welsh contract, with the District paying $1,397.01 was approved. (Motion Passed 3-2)

Ms. Martin nominated Mr. LaVoy as liaison to prepare the scope and bring it back to the Board at the February meeting.

> On MOTION by Ms. Martin seconded by Mr. Sabol with all in favor appointing Supervisor LaVoy as liaison to prepare the scope for the fencing project bid and bringing back to the Board at the February meeting was approved.

C. Discussion of Amenity Rules: Hot Tub Age

Ms. Lansford received comments from the Supervisors regarding the age in the Amenity Rule for the hot tub that was approved last August, increasing that age to 15 years old. Ms. Chichelli recalled that this item was on the agenda because a resident wanted to have his kids in the hot tub, some of which were under the age of five and complained about it. Ms. Benjamin felt that there was no reason to change it. Mr. Sabol pointed out that the resident who called in the complaint owned three houses. Ms. Chichelli felt that kids did not belong in the hot tub. Ms. Murphy pointed out that they received more complaints about young children in the hot tub, when people were trying to utilize it for relaxation and therapy. The gentleman that complained, was only in the community a couple of weeks out of the year and this was the first time that they heard of the rule change and did not like it. *There was Board consensus to leave the hot tub age at 15.*

D. Discussion of Alpha Foundation Contract

Ms. Lansford recalled that this item was in response to direction from the Board at the November meeting, to appoint Mr. LaVoy as liaison to work with Alpha Foundation (Alpha) on the proposal that was presented. Mr. LaVoy reported that he worked with Alpha and an Advisory Group, comprising of Mr. Ronald Perry and Mr. Alan Irvine. They walked the community three times, noting every defect and including it on a spreadsheet. Mr. LaVoy then walked around again with Alpha, created a new list and met with Mr. Perry and Mr. Irvine one more time to validate everything, providing a list of the trip hazards that needed to be repaired this year. It was their recommendation to proceed with a contract that was substantially less. Ms. Lansford confirmed that the total amount of the contract was $98,125.88. Mr. Sabol agreed as their first priority was the sidewalks. Ms. Sandy pointed out that the Board approved a higher amount at the prior meeting and this was just a refined Scope of Services.

On MOTION by Mr. LaVoy seconded by Ms. Martin with all in favor the revised proposal with Alpha Foundation for sidewalk repairs in the amount of $98,125.88 was approved.

E. Resolution 2024-03 Re-designating Officers of the District

Ms. Lansford recalled that the agenda was amended at the beginning of the meeting to include the adoption of Resolution 2024-03, Re-designating Officers of the District and directed

the Board to nominate a Chair and Vice Chair and the remainder of the Board, Ms. Lansford, Ms. Hannah Henry and GMS staff as Assistant Secretaries. Mr. Sabol nominated Mr. LaVoy as Chair and Ms. Martin as Vice Chair. Ms. Benjamin nominated Ms. Chichelli as Chair and Ms. Martin as Vice Chair.

On MOTION by Mr. Sabol seconded by Ms. Martin with Mr. LaVoy, Ms. Martin and Mr. Sabol in favor and Ms. Benjamin and Ms. Chichelli dissenting, electing Mr. Pat LaVoy as Chair, Ms. Mary (Sue) Martin as Vice Chair, Mr. Alan (Bud) Sabol, Ms. Pina Chichelli, Ms. Bonnie Benjamin, Ms. Jordan Lansford, Ms. Hannah Henry and GMS staff as Assistant Secretaries as evidenced by Resolution 2024-03 was adopted. (Motion Passed 3-2)

SEVENTH ORDER OF BUSINESS General Audience Comments

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

- Mr. Ron Perry of 1663 Scarlett Avenue questioned why the Board Chair did not approve the spa air blower pump, as the expenditure was only $3,300 and it was within his spending authority. In the past, the Chair approved $5,000 to repair the air conditioner. Mr. Perry requested that the Board not approve the treadmill until a repair quote was provided and felt that Mr. LaVoy was too kind to Welch, as the original contract was $259,000, which included the fencing for the entire tennis court; however, the entire fence did not need to be replaced. For the tennis court lighting, Welch quoted $135,500, but they only deducted $110,000 from the contract and quoted a canopy for $124,000 without the Board seeing what it looked like.
- Mr. Devon Poulos of 1255 Jonah Drive indicated that he was not planning on speaking again, but a Supervisor asked whether the District was still paying for Ms. Gertsmann. Last year, he was promoted in his job and did not have a Supervisor for three months and ended up performing two jobs. Mr. Poulos felt that there was no oversight over WTS, because if Ms. Sears was serving as Interim Manager, the District should be paying for an Interim Manager. In addition, they were not balancing receipts that were provided to show what the

District spent money on, but appreciated the representative from LMP speaking, as this was the first time that he heard there was $15,000 in irrigation repairs. LMP may have performed a great deal of debris work, but the District paid them $150,000 to do it and LMP should not have a card on file that was being paid for by the District. It should be retained by the District Manager.

Ms. Lansford clarified that anything associated with the District when it comes to receipts, was a public record. If there was a public records request, bank account numbers must be redacted. It was not a charge to the resident, but a charge of the custodian.

- Mr. Ryan Hughes of 2397 Pecan Drive felt that Ms. Martin's request for the gas hookup for the fireplace, was a good one, due to the fireplace not being used as well as providing a significant safety issue, with overgrown branches and trees over the gas line. Mr. Perry's comments regarding the various issues with Welch's contract, was a good one, as it underscored the importance of securing quotes from multiple vendors. Mr. Hughes felt that they should have things done well and inexpensively, versus quickly and even though there was discontent with sprucing the community, particularly around the entrance, the only way to do so was to raise assessments.
- Diane Raymond of 1509 Scarlett Avenue recalled that a few weeks ago, kids broke the handicapped seat at the pool. The responsible party was identified, but the management company let it go because it was their first defense, which was unacceptable. Several weeks ago, when her and her husband were taking their dog for a walk at night, kids were in the pool after 9:00 p.m. They called the City of North Port Police Department, but they were told if they were residents, there was nothing that they could do. In the past, Ms. Raymond suggested establishing a community watch instead of paying $125 for a weekend security guard that was not doing anything. In order for property values to go up, residents needed to start putting their foot down and pushing the HOA to start fining people.
- Ms. Barbara Wende of 1197 Jonah Drive felt that the entrance was their first impression and recommended power washing and a paint job on a pergola.

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

EIGHTH ORDER OF BUSINESS Staff Reports

A. Attorney

There being none, the next item followed.

B. District Manager

1. Consideration of FY24 Endorsement for Property Insurance Schedule

Ms. Lansford presented an updated Fiscal Year 2024 endorsement for the property insurance as of October 1st. It was revised to include the median gazebo, which was omitted and to divide the tennis court line item. Once the Board received the proposals on the tennis court fencing, the total insured value would be updated to reflect the real value cost to replace the fence.

On MOTION by Mr. LaVoy seconded by Ms. Martin with all in favor the endorsed property schedule as presented was approved.

2. Discussion of Impact Statement (State of Florida)

Ms. Lansford presented a letter that was received from the State of Florida, regarding an accident that occurred in the community, which damaged CDD property. The total amount of damage was $753.75; however, after it was submitted, another proposal was received from LMP in the amount of $269.75. Staff contacted the State to request an extension, in order to have the full total of $1,023 remitted to the Board. Ms. Chichelli noted that it was for the removal but questioned the replacement. Ms. Lansford clarified that the replacement cost was the additional $269.75, which would be submitted and reported that next Board Meeting was scheduled for February 21, 2024 at 6:00 p.m. at Lakeside Plantation Clubhouse.

C. Amenities Manager

1. Report

Ms. Murphy distributed the Amenities Manager Report to the Board. There were four incidences that occurred within a couple of weeks of each other by teenage residents. Two different incidents resulted in damage of the spa chairlifts. They were issued warnings, as stated under the Disciplinary Policy in the Amenity Policy and were sent letters with an invoice for damages, as there was a cost to the District. The incident that Ms. Raymond referenced regarding kids swimming after hours, occurred just after 9:00 p.m. Staff reviewed the cameras to see how

they entered the pool. They did not hop the fence; however, the fob access did not work at the gates and staff presumed that the gate was not latched all the way. The police did speak to the kid's parent, who was still in their vehicle in the parking lot. They were asked to leave and they did.

2. Consideration of Proposal from Galaxy Chemical Corp. for a Spa Jet Pump

Ms. Murphy reported that the spa jet pump needed to be replaced and the spa would be reopened tomorrow. Galaxy Pools did a temporary repair, which was still holding, as the current pool vendor did not have this expertise and they were asked to provide a price for the replacement. Ms. Chichelli questioned if Galaxy speculated how long the pump would last. Ms. Murphy stated they did not know.

- **Consideration of Proposal from Fitness Logic for a New Treadmill** *(Item 8C4)*

Ms. Murphy provided a proposal from Fitness Logic for the treadmill. Their existing preventative maintenance vendor recommended replacing it, as it was at the end of its useful life and the cost to repair the treadmill was $1,444.55, which included replacing the belts, console, display, overlay, keypad, membrane, deck springs and walking belt. At the Board's direction, Ms. Murphy could obtain three repair quotes. Ms. Chichelli recalled that the Board wanted to try a different vendor. Ms. Murphy indicated that she had two quotes for new preventative maintenance vendors, which she would provide to the Board at the February meeting. Ms. Martin requested a different quote for a new treadmill. Ms. Murphy pointed out that one preventative maintenance vendor, was a supplier of fitness equipment.

1. Consideration of Proposals for Magnolia Removal & Replacement

Ms. Murphy distributed proposals from Joshua Tree, MSF Tree & Landscaping, LLC. and LMP for Magnolia removal and replacement. Mr. LaVoy questioned why the proposals were for eight trees. Ms. Sears explained that it was the direction of the Board. Ms. Martin asked if the trees were in the median. Ms. Sears confirmed that the trees were in the median on Plantation Boulevard. Mr. Sabol suggested straightening and trimming the Magnolia trees versus replacing them. Mr. Berry confirmed that the original quote was to straighten and trim the trees, but the

biggest issue was the continuity of the Boulevard and the loss of many trees. In order to keep the same continuity down the Boulevard, putting in new trees seemed like the best option. Ms. Murphy pointed out that they could not guarantee the trees survival. Mr. Berry explained that whenever the root structure of the tree was being moved, the chances of survival were 50/50. Mr. LaVoy preferred to keep the look of the main Boulevard. Mr. Sabol questioned why they could not have flowering trees that had a canopy of 10 to 12 feet versus Magnolias. Mr. Berry indicated that Magnolias were flowering trees that did not require much maintenance. Most trees in Florida had shallow root systems and Royal Poincianas and Jacarandas had the same durability as a Magnolia, but a Magnolia was more structurally sound, due to growing from the top to the bottom versus being top heavy with a single trunk. Ms. Chichelli preferred to speak to Mr. Berry and bring something back to the next meeting. *There was Board consensus.*

2. Consideration of Proposal from Fitness Logic for a New Treadmill

This item was discussed.

3. Consideration of Proposals for Electric Panels on Plantation Blvd.

Ms. Murphy distributed proposals from Sergeant's Electric, Cool Today, Plumbing Today and Energy Today and JCORR for electric panels on Plantation Boulevard. The large boxes that the resident referenced, across the street and at the front entrance, were owned by Florida, Power & Light (FPL). The one at the front entrance was strapped and needed to be removed. It was brought to FPL's attention. The one across the street was an eyesore and was also reported to FPL. They said that it could be painted at the CDD's cost, but since there was no damage, they would not replace it; however, staff could not paint it because the District did not own it. Ms. Lansford stated they needed to reach out to owner of the box and have them enter into an agreement or contract to allow the District to paint it. Ms. Sandy preferred asking FPL for a form of agreement, as asking them to approve an agreement that the District prepared, would take a long time, but an email granting them approval would suffice. Ms. Murphy indicated that the electrical panels in the proposals were for panels that the District owned, two of which needed replacement immediately, as they were rusted on the bottom. Most of the proposers would not commit to a timeline, but had worked with FPL to do the repairs, which would take eight to ten weeks. The panels were for some irrigation and lighting on Plantation Boulevard. Mr. LaVoy agreed that the exterior of the panels was bad but questioned why everything on the

inside needed to be replaced. Ms. Murphy explained that Sergeant's recommended replacing the inside. Mr. LaVoy preferred to look at the inside of the panels and discuss with his friends who were electricians and would work with Sergeant's to open the box.

A Resident asked if the two kids that damaged the chair lifts were reported to the North Port Police Department. Ms. Murphy confirmed that she did not report it to the Police Department. The Resident requested that a letter be sent to the parents, as the kids broke the law by swimming at 9:00 p.m. and breaking property that was now going to cost the District money. Mr. Sabol felt that WTS was not protecting the District's assets properly, as security was in their agreement and that they were paying WTS too much for what they were getting, as the District was scheduled to pay WTS $313,000 next year. He met with Ms. Murphy a couple of weeks ago and requested a reconciliation of all monies spent and suggested that WTS work part-time. Ms. Murphy confirmed that security was not in their scope, but it was something that they could explore. Mr. Sabol did not want to hear any excuses. Ms. Murphy stated the number of hours staffed was in their agreement, but they could not provide a penny for penny accounting, as the Board agreed to a fee, which included a scope of service. Mr. Sabol would work with Mr. LaVoy further on this matter.

NINTH ORDER OF BUSINESS Supervisor's Requests

A. Supervisor Chichelli

1. Discussion of Bloomings Landscape

Ms. Lansford reminded the Board that they had not formally taken action to go out for bids for landscape maintenance services and no notice was provided to LMP. A Resident asked if it was proper to have the LMP representative dismissed for this conversation. Ms. Lansford pointed out that it was up to the Board as they could not formally ask anyone to leave a public meeting. Ms. Chichelli indicated that she received a quote from Bloomings Landscape, who expressed interest in doing business with the Board. Ms. Martin was reluctant to entertain any bids from Bloomings as she recalled that they decided to leave and the Board did not terminate them.

B. Supervisor LaVoy

1. Discussion of Revised Scope of Services for Welch Tennis & Canopy Proposal

Mr. LaVoy recalled that this matter was discussed and he would work on this issue with the Advisory Group.

2. Discussion of Amenity Services Contract

Mr. LaVoy requested going back out for bids for amenity services with a new RFP of what they wanted to see. If there was Board interest, Ms. Lansford suggested that the current scope be provided to all five Board Members to make changes and bring it back at the February meeting for the Board to approve. Ms. Martin asked if they have to terminate the contract with LMP in order to go out for RFP. Ms. Lansford explained that releasing an RFP, was not an automatic termination of the current contract; however, the risk for going out for RFP, was receiving bids that were higher than the current contract and the current vendor submitting a resignation. Once the Board approved the scope, they would most likely receive bids back in April. Ms. Benjamin questioned when the current contract expired. Ms. Sandy confirmed that the agreement expired on December 1, 2025, but WTS had a 90-day termination in their agreement. Mr. LaVoy felt strongly about going out for RFP as the community needed a Facility and Grounds Manager that had experience with buildings, grounds maintenance and was certified for pools.

On MOTION by Mr. Martin seconded by Mr. Sabol with all in favor authorization for staff to send out the scope for the amenity services to each Supervisor for input and returning to the District Manager by February 12, 2024 at the end of the day was approved.

Ms. Lansford would provide the current to all Board Members scope tomorrow. Mr. LaVoy requested examples of scopes that were used in other Districts. Ms. Chichelli questioned how many companies were interviewed the last time that they went out for RFP. Ms. Lansford would pull the bids submitted last time. Mr. Sabol asked if they were required to have an amenity company. Ms. Lansford noted no formal or statutory requirement for the District have an amenity services contract; however, it was important to have someone monitoring the facilities and to have a formal Field Manager obtain proposals as well as an Amenity Manager.

Ms. Benjamin asked if they could change the way that they staff the Clubhouse with an Amenity or Field Manager. Ms. Sandy explained that a Field Manager oversees landscape and aquatic maintenance contractors and provided tasks such as sidewalk maintenance, but there would not be any onsite amenity services. However, the Field Manager would not provide any pool cleaning, programming or put chairs out on the pool deck. Ms. Lansford explained that the District's contract with WTS included a blend of field and amenities and strongly encouraged the Board to have someone at the Amenity Center. Ms. Martin received complaints from residents about the ground's maintenance and the Clubhouse and that there was a maintenance person whose son was working with him, who was challenged. If the District was paying for two maintenance people, they should have two fully functional maintenance people on staff, not one who followed his father around and could not function on his own. Ms. Murphy indicated that they were aware of certain issues that they were addressing from an HR standpoint.

3. Discussion of Quarterly Town Hall Meetings

Mr. LaVoy suggested having quarterly Town Hall meetings with residents and scheduling the next one tonight. Ms. Lansford explained that Town Hall meetings were more of an informal discussion period between the Supervisors and the residents, but no formal Board action or direction could be taken. The earliest that the Board could have a Town Hall meeting was on February 6th. Ms. Martin asked if minutes needed to be taken. Ms. Lansford confirmed that there needed to be minutes and could provide a Zoom link for recording purposes. It must also be advertised. Ms. Martin was in favor of having one as the last Town Hall was successful. Ms. Chichelli pointed out that she was not available on February 6th. Ms. Lansford suggested including the Town Hall meetings on the yearly meeting schedule. Mr. LaVoy appointed Ms. Martin to take minutes.

On MOTION by Mr. LaVoy seconded by Mr. Sabol with Ms. Martin, Ms. Chichelli, Mr. LaVoy and Mr. Sabol in favor and Ms. Benjamin dissenting, scheduling a Town Hall Meeting for February 6, 2024 at 6:00 p.m. and the appointment of Supervisor Martin to provide minutes was approved. (Motion Passed 4-1)

4. Discussion of Liaisons

Mr. LaVoy requested appointing liaisons to work with residents and their Advisory Group. Ms. Lansford explained that the liaison would serve for a specific area in the community, would be responsible to work with the respective vendors and obtaining proposals and quotes to bring to the meeting for the Board to review. Ms. Martin agreed. *There was Board consensus for Ms. Lansford to provide a scope to the Board and include on the next agenda for the Board to assign the liaisons.*

5. Discussion of Landscape Contract

Mr. LaVoy recommended the Board look at every dollar spent and the value of each contract for the services provided, including the landscaping contract and asking LMP to rebid. Ms. Lansford asked if the Board wanted to go out for a formal RFP. *There was Board consensus to go out for RFP and for Ms. Lansford to provide the previous scope.* Ms. Lansford indicated that because it was not over $195,000, it did not need to be advertised.

C. Supervisor Martin

1. Discussion of Community Club Language

Ms. Martin received a request from a resident to schedule an event at the Clubhouse and create a community group or community club, but according to the Amenity Policy, a group was two or more self-organized residents, renters and/or nonresident members with a common hobby or recreational social service and/or cultural interest, that applied for and received designation from the District's Board. Ms. Sandy explained that the Amenity Policy was referring to an interest group such as a mahjong, canasta or fishing club and the resident was planning to form a Social Committee and staff was planning the event and were taking suggestions from them. They were not opposed to it, but certain requirements needed to be net. Ms. Martin questioned the requirements and if there was a restriction on a group of residents who wanted to form a committee, group or club, suggesting that the Amenity Policy be amended to say, *"CDD Community Club."* Ms. Sandy indicated that there were clubs that they had an approval process for, but the resident wanted to have a Social Committee to put on social events. Ms. Martin recalled that they did that in the past and asked if the group planned it and it was covered financially, whether they be subject to paying a fee to use the Clubhouse. Ms. Sandy believed so but would look into it. Ms. Lansford pointed out that anyone could form any type of club outside

of the CDD and as long as it was not under the umbrella of the CDD, it did not need Board approval. However, any club formed under the umbrella of the CDD, was subject to being advertised with the county, there must be a line item in the CDD budget dedicated to the members of that club, meetings must be noticed, minutes taken and it must be subject to public record. If residents wanted to form a committee for a certain event, put the event together and then send the information to a Board Supervisor, who would then put it on the agenda for discussion, there was no issue, as long as it's not formally formed under the CDD umbrella. Ms. Martin recalled that this particular group wanted to use CDD lifestyle funds for the program. Ms. Lansford pointed out that it would need Board approval.

Mr. Sabol asked if the tennis ball machine was beyond repair. A Resident confirmed that it was beyond repair. Two or three people fixed it three times, but now it did not work anymore. Mr. Sabol requested that staff look into purchasing a new machine. A Resident pointed out that the tennis court lights was $46,000 and it was $60,000 for the sidewalks. Since they already cut the fence cost by $40,000, they should be able to purchase a new ball machine for $2,200 or repair it for $800. Mr. LaVoy indicated that they would obtain quotes.

TENTH ORDER OF BUSINESS **Next Scheduled Board Meeting is February 21, 2024 at 6:00 p.m. at Lakeside Plantation Clubhouse**

This item was discussed.

ELEVENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. LaVoy seconded by Ms. Chichelli with all in favor the meeting was adjourned at 8:08 p.m.

Secretary/Assistant Secretary Chair/Vice Chair

SECTION 2

MINUTES OF MEETING
LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT

The Townhall meeting of the Lakeside Plantation Community Development District was held on Tuesday, **February 6, 2024** at 6:01 p.m. via Zoom Communication Media Technology and at the Lakeside Plantation Clubhouse, 2800 Plantation Boulevard, North Port, Florida.

Present and constituting a quorum:

Pat LaVoy	Chair
Mary (Sue) Martin	Vice Chair
Alan (Bud) Sabol	Assistant Secretary

Also present:

Jordan Lansford	GMS – District Management

The following is a summary of the discussions and actions taken at the February 6, 2024 Townhall meeting of the Lakeside Plantation Community Development District.

FIRST ORDER OF BUSINESS **Roll Call**

Supervisor Lavoy called the meeting to order at 6:00 p.m.

SECOND ORDER OF BUSINESS **Pledge of Allegiance**

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS **Resident & Supervisor Discussion**

Supervisor Lavoy opened the general audience comments period. The following residents addressed the Board:

- Ron Perry – 1663 Scarlett - Vandalism: Chair Lifts, Bocci Balls left out then found in the pool. Maintenance problems – Tennis Court gates, North & South entrance gate locks need adjusted, also the magnets not working – U-clips missing on the bases of

the cantilever pool umbrellas and the bases not secure so wind can't blow the umbrellas over. Office Staff not taking responsibility to speak to offenders.

- Devon – 1255 Jonah – Pool issues – Chair Lifts need to be locked and signage placed saying that if you want to use the lift you must go into the office to get the lift unlocked. – So many residents that have experience in various fields that they can get involved in helping with the community.
- Diane Raymond – Office Staff – Too many staff members in office at one time. They should be staggered to cover more hours. Need security on the weekends. People in the Clubhouse after hours dancing in the small room. Do they have permission & do they pay rent? Maintenance issues – Pool chairs.
- Ron Perry – Shout out to Pat Lavoy for getting some residents together to be involved. So far, they have saved approximately $24,000 on electrical panel repairs. Pool chair lifts – found parts that the pool people said were no longer available and would cost $18,000 to replace chairs.
- Anna Schlossberg – 1539 Scarlett – Why are the outside ceiling fans running constantly during the cold weather. Why can't they be turned off.
- Sue Spayed – Front entrance – At least paint the center pergola so it doesn't look so dirty and unattractive to potential buyers.
- Don Peacock – Magnolia Circle – Could a list of projects be prioritized and posted for the residents. Why is the Clubhouse redo a priority?
- Al Irvine – Helped with the sidewalk repairs project. Saved approximately $50,000. Tennis court fencing project saved approximately $50,000.
- Teresa Perry - Front entry – Why can't we get the fountains back up and running and the bougainvillea replaced?
- Sue Bolt – 1503 Scarlett - People not picking up after their pets. Speeding on Scarlett.
- Topper Van – 1658 Scarlett – Staff maintenance issues.
- Ron Perry – 1663 Scarlett – Alternatives to the fountains.
- Lisa Wells – Pet droppings – You can get DNA tests done on the droppings.
- Ann Tyler – 1988 Scarlett – Why are we considering renting the clubhouse to outsiders. This opens up to major damage. Management Company needs to go. They are not doing a good job.

- Monica Lewis – 1560 Scarlett – Front entrance needs attention. Towns had a huge open house event over the weekend and the entrance is undesirable or conducive to selling homes in Lakeside.
- Ryan Hughes – Survey on fountains – Rank questions, cost & CDD tax increase. Gas station signage needs to be addressed with them. Risk associated with clubhouse rental.
- Devon – 1255 Jonah – CDD tax structure needs to be equal for all the various communities within LP as we all use the same amenities.
- Ryan Hughes – Reign in costs.
- Brent Leblanc – 1439 Dixie – Front entrance curb appeal, no lights.
- Diane Raymond – All amenities, Clubhouse, Workout room & Billiards room should be locked down at 9:00 p.m. and opened back up at 6:00 a.m.
- Diane – 2608 Peach Circle – Office staff, Jaime not doing her job. She did not speak to teens at the pool who were drinking beer from bottles poolside. She claimed that she is non-confrontational.
- Carol Greer – 1804 Scarlett – Subject of street lights on Scarlett – When she was on the board of LPV HOA they looked into street lights for Scarlett. Since the transformers are only on one side of the street, lights can only be on that side.
- Sue Roumy – 1759 Scarlett – The office staff no longer checks pool guests for ID.
- Sue Bolt- 1503 Scarlett – When she walks her dog at night after 9:00 p.m. there are kids in the pool. How is this possible? Also, Scarlett Ave. is very dark at night because there is no lighting.
- Anna Schlossberg – 1539 Scarlett – Street lights all around Scarlett could be solar negating the need for electric hookups. Is there a monitored alarm system at the clubhouse?
- Devon – Security – Who checks the cameras when nobody is onsite?
- Why is the A/C on all the time? It should be timed differently off hours.

Other comments went on about the office staff, who has ownership of Plantation Ave., and concerns about the ADA pool chair not working and a timeline for repairs.

FIFTH ORDER OF BUSINESS Adjournment

Supervisor Lavoy adjourned the meeting at 7:31 p.m.

SECTION B

SECTION 1

Lakeside Plantation
Community Development District

Summary of Invoices

January 1, 2024 to January 31, 2024

Fund	Date	Check No.'s		Amount
General Fund	1/11/24	3203-3215	$	30,770.18
	1/16/24	3220-3226	$	26,229.55
	1/30/24	3227	$	200.00
			$	57,199.73
Capital Reserve Fund	12/4/23	142	$	17,031.25
			$	17,031.25
Automatic Drafts				
	Florida Power & Light	2200 Plantation Blvd - Clubhouse	$	573.37
		2200 Plantation Blvd - Fountain	$	149.55
		2200 Plantation Blvd - Pool	$	1,758.67
	North Port Utilities	2200 Plantation Blvd - Clubhouse	$	476.80
		2200 Plantation Blvd - Fountain	$	558.52
		2200 Plantation Blvd - Pool	$	196.54
		2200 Plantation Blvd - Garbage Collection	$	185.32
	TECO Peoples Gas	2200 Plantation Blvd - Clubhouse Fireplace	$	16.07
	Comcast	2200 Plantation Blvd - Clubhouse	$	437.92
	ADT	2200 Plantation Blvd - Clubhouse	$	267.10
	Marlin Business Bank	Copier Contract Payment	$	104.86
			$	4,724.72
			$	**61,924.45**

*** CHECK DATES 01/01/2024 - 01/31/2024 *** 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	#
1/11/24	00014	11/30/23	1093007 WATER	202311	330	53800	48101			*	141.75		
		11/30/23	11302023 WATER	202311	310	51300	49000			*	5.00		
		11/30/23	11302023 FRAUD CHARGE BACK	202311	310	51300	49000			*	25.00		
		12/29/23	1104448 WATER	202312	330	53800	48101			*	10.50		
									CULLIGAN WATER			182.25	003203
1/11/24	00397	11/16/23	AR103690 PRINTER LEASE	202311	330	53800	48200			*	99.01		
									DEX IMAGING			99.01	003204
1/11/24	00417	11/30/23	3A MANAGEMENT FEES DEC23	202312	310	51300	34000			*	3,825.00		
		11/30/23	3A WEBSITE MAINT DE23	202312	310	51300	35200			*	72.00		
		11/30/23	3A INFORMATION TECH DEC23	202312	310	51300	35100			*	112.50		
		11/30/23	3A DISSEMINATION SVC DEC23	202312	310	51300	31300			*	83.33		
		11/30/23	3A POSTAGE	202312	310	51300	42000			*	239.00		
		1/08/24	4 MANAGEMENT FEES JAN24	202401	310	51300	34000			*	3,825.00		
		1/08/24	4 WEBSITE MAINT JAN24	202401	310	51300	35200			*	72.00		
		1/08/24	4 INFORMATION TECH JAN24	202401	310	51300	35100			*	112.50		
		1/08/24	4 DISSEMINATION SVC JAN24	202401	310	51300	31300			*	83.33		
		1/08/24	4 POSTAGE	202401	310	51300	42000			*	104.62		
									GMS-TAMPA LLC			8,529.28	003205
1/11/24	00061	12/20/23	M940950 POOL SERVICE DEC23	202312	330	53800	51100			*	1,900.00		
									HOWARD'S POOL WORLD, INC.			1,900.00	003206
1/11/24	00371	12/13/23	3326119 ATTORNEY FEES	202311	310	51300	31500			*	4,681.00		
									KUTAK ROCK LLP			4,681.00	003207
1/11/24	00271	1/01/24	2604356 PHONE	202401	330	53800	48600			*	126.00		
									KINGS III OF AMERICA, LLC			126.00	003208

*** CHECK DATES 01/01/2024 - 01/31/2024 *** 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	#
1/11/24	00388	1/01/24	180845 LANDSCAPE MAINT JAN24	202401	320-53800-46400				*	12,836.64		
								LANDSCAPE MAINTENANCE PROFESSIONALS			12,836.64	003209
1/11/24	00028	1/10/24	01102024 FY24 ASSESSMENTS 12/28	202401	300-20700-10000				*	141,274.04		
								LAKESIDE PLANTATION C/O USBANK			141,274.04	003210
1/24/24	00028	1/10/24	01102024 FY24 ASSESSMENTS 12/28	202401	300-20700-10000				V	141,274.04-		
								LAKESIDE PLANTATION C/O USBANK			141,274.04-	003210
1/11/24	00041	11/28/23	290238 FIRE ALARM SERVICES	202311	330-53800-48400				*	175.00		
								SECURITY ALARM CORP.			175.00	003211
1/24/24	00041	11/28/23	290238 FIRE ALARM SERVICES	202312	330-53800-48400				V	175.00-		
								SECURITY ALARM CORP.			175.00-	003211
1/11/24	00272	12/01/23	PSI03244 LAKE MAINT DEC23	202312	320-53800-46000				*	966.00		
		1/01/24	PSI04283 LAKE MAINT JAN24	202401	320-53800-46000				*	966.00		
								SOLITUDE LAKE MANAGEMENT LLC			1,932.00	003212
1/11/24	00106	10/30/23	3907867 NOTICE OF MEETING	202310	310-51300-48000				*	484.00		
								SUN NEWSPAPERS			484.00	003213
1/11/24	00369	12/28/23	12388112 MANAGER TRANSITION	202312	330-53800-12000				*	479.48		
		1/01/24	12388512 MANAGEMENT JAN24	202401	330-53800-12000				*	24,915.00		
								WTS INTERNATIONAL, LLC			25,394.48	003214
1/24/24	00369	12/28/23	12388112 MANAGER TRANSITION	202401	330-53800-12000				V	479.48-		
		1/01/24	12388512 MANAGEMENT JAN24	202401	330-53800-12000				V	24,915.00-		
								WTS INTERNATIONAL, LLC			25,394.48-	003214
1/11/24	00052	12/01/23	74414 DUAL ACTION HANDLE RAKE	202312	330-53800-52000				*	184.56		
		12/20/23	74600 COURT RAKE PANEL	202312	330-53800-52000				*	344.99		
								WELCH TENNIS COURTS, INC.			529.55	003215

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/24/24	00052	12/01/23	74414	202312	330-53800-52000		V	184.56-		
			DUAL ACTION HANDLE RAKE							
		12/20/23	74600	202312	330-53800-52000		V	344.99-		
			COURT RAKE PANEL							
						WELCH TENNIS COURTS, INC.			529.55-	003215
1/16/24	00200	11/27/23	AS112720	202311	310-51300-11000		*	200.00		
			BOS MEETING 11/27							
						ALAN SABOL			200.00	003216
1/24/24	00200	11/27/23	AS112720	202401	310-51300-11000		V	200.00-		
			BOS MEETING 11/27							
						ALAN SABOL			200.00-	003216
1/16/24	00401	11/27/23	PL112720	202311	310-51300-11000		*	200.00		
			BOS MEETING 11/27							
						PATRICK LAVOY			200.00	003217
1/24/24	00401	11/27/23	PL112720	202401	310-51300-11000		V	200.00-		
			BOS MEETING 11/27							
						PATRICK LAVOY			200.00-	003217
1/16/24	00282	11/27/23	MC112720	202311	310-51300-11000		*	200.00		
			BOS MEETING 11/27							
						MARIA J CHICHELLI			200.00	003218
1/24/24	00282	11/27/23	MC112720	202401	310-51300-11000		V	200.00-		
			BOS MEETING 11/27							
						MARIA J CHICHELLI			200.00-	003218
1/16/24	00087	11/27/23	SM112720	202311	310-51300-11000		*	200.00		
			BOS MEETING 11/27							
		11/27/23	SM112720	202401	310-51300-11000		V	200.00-		
			BOS MEETING 11/27							
						SUE MARTIN			.00	003219
1/16/24	00200	11/27/23	AS112720	202311	310-51300-11000		*	200.00		
			BOS MEETING 11/27							
						ALAN SABOL			200.00	003220
1/16/24	00028	1/10/24	01102024	202401	300-20700-10000		*	141,274.04		
			FY24 ASSESSMENTS 12/28							
		1/10/24	01102024	202401	300-20700-10000		V	141,274.04-		
			FY24 ASSESSMENTS 12/28							
						LAKESIDE PLANTATION C/O USBANK			.00	003221

*** CHECK DATES 01/01/2024 - 01/31/2024 *** 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	#
1/16/24	00401	11/27/23	PL112720	202311	310	51300	11000			*	200.00		
			BOS MEETING 11/27										
									PATRICK LAVOY			200.00	003222
1/16/24	00282	11/27/23	MC112720	202311	310	51300	11000			*	200.00		
			BOS MEETING 11/27										
		11/27/23	MC112720	202311	310	51300	49000			*	10.00		
			CHECK RETURN FEE										
									MARIA J CHICHELLI			210.00	003223
1/16/24	00041	11/28/23	290238	202311	330	53800	48400			*	175.00		
			FIRE ALARM SERVICES										
									SECURITY ALARM CORP.			175.00	003224
1/16/24	00369	1/01/24	12388512	202401	330	53800	12000			*	24,915.00		
			MANAGEMENT JAN24										
									WTS INTERNATIONAL, LLC			24,915.00	003225
1/16/24	00052	12/01/23	74414	202312	330	53800	52000			*	184.56		
			DUAL ACTION HANDLE RAKE										
		12/20/23	74600	202312	330	53800	52000			*	344.99		
			COURT RAKE PANEL										
									WELCH TENNIS COURTS, INC.			529.55	003226
1/30/24	00348	11/27/23	MM112720	202311	310	51300	11000			*	200.00		
			BOS MEETING 11/27/23										
									MARY MARTIN			200.00	003227

TOTAL FOR BANK A 57,199.73

TOTAL FOR REGISTER 57,199.73

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

001-330
53800-48101
Approved
CS

Invoice #1104448

Vendor #

12/29/2023 12:42:22
Driver Route
FABIAN SIENKOWSKI 41120

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

Desc	Qty	Unit $	Total
5 GAL DRINKING WATER 2413	10	$7.75	$77.50
DELIVERY FEE 4201	1	$2.50	$2.50
Subtotal			$80.00
Tax			$0.00
Invoice Total			$80.00
Previous Balance			-$69.50
Payments: None			
Net Due			$10.50

Next Delivery: 01/29/2024

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

-reprint * fraud prot

330- 53800-#8101

Approved CS

Culligan.

better water. pure and simple.®

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

IF PAYING BY CREDIT CARD, PLEASE CHECK CORRECT CARD AND FILL OUT BELOW			
☐ MC ☐ VISA ☐ AMEX ☐ DISCOVER ☐ PLEASE CHECK BOX TO ENROLL IN AUTOMATIC BILL PAYMENT			
CARD NUMBER			V. CODE
SIGNATURE			EXP. DATE
DATE	PAY THIS AMOUNT	ACCOUNT NUMBER	
11/30/2023	5.00	1017805	

Pay By Date: Dec 15

AMOUNT PAID $

LAKESIDE PLANTATION
9145 NARCOOSSEE ROAD
SUITE A206
ORLANDO, FL 32827

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

InvDate	InvNum	Location			Billed	Tax	Balance
			Previous Balance:	**10/31/2023**			**69.50**
Location	**1017805**						
LAKESIDE PLANTATION		2200 PLANTATION BLVD					
11/30/2023		**1017805**	**PO#**				**-69.50**
	PAYMENT		@				
11/30/2023	**1100380**	**1017805**	**PO#**				**5.00**
3005	6 BOTTLE RACK		1.000 @	5.00	5.00	0.00	

Total Due by the 15th: **5.00**

* add $25

001 310513 490

"Fraud charge back"

ACCOUNT IS CURRENT

Current	5.00	**30day**	0.00	**60day**	0.00	**90day**	0.00	**Balance**	5.00

Pay your bill online using our secure payment page at www.culligansarasota.com

Reprint

330- 53800-48101

Approved
CS

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

Invoice #1093007

Vendor #

11/30/2023 15:41:30
Driver Route
FABIAN SIENKOWSKI 41120

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

Desc	Qty	Unit $	Total
5 GAL DRINKING WATER 2413	9	$7.75	$69.75
DELIVERY FEE 4201	1	$2.50	$2.50
Subtotal			$72.25
Tax			$0.00
Invoice Total			$72.25
Previous Balance			$69.50
Payments: None			
Net Due			$141.75

Next Delivery: 12/29/2023

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

Culligan
WATER CONDITIONING
1099 ENTERPRISE AVENUE, NOKOMIS, FLORIDA 34275
941-485-7526

LAKESIDE PLANTATION
9145 NARCOOSSEE ROAD SUITE A206
ORLANDO, FL 32827

ACCOUNT #: 1017805 – 2200 PLANTATION BLVD NORTH PORT FL

DEAR CUSTOMER,

You recently made a payment on 12/4/2023 in the amount of $145.75 That check was returned to us with NSF 12/22/2023. There is an additional $25 NSF applied to your account. Enclosed is a copy of the check for your records. Please resubmit payment to avoid any late fees that may accrue. You can make a payment via our website at WWW.CULLIGANSARASOTA.COM, mail in a money order or phone in a payment with a credit card.

Sincerely,

LYNN
Collections Dept
941-263-4590

Culligan Water offers many payment options to our customer. You may pay on-line @ MastFamily.App. You can also call our office Monday thru Friday between the hours of 8:00am and 5:00pm and make your payment over the phone with a check or credit card.

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

Approved
CS

CONTRACT INVOICE

Invoice Number: AR10369029
Invoice Date: 11/16/2023

001 330 53800-418200

Bill To: Lakeside Plantation Community Development District
2800 Plantation Boulevard
North Port, FL 34289

Customer: Lakeside Plantation Community Development
2800 Plantation Boulevard
North Port, FL 34289

Account No	Payment Terms	Due Date	Invoice Total	Balance Due
LAKESIDEPLANTAT-GBS	30 Days	12/16/2023	$ 99.01	**$ 99.01**
Invoice Remarks				

Contract Number	Contact	Contract Amount	P.O. Number	Start Date	Exp. Date
28413-RD-GBS-01		$ 99.01		9/21/2022	
Contract Remarks					

Summary:

Contract base rate charge for the 11/21/2023 to 12/20/2023 billing period	$20.00
Contract overage charge for the 10/21/2023 to 11/20/2023 overage period	$77.01 **
Remote Diagnostic	$2.00
**See overage details below	$99.01

Detail:

Equipment included under this contract

2800 Plantation Boul

Copystar/CS 308ci

Number	Serial Number	Base Adj.	Location
AAG413	RNH2402440	$0.00	Lakeside Plantation Community Development District 2800 Plantation Boulevard North Port, FL 34289

Meter Type	Meter Group	Begin Meter	End Meter	Total	Covered	Billable	Rate	Overage
B\W	B/W	14,211	14,702	491	0	491	0.010000	$4.91
Color	COLOR	5,430	6,460	1,030	0	1,030	0.070000	$72.10
								$77.01

Invoice SubTotal	$99.01
Tax:	$0.00
Invoice Total	$99.01
Balance Due:	**$99.01**

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

Governmental Management Services- Tampa, LLC

1001 Bradford Way
TN 37763

Invoice

Date	Invoice #
11/30/2023	3

Bill To	Ship To
Lakeside Plantation CDD C/O GMS- Tampa, LLC	

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
			11/30/2023			

Quantity	Item Code	Description	Price Each	Amount
	Management Fees	Management Fees- Dec 23 310 513 340	3,825.00	3,825.00
	Website Maintenan...	Website Maintenance- Dec 23 310 513 35200	72.00	72.00
	Information Techno...	Information Tech- Dec 23 310 513 35100	112.50	112.50
	Dissemination Agent	Dissemination Agent- Dec 23 310 513 31300	83.33	83.33
	Reimbursed Expense	Postage 310 513 420 *re-issuance	239.00	239.00
			Total	$4,331.83

Governmental Management Services- Tampa, LLC

1001 Bradford Way
TN 37763

Invoice

Date	Invoice #
1/8/2024	4

Bill To	Ship To
Lakeside Plantation CDD C/O GMS- Tampa, LLC	

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
			1/8/2024			

Quantity	Item Code	Description	Price Each	Amount
	Management Fees	Management Fees- Jan 24 310 513 34000	3,825.00	3,825.00
	Website Maintenan...	Website Maintenance- Jan 24 310 513 35200	72.00	72.00
	Information Techno...	Information Tech- Jan 24 310 513 35100	112.50	112.50
	Dissemination Agent	Dissemination Agent- Jan 24 310 513 31300	83.33	83.33
	Reimbursed Expense	Postage 310 513 42000	104.62	104.62
			Total	$4,197.45

HOWARD'S POOL WORLD, INC.

001-320
53800-
51100

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

Approved
CS

Invoice

Date

12/20/2023

Work Done At	Invoice #	Terms	Due Date	Rep
LAKESIDE PLANTATION 2800 PLANTATION BLVD NORTH PORT, FL 34289	M940950	NET 10	12/30/2023	DAVID

Quantity	Description	Serviced	Amount
1	DECEMBER 2023 MONTHLY POOL SERVICE	12/20/2023	**1,900.00**

Total	$1,900.00
Payments/Credits	**$0.00**
Total Account Balance	$1,803.53

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**

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

December 13, 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. 3326119
Client Matter No. 12323-1
Notification Email: eftgroup@kutakrock.com

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

* Re-issuance

310 513 31500

Invoice No. 3326119
12323-1

Re: General Counsel/Monthly Meeting

For Professional Legal Services Rendered

11/01/23	S. Sandy	2.20	660.00	Prepare for and attend call regarding Hurricane Ian insurance claim; follow-up with Board regarding same; confer with Murphy regarding debris removal documentation
11/02/23	M. Eckert	0.20	73.00	Review options of resident conduct
11/02/23	S. Sandy	1.10	330.00	Prepare for and attend call with Sabol; confer with Chichelli regarding tennis light repair costs
11/03/23	S. Sandy	0.70	210.00	Confer with Lavoy regarding insurance coverage for sidewalk repairs; confer with Murphy and Lansford
11/05/23	S. Sandy	0.30	90.00	Confer with Murphy regarding debris removal insurance claim and revised amenity policies; confer with Nelson regarding amendment to District Management agreement
11/06/23	S. Sandy	0.30	90.00	Prepare for board meeting
11/08/23	S. Sandy	0.10	30.00	Confer with Lavoy regarding sunshine law

11/15/23	S. Sandy	5.50	1,650.00	Review draft minutes and amendment and assignment of District Management agreement; prepare for and attend board meeting; conduct follow-up regarding same
11/16/23	S. Sandy	0.20	60.00	Prepare addendum to Welch agreement
11/16/23	D. Wilbourn	1.80	288.00	Prepare amendment to tennis court resurfacing agreement; prepare sidewalk repair agreement
11/24/23	S. Sandy	1.00	300.00	Conduct research, prepare, and update amenity facility rental policies for non-resident and patron users
11/25/23	S. Sandy	2.10	630.00	Conduct research, prepare, and update amenity facility rental policies for non-resident and patron users; prepare memorandum regarding same and distribute to Board and District staff
11/27/23	S. Sandy	0.90	270.00	Prepare for and attend public hearing on revised amenity rules and rates; conduct follow-up regarding same

TOTAL HOURS	16.40	
TOTAL FOR SERVICES RENDERED		$4,681.00
TOTAL CURRENT AMOUNT DUE		$4,681.00

ORIGINAL CHECK HAS MULTIPLE SECURITY FEATURES - SEE BACK FOR DETAILS

003201

LAKESIDE PLANTATION CDD
4530 EAGLE FALLS PLACE
TAMPA, FL 33619
(813) 344-4844
GENERAL FUND

BT&T
ORLANDO, FL

63 9138/2631

DATE 12/18/2023

AMOUNT $4,681.00*

FOUR THOUSAND SIX HUNDRED EIGHTY-ONE DOLLARS & 00 CENTS **********

PAY TO THE ORDER OF:
KUTAK ROCK LLP
PO BOX 30057
OMAHA NE 68103

HEAT SENSITIVE EAGLE FADES WITH HEAT

AUTHORIZED SIGNATURE

⑈003201⑈ ⑆263191387⑆ 110000223537 2⑈

KINGS III
EMERGENCY COMMUNICATIONS

Kings III Of America, LLC

The Nation's Leading Provider
of Emergency Communications Solutions

751 Canyon Dr Ste 100
Coppell, TX 75019
www.KingsIII.com

Account Information

Customer Name	2800 Plantation Blvd
Customer Number	42876
Invoice Number	2604356
Invoice Date	01/01/2024
Terms	Net Due in 20 Days
PO Number	

Important Messages

Test Your Telephone Regularly

Sales (866) 354-6473
Service (800) 766-2029
Billing (866) 632-5884

Summary of Charges

Description	Quantity	Rate	Months	Amount
2800 Plantation Blvd, 2800 Plantation Blvd, North Port, FL, 34289				
Pool Phone(s) - Complete Service 01/01/2024 - 03/31/2024	1.00	42.00	3.00	126.00
Sales Tax				0.00
Payments/Credits Applied				0.00
		Invoice Balance Due:		**$126.00**

Date	Invoice #	Description	Amount	Balance Due
01/01/2024	2604356	Recurring Charges	$126.00	$126.00

001 330538 48400

For Billing Inquiries, please contact 866-632-5884 or billing@kingsiii.com.

To pay with your credit card or bank account, please contact us.

Please detach and return this portion with your payment to ensure proper credit.

KINGS III
EMERGENCY COMMUNICATIONS

Kings III Of America, LLC
751 Canyon Dr Ste 100
Coppell, TX 75019
www.KingsIII.com

Return Service Requested

INVOICE

Customer Number	42876
Invoice Number	2604356
Invoice Date	01/01/2024
Terms	Net Due in 20 Days
Amount Due	$126.00
Amount Enclosed:	$ _____

Please write your Customer Number 42876 on your check.
Make your check payable to: Kings III of America, LLC

☐ *Please check if your billing address has changed.*
Provide your new address below.

Governmental Management Services
4530 Eagle Falls Pl
Tampa, FL 33619

REMIT TO:
Kings III Of America, LLC
751 Canyon Drive Ste 100
Coppell, TX 75019

Landscape Maintenance Professionals, Inc.
Corporate Office
PO Box 267
Seffner, FL 33583
813-757-6500
813-757-6501

Invoice

Date	Invoice #
1/1/2024	180845

Bill To:

Lakeside Plantation CDD
c/o GMS -Tampa LLC
4530 Eagle Falls Pl
Tampa, FL 33619

Property Information

Services for the month of January 2024

001 320 538 46400

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	1/31/2024	Balance Due	$12,836.64

Lakeside Plantation CDD

FY 2024 - Operating Account

Regular Pay Request X **Expedited Request** _____

GMS-Tampa LLC
4530 Eagle Falls Place
Tampa, FL 33619

Invoice Amount $ 141,274.04

Make Payable To: Lakeside Plantation CDD Series 1999

In Payment of: FY24 Assessments thru 12/28/2023

G/L Code: 001.300.20700.10000 $ 141,274.04 Due to Debt Service

Expense Month January

V: 28

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

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.

Security Alarm Corporation Since 1979

Invoice Number 290238
Sale Date 11/28/2023
Due Date 12/8/2023

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**	**$0.00**	**$175.00**

For Service Provided As Per Work Order Number 113462

001 330 538 48400

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

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

Customer : Lakeside Plantation CDD

Invoice Number 290238
Bill Payer ID 11765
CSID

Acct. Bal. **$519.04** **Amount Remitted** ☐☐☐☐☐.☐☐

Payment Method **Check** ☐ **Check Number** ☐☐☐☐☐☐☐☐ **Date Remitted** ☐☐☐☐☐☐

Charge* ☐ **Card Number** _____ **Billing Zipcode** _____
Name On Card _____ **Exp Date** _____
Card ID _____

Signature _____

*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.** **290238**

001-320-4
53800-46000
Approved
CS

SOLITUDE
LAKE MANAGEMENT

INVOICE

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: PSI032443
Invoice Date: 12/1/2023

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 12/1/2023
Due Date 12/31/2023
Terms Net 30

Customer ID L2077
P.O. Number
P.O. Date 12/1/2023
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance December Billing 12/1/2023 - 12/31/2023 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**

SOLITUDE
LAKE MANAGEMENT

001 320
53800-416000

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

Approved
CS

Invoice Number: PSI042833
Invoice Date: 1/1/2024

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 1/1/2024
Due Date 1/31/2024
Terms Net 30

Customer ID L2077
P.O. Number
P.O. Date 1/1/2024
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance January Billing 1/1/2024 - 1/31/2024 Lakeside Plantation Cdd LAKE ALL		1	1	966.00	966.00

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

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

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

Phone:**(941) 206-1025** Email:**legals@yoursun.com**

10/30/23

Ticket# 3907866-1
4 x 10
Notice of Rulemaking w/Chart
Submitted by: Nicole Viverito
Publish: 10/30/23
297693 3907867

Acct#: **297693**	Date: **10/30/23**
	Ad Date: **10/30/23**
	Class: **3138**
AMANDA FERGUSON	Ad ID: **3907867**
LAKESIDE PLANTATION CDD	Ad Taker: **MPRESCOTT**
GOVERNMENTAL MANAGEMENT SVCS	Sales Person: **200**
4530 EAGLE FALLS PLACE	Words: **17**
TAMPA, FL 33619	Lines: **6**
	Agate Lines: **7**
	Depth: **0.736**
Telephone: **(407) 841-5524**	Inserts: **1**
	Description: **Notice of**

Other Charges:	**$0.00**	Gross:	**$484.00**
Discount:	**$0.00**		
Surcharge:	**$0.00**	Paid Amount:	**- $0.00**
Credits:	**$0.00**		
Bill Depth:	**0.736**	Amount Due:	**$484.00**

Publication	Start	Stop	Inserts	Cost
For Billing Only	10/30/23	10/30/23	1	$484.00

001 310 513 480

Ad Note:

Customer Note:

ne issuance

We Appreciate Your Business!
Thank You AMANDA FERGUSON !

From: **Legal Ads** legals@yoursun.com
Subject: Past Due Balance $484.00 - PLEASE ADVISE
Date: January 2, 2024 at 11:49 AM
To: Hannah Henry hhenry@gms-tampa.com, AFerguson@gms-tampa.com

Just got word from the bank, check #3202 for $484 was returned by the bank.
Please advise on payment status.

--

Please be advised that my hours are M-F from 7:00 a.m. to 4:00 p.m., I will respond to your email the following business day.

Thank You and have a wonderful day.

MELINDA PRESCOTT | LEGAL ADVERTISING REPRESENTATIVE
The Daily Sun
23170 HARBOR VIEW ROAD., PORT CHARLOTTE, FL 33980
O: 941-206-1025
legals@yoursun.com

The Daily SUN
Charlotte • DeSoto • Sarasota

ARCH AMENITIES GROUP

Invoice

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

Invoice Number:	12388512
Date:	1/1/2024
Terms Code:	Due on receipt
Due Date:	1/1/2024
PO:	

Invoice Description: Jan 2024 - Management

Item	Description	Quantity	Rate	Amount
All In Accounts Monthly Management Fee	January 2024	1		$24,915.00

001 330538 12000

Subtotal	$24,915.00
Tax (0%)	$0.00
Invoice Total	$24,915.00
Total Paid	$0.00
Balance Due	$24,915.00

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

ARCH AMENITIES GROUP

Invoice

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

Invoice Number: 12388112
Date: 12/28/2023
Terms Code: NET30
Due Date: 1/27/2024
PO:

Invoice Description: Alex Murphy - November Expenses 11.01.23

Item	Description	Quantity	Rate	Amount
	: Manager transition			$119.87
	: Event coverage			$119.87
	: Board Meeting			$119.87
	: Manager coverage			$119.87

001 330 53812000

Subtotal	$479.48
Tax (0%)	$0.00
Invoice Total	$479.48
Total Paid	$0.00
Balance Due	$479.48

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

Invoice

Date	Invoice #
12/20/2023	74600

Welch Tennis Courts, Inc.
Welch Sport Surfaces
P.O. Box 7770
Sun City, FL 33586
Phone: 813-641-7787

001-330-53800-52000

Bill To	Ship To
Lakeside Plantation 135 W Central Blvd Suite 320 Orlando FL 32801	Margie Gerstmann Lakeside Plantation 2200 Plantation Blvd. North Port FL 34289 United States

Terms	PO #	Due Date
Net 30	Courtney Sears	1/19/2024
Sales Rep	**Ship Via**	**Ship Date**
Kimberly Valencia	FedEx Ground	12/20/2023

Notes

Quantity	Units	Description	Options	Unit Price	Amount
1	set	Court Rake Panels	Size: 3/8“ Copper	299.99	299.99

Thank you for your business.

Subtotal	299.99
Shipping Cost (FedEx Ground)	45.00
Total	$344.99

ALL PAST DUE ACCOUNTS ARE SUBJECT TO AN ANNUAL INTEREST CHARGE OF 1-1/2% PER MONTH THIS REPRESENTS AN ANNUAL INTEREST RATE OF 18%. MATERIALS AND EQUIPMENT SHALL REMAIN THE PROPERTY OF WELCH TENNIS COURTS, INC. UNTIL PAID IN FULL. ALL RETURNS ARE SUBJECT TO A RESTOCKING FEE.

Invoice

Date	Invoice #
12/1/2023	74414

Welch Tennis Courts, Inc.
Welch Sport Surfaces
P.O. Box 7770
Sun City, FL 33586
Phone: 813-641-7787

001 33053800-52000

Bill To	Ship To
Lakeside Plantation 135 W Central Blvd Suite 320 Orlando FL 32801	Margie Gerstmann Lakeside Plantation 2200 Plantation Blvd. North Port FL 34289 United States

Terms	PO #	Due Date
Net 30	Margie	12/31/2023
Sales Rep	**Ship Via**	**Ship Date**
Kimberly Valencia	FedEx Ground	12/1/2023

Notes

Quantity	Units	Description	Options	Unit Price	Amount
1	ea	Dual Action Hand Rake		160.49	160.49

Thank you for your business.

Subtotal	160.49
Shipping Cost (FedEx Ground)	24.07
Total	$184.56

ALL PAST DUE ACCOUNTS ARE SUBJECT TO AN ANNUAL INTEREST CHARGE OF 1-1/2% PER MONTH THIS REPRESENTS AN ANNUAL INTEREST RATE OF 18%. MATERIALS AND EQUIPMENT SHALL REMAIN THE PROPERTY OF WELCH TENNIS COURTS, INC. UNTIL PAID IN FULL. ALL RETURNS ARE SUBJECT TO A RESTOCKING FEE.

Electric Bill Statement
For: Nov 22, 2023 to Dec 22, 2023 (30 days)
Statement Date: Dec 22, 2023
Account Number: 57421-67439
Service Address:
2800 PLANTATION BLVD # CLBHSE
NORTH PORT, FL 34289

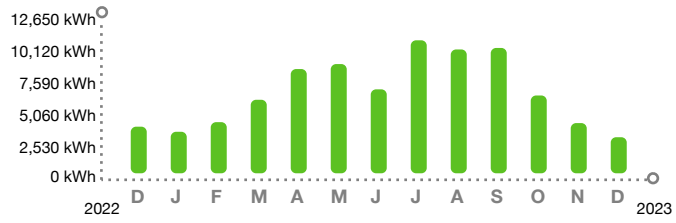
LAKESIDE PLANTATION COMM DEVELOPMENT DIST, Here's what you owe for this billing period.

CURRENT BILL

$573.37
TOTAL AMOUNT YOU OWE

Jan 12, 2024
NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	688.80
Payments received	-688.80
Balance before new charges	0.00
Total new charges	573.37
Total amount you owe	**$573.37**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after March 15, 2024 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after January 02, 2024. 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 new rates effective Jan. 1, 2024. Learn more at FPL.com/Rates.

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

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

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

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit **FPL.com/PayBill** for ways to pay.

57421-67439	$573.37	Jan 12, 2024	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		688.80
Payment received - Thank you		–688.80
Balance before new charges		$0.00
New Charges		
Rate: GSD-1 GENERAL SERVICE DEMAND		
Base charge:	$29.98	
Non-fuel: *($0.034670 per kWh)*	$107.82	
Fuel: *($0.031510 per kWh)*	$98.00	
Demand: *($12.65 per KW)*	$290.95	
Electric service amount	526.75	
Gross receipts tax (State tax)	13.52	
Franchise fee (Reqd local fee)	32.69	
Taxes and charges	46.21	
Regulatory fee (State fee)	0.41	
Total new charges		$573.37
Total amount you owe		**$573.37**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KLL2846. Next meter reading Jan 24, 2024.

Usage Type	Current	-	Previous	x Const	=	Usage
kWh used	94326		94015	10		3110
Demand KW	2.33			10.00		23

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 22, 2023	Nov 22, 2023	Dec 22, 2022
kWh Used	3110	4330	4020
Service days	30	28	30
kWh/day	103	154	134
Amount	$573.37	$688.80	$571.94

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.

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When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

Electric Bill Statement
For: Nov 22, 2023 to Dec 22, 2023 (30 days)
Statement Date: Dec 22, 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

$149.55
TOTAL AMOUNT YOU OWE

Jan 12, 2024
NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	132.91
Payments received	-132.91
Balance before new charges	0.00
Total new charges	149.55
Total amount you owe	**$149.55**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after March 15, 2024 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after January 02, 2024. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

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Customer Service:	1-800-375-2434	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	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: _____

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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** for ways to pay.

04126-05586	$149.55	Jan 12, 2024	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		132.91
Payment received - Thank you		–132.91
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)*	$93.60	
Fuel: *($0.031510 per kWh)*	$31.10	
Electric service amount	137.38	
Gross receipts tax (State tax)	3.53	
Franchise fee (Reqd local fee)	8.53	
Taxes and charges	12.06	
Regulatory fee (State fee)	0.11	
Total new charges		$149.55
Total amount you owe		**$149.55**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KN46183. Next meter reading Jan 24, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	67379		66392		987

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 22, 2023	Nov 22, 2023	Dec 22, 2022
kWh Used	987	866	2251
Service days	30	28	30
kWh/day	32	30	75
Amount	$149.55	$132.91	$289.54

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.

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Electric Bill Statement
For: Nov 22, 2023 to Dec 22, 2023 (30 days)
Statement Date: Dec 22, 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

$1,758.67
TOTAL AMOUNT YOU OWE

Jan 12, 2024
NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	1,312.96
Payments received	-1,312.96
Balance before new charges	0.00
Total new charges	1,758.67
Total amount you owe	**$1,758.67**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

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

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit **FPL.com/PayBill** for ways to pay.

84595-15071	$1,758.67	Jan 12, 2024	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		1,312.96
Payment received - Thank you		–1,312.96
Balance before new charges		$0.00
New Charges		
Rate: GSD-1 GENERAL SERVICE DEMAND		
Base charge:	$29.98	
Non-fuel: *($0.034670 per kWh)*	$578.88	
Fuel: *($0.031510 per kWh)*	$526.12	
Demand: *($12.65 per KW)*	$480.70	
Electric service amount	1,615.68	
Gross receipts tax (State tax)	41.46	
Franchise fee (Reqd local fee)	100.26	
Taxes and charges	141.72	
Regulatory fee (State fee)	1.27	
Total new charges		$1,758.67
Total amount you owe		**$1,758.67**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KL84533. Next meter reading Jan 24, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	21984		05287		16697
Demand KW	37.87				38

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 22, 2023	Nov 22, 2023	Dec 22, 2022
kWh Used	16697	11083	11966
Service days	30	28	30
kWh/day	556	395	398
Amount	$1,758.67	$1,312.96	$1,180.46

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.

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City of North Port Utilities

4970 City Hall Blvd
North Port, FL 34286-4100
Phone: (941) 429-7122

SERVICE ADDRESS			
2800 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-156052	18-29	12/27/2023	01/17/2024

Total Current Charges	$476.80
Balance Forward	$0.00
Total Amount Due	$476.80

LAKESIDE PLANTATION COMM DEV
9145 NARCOOSSEE RD STE A206
ORLANDO FL 32827-5768

00004312300015605200000476803

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

SERVICE ADDRESS 2800 PLANTATION BLVD *** CYCLE BILL - AUTO PA ***

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-156052	18-29	12/27/2023	01/17/2024

Rate Class: COMMERCIAL
Last payment amount/date: $345.51 12/20/2023

Last Bill Amount	$345.51
Payments	-$345.51
Adjustments	$0.00
Balance Forward	$0.00

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
11/20/2023 - 12/18/2023	28.0	54830746	1.0000	TGAL	354.00	344.00	10.00
					Previous year Usage	12/22	37.00

Service	Consumption	Charge	Total
WA Base facility chg		$58.51	
WA Usage block 1	10.00	$53.60	
WA Paper Bill Fee	0.00	$2.00	
TOTAL WATER			$114.11
SE Base facility chg		$86.99	
SE Consumption	10.00	$75.70	
TOTAL SEWER			$162.69
Com. BF Non-Complian 12/19/23	0.00	$100.00	
Com. BF Non-Complian 12/19/23	0.00	$100.00	
Com. BF Non-Complian 12/19/23	0.00	$100.00	
Com. BF Non-Complian 12/19/23	0.00	$100.00	

Total Current Charges	$476.80
Balance Forward	$0.00
Total Amount Due	$476.80

Use only holiday lights that have the label of an independent testing laboratory like Underwriters Laboratory (UL). Replace lights that have worn or broken cords or loose bulb connections.

City of North Port Utilities

4970 City Hall Blvd
North Port, FL 34286-4100
Phone: (941) 429-7122

SERVICE ADDRESS			
2021 PLANTATION BLVD FICT			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154658	18-29	12/27/2023	01/17/2024

Total Current Charges	$558.52
Balance Forward	$0.00
Total Amount Due	$558.52

LAKESIDE PLANTATION COMM DEV
9145 NARCOOSSEE RD STE A206
ORLANDO FL 32827-5768

00004312300015465800000558524

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

SERVICE ADDRESS 2021 PLANTATION BLVD FICT *** CYCLE BILL - AUTO PA ***

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154658	18-29	12/27/2023	01/17/2024

Rate Class: COMMERCIAL
Last payment amount/date: $606.64 12/20/2023

Last Bill Amount	$606.64
Payments	-$606.64
Adjustments	$0.00
Balance Forward	$0.00

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
11/20/2023 - 12/18/2023	28.0	36607560	1.0000	TGAL	1662.00	1631.00	31.00
					Previous year Usage	12/22	6.00

Service		Consumption	Charge	Total
WA	Base facility chg		$25.12	
WA	Usage block 1	4.00	$21.44	
WA	Usage block 2	4.00	$32.12	
WA	Usage block 3	4.00	$45.16	
WA	Usage block 4	4.00	$60.20	
WA	Usage block 5	4.00	$77.24	
WA	Usage block 6	11.00	$295.24	
WA	Paper Bill Fee	0.00	$2.00	
TOTAL WATER				$558.52

Total Current Charges	$558.52
Balance Forward	$0.00
Total Amount Due	$558.52

Use only holiday lights that have the label of an independent testing laboratory like Underwriters Laboratory (UL). Replace lights that have worn or broken cords or loose bulb connections.

City of North Port Utilities

4970 City Hall Blvd
North Port, FL 34286-4100
Phone: (941) 429-7122

SERVICE ADDRESS			
2800 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154656	18-29	12/27/2023	01/17/2024

Total Current Charges	$196.54
Balance Forward	$0.00
Total Amount Due	$196.54

LAKESIDE PLANTATION COMM DEV
9145 NARCOOSSEE RD STE A206
ORLANDO FL 32827-5768

00004312300015465600000196544

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

SERVICE ADDRESS 2800 PLANTATION BLVD *** CYCLE BILL - AUTO PA ***

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154656	18-29	12/27/2023	01/17/2024

Rate Class: COMMERCIAL
Last payment amount/date: $129.10 12/20/2023

Last Bill Amount	$129.10
Payments	-$129.10
Adjustments	$0.00
Balance Forward	$0.00

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
11/20/2023 - 12/18/2023	28.0	80005382	1.0000	TGAL	5615.00	5600.00	15.00
					Previous year Usage	12/22	31.00

Service		Consumption	Charge	Total
WA	Base facility chg		$114.14	
WA	Usage block 1	15.00	$80.40	
WA	Paper Bill Fee	0.00	$2.00	
TOTAL WATER				$196.54

Total Current Charges	$196.54
Balance Forward	$0.00
Total Amount Due	$196.54

Use only holiday lights that have the label of an independent testing laboratory like Underwriters Laboratory (UL). Replace lights that have worn or broken cords or loose bulb connections.

TECO PEOPLES GAS
AN EMERA COMPANY
PeoplesGas.com

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

Statement Date: December 20, 2023

Amount Due:	**$16.07**

Due Date: January 10, 2024
Account #: 211014212750

DO NOT PAY. Your account will be drafted on January 10, 2024

Account Summary

Current Service Period: November 17, 2023 - December 18, 2023

Previous Amount Due	$16.07
Payment(s) Received Since Last Statement	-$16.07
Current Month's Charges	**$16.07**
Amount Due by January 10, 2024	**$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.



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.

TECO PEOPLES GAS
AN EMERA COMPANY

Account #: 211014212750
Due Date: January 10, 2024

Amount Due:	**$16.07**
Payment Amount: $ _____	

682248107924

Your account will be drafted on January 10, 2024

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.

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.

TECO PEOPLES GAS
AN EMERA COMPANY

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

Account #: 211014212750
Statement Date: December 20, 2023
Charges Due: January 10, 2024

Meter Read

Meter Location: *pool*

Service Period: Nov 17, 2023 - Dec 18, 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	12/18/2023	405	405	0 CCF	1.037	1.0000	0.0 Therms	32 Days

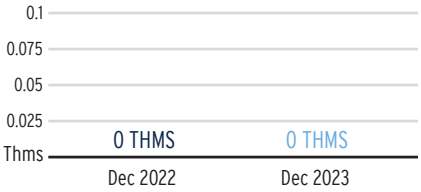
Charge Details

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**

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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.

All Other Correspondences:
Peoples Gas
P.O. Box 111
Tampa, FL 33601-0111

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

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.

ADT Commercial

Invoice 153270142

adtcommercial.com

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
70180815	12/19/2023	01/13/2024		$267.10

Take action now with eSuite

See reverse side for details.

Description	Amount
LAKESIDE PLANTATION CDD 2800 PLANTATION RD	
Services Provided (01/19/24 - 02/18/24)	$249.61
Includes: Extended Service Plan, Secure Access	
Total Tax	$17.49
Sub Total	**$267.10**
INVOICE AMOUNT DUE	$267.10

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

Monthly Approved CS

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.

ADT Commercial

P.O. Box 49292 | Wichita, KS 67201

Invoice Number	153270142
Account Number	70180815
Invoice Date	12/19/2023
Payment Due Date	01/13/2024
Amount Due	$267.10
Amount Enclosed	$

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

Powered by Experience. Driven by Excellence.™

1oz - #10 - 431 - 582
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 00000026710 2 153270142 0

1oz - #10 - 431 - 582

PEAC SOLUTIONS

PO Box 13604
Philadelphia PA 19101-3604

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:	20949441
Invoice Date:	12/14/2023
Invoice Due Date:	01/05/2024
Total Due:	**$104.86**

Amount Paid: $ _____

Use enclosed envelope and make check payable to:

MARLIN LEASING CORP
PO BOX 13604
PHILADELPHIA PA 19101-3604

0000100209494418000000104869 6

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	12/14/2023	20949441	01/05/2024	12/05/2023 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

January 31, 2024

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Lakeside Plantation

Community Development District

Combined Balance Sheet

January 31, 2024

	General Fund	*Capital Reserve Fund*	*Debt Service Fund*	*Totals Governmental Funds*
Assets:				
Cash:				
Operating Account	$ 179,328	$ -	$ -	$ 179,328
Debit Card Account	$ 1,184	$ -	$ -	$ 1,184
Money Market Account	$ 1,112,697	$ -	$ -	$ 1,112,697
Capital Reserve Account	$ -	$ 152,528	$ -	$ 152,528
Due from General Fund	$ -	$ -	$ 168,167	$ 168,167
Due from Other	$ 2,137	$ -	$ -	$ 2,137
Deposits	$ 517	$ -	$ -	$ 517
Investments:				
State Board of Administration	$ 547	$ 242,220	$ -	$ 242,768
Series 1999				
Reserve	$ -	$ -	$ 81,183	$ 81,183
Revenue	$ -	$ -	$ 12,252	$ 12,252
Total Assets	**$ 1,296,410**	**$ 394,748**	**$ 261,602**	**$ 1,952,760**
Liabilities:				
Accounts Payable	$ 10,391	$ -	$ -	$ 10,391
Due to Debt Service	$ 168,167		$ -	$ 168,167
Total Liabilites	**$ 178,557**	**$ -**	**$ -**	**$ 178,557**
Fund Balance:				
Nonspendable:				
Deposits	$ 517	$ -	$ -	$ 517
Restricted for:				
Debt Service - Series 1999	$ -	$ -	$ 261,602	$ 261,602
Assigned for:				
Capital Reserves	$ -	$ 394,748	$ -	$ 394,748
Unassigned	$ 1,117,336	$ -	$ -	$ 1,117,336
Total Fund Balances	**$ 1,117,853**	**$ 394,748**	**$ 261,602**	**$ 1,774,203**
Total Liabilities & Fund Balance	$ 1,296,410	$ 394,748	$ 261,602	$ 1,952,760

Lakeside Plantation

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2024

	Adopted Budget	Prorated Budget Thru 01/31/24	Actual Thru 01/31/24	Variance
Revenues:				
Assessments- Tax Roll	$ 1,199,840	$ 1,044,353	$ 1,044,353	$ -
Tennis Club	$ 20,000	$ 6,667	$ 9,035	$ 2,368
Activities	$ 10,000	$ 3,333	$ 2,713	$ (620)
Clubhouse Rentals	$ 5,000	$ 1,667	$ 390	$ (1,277)
Miscellaneous	$ 1,500	$ 500	$ 918	$ 418
Interest Earnings	$ 50	$ 17	$ 26	$ 9
Insurance Proceeds	$ -	$ -	$ 71,462	$ 71,462
Total Revenues	**$ 1,236,390**	**$ 1,056,537**	**$ 1,128,897**	**$ 72,361**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 4,000	$ 3,800	$ 200
District Manager	$ 45,900	$ 15,300	$ 15,300	$ -
District Counsel	$ 25,750	$ 8,583	$ 10,311	$ (1,727)
District Engineer	$ 14,000	$ 4,667	$ 2,193	$ 2,474
Disclosure Report	$ 1,000	$ 333	$ 333	$ 0
Trustee Fees	$ 4,000	$ 1,590	$ 1,590	$ -
Audit Fees	$ 3,350	$ 1,117	$ -	$ 1,117
Postage, Phone, Faxes, Copies	$ 1,500	$ 500	$ 433	$ 67
General Liability Insurance	$ 8,308	$ 8,308	$ 7,003	$ 1,305
Legal Advertising	$ 2,000	$ 667	$ 907	$ (240)
Dues, Licenses & Fees	$ 175	$ 58	$ 175	$ (117)
Other Current Charges	$ 3,000	$ 1,000	$ 4,342	$ (3,342)
Property Insurance	$ 16,309	$ 16,309	$ 29,546	$ (13,237)
Information Technology	$ 1,350	$ 450	$ 450	$ -
Website Administration	$ 864	$ 288	$ 288	$ -
Total General & Administrative	**$ 139,506**	**$ 63,170**	**$ 76,671**	**$ (13,501)**
Operations & Maintenance				
Field Expenditures				
Road & Sidewalk Repairs & Maintenance	$ 17,000	$ 5,667	$ -	$ 5,667
Common Area Renewal & Maintenance	$ 10,000	$ 3,333	$ -	$ 3,333
Street Light/Decorative Light	$ 1,000	$ 333	$ -	$ 333
Landscape Maintenance - Contract	$ 155,000	$ 51,667	$ 51,347	$ 320
Landscape Maintenance - Other	$ 10,000	$ 3,333	$ 1,541	$ 1,792
Lake Maintenance	$ 13,000	$ 4,333	$ 3,864	$ 469
Electric Utility Services - Entrance Feature	$ 7,500	$ 2,500	$ 775	$ 1,725
Water Utility Services - Entrance Feature	$ 3,000	$ 1,000	$ 2,495	$ (1,495)
Repairs & Maintenance - Entrance Feature	$ 5,000	$ 1,667	$ -	$ 1,667
Hurricane Expenses	$ -	$ -	$ 13,625	$ (13,625)
Subtotal Field Expenditures	**$ 221,500**	**$ 73,833**	**$ 73,647**	**$ 187**

Lakeside Plantation

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2024

	Adopted Budget	Prorated Budget Thru 01/31/24	Actual Thru 01/31/24	Variance
Amenity Expenditures				
Personnel Services (Management Contract)	$ 296,600	$ 98,867	$ 97,281	$ 1,586
Activities	$ 22,000	$ 7,333	$ 6,948	$ 385
License/Fees	$ 2,000	$ 667	$ -	$ 667
General Supplies	$ 10,000	$ 3,333	$ 5,494	$ (2,161)
Maintenance	$ 15,000	$ 5,000	$ 4,121	$ 879
Office Supplies	$ 3,500	$ 1,167	$ 539	$ 628
Security	$ 3,000	$ 1,000	$ 1,915	$ (915)
AED	$ 500	$ 167	$ -	$ 167
Telephone & Internet Services	$ 6,000	$ 2,000	$ 1,908	$ 92
Janitorial Supplies	$ 2,500	$ 833	$ 1,112	$ (279)
Electric Utility Services - Clubhouse	$ 14,000	$ 4,667	$ 3,333	$ 1,334
Gas Utility	$ 250	$ 83	$ 64	$ 19
Garbage Collection	$ 2,100	$ 700	$ 707	$ (7)
Water Utility Services - Clubhouse	$ 6,000	$ 2,000	$ 1,771	$ 229
Electric Utility Services - Tennis Courts/Pool	$ 18,000	$ 6,000	$ 5,033	$ 967
Pool Cleaning	$ 10,200	$ 3,400	$ 7,600	$ (4,200)
Pool Maintenance - Other	$ 10,000	$ 3,333	$ 2,567	$ 766
Tennis Courts - Maintenance	$ 5,000	$ 1,667	$ 770	$ 897
Water Utility Services - Tennis Courts/Pool	$ 7,500	$ 2,500	$ 643	$ 1,857
Subtotal Amenity Expenditures	**$ 434,150**	**$ 144,717**	**$ 141,807**	**$ 2,910**
Total Operations & Maintenance	**$ 655,650**	**$ 218,550**	**$ 215,454**	**$ 3,096**
Total Expenditures	**$ 795,156**	**$ 281,720**	**$ 292,125**	**$ (10,404)**
Excess (Deficiency) of Revenues over Expenditures	$ 441,234		$ 836,773	
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ (441,234)	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	**$ (441,234)**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ -**		**$ 836,773**	
Fund Balance - Beginning	$ -		$ 281,080	
Fund Balance - Ending	$ -		$ 1,117,853	

Lakeside Plantation

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2024

	Adopted Budget	Prorated Budget Thru 01/31/24	Actual Thru 01/31/24	Variance
Revenues				
Interest	$ -	$ -	$ 3,396	$ 3,396
Total Revenues	**$ -**	**$ -**	**$ 3,396**	**$ 3,396**
Expenditures:				
Bank Fee	$ -	$ -	$ 73	$ (73)
Capital Outlay	$ 87,400	$ 29,133	$ 17,031	$ 12,102
Total Expenditures	**$ 87,400**	**$ 29,133**	**$ 17,104**	**$ 12,029**
Excess (Deficiency) of Revenues over Expenditures	**$ (87,400)**		**$ (13,708)**	
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ 441,234	$ -	$ -	$ -
Total Other Financing Sources (Uses)	**$ 441,234**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ 353,834**		**$ (13,708)**	
Fund Balance - Beginning	**$ 532,815**		**$ 408,457**	
Fund Balance - Ending	**$ 886,649**		**$ 394,748**	

Lakeside Plantation

Community Development District

Debt Service Fund Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2024

	Adopted Budget	Prorated Budget Thru 01/31/24	Actual Thru 01/31/24	Variance
Revenues:				
Assessments - Tax Roll	$ 174,203	$ 159,325	$ 159,325	$ -
Assessments - Direct Bill	$ 8,842	$ 8,842	$ 8,842	$ -
Interest	$ -	$ -	$ 1,748	$ 1,748
Total Revenues	**$ 183,045**	**$ 168,167**	**$ 169,915**	**$ 1,748**
Expenditures:				
Interest - 11/1	$ 38,399	$ 38,399	$ 38,399	$ -
Principal - 5/1	$ 105,000	$ -	$ -	$ -
Interest - 5/1	$ 38,399	$ -	$ -	$ -
Total Expenditures	**$ 181,798**	**$ 38,399**	**$ 38,399**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 1,248		$ 131,516	
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	$ -	$ -	$ -	$ -
Net Change in Fund Balance	**$ 1,248**		**$ 131,516**	
Fund Balance - Beginning	**$ 53,267**		**$ 130,086**	
Fund Balance - Ending	**$ 54,515**		**$ 261,602**	

Lakeside Plantation

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments- Tax Roll	$ -	$ 344,510	$ 580,918	$118,926	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,044,353
Tennis Club	$ -	$ 2,075	$ 5,350	$ 1,610	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 9,035
Activities	$ 1,017	$ 585	$ 1,043	$ 68	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,713
Clubhouse Rentals	$ -	$ -	$ 390	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 390
Miscellaneous	$ 485	$ 100	$ 333	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 918
Interest Earnings	$ 4	$ 3	$ 8	$ 11	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 26
Insurance Proceeds	$ -	$ -	$ 72,859	$ (1,397)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 71,462
Total Revenues	**$ 1,506**	**$ 347,273**	**$ 660,900**	**$119,219**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,128,897**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ 1,000	$ 1,800	$ -	$ 1,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,800
District Manager	$ 3,825	$ 3,825	$ 3,825	$ 3,825	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 15,300
District Counsel	$ 3,306	$ 4,681	$ 2,324	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,311
District Engineer	$ 1,713	$ 480	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,193
Disclosure Report	$ 83	$ 83	$ 83	$ 83	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 333
Trustee Fees	$ 1,590	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,590
Audit Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Postage, Phone, Faxes, Copies	$ 89	$ -	$ 239	$ 105	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 433
General Liability Insurance	$ 7,003	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,003
Legal Advertising	$ 608	$ 74	$ 74	$ 151	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 907
Dues, Licenses & Fees	$ -	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Other Current Charges	$ 3,149	$ 383	$ 427	$ 383	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,342
Property Insurance	$ 29,546	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 29,546
Information Technology	$ 113	$ 113	$ 113	$ 113	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 450
Website Administration	$ 72	$ 72	$ 72	$ 72	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 288
Total General & Administrative	**$ 52,097**	**$ 11,686**	**$ 7,157**	**$ 5,731**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 76,671**
Operations & Maintenance													
Field Expenditures													
Road & Sidewalk Repairs & Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Common Area Renewal & Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Street Light/Decorative Light	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Landscape Maintenance - Contract	$ 12,837	$ 12,837	$ 12,837	$ 12,837	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 51,347
Landscape Maintenance - Other	$ 485	$ 303	$ -	$ 754	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,541
Lake Maintenance	$ 966	$ 966	$ 966	$ 966	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,864
Electric Utility Services - Entrance Feature	$ 350	$ 143	$ 133	$ 150	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 775
Water Utility Services - Entrance Feature	$ 749	$ 581	$ 607	$ 559	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,495
Repairs & Maintenance - Entrance Feature	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Hurricane Expenses	$ 2,820	$ 10,805	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 13,625
Subtotal Field Expenditures	**$ 18,206**	**$ 25,634**	**$ 14,542**	**$ 15,264**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 73,647**

Lakeside Plantation

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Expenditures													
Personnel Services (Management Contract)	$ 23,725	$ 23,725	$ 25,394	$ 24,436	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 97,281
Activities	$ 1,930	$ 1,038	$ 2,558	$ 1,422	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,948
License/Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
General Supplies	$ 2,439	$ 1,803	$ 312	$ 941	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,494
Maintenance	$ 311	$ 1,041	$ 658	$ 2,112	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,121
Office Supplies	$ 212	$ 99	$ -	$ 228	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 539
Security	$ 252	$ 785	$ 611	$ 267	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,915
AED	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Telephone & Internet Services	$ 520	$ 412	$ 412	$ 564	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,908
Janitorial Supplies	$ 19	$ 924	$ 140	$ 29	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,112
Electric Utility Services - Clubhouse	$ 1,183	$ 888	$ 689	$ 573	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,333
Gas Utility	$ 16	$ 16	$ 16	$ 16	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 64
Garbage Collection	$ 168	$ 168	$ 185	$ 185	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 707
Water Utility Services - Clubhouse	$ 172	$ 777	$ 346	$ 477	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,771
Electric Utility Services - Tennis Courts/Pool	$ 839	$ 1,123	$ 1,313	$ 1,759	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,033
Pool Cleaning	$ 1,900	$ 1,900	$ 1,900	$ 1,900	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,600
Pool Maintenance - Other	$ -	$ 577	$ 6	$ 1,984	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,567
Tennis Courts - Maintenance	$ -	$ 240	$ 530	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 770
Water Utility Services - Tennis Courts/Pool	$ 147	$ 170	$ 129	$ 197	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 643
Subtotal Amenity Expenditures	**$ 33,833**	**$ 35,687**	**$ 35,198**	**$ 37,089**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 141,807**
Total Operations & Maintenance	**$ 52,039**	**$ 61,321**	**$ 49,740**	**$ 52,353**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 215,454**
Total Expenditures	**$ 104,136**	**$ 73,007**	**$ 56,897**	**$ 58,084**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 292,125**
Excess (Deficiency) of Revenues over Expenditures	$ (102,631)	$ 274,265	$ 604,004	$ 61,134	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 836,773
Other Financing Sources/Uses:													
Transfer In/(Out)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Other Financing Sources/Uses	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ (102,631)**	**$ 274,265**	**$ 604,004**	**$ 61,134**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 836,773**

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	$	182,164
RESERVE FUND BALANCE	$	81,183
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 2024

Gross Assessments	$ 1,276,425.32	$ 194,729.08	$ 1,471,154.40
Net Assessments	$ 1,199,839.80	$ 183,045.34	$ 1,382,885.14

ON ROLL ASSESSMENTS

							86.76%	13.24%	100.00%
Date	*Distribution*	*Gross Amount*	*Discoumt/Penalty*	*Commission*	*Interest*	*Net Receipts*	*O&M Portion*	*1999 Debt Service*	*Total*
11/28/23	10/01/2023-11/13/2023	$187,454.94	$0.00	($10,197.53)	$0.00	$177,257.41	$153,794.77	$23,462.64	$177,257.41
11/30/23	11/14/2023-11/19/2023	$223,157.24	$0.00	($3,347.36)	$0.00	$219,809.88	$190,714.79	$29,095.09	$219,809.88
12/21/23	11/20/2023-11/30/2023	$448,068.45	$0.00	($6,721.03)	$0.00	$441,347.42	$382,928.55	$58,418.87	$441,347.42
12/28/23	12/01/2023-12/15/2023	$231,669.12	$0.00	($3,475.04)	$0.00	$228,194.08	$197,989.21	$30,204.87	$228,194.08
01/31/24	12/15/2023-12/31/2023	$134,902.06	$0.00	($2,023.53)	$4,190.53	$137,069.06	$118,925.94	$18,143.12	$137,069.06
						$0.00	$0.00	$0.00	$0.00
						$0.00	$0.00	$0.00	$0.00
	TOTAL	**$ 1,225,251.81**	**$ -**	**$ (25,764.49)**	**$ 4,190.53**	**$ 1,203,677.85**	**$ 1,044,353.26**	**$ 159,324.59**	**$ 1,203,677.85**

87%	**Net Percent Collected**
$179,207.29	**Balance Remaining to Collect**

DIRECT BILL ASSESSMENTS

Imagine School at North Port Inc					
2024-01			Net Assessments	$8,842.03	$8,842.03
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Debit Service
11/17/23	11/1/23	9018	$4,421.02	$4,421.02	$4,421.02
11/17/23	2/1/24	9018	$2,210.51	$2,210.51	$2,210.51
11/17/23	5/1/24	9018	$2,210.50	$2,210.50	$2,210.50
			$ 8,842.03	**$ 8,842.03**	**$ 8,842.03**

SECTION VI

SECTION B

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SCOPE OF SERVICES

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

1. GENERAL

1.1. General Overview

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

1.2. Community Development Districts (CDD) Development

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

2. GENERAL CONTRACTOR REQUIREMENTS AND PROCEDURES

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

2.1. Operation Procedures

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

2.2. Key Personnel

All Work shall be managed and/or directed by key personnel identified in the proposal. Where applicable, the Contractor shall require certifications, training, etc. be secured and updated for all employees. Contractor shall provide one (1) Amenity / Office Coordinator who is knowledgeable of the Contractor's daily activities when performed at the site. The Manager shall be responsible for overseeing all amenity management, administrative, and recreational personnel. Should a problem arise, the Amenities Manager shall present the problem to the appropriate Board Liaison for direction.

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

Amenity / Office Coordinator and part-time Amenity Staff for weekends

Contractor's duties

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

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Tactfully communicate with residents regarding issues handled by the Contractor

Investigate and resolve complaints and concerns from residents

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

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

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

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

Coordinate all scheduled services with the Owner

Oversee the janitorial and specialized maintenance of clubhouse and amenities

Implement and maintain a safety program for the staff and residents

Deliver by mail or electronic mail all records to Owner

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

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

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

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

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

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

Interview and hire for certain recreational vendors or programs

Process all accounts payable and accounts receivable associated with District services

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

Maintain promotional flyers and registrations at Club Office

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Facilitate electronic news messages and electronic newsletters

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

Maintain an online resident directory

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

2.3. Personnel Dress Code

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

2.4. Personnel Conduct

The Contractor shall enforce strict discipline and good order among its employees on the Project site. The Contractor shall ensure that its employees communicate and interact with the Lakeside Plantation community and any other customer/party associated with the Lakeside Plantation Project are knowledgeable of the Project and the Services the Contractor is performing.

2.5. Safety Program

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

2.6. Facility Location

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

2.7. Document Control and Data Maintenance

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

2.8. Liability Insurance

Contractor shall, throughout the performance of its Services pursuant to this Agreement, maintain: Occurrence basis comprehensive general liability insurance (including a broad form contractual coverage) with minimum limits of $1,000,000.00 respectively, protecting it and Owner from claims for bodily injury (including death) and property damage which may arise from or in

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connection with the performance of Contactor' s Services from or out of any act or omission of Contractor, its officers, directors, agents, and employees.

3. COORDINATION

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

3.1. General Coordination

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

Deleted: Board Liaison

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

3.2. Amenity & Office Coordinator

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

4. SCHEDULED OPERATIONS

4.1. Activities

Contractor shall provide social, wellness, and entertainment activities on a weekly and monthly basis. The Contractor will be responsible for the research, production, scheduling, organization, promotion, and monitoring of a broad range of activities for the residents of the Lakeside Plantation community. At the end of each activity, the Contractor should gather feedback from participants. Contractor shall evaluate the effectiveness of each activity, compile, and implement improvement plans for future activities. The Contractor shall develop and design promotional flyers, seating charts and other materials for specific activities as needed. The Clubhouse Office will provide information, registration of activities and attend to the needs of residents. The Clubhouse Office staff should answer telephone calls, process incoming and outgoing mail and electronic mail for the community. A schedule of activities must be kept current for Lakeside Plantation and posted in proper locations within the community. There will be a monthly electronic calendar for the residents and included within the monthly electronic newsletter. Activity rooms will be scheduled, designed and setup

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prior to each activity. Staff should facilitate community meetings to present upcoming activities and community news. Staff should gather suggestions from residents for future activities and community improvements on a regular basis. Knowledge of the audio/video equipment is required; furthermore, training volunteers and staff to properly use the equipment is required. The Owner shall provide initial training of the audio/video equipment to the Contractor.

Contractor will provide the following services."

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

4.2. Events

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

4.3. Clubhouse Availability

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

4.4. Online Resident Directory & District Website

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

4.5. Monthly Electronic Newsletter and Electronic Message Blasts

The Lakeside Plantation electronic monthly newsletter is the responsibility of the Contractor. The Contractor will supervise, design, edit, publish and maintain the content of the electronic newsletter. At all times the newsletter content should contain community amenity news, recreational programming information, community information, special events, and activities. In addition, the contractor is expected to maintain all the technical aspects of the newsletter while implementing

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new material, graphics and updating content. The Contractor must maintain a current mailing list of resident subscribers. A representative from the newsletter should attend community meetings, present ideas, share articles and attain information to be included in the newsletter. Electronic mail messages promoting activities, alerting residents to important maintenance news or other information that impacts residents at Lakeside Plantation will be sent as often as needed. All resident communications are expected to be free from grammar and spelling errors.

4.6. Contract Coordination

The Contractor will be responsible for working with the Board liaison and Management / amenity Personnel on the coordination of the contracts of the Lakeside Plantation Community Development District to include the provision of security, pond maintenance, pool maintenance, landscape services and any other contract related to recreational services and maintenance at Lakeside Plantation Community Development District.

5. ADMINISTRATION/OPERATIONS

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

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

a. Administration

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

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

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

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

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

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

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

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6. RESPONSE TIME

a. General

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

EXHIBIT B

Job Description and Schedule

Anticipated Staffing Structure:

Job Title	Hours per week	Designation
Amenities / Office Coordinator	40	FT-Hourly
Additional Office Staff (2)	40 in-season 35 off-season	2 PT-Hourly
Maintenance & Custodial	NTE 24	

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

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

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

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Exhibit C:
Fee Schedule

Year 1: $ yearly
Year 2: $ yearly
Year 3: $ yearly

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

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Exhibit D:
Subcontract or Agreement for Program Services

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SUBCONTRACTOR AGREEMENT FOR PROGRAM SERVICES

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

---------- a ---------- whose address is _____**("Amenity Manager");** and

_____ **a** _____. whose address is _____**("Contractor").**

RECITALS

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

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

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

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

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

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

   a. Coordinate Services directly with Facility & Grounds manager representative, or his or her designee;

   b. Ensure that only District Patrons and Guests, within the meaning of the District's Amenity Rules & Policies, participate in the lessons, activities or programs offered as part of the Services;

   c. Shall abide by the District's Amenity Rules & Policies, and shall notify the Amenity Manager in the event that any Patron, Guest or other person fails to abide by the Amenity Rules & Policies;

   d. Maintain the area where the Services are provided during Contractor's use of the amenities, including, but not limited to, ensuring cleanliness and debris-free condition;

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e. Be solely responsible for the means, manner, and methods by which its duties, obligations, and responsibilities are performed; and

f. Maintain all necessary licenses, permits and other authority to provide such Services.

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

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

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

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

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

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

8. **Insurance.**

a. Contractor shall maintain throughout the tenn of this Agreement the following insurance:

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

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

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

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

b. The District and its staff, consultants, and supervisors shall be listed as certificate holders and additional insured parties on each such policy, and no policy may be canceled during the term of this Agreement without at least thirty (30) days' written notice to the District. Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement.

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

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

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

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

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

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

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

15. **Amendments.** Amendments to and waivers of the prov1s10ns contained in this agreement may be made only by an instrument in writing which is executed by both of the parties to this agreement.

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

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

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

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

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

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

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

If **to Contractor:** _____
_____
_____

If **to** Facility & Grounds Manager**:**

_____
_____
_____

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

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

Attn: District Counsel

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

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

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

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

_____

_____ _____

[Print Name of Witness] By: _____

_____

_____ _____

[Print Name of Witness] By: _____

ACKNOWLEDGED BY:

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

_____

District Manager

Exhibit 1: Scope, Schedule & Compensation

Exhibit 1
Scope, Schedule & Compensation

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

	Lesson, Aettvity or Program	Permitted Fee to Pamtlll	Contractor Compensation
	Fitness Class ( )		
	Yo!!a		
	Tennis Lesson		
	Swimming Lesson		

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

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

_____

_____

_____

_____

_____

Agreed to by Contractor: __ (Initials)
Agreed to by Amenity Manager: __ (Initials)
Date: _____

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
11/12/2021

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

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

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

! CT Britany Nelson
r N9n -·· 443-632-3389 | f Nol· 443-632-3493
;, ss, bnelson@hmsia.com

INSURERIS! AFFORDING COVERAGE	NAIC#
INSURER A: Travelers Property Casualtv Co. of America	25674
INSURER e: The Bur1imiton Insurance Company	23620
INSURER C: Beazlev Insurance Co. Inc.	37540
INSURER D: Fireman's Fund Insurance ComDBnv	21873
INSURER E: The Phoenix Ins. Co.	25623
INSURER F: Evanston Insurance Company	35378

INSURED WTSINTE-01
WTS International, LLC
3200 Tower Oaks Blvd
Suite400
Rockville MD 20852

COVERAGES **CERTIFICATE NUMBER·** 832830153 **REVISION NUMBER·**

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

1 ::	TYPE OF INSURANCE	AD DL SUBR WVD	POLICY NUMBER	,·:2!it%	POLICY EXP	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY		6303G773880TIL	10/1/2021	10/1/2022	EACH OCCURRENCE	$1 000,000
	CLAIMS-MADE 0 OCCUR					9'::':.':'..!.. -cal	$1 000,000
						MED EXP (Anv one person)	$10,000
						PERSONAL & ADV INJURY	$1,000,000
	GEN'LAGGREGATE LIMIT AP.PLIES PER					GENERAL AGGREGATE	$10,000,000
	POLICY fc?;: LOC					PRODUCTS - COMP/OP AGG	$2 000,000
A	AUTOMOBILE LIABILITY		BA6N23658A	10/1/2021	10/1/2022	jfa tfINGLE LIMIT	$1,000,000
	X ANY AUTO					BODILY INJURY (Par parson)	$
	OWNED SCHEDULED					BODILY INJURY (Per accident)	$
	X AUTOS ONLY X AUTOS HIRED NON-OWNED					... <.' 1:.Y...AMAGE	$
	AUTOS ONLY AUTOS ONLY						
							$
B F	UMBRELLA LIAS M OCCUR		600BE0-4202-01	10/1/2021	10/1/2022	EACH OCCURRENCE	$5,000,000
	X EXCESSLIAB CLAIMS-MADE		MKLV7EUE100558	10/1/2021	10/1/2022	AGGREGATE	$5,000,000
	OED X RETENTIONS n					Excess Le- '5x5l	$5,000,000
						ER	
E	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY YIN		UB6N139625	10/1/2021	10/1/2022	DC rruTE OTH-	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMSEREXCLUDED? NIA					E.L EACH ACCIDENT	$1,000,000
	(Mandatory In NH)					E.L DISEASE - EA EMPLOYEE	$1,000,000
	rsM PERATIONS below					E.L DISEASE - POLICY LIMIT	$1000000
D	Excess UabDHy $15M x $10M		USL014897213	10/1/2021	10/112022	Eal g	15,000,000
A	Liquor Llabllliy		6303G773880TIL	10/1/2021	10/1/2022	Eu/$,000,000 Aggi	10,000,000
C	Sexual Abuse/Molestation		W24A33200401	10/1/2021	10/1/2022	Each Claim/Agg	5,000,000

DESCRIPTION OF OPERATIONS/ LOCATIONS/ VEHICLES (ACORD 101, Additional **Remarks** Schedule, may be attached If more apace is required)
Coverage: Medical/Spa Professional Liability, coverage included for Sexual Abuse/Molestation
Limit: $5,000,000 each claim/$5,000,000 aggregate
Deductible: $5,000
Blanket Additional Insured
Polley No.: W24A33200401
Effective: 10/01/21 - 10/01/22
Carrier: Beazley

See Attached...

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CERTIFICATE HOLDER	CANCELLATION
Lakeside Plantation COD 219 E. Livingston Street Orlando FL 32801	SHOULD ANY OF THE **ABOVE DESCRIBED** POLICIES BE CANCELLED **BEFORE** THE **EXPIRATION** DATE THEREOF, NOTICE WILL **BE** DELIVERED **IN** ACCORDANCE WITH THE POLICY PROVISIONS. A EDREPREBE ATIVE <:3-tli : Ci$

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AGENCY CUSTOMER ID: _WT_S_IN_T_E_-0_1_____ __
LOC #: _____ __

ACO
L._____.--'

ADDITIONAL REMARKS SCHEDULE

Page of

AGENCY	NAMED INSURED
HMS Insurance Associates, Inc.	WTS International, LLC 3200 Tower Oaks Blvd Suite400 Rockville MD 20852
POLICY NUMBER	
CARRIER NAICCODE	EFFECTIVE DATE:

ADDITIONAL REMARKS

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

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

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

General Liability: Additional Insured, on a Primary Non-Contributory basis, Ongoing Operations, Completed Ops, and a Waiver of Subrogation, when required by written contract or agreement with the named insured.
Excess Liability: Additional Insured, on a Primary Non-Contributory basis, Ongoing Ops, and Waiver of Subrogation, when required by written and executed contract with the named insured.
Auto Liability: Additional Insured, on a Primary Non-Contributory basis and Waiver of Subrogation, when required by written contract or agreement with the named insured.
Workers' Compensation: Waiver of Subrogation via form WC 00 03 13 00 01, when required by written contract executed prior to loss.

Insurance Verification

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SECTION C

Lakeside Plantation Community Development District

SCOPE OF SERVICES
Maintenance & Custodial Personnel

1. GENERAL

1.1. General Overview

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

1.2. Community Development Districts (CDD) Development

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

2. GENERAL CONTRACTOR REQUIREMENTS AND PROCEDURES

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

2.1. Operation Procedures

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

Job Description and Schedule

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

Anticipated Staffing Structure:

Job Title	Hours per week	Designation
Maintenance & Custodial	NTE 24 hours	

SECTION D

EXHIBIT A

DESCRIPTION OF WORK AND SERVICES FOR LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

A. General:
   a. The Contractor shall meet or exceed the expectations set by the Lakeside Plantation Community Development District by employing sound horticultural maintenance practices, installing high quality insect and disease free sod and plant material according to accepted industry practices per the University of Florida's Institute of Food and Agricultural Sciences (UF/IFAS).

   b. The specifications listed below should be practiced in accordance with Best Management Practices (BMP) for Florida Green Industries.

   c. Reference Material: Best Management Practices for Protection of Water Resources in Florida.

B. The District desires that the Contractor provide **lawn maintenance** services to the specifications further defined below:
   a. **Mowing, Edging and Trimming:**
      l. Contractor shall mow all turf areas weekly, beginning on April 1st and ending on October 31st. (the growing season). No more than 1/3 of the leaf blades shall be removed per mowing.

      ii. Mowing shall only be perfonned with mulching mowers. Mower blades shall be sharp at all times to provide a quality cut. Mowing height shall be according to grass type and variety recommendations. Contractor shall leave clippings on the lawn as long as no readily visible clumps remain on the grass surface after mowing. Otherwise, contractor shall distribute large clumps of clippings by blowing or by collecting and removing them. Contractor shall make every effmi to avoid blowing cut grass into planting beds, ponds and drainage ditches. All sidewalks, pool decks, building entrances, etc. shall be blown clean during maintenance visit. During the non-growing season, from November 1st through March 31st, the Contractor shall perform the lawn maintenance every other week. Mowing shall include all properties belonging to the District, according to the Association's recorded plats, as well as the map included with the specification package.

      iii. The Contractor shall police all areas as a condition of this agreement during each mowing and /or shrub trimming service. All trash, and common litter, such as but not limited to paper, cans, bottles, cups, etc. shall be removed from all turf and bed areas. The entire length of all hedge lines shall be inspected for trash and common litter during each maintenance service. All vegetative litter such as braches, piles of leaves,

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

1v. If a mowing is missed due to inclimate weather, and the Contractor is not able to perform the mowing that week, the Contractor shall provide the Association a credit for future services or add a mowing to be provided at a later date. The Contractor shall detennine whether the credit or mowing at a later date shall be used.

v. **Value of single** mowing-$____ . *The value of a single mowing consists of the following services: mowing, line trimming, hard and soft edging and blowing clean. In the event that all of these services are not completed due to inclement weather or unforeseen circumstances, the single mowing value shall be pro-rated for the services that were actually performed if a credit is to be provided to the District.*

v1. Contractor shall hard edge all sidewalks, curbs, valve boxes, water meters, posts, bollards, tree rings and driveways bordered by grass at every mowing as well as line trim along walls, kiosks, utility boxes, and all other similar structures, including water control structures. Hard edging shall be performed with the edger held in a vertical position, in order to avoid a beveled edge. Hard edging shall be done with the blade running along the hard surface in order to avoid a gap between the hard surface and turf. Beveled edging and gaps left by poor edging are unacceptable conditions and shall be repaired by the Contractor.

vï1. Planting beds shall be edged with a power edger and/or line trimmer at every other mowing. Herbicide or any chemical treatment shall not be used to control grass overgrowth at sidewalk, driveway, street, or decorative border edges. In order to prevent damage to irrigation pipe or similar pipe by maintenance equipment, non-selective herbicides may be used only around PVC pipes and backflow devices. Under no circumstance should non-selective herbicides be applied along grassy edges of garden beds, driveways, and sidewalks in lieu of mechanical edging.

...

vm. Contractor shall clean all grass clippings and other debris from sidewalks, curbs, roadways, etc. after mowing operations have been completed. Grass clippings may be blown back on to the turf, if they are dispersed properly and not visible. Larger items such as pine needled and shrub clipping must be collected and disposed of offsite. Under no circumstances should clipping and debris be left uncollected overnight. Contractor shall not sweep, blow or otherwise dispose of clippings in streets, garden beds, waterways, or sewer drains.

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

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

x1. Any area of ¼ acre or less that is not shown on the maintenance map shall be maintained at no additional cost.

b. **Turflnsect, Weed and Disease Control:**

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

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

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

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

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

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

v1. Any lawn that dies or becomes weak or unsightly (inc. heavy weed infestation, excessive insect or disease damage, etc.) shall be replaced at the sole cost of the Contractor.

vü. Pesticide applications shall be made in accordance with the rules and regulations governing use of pesticides in Florida. The contractor shall post placards and notify pesticide-sensitive persons (if applicable) of the pesticide application. The pest control applicator will be operating under:

License #: Expiration Date:

vï11. The Contractors Pest Control Operators license(s) must be current at all times during the tenn of this contract. Failure to maintain a current license shall be deemed a breach of this contract, and the Contractor may be subject to tennination.

c. **Turf Fertilization:**

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

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

2 applications *of Complete fertilizer applied at I. 0 lbs NI I 000 sq ft containing 50% soluble and 50% slow-release N*

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

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

Fe = Apply Fe to provide dark green color without stimulating excessive growth. For foliar application use ferrous sulfate (2 oz /3-5 gal water/I 000 sq ft). If the Fe is applied to an acidic soil, use one pound of iron sulfate per I 000 square feet. If the soil is calcareous, use the container label recommended rate of an iron chelate.

ï1. Bahia turf shall receive: Two complete annual fertilizer applications. 1 application of slow-release nitrogen and 1 application of soluble nitrogen.

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

iii. Do not apply near water, stonn drains or drainage ditches. Do not apply when heavy rain is expected.

iv. All turf fertilizer applications shall be based on the results of two yearly ph tests. Written results shall be provided to the District and PSA.

v. The Contractor may be required at times, to provide a copy of fertilizer or pesticide labels to the District and PSA.

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

a. **Fertilization:**

i. Established shrubs, trees and groundcovers shall be fertilized three times per year. Two of the applications are scheduled for March and September. A third application shall be made during the summer.

ii. All ornamental shrub, trees and groundcover fertilizer applications shall be based on the results of two yearly ph tests. Written results shall be provided to the District and PSA.

iii. Mature palms in the landscape shall be fertilized four times per year at a rate of 5 to 8 lbs. each application, with a fertilizer specifically labeled for palms. Palms less than 8 feet tall shall receive 2-5 lbs. per application four times per year. Fertilizer applied to shrubs and trees planted in beds shall be broadcasted over the entire plant bed.

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

v. The Contractor may be required at times, to provide a copy of fertilizer or pesticide labels to the District and PSA.

vi. Any tree, palm, shrub or groundcover, which dies or becomes weak or unsightly due to negligence or improper maintenance procedures, shall be replaced at the sole cost of the Contractor at the original installation size. This excludes damage from environmental conditions, water restrictions (only if automatic irrigation is completely and legally banned by the State and/ or legal authorities), and nematodes.

b. **Insect, Weed and Disease Control:**

i. Contractor shall practice Integrated Pest Management (1PM) to control insects and diseases on and around perennials, ground covers, shrubs, vines and trees. This shall include frequent monitoring and spot treatment as necessary. All treatment options shall adhere to Florida pesticide usage laws as well as the standards and recommendations from the University of Florida's Institute of Food and Agricultural Sciences (UF/IFAS). Any discrepancies discovered, corrective actions recommended or completed, shall be reported in the PSA Weekly Contractor Rep01t.

ii. The Contractor shall not be responsible for the replacement of any tree, shrub or groundcover that suffers damage from an insect or disease for which there are no effective control products, such as ganoderma, lethal yellowing and fusarium wilt, etc.

iii. Fire ant mounds in the planting beds shall be treated within forty-eight (48) hours of being rep01ied. The reporting of fire ant activity along sidewalks on the clubhouse grounds or playgrounds shall be considered an emergency, and shall be treated within the twenty-four (24) hours of being reported.

1v. Weeds in beds or mulched areas shall be removed by mechanical, physical or chemical methods. Beds and mulched areas are to be maintained essentially weed free. "Essentially weed free" means that all beds should begin the contract with no weeds, and that the only acceptable amount and size of weeds would be that which could germinate and grow in a single week during the growing season and two weeks during the non-growing season. A light colored tracker dye shall be used with all Roundup (and comparable products) applications, in order to identify treated areas. Care should be taken not to get the blue tracker dye on structures.

v. The Contractor shall schedule the control of bed and crack weeds so that the entire property is in an essentially weed-free state at all times. It shall not be an acceptable practice to perform weed control on a different section of the property each week.

c. Pruning:

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

shall include all planting beds.

ii. Pahnetto within the finished landscape shall be trimmed two times a year, in early spring and fall, unless requested otherwise. They shall be trimmed back as well as thinned out.

iii. Renewal pruning shall be perfonned at least once a year, when necessary, in late winter/early spring, when danger of late season frost is less, and in mid-summer if necessary. Removal of up to ½ of the plants branching shall take place during this pruning. Ornamental grasses and all pertinent perennials shall be heavily cut back in the non-growing season (and in mid-fall if necessary). This shall ensure a healthy full plant in the growing season. This type of pruning will promote healthier interior growth, and bring the shrub back to its proper proportions. The Contractor shall remove all pruning litter. Upon mutual agreement, ornamental grasses and perennials may be divided at an additional cost to the District.

1v. Palm pruning shall be perfonned one time per year to remove brown fronds, seed heads and loose boots on pahns over 15 feet. Pahns shall be pruned at a time of the year to be determined by the District. On the palms up to fifteen feet, brown fronds, seed heads and loose boots shall be removed during regular maintenance visits. All appropriate palms shall be pruned at a 9 o'clock-3 o'clock position and loose boots shall be removed. "Hurricane" pruning is not acceptable. No pruning shall be done during or immediately following growth flushes. No herbicides shall be used for this purpose. The contractor shall remove all pruning litter and dispose of off-site.

v. Contractor shall be responsible for the pruning of all tree branches up to a three-inch diameter, up to a height of 15 feet, to keep them off of the walls, roofs, building and gutters. All signs and sight lighting shall be kept clear of tree branches at all times. All moss hanging from trees shall be removed up to a height of 15 feet, as part or regular maintenance procedures. Branches shall be pruned just outside the branch collar and pruning paint *shall not* be applied. All sidewalks, patios, driveways and other paved surfaces must have overhead tree clearance of at least eight feet. All trees shall be maintained from the ground up, at a uniform height. Contractor shall remove all branches from the property. All sucker growth and water sprouts shall be removed from the trees on a regular basis.

v1. Crape Myrtles shall be reshaped once a year at the start of the growing season. Sucker growth, water sprouts, and crossing and/or rubbing branches shall be removed. The tree shall be maintained in its natural vase-shaped habit. It may be tipped back for height or to remove branches that are blocking light or touching structures.

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

d. Mulching (optional)

i. The Contractor shall supply and install 600 cubic yards of pine bark mulch. Planting beds and tree rings shall be replenished once a year with pine bark, between November 15th and 30th. Tree rings should be no more than five foot in diameter, unless protruding tree roots necessitate making a larger ring. Every effort shall be made to maintain a consistent diameter of the tree rings. Bark shall be maintained at a minimum depth of 2 inches and a maximum depth of 3 inches. All curb, roadway and bed edges shall be trenched to help contain the applied mulch. Mulch shall not be placed directly against the trunks of plants. The Contractor shall be responsible for measuring all of the areas to be mulched. If the Contractor does not meet the minimum depth of mulch, they will be responsible to add the additional cubic yardage at the Contractor's expense.

ii. All light posts, bollards, street signs shall not be mulched. The Contractor is to encourage the growth of turf in these areas. Mulching shall only be done in planting beds and trees, unless otherwise noted by the District.

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

a. Annual Flowers:

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

ii. Annuals and perennial bedding plants shall be fertilized monthly, at a rate of ½ pound of nitrogen per 1,000 square feet of area every 3-4 weeks. An optional fertilizer schedule would use a slow-release fertilizer such as

Osmocote or Nutricote incorporated in the bed at planting, and applied thereafter according to label directions. Annuals shall be pinched and dead-headed as necessary in order to improve the density and prolong the blooming of the annuals. The Contractor shall be responsible for weed control. Beds shall be maintained essentially weed free. Pest control shall follow 1PM principles.

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

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

a. Irrigation Systems:

i. The Contractor shall inspect and test all components and zones of the irrigation system on all common areas on a monthly basis. The inspection shall be perfonned within the first ten (10) days of each month and the Contractor shall reset zone run times on a quarterly basis or more often if necessary, according to seasonal evapo-transpiration changes, while ensuring that each area is watered on the proper day, according to local watering restrictions. All contractually obligated repairs noted during the inspection shall be repaired as part of the irrigation inspection process. During each inspection the Contractor shall sign, date, and initial an inspection sticker that is located inside the controller cover. The rain sensors shall be inspected annually prior to the May landscape inspection. The sensors shall be adjusted at this time, and malfunctioning sensors shall be reported to the District and PSA.

ii. As a condition of this maintenance agreement, within sixty (60) days after the Contractor commences work, they shall furnish a color-coded "as-built" irrigation map to the District. The locations of all valves, mainline;, and zones shall be designated on this map. All valve boxes shall be numbered and correspond to a number key on the map. Each timer shall have the zone number, the zone location and the zone run time posted within in. This infonnation shall also be given to the District and PSA within the above-mentioned sixty (60) days.

iii. The Contractor shall provide written documentation to the District and PSA on a monthly basis, stating on what date(s) the inspection took place, the specific repairs made, and the locations. This report will be furnished within five (5) business days of the inspection being completed. The report shall include each well number, each zone, and each head type. **Adjustments and repairs such as head/emitter cleaning or replacement, filter cleaning, zone line leaks and breaks and controller adjustments shall be made at Contractor's expense. Any**

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

1v. The Contractor shall ensure that any drip irrigation tubing is buried under mulch and pinned into the soil.

v. The Contractor shall ensure that all missing or broken valve covers are replaced, and covering their respective boxes at their expense. Any broken or missing valve box shall be replaced at the District's expense when applicable.

v1. This work shall be completed during the irrigation inspection. The Contractor shall not be financially responsible for the repair or replacement of, irrigation timers, valve replacement, mainline breaks, and rain sensors or for the tracing of wires. A cost estimate must be supplied to the District within three (3) business days of discovering a billable irrigation repair.

vi̇. The Contractor shall notify the District of a malfunctioning controller, and the cost to repair or replace the controller, prior to the work being perfonned. All non-emergency repairs that occur outside of the irrigation inspection date shall be made within three (3) business days. All emergency irrigation repairs shall be addressed within three (3) hours of issuance of a work order. The Contractor shall also be permitted to perform an emergency pump shutdown under these conditions, and return the following day to fully complete the repair. The Contractor shall provide the District with an after-hours emergency phone number. Stuck valves and broken mainlines are considered to be emergencies. The Contractor must notify the District and PSA in writing within forty-eight (48) hours, stating that the problem was corrected. Failure to meet these deadlines shall result in the Contractor being penalized during the next monthly inspection. During weekly maintenance, the Contractor shall note and report to the District any symptoms of inadequate or excessive irrigation, drainage problems, etc.

b. Pumping Systems:

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

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

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

License #: Expiration Date:

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

a. The District shall be notified upon the arrival of the Contractor. This includes visits for grounds maintenance, irrigation repairs, pesticide applications, or for any other reason.

b. The Contractor shall be responsible for removing all debris, litter, from the job site during each maintenance visit. In addition, all dog and large fowl excrement shall be removed from all paved surfaces such as sidewalks and parking areas. Contractor shall be responsible for the proper offsite disposal of this debris.

c. [redacted]

f. Contractor shall control weeds m all paved surfaces, such as gutters, curbs, driveways, sidewalks and the like. These areas shall be maintained essentially weed free. Accumulated road and sidewalk silt shall also be removed on a regular basis.

g. Contractor shall be responsible for debris cleanup from typical weather conditions.

h. Contractor shall not be responsible for any severe weather related cleanup (hurricane, tornado, etc) outside the normal contracted scope of services. The Contractor shall provide the District with an hourly rate for supervisory and

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

i. Where natural wooded areas adjoin the finished turf area or landscape beds, a buffer zone of at least three feet shall be maintained with herbicide and/or by mechanical means. This shall prevent the encroachment of the natural areas into the finished landscape. Initial large-scale wood line cutbacks shall be done at an additional cost to the District, and then maintained at no additional cost as a condition of this agreement.

j. Heavy leaf or pine needle accumulation shall be removed during the non-growing season no less than once a month. Leaves and pine needles should not be blown or raked into the lawn or planting beds unless specified by the District. All leaves and pine needles shall be disposed of offsite.

k. Staked trees shall be re-staked and adjusted as necessary, as part of ongoing maintenance. Stakes shall be removed when approved by Contractor or PSA. This excludes re-staking as a result of adverse weather conditions.

l. Dead plant material shall be removed and disposed of by the Contractor. This does not include large trees, which would necessitate the services of an arborist. The Contractor shall indicate in the PSA Weekly Contractor Repmi any plant removals and of plants that need to be replaced. Specific locations must be included in the report.

G. The Contractor shall comply with the following **job site considerations** to the specifications further defined below:

a. The Contractor shall provide the District with an after-hours emergency number for irrigation repairs, fallen trees, and any other emergency requiring immediate response from the Contractor.

AFTER-HOURS IRRIGATION EMERGENCY NUMBER:
AFTER-HOURS EMERGENCY NUMBER (if different):

b. All of the Contractor's personnel shall be fully uniformed with identifiable company name and /or logo, while they perform work at the job site. The site crew leader shall be uniformed differently in order to be easily identified. In addition, the District shall be assigned a single point of contact (an Account Manager) to address any horticultural or administrative issues.

c. Contractor shall abide by speed limits throughout the community.

d. Contractor shall provide the District with a calendar year schedule(s) outlining the planned Grounds Maintenance, Pest Control, Weed Control, Fertilization, and Irrigation Maintenance functions by month by:

e. Contractor should use all due care to protect the property of the District, its

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

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

g. Contractor shall provide the District and PSA a weekly summary of the status of all work orders. This infonnation may be submitted on the PSA Weekly Contractor Report. The Contractor work-order numbers and locations shall be provided on this report.

h. Contractor shall display a sufficient number of pesticide notification placards at the conclusion of each insecticide, herbicide, fungicide or fertilizer treatment. Placards shall indicate material applied the date of application, and any special instructions to the unit resident.

SECTION VIII

SECTION B

SECTION 1

Lakeside Liaison	
Categories	**Supervisor**
Landscape	
Aquatics (Ponds, Lakes, Fountains, Water Quality)	
Sidewalks, Streetlights, General Maintenance Items, Street Signange	
Clubhouse & Facilities - serving capacity *dependent on Amenity Scope*	
Pool & Courts (Tennis, Basketball, Pickleball, etc)	

SECTION 2

STATE ATTORNEY'S OFFICE, 12TH JUDICIAL CIRCUIT
ED BRODSKY, STATE ATTORNEY
4000 S TAMIAMI TRL RM 135
VENICE, FL 34293-5076

December 4, 2023

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT
219 E LIVINGSTON STREET
ORLANDO, FL 32801

Assistant State Attorney (ASA) assigned: TRINIDAD PERAZA
ASA contact number: (941) 861-3121

RE: State of Florida vs: ANDREW MARCUS JOHNSON
SAO No: 23CT027918AV; Clerk No: 2023CT010320SC
Agency No: 2023-NPD-068426

Dear Sir or Madam:

In order to determine the amount of restitution that is owed to you, please complete & return the Victim Impact and Restitution Statement (VIRS). You can send it to the address listed above or via email to **saorounds@sao12.org**.

We must have this form returned to this office returned to our office within **fifteen (15) days** of the date of this letter. ***If we do not hear from you within fifteen (15) days, there will be no further attempts to recover your expenses***.

To ensure we are able to continue to advise you as each critical stage occurs, it is important that this office has up-to-date contact information. Please contact our office with any changes in your email, telephone numbers or mailing address. When calling our office, be prepared to provide the case information listed above to ensure we are able to reference your case and route your call properly.

Thank you for your assistance and cooperation.

Sincerely,

Trinidad Peraza

TRINIDAD PERAZA
Assistant State Attorney

*granted 2 week extension. Rec'd on December 19, 2023.

STATE ATTORNEY'S OFFICE, 12TH JUDICIAL CIRCUIT
ED BRODSKY, STATE ATTORNEY
4000 S Tamiami Trl Rm 135, Venice, FL 34293-5076

VICTIM IMPACT & RESTITUTION STATEMENT (VIRS)

It is important that you complete & return this form to our office within ***15 days***. You can mail it to the address shown above -or- send it via Email to **saorounds@sao12.org**. Should you have questions, feel free to call **(941) 861-3121**.

****

State of Florida vs: ANDREW MARCUS JOHNSON

SAO#: 23CT027918AV Clerk #: 2023CT010320SC Agency #: 2023-NPD-068426

****

Victim: LAKESIDE PLANTATION COMMUNITY DEVELOPMENT
Address: 4530 Eagle Falls Place
Cell: 813-344-4844 ext. 106 **Home:** _____ **Other:** _____

What is the best number to contact you during the day? (*check one*) ☒ **Cell** ☐ **Home** ☐ **Other** ☐ **Any**

How would you like to receive future correspondence? (*check one*) ☒ **E-mail** ☐ **US Postal Mail**

** **E-mail** (please print legibly): Jlansford@gms-tampa.com

** *Business victims please provide a* ***business email*** **

Please remember to inform us of any changes in your address, phone, or email contact information.

****

Emergency contact, not living with victim: _____

Phone: _____ E-mail: _____

****

You have a right to be notified of the developments of this case & the outcome of the case, even if you do not have any input related to how it should be decided. Please let us know if you would like to receive updates regarding this case by selecting one of the options below:

☒ **I do want** to receive information and notifications about this case.

☐ **I do not want** to receive any further notifications from your office regarding updates on this case. I understand this is only a request to stop case updates and **does not** release me from any letters or subpoenas I may receive for mandatory proceedings, depos, etc.

VICTIM IMPACT STATEMENT (*Optional*)

This statement gives you the opportunity to express your feelings regarding the effects of the crime on your life and your thoughts regarding a sentencing recommendation. To assist you, we have provided questions which may help with your statement. You may use the blank area below to write your statement. Attach an additional sheet if necessary.

1. Have any changes occurred in your life as a result of this incident?
1. What are the short term and/or long-term effects on you and/or your family?
2. Do you have an opinion regarding the sentence which the Court should impose?

Total cost to repair damage $1023.50 Proposals attached.

PLEASE CONTINUE TO NEXT PAGE

RESTITUTION STATEMENT

This section is for you to list your losses and/or damages that resulted from this crime. Please send copies of all documentation such as bills, damage estimates, receipts of property damaged or stolen (if available), appraisals, and insurance reimbursement. The judge will determine the amount of restitution to be paid by the offender.

Are you seeking restitution in this case? **(Check one)** ☑ YES ☐ NO

If "YES" complete page. ***If "NO" proceed to bottom of page and sign.***

****

INSURANCE INFORMATION

Have you, or do you intend to file a claim with any insurance company? ☐ YES ☑ NO

**If yes, please select the type of Insurance: ☐ LIFE ☐ HEALTH ☐ PROPERTY ☐ AUTO

Company name _____ Claim # _____ Phone: _____

Did this insurance company pay your claim? ☐ YES ☐ NO

Did you pay a deductible? ☐ YES ☐ NO

**If yes, list amount of deductible $_____

(***Please provide any documentation***)

****

LOST WAGE INFORMATION

Are you seeking lost wages, as a result of this crime? ☐ YES ☐ NO

Employer: _____ Phone: _____

Address: _____

Time you lost from work _____ Amount of lost wages $_____

(***Documentation from your employer must be included***)

****

MEDICAL INFORMATION

Did you incur any medical costs as a result of this crime? ☐ YES ☐ NO

**If yes, what is the current total of medical bills and prescriptions as a result of this crime: $_____

Are you expecting more medical bills as a result of the crime? ☐ YES ☐ NO

(**Attach copies of all bills and/or receipts to verify the above amount**)

****

PROPERTY LOSS AND/OR DAMAGE

List only damaged/stolen property and the fair market value or repair cost of each item. Please attach supporting documentation, if you do not have supporting documentation, please explain how the amount was determined. **Do not include items that were covered by insurance**. Attach additional list if needed.

1. Juniper removal & disposal
2. _____
3. replacement cost
4. _____
5. _____
6. _____

TOTAL AMOUNT OF PROPERTY LOSS AND/OR DAMAGE: $ 1023.50

****

TOTAL ALL LOSSES FOR RESTITUTION AMOUNT YOU ARE SEEKING $ 1023.50

_____ ***Date*** 1/22/2024

Signature of victim and/or person completing form

Landscape Maintenance Professionals, Inc.℠
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	11/2/2023
Estimate #	86475
LMP REPRESENTATIVE	
SR	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
Estimate is for the removal of Juniper that was damaged from the Car accident at the Front Entryway. Estimate includes removal of Juniper, debris removal, debris disposal, and removing some palmetto palms that were also damaged.			
Juniper removal and debris disposal (Labor Hours)	15	50.25	753.75
		TOTAL	$753.75

TERMS AND CONDITIONS:

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

LMP Landscape Maintenance Professionals, Inc.™

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	1/4/2024
Estimate #	87309
LMP REPRESENTATIVE	
SR	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
Removal and replacement of dead Juniper at the front entrance of Lakeside Plantation. Juniper platings, labor and warranty are covered by this Estimate.			
Juniper (Parsoni) 3 GAL	13	20.75	269.75

TOTAL	$269.75

TERMS AND CONDITIONS:

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

SECTION C

SECTION 1

SECTION a

Nautilus POOLS

@nautiluspoolsinc

CUSTOMER CENTRIC,
HIGHEST INTEGRITY,
LASTING QUALITY,
FOR OVER 30 YEARS!



Project Proposal

Lakeside Plantation

Nautilus POOLS
18380 Paulson Dr. Port Charlotte, FL 33954
CPC #1459530

(941) 624-5744
(941) 624-0263
www.nautiluspoolsinc.com

To: Lakeside Plantation

From: Nautilus Pools
18380 Paulson Drive
Port Charlotte, FL 33954

Re: Pool Proposal: Replace Aquatic Access Chair Lifts

Nautilus Pools appreciates the opportunity to submit this proposal and is excited about executing your pool project. We are the most trusted Florida pool builder for over 30 years and most known for our customer service, integrity, and quality. Our experienced staff is one of the best in the nation with long-term experience to build your project to your total satisfaction.

PROJECT SCOPE

- Install two new Aquatic Access Chair Lifts with the exact model currently in place.
- Installed new Charis and remove existing chairs and dispose.

Total Package: $18,950.00

Customer Signature_____ **Date**_____

SECTION b

SECTION i

GYM | SOURCE

Quote

Remit Payment To:

Gym Source USA, LLC
PO Box 424
Stockton NJ 08559-0424
United States

Date	02/02/2024
Cust. ID	CUST3537
Quote No.	QT6250
Valid Until	02/17/2024
Payment Terms	Net 15

Bill To
LAKESIDE PLANTATION CDD 4648 Eagle Falls Pl Tampa FL 33619-9613 United States Attn: (941) 423-5500

Ship To
LAKESIDE PLANTATION CDD 2200 Plantation Blvd North Port FL 34289-9472 United States Attn: MARGIE GERSTMANN (941) 423-5500

Item Code	Vendor	Description	Options	Qty	Unit Price	Total
Maintenance -180-Visit 1	Gym Source - Visit 1	Maintenance Checkup Every 180 days - Visit 1 TOTAL UNITS 14 5 CARDIO 8 STRENGTH 1 BENCH/RACK		1	$1,456.00	$1,456.00
Maintenance -180-Visit 2	Gym Source - Visit 2	Maintenance Checkup Every 180 days - Visit 2 TOTAL UNITS 14 5 CARDIO 8 STRENGTH 1 BENCH/RACK		1	$1,456.00	$1,456.00
PMI Contract NC Labor Rate (60 min)	Gym Source - NC Labor	NEW PROGRAM ONE TIME, ONE HOUR LABOR		1	$0.00	$0.00

Subtotal	$2,912.00
Tax Total	$0.00
Total	$2,912.00

Note: A 3% Processing fee will be added for credit card payments.

By signing the quote you are confirming acceptance of the Gym Source Terms and Conditions.

Customer Signature:

Date:

Requested Delivery Date:

GYM SOURCE USA



Preventive Maintenance & Safety Inspection Program

Warranty Coverage

Warranty programs provide protection against part failures over a stated period of time. Some parts are covered for longer periods than others and labor warranty may apply to some things, not all. Parts and labor warranty coverage is strictly between you as the equipment owner and the manufacturer, not the distributor. No warranty program includes preventive maintenance.

Repairs

When your equipment or a component of your equipment is not covered by warranty, you are responsible for parts and labor. Generally, parts are available for 10-years by most major manufacturers of fitness equipment.

Preventive Maintenance

A properly designed preventive maintenance & inspection program will helpp ensure maximum equipment life cycle, and, therefore, maximum return-on- investment. A best of class program is customized by equipment type, usage, and age and includes both maintenance and safety inspections.

EMAIL | serviceprograms@gymsource.com

800.GYM.SOURCE | gymsource.com

PMI Total Solution



Preventive Maintenance & Safety Inspection Program

Our preventive maintenance & safety inspection program (PMI) is designed based on decades of experience in maintaining and servicing commercial fitness equipment. Our direct manufacturer relationships ensure that technicians have access to equipment service pros and engineering teams.

Gym Source USA set the standard in PMI programs. We identify what needs attention now and assess parts that may be approaching the end of their useful life cycle, saving you future equipment downtime and reducing emergency service calls.

Our 24-point inspection is specific to cardio and strength equipment and benches and weight racks.



Introducing GYMSA

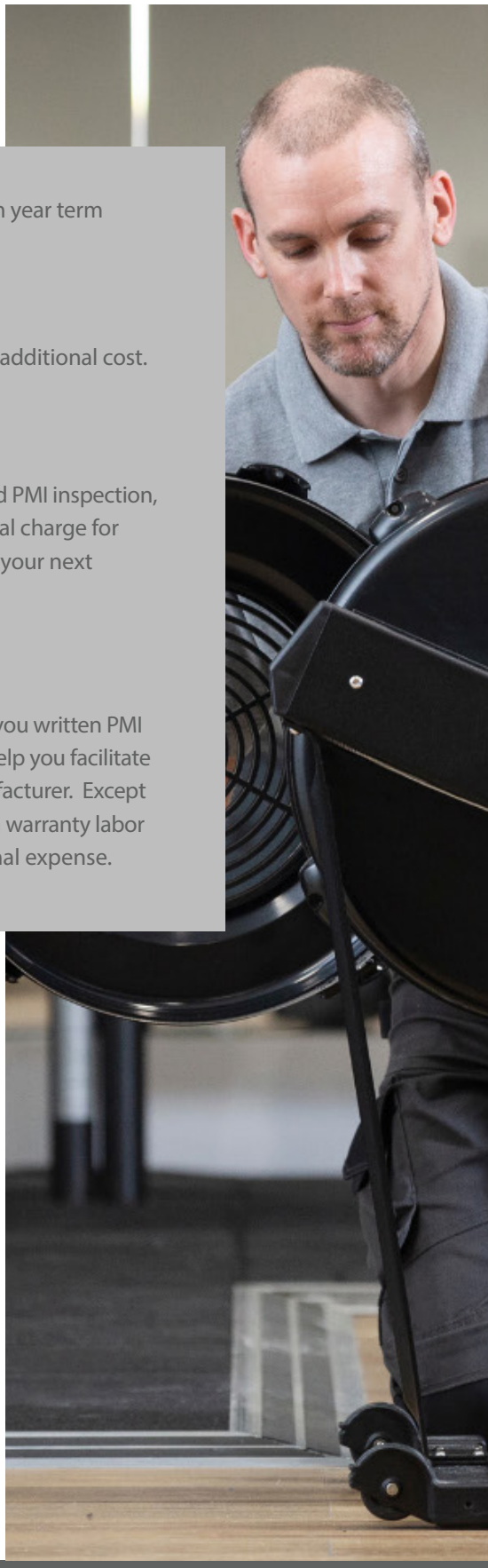
GYMSA, a proprietary secure platform application, is a powerful tool in the management of your fitness equipment. Whether you are a membership club or gym, academic or employee center, or managing multiple multi-family properties, GYMSA puts the power of knowledge at your fingertips.

Finally, a management tool designed with you in mind. Easy to use and provides just the type of information you need on-demand. With GYMSA you'll have access to your asset lists including make, model, serial number of your equipment, service dates, technician findings and recommendations.

GYMSA is available exclusively to our Preventive Maintenance and Inspection customers.

GYM SOURCE USA

PMI Benefits



Flexible, customized programs to meet your unique needs. Choose 1, 2 or 3 program year term with 2, 3, 4 or 12 inspections per year.

- 5-25% savings on new, non-warranty parts.
- 5-10% savings on non-warranty labor.

New equipment purchases are automatically covered under your PMI contract at no additional cost.

One Time Labor, Reducing Repair Expense

When we identify the need for non-warranty parts replacement during your scheduled PMI inspection, you will receive a parts and labor quote for your approval. There is never an additional charge for labor performed at the time of your PMI, only when there is a need to return prior to your next scheduled inspection. We call this a "one time labor" charge.

Warranty Parts & Labor

For parts and labor covered by manufacturer warranty: Gym Source USA will provide you written PMI findings for warranty equipment, including parts information. This information may help you facilitate your manufacturer's warranty claim. Warranty coverage is between you and the manufacturer. Except whereby prohibited by manufacturer, you may elect to have Gym Source USA perform warranty labor outside of your warranty coverage at your expense. Warranty parts are at no additional expense.

Stand Alone Repair Programs

Pay As You Go

- Standard labor rates, one hour minimum
- Initial inspection includes assessment, adjustments and/or programming
- Parts and installation quote, when required
- Technician time is scheduled on a prepaid basis
- Required parts are ordered on a prepaid basis

Service Labor Packages

- Available in 4, 8, 12 and 16 unit packages. Each unit is one appointment consisting up to 90 minutes of labor.
- Prepaid units good for 24-months.

EMAIL | serviceprograms@gymsource.com

800.GYM.SOURCE | gymsource.com

Brands We Service

ATLANTIS
HOIST FITNESS
nexersys
SCHWINN
TORQUE USA
AVIRON
HAMMER STRENGTH
NuStep
SCIFIT
TOTAL GYM
BATCA
hydrow
NAUTILUS
SPIRIT
TROY BARBELL & FITNESS
Body-Solid Built for Life
Octane FITNESS
STAGES CYCLING
TRUE
CLMBR
INTEK STRENGTH
PELOTON
StairMaster
TRX
JACOBS LADDER Serious Cardio
POWER PLATE
STAR TRAC
UMAX
concept 2
LifeFitness
THE abs COMPANY
VERSACLIMBER
echelon
Prism Fitness, Inc.
MARPO The World's Authority on Rope Training
THROWDOWN
WaterRower
ecore commercial flooring
merrithew
REFORM RX
TKO STRENGTH & PERFORMANCE
WOODWAY

... just to name a few.

About Us

Gym Source USA LLC has been performing preventive maintenance and safety inspections and equipment repair services for its customers for decades. In fact, no one in the industry has performed more on-site equipment evaluations then Gym Source.

Today, our highly-specialized network of technician experts has expanded allowing us to meet customers' needs throughout the U.S.

Our PMI program has proven to be the most effective approach to maintaining commercial fitness equipment at minimum cost and with less downtime.

To learn more and for a non-obligation program quote, contact us at:

GYM SOURCE USA

serviceprograms@gymsource.com
800.GYM.SOURCE
gymsource.com

PMI Service and Parts Contract

Terms & Conditions

Gym Source USA LLC offers preventive maintenance and service contracts for the protection of commercial fitness equipment. In exchange for prompt payment of contracted services, Gym Source USA LLC (hereinafter "Company") and Customer hereby agree as follows:

Customer Obligations

1. Make payment in accordance with the stated terms on Company's invoicing, including any applicable credit card fees.
2. Credit Card payments are only accepted only vis-à-vis a secure payment link issued directly to Customer. For the protection of Customer, the Company is not responsible for credit card information provided in email or by phone message.
3. Prior to acceptance of Quote, notify Company of any special documentation required to perform services, e.g., insurance certificates, additional terms and conditions, vendor portal fees.
4. Where required, register Gym Source technicians for access to facility/location to perform work and advise Company of any special requirements to enter premises, e.g., security clearances.
5. Parts ordered are shipped directly to Customer. Customer will notify Company upon receipt of parts and set aside for safekeeping for technician install date.
6. Notify Company of any dissatisfaction with work performed (parts and labor) within 48 hours of completed work.

Customer Obligations

7. Inspections performed at the time of a scheduled preventive maintenance visit are as per equipment manufacturer recommendations.
8. Installation of warranty parts is between manufacturer and Customer. Customer may elect to hire Company to perform warranty installation at prevailing labor rates less any discount afforded within the Customer's Preventive Maintenance & Service Contract. As a courtesy to Customer, Company will order warranty parts associated with paid labor charges.
9. Manufacturer non-warranty manufacturer-made parts will be ordered with Customer's consent and on a pre-paid basis and direct shipped to the location(s) listed in this Contract. Installation of non-warranty parts is at Company's prevailing labor rates less any discount afforded within the Customer's Preventive Maintenance & Service Contract. Labor payments are due 15 days from date of installation, unless otherwise noted. NOTE: Company does NOT guarantee non-warranty parts availability. Most manufacturers discontinue parts supply at 10 years (or less).
10. Gym Source's labor is guaranteed for 30 days from date of service.
11. Parts warranty is by manufacturer. Company installs only original manufacturer parts.
12. Company does NOT install parts, original or otherwise, provided by Customer or any other source.
13. 48 hour or less notice of cancellation of scheduled preventive maintenance or service appointments may be subject to forfeiture of preventive maintenance visit or full billing of service charges for repairs.
14. All preventive maintenance visits must be completed within each annual period and may not be carried-forward.
15. Except for cause, this Contract may be cancelled at any time by Customer without refund of any remaining prepaid balance.
16. No credit or refund will be issued in the event of a reduction in equipment listed. Additional units added within the contract period will be at prevailing rates.
17. Emailed Appointment Confirmations and Parts Delivery Notifications issued may specify additional terms.
18. This Contract is non-transferrable without expressed written consent of Company.
19. Payment is to be remitted to: Gym Source USA LLC, P.O. Box 424, Stockton, NJ 08559. ACH instructions available upon request.
20. This Contract offers Customer limited price protection. Upon completion of this initial term, the Contract will automatically be renewed for the same term period at expiring rates for the same number of equipment units, unless otherwise canceled by Customer in writing prior to the start of the next renewal. In the event of any price increase at a scheduled Contract renewal, the auto-renewal will cease and the Company will provide the Customer a written renewal quote for approval.

Rev. 13-Sept 2023

SECTION ii

Fitnessmith
PO Box 3569
Boynton Beach FL 33424
United States

Quote

#EST2318

9/7/2023

Bill To

Margie Gerstmann
LAKESIDE PLANTATION
2800 PLANTATION BLVD
NORTH PORT FL 34289
United States

TOTAL

$225.00

Expires: 9/30/2023

Expires	Exp. Close	Project	Sales Rep	Partner	Shipping Method
9/30/2023	9/7/2023		Kevin Bechler		

Quantity	Item	Rate	Amount
1	**PREVENTATIVE MAINTENANCE SERVICE** QUARTERLY PREVENTATIVE MAINTENANCE PLAN:	$225.00	$225.00

Subtotal	$225.00
Tax (%)	$0.00
Total	$225.00

Signature _____ Date _____

EST2318

SECTION iii

PREVENTATIVE MAINTENANCE AGREEMENT

7823 N Dale Mabry Hwy Suite 107 Tampa FL 33614
P. 813.870.2966 F. 813.870.2896
service@fitrev.com
Prepared For: Lakeside Plantation

Purpose of Agreement:
This agreement* specifies the services; timeframe and pricing pertaining to preventative maintenance (PM) and repair services FITREV will provide **Lakeside Plantation** relative to the care of all fitness equipment. During the first PM visit, FITREV will identify and record the specific models and corresponding serial numbers of equipment to be maintained under this agreement.

Preventative Maintenance Services:
FITREV will provide **4** PM services PER YEAR. The full range of PM service includes: mechanical inspections, lubrication, adjustments and repair recommendations to reduce unexpected breakdowns. An internal cleaning of the mechanical compartment is included in this service along with an exterior wipe down. **Lakeside Plantation** will receive **4** PM services from **2/8/2024** and continue for a term of one (1) year; expiring on the anniversary date of the initial purchase of the PM Agreement. Agreement may be canceled with a 30-day written notice at any time**.

Preventative Maintenance Charge:
The services fee is **$165** per service. The PM services fee shall cover all services described previously but shall not cover costs of any parts, materials or supplies as may be necessary or requested by the customer. These will be billed separately as such costs occur. All PM invoices will be submitted to customer upon receipt of the service order provided by the service tech who performed the service call. **Service will be suspended if an invoice is unpaid for more than 45 days.**

Payments:
Invoices are due upon receipt and payments must be received within fifteen (15) days of receipt of invoice in order to avoid service interruptions. If any PM/Service invoice goes unpaid for more than ninety (90) days, the PM agreement will be terminated, and no further service will be provided until account is brought to current. If non-payment exceeds the ninety (90) day period and account is paid in full preventative maintenance and service will be reinstated upon signing a new preventative maintenance agreement.

Repair Fees:
FITREV will provide full repair services based upon scope of work agreed to by the customer. All repairs will be quoted in advance including all parts and labor costs. Labor rate is $80/hour (our regular rate is $88/hour) plus any parts and shipping. The customary service charge of $88.00 is reduced to $65 when a preventative maintenance agreement is in place.

_____ _____
Signature and Title of authorized personnel Date

*PM agreements left unsigned are good for 90 days and include only the equipment listed on page 3
**Additional equipment can be added after the agreement is in place with an analysis and new agreement

PREVENTATIVE MAINTENANCE AGREEMENT

Treadmills	Cross-Trainers	Stairclimbers	Bikes	Strength	Spin Bikes
Inspect drive belt	Check tracks	Clean friction belt	Check Kevlar belt	Lubricate rods	Clean flywheel
Inspect belts	Lubricate lift	Grease pivots	Check seat	Grease fittings	Adjust flywheel
Inspect flip deck	Inspect wheels	Check springs	Lubricate chains	Tighten nuts	Clean chains
Inspect rollers	Inspect rollers	Check cables	Check cranks	Check upholstery	Clean frames
Lubricate lift	Inspect pad	Lubricate chains	Check alternator	Adjust plates	Adjust tension
Inspect wheels	Check flywheels	Check shocks	Check electronics	Check cables for proper tension and damage	Lubricate tension
Inspect pads	Diagnose errors	Check handrails	Check Kevlar belt		Lubricate pedals
Inspect feet	Check stride	Clean friction belt	Check seat		Lubricate bearing
Diagnose errors	Check tracks	Grease pivots	Lubricate chains		Lubricate chains
Check mileage	Lubricate lift	Clean interior mechanical compartment	Check cranks		Lubricate seat
Check amp draw	Clean interior mechanical compartment		Check alternator		Lubricate knobs
Clean interior mechanical compartment			Clean interior mechanical compartment		

*PM agreements left unsigned are good for 90 days and include only the equipment listed on page 3
**Additional equipment can be added after the agreement is in place with an analysis and new agreement

PREVENTATIVE MAINTENANCE AGREEMENT

Current Lakeside Plantation equipment list:

Manufacturer	Equipment type/model number	Serial Number

*PM agreements left unsigned are good for 90 days and include only the equipment listed on page 3
**Additional equipment can be added after the agreement is in place with an analysis and new agreement

PREVENTATIVE MAINTENANCE AGREEMENT

Best practices between PM services

- Your equipment, especially your cardio equipment, attracts dust. To prolong the life and health of your fitness equipment, it is important to vacuum your fitness room making sure to ***get under and around all fitness equipment*** as well as the corners of the room at least once a week. The more often this is done, the better it is for your equipment – dust build up impacts the wear and mechanics of your equipment.

- Your equipment needs to be wiped down with an approved cleaner such as Simple Green (30pp water to 1pp solution) from top to bottom – focusing on areas where sweat drips to prevent corrosion and rust, not to mention the spread of illnesses.

We are here to help you provide your members/customers/residents and patients with the best possible fitness experience. Please feel free to reach out with any questions, concerns or if your equipment is in need of repair in between PM calls.

Our standard hours of operations are as follows:

Monday thru Friday: 8:30am – 5:00pm
Saturday and Sunday: Closed

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**Additional equipment can be added after the agreement is in place with an analysis and new agreement

SECTION c

SŌLITUDE
LAKE MANAGEMENT

SUPERSEDE ANNUAL MAINTENANCE CONTRACT

CUSTOMER NAME: Lakeside Plantation CDD
SUBMITTED TO: Courtney Sears, manager@lakesideplantationcdd.com
CONTRACT EFFECTIVE DATE: March 1, 2024 through February 28, 2025
SUBMITTED BY: Liz Rocque, Business Development Consultant
SERVICES: Annual Pond Maintenance for ponds 1-19 including Littoral Areas, 28 visits per year

This agreement (the "Agreement") is made as of the date indicated above and is by and between SOLitude Lake Management, LLC ("SOLitude" or the "Company") and the customer identified above (the "Customer") on the terms and conditions set forth in this Agreement.

1. The Services. SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:

2. PAYMENT TERMS. The Annual Contract Price is **$15,588.00**. SOLitude shall invoice Customer **$1,299.00 per month.** for the Services to be provided under this Agreement. The term of this agreement is for a period of twelve (12) months, with payment invoiced on the first day of each month, reminding them that a contract payment is due by the end of that same month. The customer is obligated to pay each monthly contract payment per the terms of this contract, without any obligation on the part of SOLitude to invoice or send any other sort of reminder or notice. Due to the seasonality of these services, and the disproportionate amount of time and materials dedicated to providing these services during some times of the year as compared to others, based on the season, weather patterns, and other natural factors, the amount billed and paid to date is not necessarily equivalent to the amount of work performed to date. The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees above. SOLitude shall be reimbursed by the customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the customer that are not covered specifically by the written specifications of this contract.

3. TERM AND EXPIRATION. This Agreement is for an annual management program as described in the Schedule A attached. Any additional services will be provided only upon additional terms as agreed to by the parties in writing. Contract will automatically renew annually at the end of the contract effective

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date for subsequent one (1) year terms, with a six percent (6%) escalation in the Annual Contract Price each year, under the same terms, specifications, and conditions as set forth by this contract, unless either party gives written notice of cancellation thirty (30) days prior to the termination date of this contract, or subsequent renewal contracts.

4. PRICING. The Company reserves the right to annually increase the amount charged for the services beyond the escalation percentage stated in the TERM AND EXPIRATION above, which shall be communicated by written notice to the Customer, which notice may be by invoice.

5. TERMINATION. If SOLitude terminates your service for nonpayment or other default before the end of the Services Contract, if the Customer terminates this Services Contract for any reason other than in accordance with the cancellation policy outlined above, or in the event this Contract does not automatically renew and the customer terminates it before the termination date, Customer agrees to pay SOLitude, in addition to all other amounts owed, an Early Termination Fee in the amount specified below ("Early Termination Fee"). The Customer's Early Termination Fee will be 50% of the remaining value of the Contracted Price. The Early Termination Fee is not a penalty, but rather a charge to compensate SOLitude for the Customer's failure to satisfy the Services Contract on which the Customer's rate plan is based.

6. INSURANCE AND LIMITATION OF LIABILITY. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. The Company will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct, and then only to an amount not to exceed the annual value of this Agreement. In no event will any party to this Agreement be liable to the other for incidental, consequential or purely economic damages.

7. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

8. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

9. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.

10. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or

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otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

11. NOTICE. Any written notice provided under this Agreement may be sent via overnight mail, certified mail, hand delivery or electronic mail with delivery confirmation, to the individuals and addresses listed below.

12. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

13. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

14. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude.
Customers understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The customer is responsible for notifying SOLitude in advance of the contract signing and the start of the contract if they utilize any of the water in their lakes or ponds for irrigation purposes. The customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the customer for irrigation without the consent or knowledge of SOLitude.
Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain even if no work was performed. The customer agrees to hold SOLitude harmless for any issues with fish or

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other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.

15. NONPERFORMANCE. In the case of any default on the part of the Company with respect to any of the terms of this Agreement, the Customer shall give written notice thereof, and if said default is not made good within (30) Thirty Days, the Customer shall notify the Company in writing that there has been a breach of the Agreement. The Company in case of such breach shall be entitled to receive payment only for work completed prior to said breach, so long as the total paid hereunder does not exceed the Contract sum.

16. E-Verify. Solitude Lake Management LLC utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.	Lakeside Plantation CDD
Signature: _____	Signature: _____
Printed Name: _____	Printed Name: _____
Title: _____	Title: _____
Date: _____	Date: _____

Please Remit All Payments to:

1320 Brookwood Drive Suite H
Little Rock AR 72202

Please Mail All Contracts to:

Liz.rocque@solitudelake.com

Customer's Address for Notice Purposes:

_____

_____

_____

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SCHEDULE A - ANNUAL POND MANAGEMENT SERVICES

Aquatic Weed Control:

1. Pond(s) will be inspected on a **two (2) times per month** basis.
2. Any growth of undesirable aquatic weeds and vegetation found in the pond(s) with each inspection shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation found in the pond at the time of application.
3. Invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively each spring and early summer through the use of systemic herbicides at the rate appropriate for control of the target species. Application rates will be designed to allow for selective control of unwanted species while allowing for desirable species of submersed and emergent wetland plants to prosper.

Shoreline Weed Control:

1. Shoreline areas will be inspected on a **two (2) times per month** basis.
2. Any growth of cattails, phragmites, or other unwanted shoreline vegetation found within the pond areas shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required for control of the plants present at time of application.
3. Any growth of unwanted plants or weeds growing in areas where stone has been installed for bank stabilization and erosion control shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the unwanted growth present at the time of application.

Pond Algae Control:

1. Ponds will be inspected on a **two (2) times per month** basis.
2. Any algae found in the pond with each inspection shall be treated and controlled through the application of algaecides, aquatic herbicides, and aquatic surfactants as needed for control of the algae present at the time of service.

Littoral Shelf Control:

1. Littoral areas will be inspected and treated at **a minimum of four (4) times per year** to maintain compliance with governing agencies for the management of all nuisance and exotic species.
2. Maintenance of future littoral plantings may necessitate an increased service level at an additional cost.
3. All Species will be killed in place with an approved herbicide.

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4. This proposal does **not** include debris removal or disposal.

Pond Dye:

1. **Pond Dye** may be applied to the ponds on an as needed basis, at the discretion of the technician. A combination of blue and/or black dye will be used as required to maintain a dark natural water color.

Trash Removal:

1. Trash and light debris will be removed from the pond(s) with each service and disposed off-site. Any large item or debris that is not easily and reasonably removable by one person during the routine visit will be removed with the Customer's approval for an additional fee. Routine trash and debris removal services are for the pond areas only, and do not include any trash or debris removal from the surrounding terrestrial (dry land) areas.

Service Reporting:

1. Customer will be provided with a service report detailing all of the work performed as part of this contract after each visit.

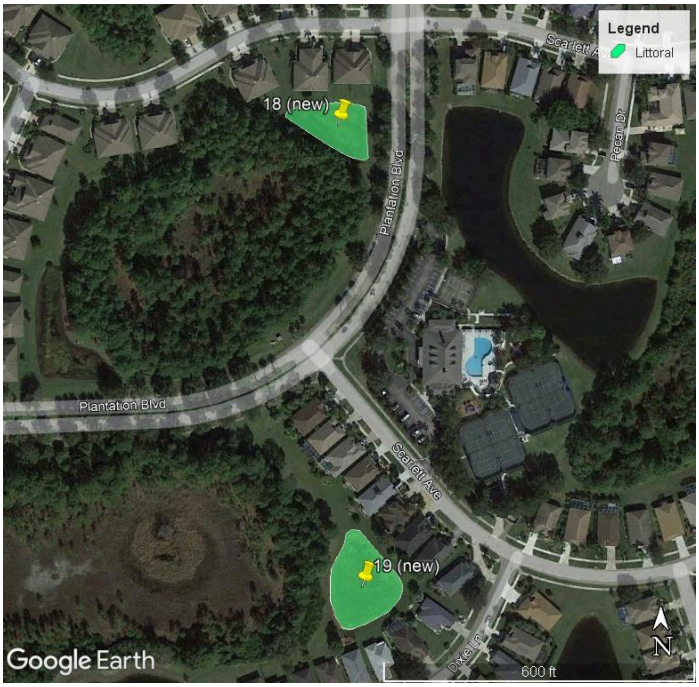
General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the Company's legal regulatory requirements as set forth by the

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EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.

6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.





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SECTION d

SOLITUDE
LAKE MANAGEMENT
Restoring Balance.Enhancing Beauty.

Proposal for Services
SOX Erosion Control

PROPOSAL FOR:
Courtney Sears, Interim Lifestyle and Amenity Manager
Lakeside Plantation
2200 Plantation Blvd.,
North Port, FL. 34289
manager@lakesideplantationcdd.com

PROPOSAL BY:
Liz Rocque
Business Development Consultant
Solitude Lake Management
1320 Brookwood Drive STE H
Little Rock, AR 72203
Liz.Rocque@solitudelake.com

February 5, 2024








SŌLITUDE LAKE MANAGEMENT

Dear Courtney:

SOX Erosion Solutions™ are bioengineered and designed to immediately halt soil erosion and stabilize shorelines. SOX systems offer these unique attributes;

- Long lasting results that continue to improve over time,
- Superior buffering and filtering results in improved waterway and ecosystem,
- Exceptional water retention for vigorous growth of new vegetation,
- The only erosion control system that integrates into the earth,
- Uses locally sourced natural fill,
- Attaches directly to "intact" shore bank NOT to unstable shore bed,
- Allows SOX to be re-tensioned whenever necessary,
- Subsurface staking system eliminates injury liability to humans and animals,
- SOX "self-tightens" due to its ability to manage incredible weight displacement.

EROSION RESTORATION RECOMMENDATION

SOLitude Lake Management will install DredgeSOX® erosion control materials (SOX) at the ponds located within Lakeside Plantation, located in North Port, FL. as described below.

- **Pond 10**: Repair approximately 20 linear ft. on the south side with 12 ft. SOX and approximately 755 linear ft. of lake bank on the north side with 12 ft. DredgeSOX material to go over the failing geotube. 5 (12 x 12) Catch basins with 6" corrugated pipe to pond will also be installed behind homes along Scarlett Ave.
- **Pond 13**: Repair approximately 15 linear ft. to the south of the washout and 65 linear ft. to the north of the washout with 12 ft. DredgeSOX. 1 (12 x 12) Catch basins with 6" corrugated pipe to pond will also be installed behind homes between 1416 & 1424 Dixie Lane.
- **Pond 14**: Repair approximately 35 linear ft. to the North and 40 linear ft. for the washout to the south with 12 ft. DredgeSOX material. 2 (12 x 12) Catch basins with 6" corrugated pipe to pond will also be installed in these areas.
- Company will prep areas by removing debris and trash. Any irrigation, culverts, drains will be replaced / extended as necessary.
- The DredgeSOX will be backfilled with imported fill material.
- Materials consist of the following: DredgeSOX, wooden stakes, rope, and fill material.
- SOLitude will utilize wooden stakes to secure the SOX material.
- SOLitude will plant Bahia sod on the new installed area. It will be the responsibility of the community to irrigate the new sod/planted area once installed.
- SOLitude will clean up after themselves and leave the work site with minimal disturbance to its natural appearance

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SŌLITUDE LAKE MANAGEMENT

Customer Responsibilities

- Customer is responsible for the cost of any necessary permits that may be required prior to commencement of work.
- Provide all available as-built or other plans related to the areas to be restored, used for staging, or otherwise impacted by the project work.
- Customer understands that it is their responsibility to mark sprinkler heads, otherwise SOLitude will not be responsible for damage to the system during the course of work. SOLitude will repair any marked sprinkler heads damaged during erosion work in a timely manner.
- In the event that fill material suppliers increase the cost of materials necessary for SOX installation, Customer will be responsible for incurring the difference in cost. Every effort will be made to notify Customer with as much advance notice as possible in the event that an increase occurs.
- It is the customer's responsibility to irrigate the new sod/planted area once installed.

Warranty

- DredgeSOX material is warrantied for five (5) years or for the life of the maintenance contract, whichever is longer.
- The labor warranty for any manual adjustments needed is for a one (1) year period. Our guarantee does not include the loss of material due to 'acts of God' such as floods, hurricanes, or other catastrophic events, nor does it include loss due to theft, lack of adequate irrigation, vandalism or negligence by others, or other factors outside the control of the organization.

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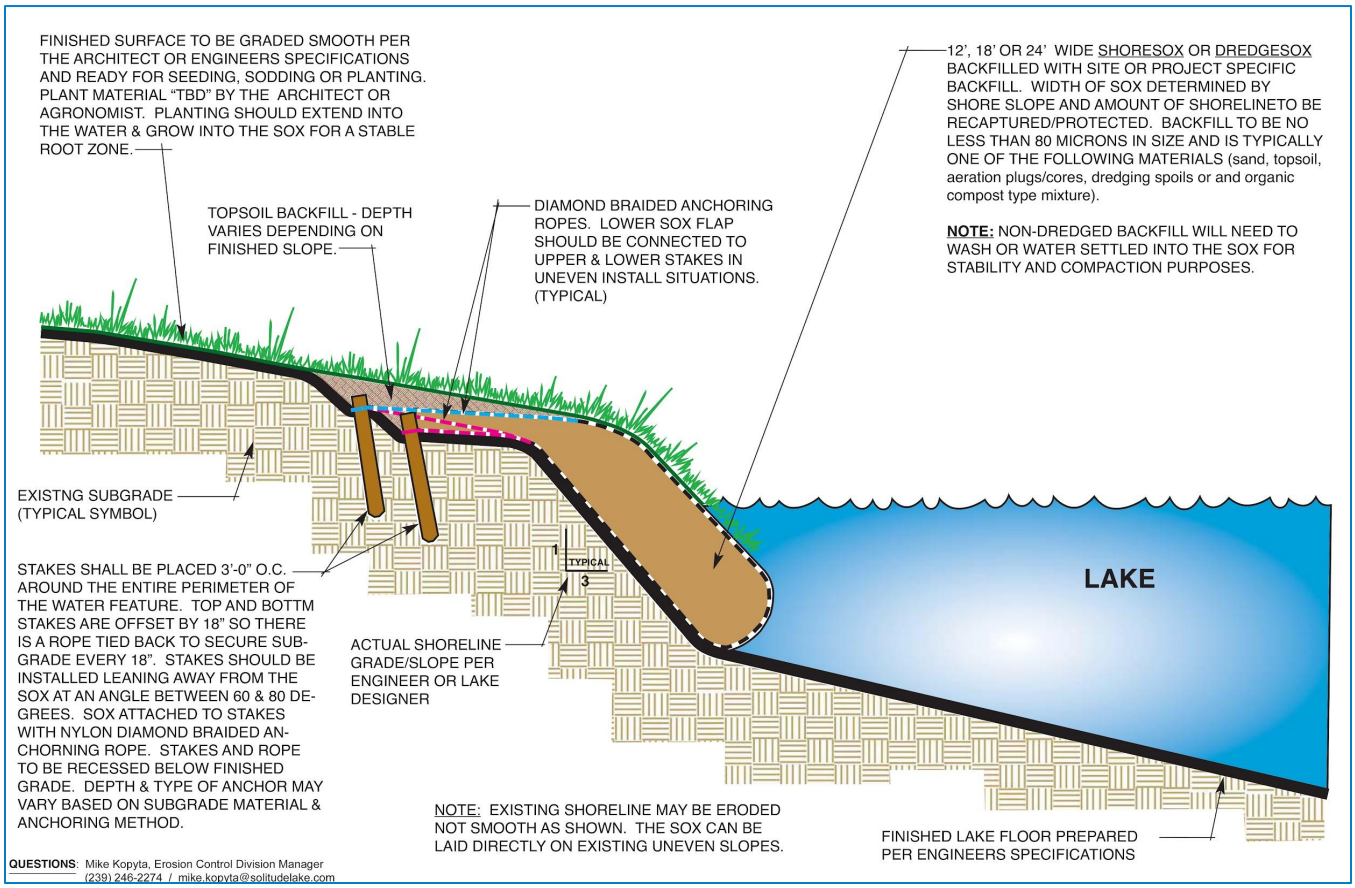




SŌLITUDE LAKE MANAGEMENT

EROSION RESTORATION PRICING FOR LAKESIDE PLANTATION

AREA	ESTIMATED TOTAL
Pond 10, 13, and 14: 12' Dredge SOX with Catch basins and pipe to pond. Includes additional imported fill to repair washout areas.	**$122,313.00**

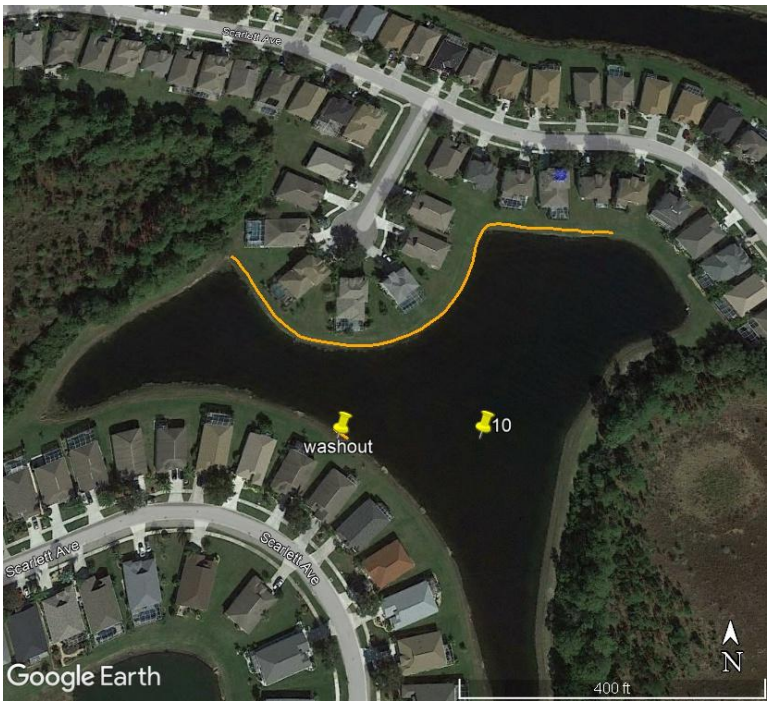


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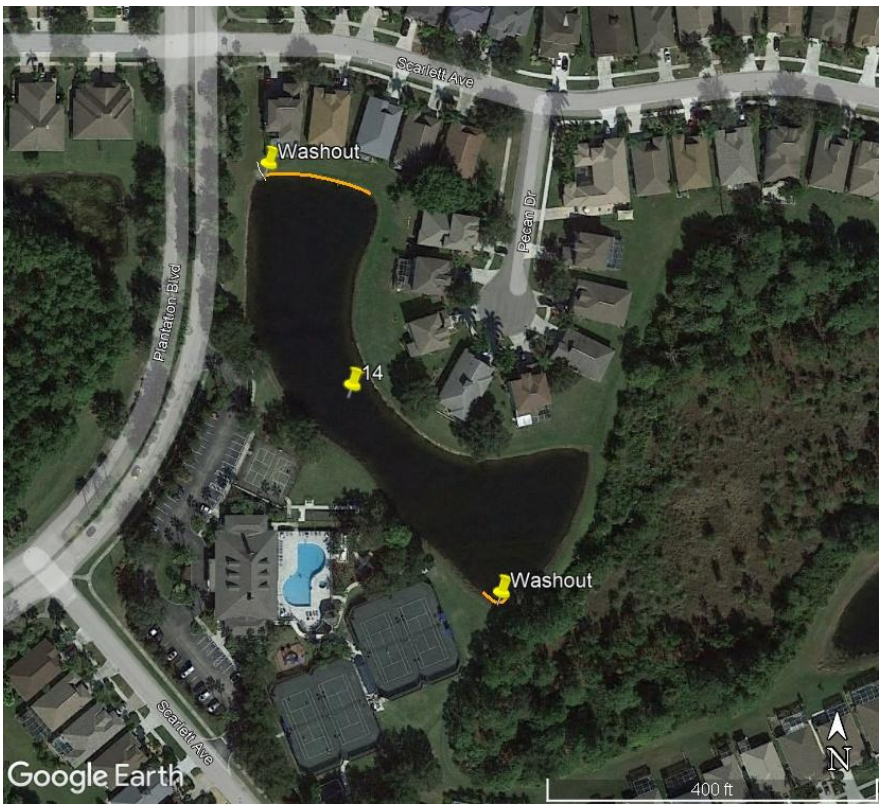




SŌLITUDE
LAKE MANAGEMENT







Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SŌLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes or pricing contained in this document or any of its attachments without prior written consent of SŌLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.





SŌLITUDE
LAKE MANAGEMENT

Shoreline Erosion Control

Protect Lake and Pond Banks and Shorelines

Shoreline erosion is a common, natural phenomenon that can occur as a result of harsh weather, recreation, poor landscape design or, simply, an aging freshwater ecosystem. If left unaddressed, your lake, stormwater pond or canal may experience native vegetation and habitat loss, nutrient loading, excess runoff and other complications. There are a variety of shoreline erosion restoration solutions available including rip-rap, bulkheads and coconut fiber logs. These solutions may be a fit depending on your needs and budget, however, SOLitude's recommended and premium erosion control solution is the SOX system.

"We highly recommend solitude lake management, and the sox system has transformed our pond. We are thrilled with the results!" -Van and Irene davis, Fort Myers, FL

Bioengineered Living Shorelines and Hillsides

SŌLitude Lake Management® is proud to provide SOX Erosion Solutions™ in our suite of erosion control products. The patented SOX system provides an innovative, eco-friendly solution that halts hillside and shoreline erosion while immediately stabilizing shorelines and hillsides, creating a natural foundation for vegetation.



The SOX System is warrantied to provide at least 5 years of stabilization and is:

- An excellent solution for re-stabilizing and restoring the shores of waterbodies in communities and golf courses.
- Made from a combination of ecofriendly, biodegradable burlap fabric and heavy-duty knitted mesh.
- Immediately effective in filtering and buffering run-off water, removing harmful contaminants and benefiting waterways, all while providing ongoing erosion control.
- The SOX system is typically filled with organic compost or pond sediment. SOLitude's hydro-rakes complement this technology, as we can utilize material within the waterbody to fill the SOX system.
- Once filled and secured, a native buffer of beneficial vegetation can be planted or sodded through the mesh and fabric layers.





SOLITUDE LAKE MANAGEMENT

UTILIZING HYDRO-RAKING AND HYDRAULIC DREDGING

One of the many benefits of SOX systems is that they are designed to contain dredged materials. There are several ways to fill these systems with organic material but the most cost-effective methods are through hydro-raking and hydraulic dredging.

Utilizing the sediment at the bottom of your lake or pond achieves two goals:

- Increases depth and the lifespan of your waterbody.
- Provides the organic material to fill the SOX system without the need to drain the waterbody or ship the material off-site.

With the hydro-rake, sediment is scooped up and placed directly into the SOX system. Similarly, the hydraulic dredge breaks up the organic matter at the bottom and pumps it through a pipeline and directly into the system.



The Importance of Maintaining A Vegetative Buffer

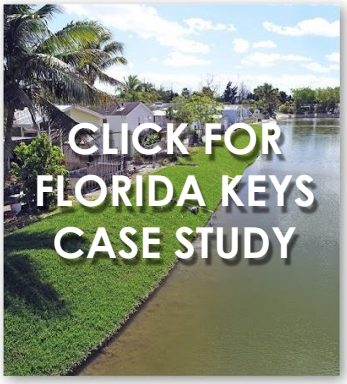
No matter the type of erosion problem you're facing, it's extremely important to cultivate a beneficial vegetative buffer around your waterbody. Buffers are simple to maintain and help keep sediment in place during rainstorms. They're also known to provide a plethora of benefits beyond erosion control, including nutrient filtration and aesthetic enhancement.

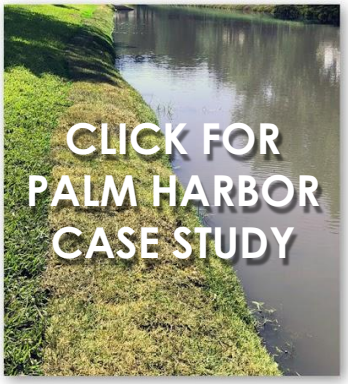
Whether you want to address an existing erosion problem or reinforce the strength and appearance of your aquatic ecosystem, it's important to stay ahead of sedimentation problems using buffer management and shoreline erosion control strategies.



LEARN MORE ABOUT OUR EXPERIENCE WITH SHORELINE RESTORATION









Still have Questions? We have Answers!

SECTION IX

SECTION A

SECTION 1

Powered by Experience.
Driven by Excellence.™

ADT Commercial

Proposal

Proposal prepared for:

LAKESIDE PLANTATION COMMUNITY

Presented by:

Peter Suchanek

941-504-4119 | 6/6/2023

Sales Agreement ID: 891622374

Proposal pricing is valid for 30 days

ADT Commercial

Powered by Experience. Driven by Excellence.

What helps make us an industry leader is plain and simple—we strive to deliver an outstanding customer experience at all points of interaction.



Coverage across the US

We have a national footprint with 150 locations, 4,500+ employees, 300,000+ customer locations, and 4 monitoring and operations centers.

Product and service offerings

- Access Control
- Alarm Monitoring
- Analytics & Reporting
- ATM & ITM
- eSuite℠ Account Management
- Fire Alarm Systems
- Health & Nurse Call
- Hosted & Managed Services
- Integrated Solutions
- Intrusion Alarm Systems
- Network Deployment & Management
- Risk Management Consulting Services
- Security-Only Networks
- Sprinkler Systems *(in select markets)*
- Structured Cabling
- System Customization, Installation & Support
- Video Solutions

Integrated system design and implementation offerings

- Managed broadband and MPLS
- Design-build engineering
- Wireless network security
- Tier 2 and Tier 3 support 24/7
- Network security
- Program and project management
- Data storage systems
- Security consulting and design assistance
- Cloud backup and disaster recovery
- Security network design assistance, implementation and management
- Structured cabling

ADT Commercial

Powered by Experience.
Driven by Excellence.™

Tuesday, June 6, 2023

LAKESIDE PLANTATION COMMUNITY
2200 PLANTATION BLVD, LAKESIDE PLANTATION CDD,
NORTH PORT, FL 34289

Thank you for allowing us the opportunity to provide you with a proposal for your system. I am pleased to propose a cost effective solution for your organization that will allow you to help mitigate your risks and reduce losses.

At ADT Commercial, we pride ourselves in providing our commercial customers with attentive service, proven security solutions, and the highest level of professional installation and monitoring.

I look forward to discussing this proposal with you. Should you have any questions, please do not hesitate to contact me.

Sincerely,

Peter Suchanek
941-504-4119 / psuchanek@adt.com

Equipment and Investment Statement for: Pool Video Verification

Site Information: LAKESIDE PLANTATION CDD, 2800 PLANTATION RD, NORTH PORT, FL 34289

Theory of Operation:

CCTV System

Theory of Operations:

To provide Video verification of the customers pool area as per the design.

SOW:

Based on the site survey, ADT will do: (see attached design document)

- Connect to (2) existing Speco Cameras as per design request.
- Connect to the Customers network. **Static IP address is needed.**
- Program for remote viewing.
- Connect customer to the Speco App for viewing cameras.
- Test and Program
- Train users on system

The Customer is responsible for:

- Provide immediate access to all areas of the premise as involved with, the installation of the Commercial CCTV System as listed and described.
- Provide active power service including 110v outlet .
- Provide a Network connection.
- Customer to provide a **Static IP Address**

NOTE: No other equipment, materials, services nor labor is implied nor to be presumed by either, the Customer or ADT Security Solutions other than specifically listed and described in writing within the ADT Agreement and/or Agreement Rider as to be reviewed, signed & mutually approved by both, the Customer's Authorized Representative & ADT prior to installation & activation of service.

Video Alarm Verification

Video is sent to our central station when an on-site event takes place, and our operators will send the same video to the customer to help them make informed decisions about dispatch. Upon receipt of a camera notification, ADT Commercial operator will view customer site video and look for human activity. As more municipalities are requiring verified alarms before dispatching police, in addition to escalating false alarm fees, video alarm verification helps customers save costs associated with fees, increase the effectiveness of their security system, and provide additional insight to first responders on crimes in process.

Recurring Services:

Description	Amount
Video	$230.00
Sub Total Monthly Charge:	$230.00

Summary of Charges for: Pool Video Verification		
Installation Price		**$4,178.64**
Total Monthly Recurring Services Charges*		**$230.00**
		*Plus applicable tax
Schedule of Values	**Bill Upon Completion**	**Total Contract Value at Final Acceptance**

Proposal pricing is valid for 30 days

Investment Summary

Total Proposal Option	
Installation Price	**$4,178.64**
Total Monthly Recurring Services Charges*	**$230.00**

*Plus applicable tax

Proposal pricing is valid for 30 days

If ADT and Customer are parties to a mutually signed, written agreement, then the terms of that agreement control. If ADT and Customer are not parties to a signed contract, then the scope of work and prices set forth above are based upon and subject to the ADT Commercial Terms and Conditions ("Terms") available at https://www.adt.com/commercial/terms-and-conditions. Any modifications to the Terms may result in pricing changes. Any other terms and conditions are rejected by ADT Commercial LLC unless in a document signed by an authorized representative of ADT Commercial LLC.



A new leader in commercial security, fire and life safety.

ADT Commercial has assembled top system integration talent to provide a holistic approach to the problems that you are facing now and must prepare for in the future. With a wide portfolio of offerings, we will deliver installation and service expertise for a fully customized commercial solution to meet the needs of your organization.

A simple security audit can determine if there are gaps in your current protection and help you manage those risks with a system designed to accommodate your specific needs.

OUR GUIDING PRINCIPLES

Customers are Our True North
Our reputation is based on how we serve our customers.

Our People are the Difference
We strive to be the best technically-trained team in the business.

Dedicated to Commercial
We are 100% focused on our commercial customers.

One Ideal Partner
We are the premier holistic solutions partner—a full-service national company with nimble local delivery teams.

800.799.1204
adt.com/commercial

4,500+ Employees

150 Locations

ADT Commercial

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SECTION 2

SECTION a

1617 Hendry St | Suite 407
Fort Myers, FL 33901
844-COURTCO
239-766-9636

COURTCO.

January 26, 2024

Attn: Pat Lavoy
Lakeside Plantation
2200 Plantation Drive
North Port, FL 34289

Dear Pat,

Thank you for expressing interest in having CourtCo repair and replace the fencing around your tennis courts and pickleball courts.

Here at CourtCo, we believe that the key to successful business is delivering our customers exceptional service, excellent communication during all aspects of the project, and unparalleled quality with attention to detail. We take our commitment to quality seriously and back this up with a two-year warranty on all our projects where recommendations are followed.

We consistently strive to be on the cutting edge of court building and attend tradeshows and educational events annually so we can be a resource for our clients and guarantee our expertise. Our decades of experience in asphalt, concrete, court maintenance, and the construction field mean you will always receive knowledgeable answers from any of our team.

We have been installing and maintaining courts across the country for 45 years so there is a good chance one of our courts is just around the corner from you. Our firm has a long list of satisfied customers ranging from Disney, to HOA's, schools, and professional athletes.

Please don't hesitate to reach out with any questions or comments and for more detailed information on our services, please visit our web page at www.courtconational.com.

We thank you for the opportunity to earn your business and look forward to working with you.

Sincerely,

Adam Jenne

Adam Jenne
CourtCo, LLC.

1617 Hendry St | Suite 407
Fort Myers, FL 33901
844-COURTCO
239-766-9636

COURTCO.

PROPOSAL/AGREEMENT

January 26, 2024

CUSTOMER

Lakeside Plantation
2200 Plantation Drive
North Port, FL 34289

Agreement made between CourtCo, LLC., hereinafter called the Contractor, and Lakeside Plantation, hereinafter called the Customer, for the demo and reinstallation of your court fencing with respect to the following terms and specifications:

SCOPE OF WORK

The Contractor will demolish approximately 580lf of existing perimeter fencing and dispose of the debris in the Customer's dumpster.
Note: Fencing will remain on the north side of both tennis courts as well as one gate between the courts on the south side. Layout to remain the same as existing.
The Contractor will demolish existing fencing mesh, top rail, and one line post on the north/northeast side of the pickleball court approximately 64' long and dispose of the debris in the Customer's dumpster.
The Contractor will supply and install approximately 580' x 1¾" mesh x 10' tall 9-gauge fencing with vinyl coated wire, all necessary hardware, and one pedestrian gate. Line posts to be 2 ½" OD and corner posts to be 3" OD. Top rail to be all $1^{5}/_{8}$" with corners braced with middle rail. Bottom to be tied with tension wire on the sides of the courts and bottom rail to be installed on the ends of the courts.
The Contractor will install two 10' wide, double swing equipment gates in the tennis fencing. One where existing in the western battery of courts and on the eastern battery it will be at center court on the east wall.
The Contractor will NOT reinstall a gate on the east side of the western battery of courts. This will be closed off.
The Contractor will supply and install one new line post at the pickleball courts, approximately 64' of top rail, and 64' of matching black vinyl mesh.
The Contractor will remove the gate at the pickleball court and replace with mesh using all the appropriate hardware.
The Contractor shall thoroughly and expediently clean up all drums, trash, etc. upon job completion.
Note: Disposal prices vary across the state. CourtCo can provide dumpster but will pass expense to the Customer.

FEE

The Contractor agrees to provide tools, materials, labor, supervision, and insurance to complete the above work for a sum of
****** FORTY-EIGHT THOUSAND SEVEN HUNDRED THIRTY DOLLARS ($ 48,730.00) ******

OPTIONS – Please Initial to Accept

10' Premier Fencing – Add $ 6,860.00 **Color _____ (Black or Green)** **Please initial to order _____**
The Contractor will supply and install approximately 580' of fencing around the tennis court and it will all have top, mid, and bottom rail measuring $1^{5}/_{8}$".

6' VCP Windscreen – Add $ 8,370.00 **Please initial to order _____**
The Contractor will supply and install approximately 810lf of 6' tall Vinyl Coated Polyester windscreen with die-cut air vents every 10' on center. All fabrics are hemmed with 3-ply extra-strong hems with seemed solid vinyl inserts that are double sewn to 1½" wide. VCP windscreens are sewn with 18oz. vinyl and grommets are placed every 18" to secure screen to the fence. VCP provides an 80% windbreak.

6' VCP MAX Windscreen – Add $ 9,410.00 **Please initial to order _____**
The Contractor will supply and install approximately 810lf of 6' tall Vinyl Coated Polyester MAX windscreen with die-cut air vents every 10' on center. All fabrics are hemmed with 3-ply extra-strong hems with seemed solid vinyl inserts that are double sewn to 1½" wide. VCP windscreens are sewn with 18oz. vinyl and grommets are placed every 18" to secure screen to the fence. VCP MAX provides an 85% windbreak.

*All prices are in US Dollars. Prices are subject to change after thirty days. Our bid prices are based upon you providing adequate access and storage areas.

1617 Hendry St | Suite 407
Fort Myers, FL 33901
844-COURTCO
239-766-9636

COURTCO.

January 26, 2024

Lakeside Plantation
2200 Plantation Drive
North Port, FL 34289

PROVISIONS

The Customer agrees to pay a 33% deposit upon acceptance of proposal.
The Customer agrees to pay 33% upon commencement.
The Customer agrees to balance upon completion of the above-proposed work.

TERMS AND CONDITIONS

The below stated terms and conditions, including those of subsequent pages of the contract are hereby accepted and agreed to. All additions or subtractions from agreed upon proposal must be submitted in writing and signed and approved by all parties. No work will be scheduled without a signed proposal and deposit. Quote does not include any engineering layout, shop drawings, testing, as-builts, permit fees, dumpster or disposal fees, or bonding unless otherwise specifically stated in scope of work. CourtCo cannot guarantee elimination of standing water or pre-existing cracks and defects. Irrigation must be turned off before, throughout the duration, and for two days after completion of the project to allow adequate application and dry time. CourtCo is not responsible for damage to irrigation, or damage caused by irrigation. CourtCo is not responsible for underground utilities, water lines, sprinklers, or electrical lines. The Customer must provide water, electricity, and all necessary hookups at no cost to the Contractor as Contractor deems necessary to perform the work. The Customer is to provide stable access to the court. CourtCo assumes no responsibility to damage to sod or surrounding areas needed to access the court. CourtCo shall thoroughly and expediently clean up all debris, materials, trash, etc., upon job completion. Clean up must be conducted on site and a wash down area is required to rinse equipment and containers. CourtCo will do its best to protect the surrounding areas, however, is not responsible for any paint residue that may remain in any wash out areas. Note: Grass on the staging area may become damaged and we are not responsible for sod replacement as it is impossible to prevent. CourtCo assumes no responsibility for any pedestrians breaking through barricaded areas, causing tracking of materials or paint, damages to cars or persons trespassing in designated areas. Client agrees to pay interest rate of 1.5% per month for past due outstanding balance. All deposits are non-refundable upon cancellation of contract by client for any reason. Due to unforeseen cost increases, CourtCo reserves the right to withdraw the proposal at any time prior to commencement of work. Certificates of insurance shall be provided upon request before the commencement of work. Additional resurfacing/maintenance mobilizations will be an additional charge of $1,850.00 per mobilization. Additional paving/grading mobilizations will be an additional charge of $4,850.00 per mobilization. This proposal/contract including all terms and conditions shall become a legally binding attachment to any contract entered into between CourtCo and the financially responsible company for with the work will be performed. Any deviations from the specifications and modifications of this agreement, including incidental work, reductions in work, and adjustments in price or terms, shall be set forth in writing and signed by both parties. CourtCo shall not be responsible for previous damages to court area and facilities. Property has been evaluated for damages to court area and facilities. It is further understood that CourtCo shall not be responsible for any damages or deterioration of any work, weather completed or in progress, resulting from any causes beyond CourtCo's control, including but not limited to, failure or inadequacy of any labor or materials not furnished or installed by CourtCo. Unless otherwise stated, CourtCo does not guarantee against bird baths. The Customer will have 7 days once the project is complete and invoiced to request any and all punch list items to be resolved. If a punch list is not received within 7 days, the project will be deemed acceptable. Payment will then be due in accordance with the payment terms stated in our contract. This contract supersedes any and all other contracts provided by the client. CourtCo pledges to complete each project as expeditiously as possible, but given the current economic climate, the Customer acknowledges the possibility of having additional costs passed on via change order. These costs that arise as a result of inflation, labor shortages, or rising costs of materials will be disclosed as soon as they are learned, and a change order will be issued.

CREDIT

If the Customer does not pay as agreed upon, the Contractor shall have the right to file a lien against the real estate for the value of the work done. No further work shall be scheduled or completed if installment payments are not made at the time specified. In the event it is necessary to employ the services of an attorney to secure payment, as per the terms of this agreement, then the customer agrees to pay reasonable attorney fees. In the event of any litigation or other proceeding arising out of this agreement, the prevailing party shall be entitled to collect its attorney's fees and all costs of litigation from the opposing party, including appellate attorney's fees. Interest of 1-½% per month will be charged on accounts past due.

GUARANTEE

It is CourtCo's pledge to perform at the top of the industry standards with regard to operation and performance of machinery and/or the application of the products and services. The Contractor guarantees all work against defects in workmanship or materials for a period of (2) years from date of completion. This guarantee excludes normal wear and tear, physical abuse, neglect, and any other conditions beyond the contractor's control, such as sub-base settling, structural cracks, asphalt shrinkage cracks, hydrostatic pressure or water vapor pressure bubbles, intrusion of weeds or grass, etc. Existing cracks may reappear at any time. Proper tennis shoes must be worn on court. Some sneakers, street shoes, dark soled shoes, skateboards, roller blades, etc., will scuff and damage surface. Guarantee shall become void upon owner's failure to adhere and comply with the payment schedule.

Respectfully submitted by: *Adam Jenne*

Adam Jenne
CourtCo, LLC.

Proposal accepted by: _____ Date: _____

SECTION b

Welch Tennis Courts, Inc.
4501 Old US Hwy 41 S
P.O. Box 7770
Sun City FL 33586
(813) 641-7787

Change Order

Order#: 2
Order Date: 12/13/2023
Job Number: 230068

To: LAKESIDE PLANTATION
2200 PLANTATION BLVD.
NORTH PORT FL 34289

Project: Lakeside Plantation Light & Fence
2200 PLANTATION BLVD.
NORTH PORT FL 34289

Description of Work	Amount
Reduction in fence	-45,500.00

Notes

Reduction in fence to be replaced.

The tennis court fence being replaced will be as noted on the attached drawing. This is based on customer request from site meeting on 12/07/23.

The fence replacement for the basketball court will stay the same, no changes.

Negative changes will lower the overall contract price requiring no additional payment by owner.

Requested Amount of Change **-45,500.00**

The original Contract Sum was	259,100.00
Net change by previous Change Orders	-110,800.00
The Contract Sum prior to this Change Order	148,300.00
The Contract Sum will be changed by this Change Order	-45,500.00
The new Contract Sum including this Change Order will be	102,800.00
The Contract Time will be changed by	0 Days

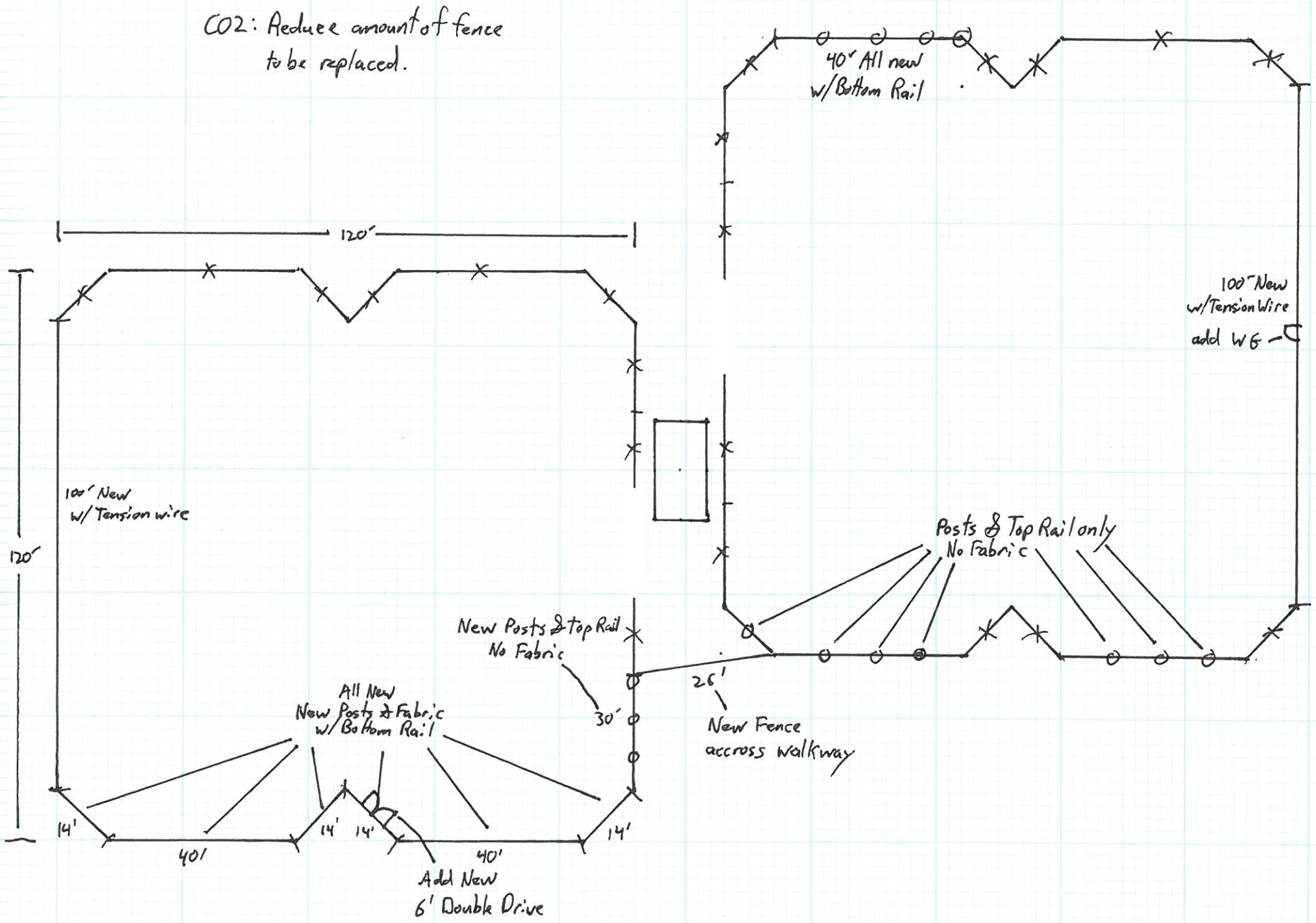
This Change Order is issued to CLARIFY, ADD TO, REVISE AND/OR DELETE items of the Contract Documents for this work. The Change Order is a part of the Contract Documents and acknowledgement of its receipts shall be noted.

Owner: _____ Date: _____

Contractor: _____ Date: _____

Lakeside Plantation

CO2: Reduce amount of fence to be replaced.



SECTION B

Welch Tennis Courts, Inc.
4501 Old US Hwy 41 S
P.O. Box 7770
Sun City FL 33586
(813) 641-7787

Change Order

Order#: 3
Order Date: 12/13/2023
Job Number: 230068

To: LAKESIDE PLANTATION
2200 PLANTATION BLVD.
NORTH PORT FL 34289

Project: Lakeside Plantation Light & Fence
2200 PLANTATION BLVD.
NORTH PORT FL 34289

Description of Work	Amount
Add Windscreens	8,208.00

Notes

In conjunction with current work, provide and install approximately 864 LF of 6' tall windscreen in Green or Black.

This includes the perimeter of the approximately 60'x60' basketball court and the ends of each of the four (4) tennis court coming out 10' on each exterior side of the battery.

Negative changes will lower the overall contract price requiring no additional payment by owner.

Requested Amount of Change **8,208.00**

The original Contract Sum was	259,100.00
Net change by previous Change Orders	-110,800.00
The Contract Sum prior to this Change Order	148,300.00
The Contract Sum will be changed by this Change Order	8,208.00
The new Contract Sum including this Change Order will be	156,508.00
The Contract Time will be changed by	0 Days

This Change Order is issued to CLARIFY, ADD TO, REVISE AND/OR DELETE items of the Contract Documents for this work. The Change Order is a part of the Contract Documents and acknowledgement of its receipts shall be noted.

Owner: _____ Date: _____

Contractor: _____ Date: _____

SECTION C

Discount Awning

by AwSigns

6620 19th Street East, Unit 111

Sarasota, FL 34243

(941) 794 - 6451

State License # SCC131153102

Email: kim@discountawningsinc.com

Customer Contact Information

Name:	**Lakeside Plantation**
Attn:	**Patrick Lavoy**
Address:	**3789 Acline Rd. Unit C1**
	Punta Garda, FL 33950
Phone:	**(239) 241-1160**
Email :	patrick.lavoy@daikinapplied.com

Manufacturers of Custom Canvas Products for Commercial and Residential since 1988 Anr

Date: **16-Jan-24**

Project Address **(if different from above)**

2200 Plantation Drive, North Port FL

Project Scope

This quote is submitted for the fabrication and installation of ten (10) awning of various dimensions. Price includes fabric of your choice. Price specifically excludes permitting, engineering and the resurfacing of courts after installation of awnings

Number of Awning	Awning to Frame		Type of Awning
10	**Stapled on**		**New Frame and Awning**
Fabric Selected		**Fabric Color**	**Manufacturer**
4637		**Forest Green**	**Sunbrella**
Valance Type		**Valance Color**	**Trim Color**
Flat		**Same**	**None**

Detailed Project Scope

Walkway Awning	13' x 36' (Guttered A Frame)	1	Cost	$ 28,150
Tennis Courts	10' x 5' (2 posts)	4	Cost	$ 12,840
Pickle Ball Court	10' x 5' (2 posts)	2	Cost	$ 6,420
Bacci Court	10' x 7' (2 posts)	3	Cost	$ 13,482
Permit Required	Yes			
Structue to Connect to	We can install on concrete surface or cut into the concrete and install.			

Project Cost	**Balance Due on Completion**
$ 60,892	**$ 30,446**
Deposit Paid	Signature to Begin Job
$ 30,446	

NOTE: UNSIGNED ESTIMATES / CONTRACTS ARE VALID FOR 60 DAYS. CUSTOMER SIGNITURE OR RECEIPT OF REQUIRED DEPOSIT CONSTITUTES A BINDING CONTRACT ON BOTH PARTIES. WE WARRANTEE OUR WORK FOR ONE YEAR FROM THE DATE OF COMPLETION. ALL AWNINGS/MATERIALS WILL REMAIN THE PROPERTY OF DISCOUNT AWNINGS UNTIL FULL PAYMENT IS RECEIVED.

SECTION D

Welch Tennis Courts, Inc.
4501 Old US Hwy 41 S
P.O. Box 7770
Sun City FL 33586
(813) 641-7787

Change Order

Order#: 5
Order Date: 12/29/2023
Job Number: 230068

To: LAKESIDE PLANTATION
2200 PLANTATION BLVD.
NORTH PORT FL 34289

Project: Lakeside Plantation Light & Fence
2200 PLANTATION BLVD.
NORTH PORT FL 34289

Description of Work	Amount
Larger Canopy	48,900.00

Notes

In lieu of the 10x20 canopy in the contract, provide and install one (1) 10x60 canopy, this does not include a pad.

Please note that this will require new engineering that could be around $1,500 plus additional permitting fees to alter the permit that is already in review for the 10x20.

Negative changes will lower the overall contract price requiring no additional payment by owner.

Requested Amount of Change **48,900.00**

The original Contract Sum was	259,100.00
Net change by previous Change Orders	-110,800.00
The Contract Sum prior to this Change Order	148,300.00
The Contract Sum will be changed by this Change Order	48,900.00
The new Contract Sum including this Change Order will be	197,200.00
The Contract Time will be changed by	0 Days

This Change Order is issued to CLARIFY, ADD TO, REVISE AND/OR DELETE items of the Contract Documents for this work. The Change Order is a part of the Contract Documents and acknowledgement of its receipts shall be noted.

Owner: _____ Date: _____

Contractor: _____ Date: _____

SECTION F

SECTION 1

EMPIRE TODAY - TAMPA

9319 PEACH PALM AVENUE TAMPA FL 33619
866-588-2308 commercialbusiness@empire-today.com

Quote Number: **FL003884**

Date: Feb 14, 2024 11:00 AM

PO Number: **1-7455751549**

Bill To: Lakeside Plantation Community
PAT LAVOY
2800 PLANTATION BOULEVARD
NORTH PORT FL 34289
239-241-1160
941-423-5500
patlavoycdd@gmail.com

Ship To: Lakeside Plantation Community
PAT LAVOY
2800 PLANTATION BOULEVARD
NORTH PORT FL 34289
239-241-1160
patlavoycdd@gmail.com

Item	Quantity
ALLIANCE - LVP: TO BE DETERMINED Rooms: Great Room, Multi-Purpose Room, Office, Server, Card Room, Billiards Room	3691.52 SF
Take up- Glue Down Carpet Rooms: Great Room, Card Room, Billiards Room	287.02 SY
Take up- Laminate/ Floating Floor Rooms: Multi-Purpose Room, Office, Server	840.97 SF
SKIM COAT- SINGLE LAYER OF PATCH - WORKROOM Rooms: Great Room, Multi-Purpose Room, Office, Server, Card Room, Billiards Room	3424.14 SF
QUARTER RD- WHITE PAINTABLE - WHITE PAINTABLE: QUARTER RD- WHITE PAINTABLE Rooms: Great Room, Multi-Purpose Room, Office, Server, Card Room, Billiards Room	416.00 LF
INSTALL TRANSITION STRIPS - MARKET Rooms: Great Room, Multi-Purpose Room, Office, Card Room, Billiards Room	64.00 LF

Total: $27,983.90

Notes:

Payment Terms: 50% Deposit with the balance due Net 30 Days from the completion of the installation. Credit Terms require the approval of Empire Today's Commercial Credit Department.

1) Take up and haul away of the existing glued down carpeting.

1a) Take up and haul away of the existing floated laminate flooring.

2) Floor preparation of concrete subfloor

3) New white quarter round trim

Notes (continued):

4) Vinyl transitions to OUT/CER/CON where needed

5) No furniture - Customer to remove from each space

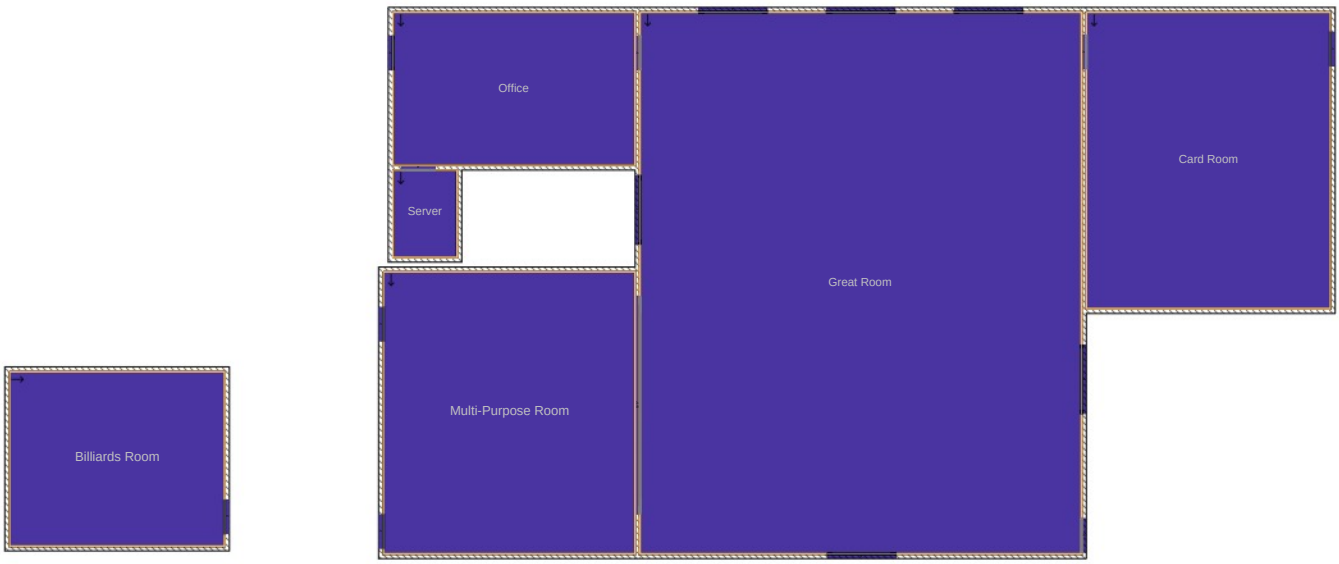
6) No stairs

7) Daytime Labor - Charlotte County

General Terms and Conditions:

I agree that if at, or before the time of installation, Empire Today determines that actual conditions require additional work beyond the scope of this Proposal, I will be presented with a Proposal for the additional work required and either (1) I will be responsible for the repair or replacement and all charges related thereto, or (2) if able, Empire Today will perform the additional work approved and I agree to pay Empire Today an additional amount for this work.

It is agreed and understood by and between the parties listed below, that this Agreement and any Quotes, Terms, Diagrams, and Addendum(s), constitutes the entire understanding between the parties, and there are no written or spoken understandings changing or modifying any of the terms of this agreement. This Agreement may not be changed or its terms modified or varied in any way unless such changes are in writing and signed by both the Buyer(s) and Empire.



ALLIANCE TO BE DETERMINED INSTALL TRANSITION STRIPS



Room: Great Room



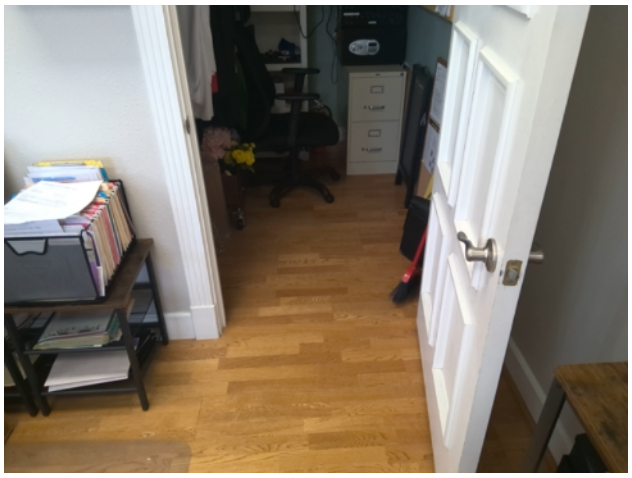
Room: Great Room



Room: Dance Floor



Room: Office



Room: Server



Room: Card Room



Room: Billiards Room

SECTION 2

---------- Forwarded message ---------
From: **The Home Depot Home Services** <home_services_no_reply@homedepot.com>
Date: Wed, Feb 14, 2024 at 12:24 PM
Subject: Your Flooring Quote for Installation is Ready!
To: patlavoycdd@gmail.com <patlavoycdd@gmail.com>

THE HOME DEPOT **HOME SERVICES**
Let us do it for you.

1-

Get excited - your flooring quote is ready!



Hi, Patrick!

Your itemized flooring quote below includes the cost of labor and materials. After your purchase, we'll call installation.

Your Project Total

Purchase Now

$27,359.00
This quote expires on 02/19/2024
Review Floor Plan

Call our direct flooring line
1-800-216-0796

Floor Type	Room Type	Description	Material	Labor	Line Total
1.VCT	DANCE FLOOR,HM OFFC,CLOS1,BALL ROOM,LIBRARY,PLAYRM	1009-623-454 - Lifeproof Clermont Elm 22 mil 8.7 x 48 Style: IT2202015L (3634.81 SF at 20.10 SF/BOX)	$13696.03	$13697.97	$27394.00

Material - DANCE FLOOR,HM OFFC,CLOS1,BALL ROOM,LIBRARY,PLAYRM

Quantity	Description	Unit	Unit Price	Price
181.00	1009-623-454 - Lifeproof Clermont Elm 22 mil 8.7 x 48 Style: IT2202015L (3634.81 SF at 20.10 SF/BOX)	BOX(ES)	$68.13	$12331.53
58.00	Butter Rum Quarter Round @ 94"/PC (Special Order) (1006-470-297/MQND-05694)	Each	$10.98	$636.84
10.00	Butter Rum 4-in-1 Molding (Vinyl) @ 78"/PC (Special Order) (1006-470-301/V4IN1-05708)	Each	$36.98	$369.80
7.00	Butter Rum 4-in-1 Molding (Vinyl) @ 78"/PC (Special Order) (1006-470-301/V4IN1-05708)	Each	$36.98	$258.86
1.00	Recommendation: A touch up kit is not included in this order. We recommend this (SKU 1000-015-465 at a cost of $14.37) to touch up any damages that might occur after installation. If this is desired it can be added to the quote.	Each	$0.00	$0.00
1.00	Note: The installation of Lifeproof LVP does not require acclimation; however the product should be stored in a climate controlled area and stacked away from direct sunlight. (i.e. NOT garages, exterior porches, or outdoor areas)	Each	$0.00	$0.00
1.00	Delivery Fee	Each	$99.00	$99.00
1.00	Due to the large number of items being delivered, carry-in may not be available. If this is desired, once the product is received by the store, a store associate can contact the third party delivery company to discuss	Each	$0.00	$0.00

feasibility of this service. If it is available, it will cost approximately $273.00.

			Subtotal:	$13696.03
				$0.00
			Material Total:	$13696.03

Labor - DANCE FLOOR,HM OFFC,CLOS1,BALL ROOM,LIBRARY,PLAYRM

Quantity	Description	Unit	Unit Price	Price
3634.81	Vinyl Plank Install (Click Snap)	SF	$2.79	$10141.119
114.00	Custom Labor Remove Existing Qtr Rnd	LF	$1.00	$114.00
455.00	Custom Labor Install new shoe molding/quarter round	LF	$1.20	$546.00
796.00	Custom Labor Remove and Haul Away Floating Laminate Floor		$1.50	$1194.00
2.00	Custom Labor Basic furniture moving (light furniture)	Each	$40.00	$80.00
1.00	Custom Labor **Customer responsible for removing all personal items ,emptying cabinets and desks . the customer must move all electronics installer will not disassemble and or reassemble desk or cubicles refrigerator must be disconnected and water line disconnected**	Each	$0.00	$0.00
1.00	Custom Labor **Advise customer for possible unforeseen once existing floor is removed. Additional labor, prep, and/or materials, may apply..**	Each	$0.00	$0.00
1.00	Custom Labor **Customer must review and confirm all areas are correct and ready for install prior to purchase**	Each	$0.00	$0.00
1.00	Custom Labor chairs and table moving	Each	$200.00	$200.00
2587.00	Rip up and haul away glue down carpet	SF	$0.55	$1422.85
1.00	Customer responsible to Move Items Note:Marble/pool table (any type) in PLAYRM	Each	$0.00	$0.00
1.00	Customer is responsible for any and all permit fees required. If a permit fee is included in a quote, it is our best estimate of the required permit fees. In some cases, additional permit or building fees may be required and it is the customer's responsibility to pay for those fees. The	Each	$0.00	$0.00

	store or installer will contact the customer before installation to apprise them of any additional permit fees required by their municipality.			
1	• **Customer did not indicate whether they have heat or not. Customer must ensure that heat is running for at least three days at a minimum temperature of 65 degrees before installation can be scheduled.**	Each	$0	$0
	Installer Issue:			
1	• **This is a commercial job. Installers must review and approve diagrams and quote, and possibly do a site visit, before quote is completed.**	Each	$0	$0
	Resolution: The install is good to go – if the customer wants us to move the table and chairs – see below the custom labor			
1	• **Customer did not indicate whether they have electricity or not. Customer must ensure that they have electricity available before installation can be scheduled.**	Each	$0	$0
1	• **Floor may be unlevel and may require additional labor. Unable to inspect due to existing carpet down.**	Each	$0	$0
1	• **Once existing flooring is removed, installers might discover defects/conditions that need to be addressed. If that is the case, additional charges may apply.**	Each	$0	$0
			Subtotal:	$13697.97
			Labor Total:	$13697.97

Order Summary

SubTotal:	$27394.0(
Credit for Deposit/Measure	$-35.0(
Grand Total:	$27359.0(

Why Home Depot Installers?

 Affordable

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 Licensed

The Home Depot's flooring installation professionals and contractors are local, insured, and undergo a thorough backg screening process.

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All labor, products and installation for your project are 100% backed by The Home Depot.

 Subfloor Evaluation

We'll evaluate your subfloor and existing condit your floor to help ensure a smooth installation o new floors.

— Your Home Depot Home Services Team

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You may request to be removed from the list by calling 1-800-553-3199 or mailing your request to Customer Care at:

The Home Depot, Attn: Privacy Official
2455 Paces Ferry Road, N.W.
Atlanta, GA 30339-4024, USA

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SECTION G

Thank you for your inquiry regarding interest in two new wood pergolas to replace the ones that were destroyed by Ian for Lakeside Plantation. This email highlights our process, what to expect, and requests more information from you.

*****Process Steps*****

Non-refundable consultation fee of $500.00 paid in full to HL Posey Builders

1. Preliminary ballpark proposal will be provided based on relevant information, photos, and structure dimensions.
2. Non-refundable engineering deposit – includes site visit, preliminary plans, and submittal to engineering. A copy of engineered plans would be provided. This deposit is applied to the total cost of the project should Lakeside Plantation decide to move forward.
3. Permit application submitted.
4. Permit received and materials ordered.
5. Construction start.

In our professional practice, when engaging with community or HOA groups regarding a project, we dedicate significant effort, time, and resources to furnishing preliminary information pertaining to the discussed scope of work. Our non-refundable consultation fee underscores your commitment to this process from the outset.

*****Information Needed*****

- Various photos of the current site location where the two pergolas will be located.
- Prior engineered plans for original pergola structures.
- Post footing details for original pergola structures.
- Confirmation of existing deck material; concrete slab, pavers, etc.
- Site plan/survey.
- Wood color – we use rough sewn cedar for longevity. Other options available.
- Purlin spacing expectation.
- End tail cuts (rafters/beams) – options below:

Additionally, can you please clarify these below details as well.

Who is the point of contact for this project? You or someone else.

1. If the project is to proceed, who will be signing the paperwork and writing the deposit check. *If it is not you, we will need this person's contact information and email address as they will need to be CC'ed on all communications.*
2. What is the expected timeline for this project?
3. How much is Lakeside Plantation looking to invest in this project for both pergolas?

Understanding the financial aspects of a project plays a crucial role in shaping our proposal and ensuring its feasibility. Therefore, it would be greatly appreciated if you could address and provide us with the relevant budget information.

Please let me know if you have any questions.

Best,

Elena Posey

Sales Design Guide

(239) 222-3944 - Personal Cell

(239) 893-3700 - Main Office

elena@hlposeybuilders.com

'People in Florida love hanging out in the backyard, but often their space is lame or even too ugly to have friends and family over. HL Posey Builders will transform your backyard into a lifestyle that nobody will ever want to leave.'

www.hlposeybuilders.com







