

*Lakeside Plantation Community  
Development District*

*Agenda Package  
May 18, 2022*



*Lakeside Plantation*  
*Community Development District*

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*Joe Szewczyk, Chairman*

*María Chichelli, Vice Chairman*

*Alan Sabol, Assistant Secretary*

*Bonnie Benjamin, Assistant Secretary*

*Nabil Roumy, Assistant Secretary*

*May 18, 2022*

# AGENDA

*Lakeside Plantation Community Development District*  
**AGENDA**

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

Wednesday  
May 18, 2022  
6:00 p.m.

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

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

**Board of Supervisors Meeting**

- I. Roll Call
- II. Pledge of Allegiance
- III. Audience Comments on Specific Items on the Agenda (Audience Comments Limited to 3 Minutes per Person)
- IV. New Business Items
  - A. Consideration of Resolution 2022-09 Approving the Proposed Budget for Fiscal Year 2023 & Setting a Public Hearing Date for Adoption
  - B. Discussion of Memorial Tribute
- V. Business Administration
  - A. Approval of Minutes of the April 20, 2022 Meeting
  - B. Approval of Check Register
  - C. Balance Sheet and Income Statement
  - D. Special Assessment Receipts Schedule
- VI. General Audience Comments
- VII. Staff Reports
  - A. Attorney

B. District Manager

1. Action Items List (to be provided under separate cover)
2. Number of Registered Voters - 919

C. Amenities Manager

1. Monthly Report
2. Proposals for Fountain Maintenance Services
3. Proposal from Welch Tennis for Pickleball Court Resurfacing
4. Proposal from Florida State Fence for an Additional 26 Feet of Fence to Tennis Court
5. Consideration of Change Order Request from ADT Commercial to Install an Additional Dome Camera

VIII. Other Business

IX. Supervisors Requests

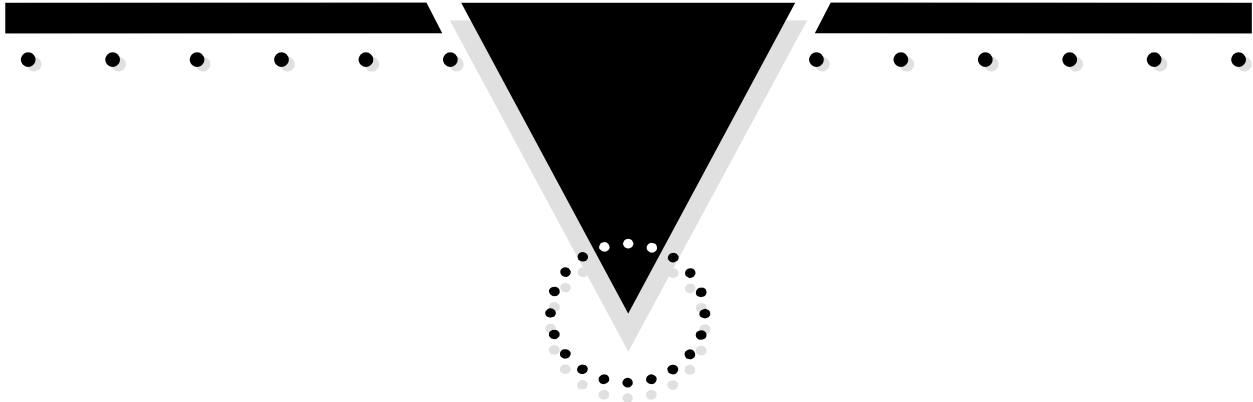
X. Next Scheduled Board Meeting is June 15, 2022 at 6:00 p.m. at Lakeside Plantation Clubhouse

XI. Adjournment

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

# SECTION IV

# SECTION A



# Lakeside Plantation

## Community Development District

Proposed Budget

FY 2023



**Lakeside Plantation  
Community Development District**

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**Lakeside Plantation  
Community Development District  
Proposed Budget - Fiscal Year 2023  
General Fund**

Description	Adopted Budget FY2021	Actuals as of 09/30/21	Adopted Budget FY2022	Actuals as of 04/30/22	Projected Next 5 Months	Total Projected 9/30/22	Proposed Budget FY2023
<b>Revenues:</b>							
Tennis Club	\$ 20,000	\$ 13,885	\$ 20,000	\$ 14,542	\$ 8,000	\$ 22,542	\$ 20,000
Activities	\$ 10,000	\$ 715	\$ 10,000	\$ 4,514	\$ 3,224	\$ 7,737	\$ 10,000
Clubhouse Rentals	\$ 5,000	\$ 200	\$ 5,000	\$ 800	\$ 400	\$ 1,200	\$ 5,000
Miscellaneous	\$ 1,500	\$ 106	\$ 1,500	\$ 300	\$ 150	\$ 450	\$ 1,500
Interest Earnings	\$ 50	\$ 27	\$ 50	\$ 13	\$ 9	\$ 23	\$ 50
Operation & Maintenance Assessments	\$ 686,794	\$ 665,740	\$ 751,261	\$ 682,394	\$ 53,000	\$ 735,394	\$ 899,836
Beginning Fund Balance	\$ 28,257	\$ -	\$ -	\$ 163,803	\$ -	\$ 163,803	\$ -
<b>Total Revenues</b>	<b>\$ 751,602</b>	<b>\$ 680,673</b>	<b>\$ 787,811</b>	<b>\$ 866,365</b>	<b>\$ 64,783</b>	<b>\$ 931,149</b>	<b>\$ 936,386</b>
<b>Administrative:</b>							
Supervisor Fees	\$ 11,000	\$ 9,800	\$ 11,000	\$ 6,800	\$ 5,000	\$ 11,800	\$ 11,000
District Manager	\$ 38,246	\$ 38,247	\$ 39,393	\$ 22,979	\$ 16,414	\$ 39,393	\$ 42,500
District Counsel	\$ 25,750	\$ 21,074	\$ 25,750	\$ 14,162	\$ 10,000	\$ 24,162	\$ 25,750
District Engineer	\$ 14,000	\$ 12,257	\$ 14,000	\$ 3,034	\$ 2,167	\$ 5,201	\$ 14,000
Disclosure Report	\$ 1,000	\$ 1,100	\$ 1,000	\$ 583	\$ 417	\$ 1,000	\$ 1,000
Trustee Fees	\$ 4,771	\$ 4,770	\$ 4,771	\$ 3,180	\$ 1,590	\$ 4,770	\$ 4,771
Audit Fees	\$ 3,185	\$ 3,185	\$ 3,350	\$ -	\$ 3,350	\$ 3,350	\$ 3,350
Postage, Phone, Faxes, Copies	\$ 1,500	\$ 1,278	\$ 1,500	\$ 567	\$ 405	\$ 972	\$ 1,500
General Liability Insurance	\$ 6,371	\$ 6,081	\$ 6,689	\$ 6,294	\$ -	\$ 6,294	\$ 7,553
Legal Advertising	\$ 1,700	\$ 3,394	\$ 2,000	\$ 782	\$ 559	\$ 1,341	\$ 2,000
Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Other Current Charges	\$ 1,900	\$ 2,833	\$ 1,900	\$ 1,383	\$ 987	\$ 2,370	\$ 2,500
Property Insurance	\$ 9,865	\$ 9,863	\$ 10,849	\$ 10,207	\$ -	\$ 10,207	\$ 12,248
Information Technology	\$ 1,300	\$ 1,000	\$ 1,250	\$ 729	\$ 521	\$ 1,250	\$ 1,250
Website Administration	\$ -	\$ -	\$ 800	\$ 467	\$ 333	\$ 800	\$ 800
<b>Total Administrative</b>	<b>\$ 120,763</b>	<b>\$ 115,056</b>	<b>\$ 124,427</b>	<b>\$ 71,343</b>	<b>\$ 41,742</b>	<b>\$ 113,085</b>	<b>\$ 130,397</b>
<b>Operations:</b>							
Road & Sidewalk Repairs & Maintenance	\$ 2,500	\$ 2,027	\$ 2,500	\$ 13,800	\$ -	\$ 13,800	\$ 2,500
Common Area Renewal & Maintenance	\$ 5,000	\$ -	\$ 5,000	\$ 3,659	\$ 1,500	\$ 5,159	\$ 5,000
Street Light/Decorative Light	\$ 5,000	\$ 745	\$ 5,000	\$ -	\$ 500	\$ 500	\$ 1,000
Landscape Maintenance - Contract	\$ 91,860	\$ 91,860	\$ 114,500	\$ 53,585	\$ 38,275	\$ 91,860	\$ 100,000
Landscape Maintenance - Other	\$ 5,000	\$ 3,765	\$ 5,000	\$ 1,400	\$ 1,000	\$ 2,399	\$ 5,000
Mulch	\$ 10,740	\$ 9,400	\$ 10,740	\$ 9,200	\$ -	\$ 9,200	\$ 10,740
Irrigation Maintenance	\$ 4,500	\$ 308	\$ 4,500	\$ 4,800	\$ 1,500	\$ 6,300	\$ 4,500
Lake Maintenance	\$ 14,000	\$ 13,524	\$ 15,000	\$ 6,762	\$ 4,830	\$ 11,592	\$ 13,000
Electric Utility Services - Entrance Feature	\$ 9,000	\$ 5,343	\$ 9,000	\$ 3,471	\$ 2,479	\$ 5,950	\$ 9,000
Water Utility Services - Entrance Feature	\$ 4,000	\$ 3,098	\$ 1,600	\$ 5,001	\$ 1,500	\$ 6,501	\$ 3,000
Repairs & Maintenance - Entrance Feature	\$ 3,000	\$ 3,911	\$ 3,000	\$ 1,049	\$ 500	\$ 1,549	\$ 3,000
Miscellaneous Tools & Equipment	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ 1,000
Traffic Enforcement	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Operations</b>	<b>\$ 158,100</b>	<b>\$ 133,979</b>	<b>\$ 176,840</b>	<b>\$ 102,726</b>	<b>\$ 52,084</b>	<b>\$ 154,810</b>	<b>\$ 157,740</b>

**Lakeside Plantation  
Community Development District  
Proposed Budget - Fiscal Year 2023  
General Fund**

Description	Adopted Budget FY2021	Actuals as of 09/30/21	Adopted Budget FY2022	Actuals as of 04/30/22	Projected Next 5 Months	Total Projected 9/30/22	Proposed Budget FY2023
<b>Clubhouse:</b>							
Personnel Services (Management Contract)	\$ 179,945	\$ 174,076	\$ 196,544	\$ 143,668	\$ 112,980	\$ 256,648	\$ 282,449
Activities	\$ 20,000	\$ 6,864	\$ 20,000	\$ 15,890	\$ 5,000	\$ 20,890	\$ 20,000
License/Fees	\$ 1,200	\$ 1,848	\$ 1,200	\$ 643	\$ 900	\$ 1,543	\$ 2,000
General Supplies	\$ 10,000	\$ 2,780	\$ 10,000	\$ 1,990	\$ 1,422	\$ 3,412	\$ 7,500
Maintenance	\$ 14,000	\$ 28,666	\$ 14,000	\$ 3,494	\$ 2,496	\$ 5,990	\$ 14,000
Office Supplies	\$ 3,500	\$ 906	\$ 3,500	\$ 2,268	\$ 1,620	\$ 3,888	\$ 3,500
Public Communication	\$ 1,500	\$ 497	\$ 1,500	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ 600	\$ 150	\$ 600	\$ -	\$ 150	\$ 150	\$ 600
Security	\$ 1,500	\$ 1,305	\$ 1,500	\$ 865	\$ 618	\$ 1,483	\$ 1,500
Security Patrol	\$ 30,274	\$ 22,398	\$ 25,000	\$ 14,061	\$ 10,000	\$ 24,061	\$ 25,000
AED	\$ 500	\$ -	\$ 500	\$ 208	\$ 150	\$ 358	\$ 500
Telephone & Internet Services	\$ 5,500	\$ 5,811	\$ 5,500	\$ 2,233	\$ 1,595	\$ 3,828	\$ 5,500
Janitorial Supplies	\$ 3,250	\$ 1,097	\$ 3,250	\$ 622	\$ 444	\$ 1,066	\$ 3,250
Electric Utility Services - Clubhouse	\$ 14,000	\$ 12,491	\$ 14,000	\$ 7,188	\$ 5,134	\$ 12,322	\$ 14,000
Gas Utility	\$ 250	\$ 346	\$ 250	\$ 112	\$ 80	\$ 193	\$ 250
Garbage Collection	\$ 2,100	\$ 1,852	\$ 2,100	\$ 1,184	\$ 846	\$ 2,030	\$ 2,100
Water Utility Services - Clubhouse	\$ 4,400	\$ 2,542	\$ 4,400	\$ 1,960	\$ 1,400	\$ 3,360	\$ 4,400
Electric Utility Services - Pool	\$ 16,000	\$ 10,348	\$ 16,000	\$ 10,419	\$ 7,500	\$ 17,919	\$ 20,000
Pool Cleaning	\$ 9,720	\$ 7,900	\$ 10,200	\$ 6,057	\$ 4,250	\$ 10,307	\$ 10,200
Pool Maintenance - Other	\$ 10,000	\$ 10,197	\$ 10,000	\$ 332	\$ 237	\$ 570	\$ 10,000
Tennis Courts - Maintenance	\$ 5,000	\$ 9,286	\$ 5,000	\$ 604	\$ 431	\$ 1,035	\$ 5,000
Tennis Courts - Programs	\$ 3,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Utility Services -Pool	\$ 6,000	\$ 4,957	\$ 6,000	\$ 4,469	\$ 2,750	\$ 7,219	\$ 7,500
<b>Total Clubhouse</b>	<b>\$ 342,739</b>	<b>\$ 306,315</b>	<b>\$ 351,044</b>	<b>\$ 218,267</b>	<b>\$ 160,002</b>	<b>\$ 378,269</b>	<b>\$ 439,249</b>
<b>Other Expenditures:</b>							
Transfer Out - Capital Reserve Fund (CY)	\$ 130,000	\$ 130,000	\$ 135,500	\$ 135,500	\$ -	\$ 135,500	\$ 134,000
Transfer Out- Tax Certificate Sale Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,000
<b>Total Other Expenditures</b>	<b>\$ 130,000</b>	<b>\$ 130,000</b>	<b>\$ 135,500</b>	<b>\$ 135,500</b>	<b>\$ -</b>	<b>\$ 135,500</b>	<b>\$ 209,000</b>
<b>Total Expenditures</b>	<b>\$ 751,601</b>	<b>\$ 685,351</b>	<b>\$ 787,811</b>	<b>\$ 527,836</b>	<b>\$ 253,829</b>	<b>\$ 781,664</b>	<b>\$ 936,386</b>
<b>Excess Revenue (Expenditures)</b>	<b>\$ 0</b>	<b>\$ (4,678)</b>	<b>\$ (0)</b>	<b>\$ 338,529</b>	<b>\$ (189,045)</b>	<b>\$ 149,484</b>	<b>\$ -</b>

Development	Units	ERU	Gross Per Unit	Gross Assessments
Single Family	243	1.00	\$ 1,494	\$ 363,060
Multi Family	236	0.68	\$ 1,009	\$ 238,006
Villas	192	0.80	\$ 1,195	\$ 229,490
Commercial	10	8.09	\$ 12,080	\$ 126,715
Subtotal: Gross Assessments				\$ 957,272
Less Discounts (6%)				\$ (57,436)
<b>Net Annual Assessment</b>	<b>681</b>			<b>\$ 899,836</b>

**Lakeside Plantation**  
**Community Development District**  
General Fund Budget  
Fiscal Year 2023

**REVENUES:**

**Tennis Club**

Represents fees collected by onsite management company related to various tennis programs operated by the District. The programs consist of tennis lessons, clinics, tournaments, etc. The amounts are based upon historical results and future projections.

**Activities**

Represents fees collected by onsite management company related to various activities operated by the District. The Activities include, but not limited to swim lessons, clinics, summer camps, winter camps, fitness training, holiday parties, etc. The budgeted amounts are based upon historical results and future projections.

**Clubhouse Rentals**

The District allows members of the public to rent the Clubhouse for various functions such as birthday parties, anniversaries, weddings, etc. The budgeted amounts are based upon historical results and future projections.

**Miscellaneous**

Represents estimated income the District may receive that is not accounted for in other categories.

**Interest Earnings**

The District receives interest earnings from funds held in the various operating accounts.

**Operation & Maintenance Assessments**

The District adopts an annual operating budget that is funded primarily by operation and maintenance assessments levied on assessable property within the District. The assessments are levied based upon benefit received by the property from the goods and services provided by the District. The levied operation and maintenance assessments are certified for collection to the county tax collector to be placed on property owners November 1<sup>st</sup> Sarasota County Property Tax Bill.

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**EXPENDITURES:**

**Administrative:**

**Supervisors Fees**

The Florida Statutes allows each supervisor to be paid per meeting, for the time devoted to District business and board meetings. The amount is based upon 5 supervisors attending 11 meetings for the fiscal year.

**District Manager**

The District has contracted with Governmental Management Services - Central Florida, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reporting, annual audits, etc.

**Lakeside Plantation**  
**Community Development District**

General Fund Budget  
Fiscal Year 2023

**District Counsel**

Requirements for legal services are estimated at an annual expenditure as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, contract preparation and review, etc. The District has a contract with Kutak Rock, LLP.

**District Engineer**

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

**Disclosure Report**

As part of the reporting requirements of the Series 1999, Capital Improvement Revenue Bonds, the District has contracted with Prager & Co., LLC to act as Dissemination Agent. The Dissemination Agent files Annual Reports and various other notices to the Municipal Securities Rulemaking Board (EMMA) as a requirement of the Securities Exchange Commission rule 15c2-12(b)(5).

**Trustee Fees**

The District will pay annual trustee fees to US Bank as trustee for the Series 1999A, Capital Improvement Revenue Bonds issued.

**Audit Fees**

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

**Postage, Phone, Faxes, Copies**

Mailing of agenda packages, overnight deliveries, vendor checks, and any other necessary correspondence. Also includes telephone, facsimile, and copy machine services.

**General Liability Insurance**

The District's general liability and public officials' liability insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to government agencies.

**Legal Advertising**

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation. This is in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

**Dues, Licenses & Fees**

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

**Other Current Charges**

Bank charges and any other miscellaneous expenses that are incurred during the fiscal year.

**Lakeside Plantation**  
**Community Development District**

General Fund Budget  
Fiscal Year 2023

**Property Insurance**

The District has a property insurance policy with Florida Insurance Alliance. FIA specializes in providing insurance coverage to government agencies. The following represents the structures covered under that policy: clubhouse, pool, tennis courts, equipment shed, gazebo, pool pavilion, guard shack, water fountains, and street lights.

**Information Technology**

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

**Website Administration**

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

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**Operations:**

**Personnel Services (Management Contract)**

The District currently has an agreement with WTS International, LLC to provide Amenity Center Management Services, Facility Maintenance Services, Resident Directory Maintenance and Programming Services for the clubhouse. The various services and compensation are further detailed in the agreement.

**Road & Sidewalk Repairs & Maintenance**

Represents various repair and maintenance cost associated with the roadways and sidewalks owned and maintained by the District.

**Common Area Renewal & Maintenance**

Miscellaneous expenses incurred for common areas throughout the District other than clubhouse area.

**Street Light/Decorative Light**

This item is to maintain the decorative light fixtures throughout the community.

**Landscape Maintenance - Contract**

The District contracts with Bloomings Land and Turf Management, Inc. to provide landscape maintenance for all the common areas of the community. This fee does not include replacement material or irrigation repairs.

**Landscape Maintenance - Other**

The District incurs landscape expenses that are not covered under the landscape maintenance contract with Blooming's Land and Turf Management, Inc.

**Mulch**

Represents the replacement of mulch in the landscape beds and the playground.

**Lakeside Plantation**  
Community Development District  
 General Fund Budget  
 Fiscal Year 2023

**Irrigation Maintenance**

Repairs necessary for everyday operation of the irrigation system to ensure its effectiveness.

**Lake Maintenance**

The District currently has a management contract with Solitude Lake Management to maintain the lakes throughout the community that provides storm water management. The monthly and annual amounts are as follows:

<b>Vendor</b>	<b>Location</b>	<b>Monthly</b>	<b>Annual</b>
Solitude	Various Lakes	\$ 966	\$ 11,592
Contingency			\$ 1,408
<b>Total</b>			<b>\$ 13,000</b>

**Electric Utility Services - Entrance Feature**

The following chart represents estimated costs for electricity in the entrance feature provided by Florida Power & Light:

<b>Account #</b>	<b>Location</b>	<b>Monthly</b>	<b>Annual</b>
43123-154658	2200 Plantation Blvd #FNTN	\$ 550	\$ 6,600
Contingency			\$ 2,400
<b>Total</b>			<b>\$ 9,000</b>

**Water Utility Services - Entrance Feature**

The following chart represents estimated costs for water at the entrance feature paid to North Port Utilities:

<b>Account #</b>	<b>Location</b>	<b>Monthly</b>	<b>Annual</b>
43123-154658	2200 Plantation Blvd	\$ 150	\$ 1,800
Contingency			\$ 1,200
<b>Total</b>			<b>\$ 3,000</b>

**Repairs & Maintenance - Entrance Feature**

Represents cost associated with the repairs and maintenance of the entrance features throughout the District.

**Miscellaneous Tools & Equipment**

The District will incur miscellaneous cost to purchase tools, small equipment and/or rental of equipment in order to properly maintain the common areas of the District.

**Clubhouse:**

**Activities**

The District's facility manager will coordinate and provide various activities throughout the year. The amount represents the cost of supplies, entertainment, and refreshments.

**Lakeside Plantation**  
Community Development District  
 General Fund Budget  
 Fiscal Year 2023

**License/Fees**

Various permits and license for the clubhouse are required by the regulatory organizations. The amount represents the estimated cost for those items.

**General Supplies**

Estimated cost of supplies purchased for operating and maintaining the clubhouse not budgeted in other line items.

**Maintenance**

This item is for the monthly maintenance and repairs of the clubhouse facility.

**Office Supplies**

Represents the cost of daily supplies required by the District to facilitate operations.

**Public Communication**

The District subscribes to local newspaper, Wall Street Journal, etc.

**Pest Control**

The District contracts to have Arrow Environmental Services provide pest control services at and around clubhouse and other facilities.

Location	Quarterly	Annual
2200 Platation Blvd	\$ 150	\$ 600
Total		\$ 600

**Security**

This item is for the alarm system and monitoring of the clubhouse. Monitoring services are provided by Security Alarm Corp.

Account #	Location	Quarterly	Annual
2564 & 2582	2200 Plantation Blvd	\$ 147	\$ 588
Contingency			\$ 912
Total			\$ 1,500

**Security Patrol**

Represents the estimated cost for hiring security guards to patrol the amenity center.

**AED**

Estimated cost to purchase, maintain and operate the AED machines.

**Telephone & Internet Services**

The following represents the telephone and internet services for the Clubhouse paid to Comcast, as well as pool telephone dispatch services provided by Kings III of America, LLC.

**Janitorial Supplies**

The District's clubhouse management company provides janitorial services under their management agreement however the supplies are purchased directly by the District. The amount represents the estimated cost of those supplies.

**Lakeside Plantation**  
Community Development District  
 General Fund Budget  
 Fiscal Year 2023

**Electric Utility Services - Clubhouse**

The following chart represents estimated costs for electricity in the clubhouse provided by Florida Power & Light:

<b>Account #</b>	<b>Location</b>	<b>Monthly</b>	<b>Annual</b>
57421-67439	2200 Plantation Blvd #CLBHS	\$ 1,000	\$ 12,000
Contingency			\$ 2,000
<b>Total</b>			<b>\$ 14,000</b>

**Gas Utility**

The following chart represents estimated costs for gas in the clubhouse provided by TECO:

<b>Account #</b>	<b>Location</b>	<b>Monthly</b>	<b>Annual</b>
10332096	2200 Plantation Blvd POOL	\$ 12	\$ 144
Contingency			\$ 106
<b>Total</b>			<b>\$ 250</b>

**Garbage Collection**

The following chart represents estimated costs for garbage collection at the clubhouse provided by North Port Solid Waste:

<b>Account #</b>	<b>Location</b>	<b>Monthly</b>	<b>Annual</b>
54883-159826	2200 Plantation Blvd SWD	\$ 168	\$ 2,016
Contingency			\$ 84
<b>Total</b>			<b>\$ 2,100</b>

**Water Utility Services - Clubhouse**

The following chart represents estimated costs for water in the clubhouse provided by North Port Utilities:

<b>Account #</b>	<b>Location</b>	<b>Monthly</b>	<b>Annual</b>
43123-156052	2200 Plantation Blvd	\$ 200	\$ 2,400
Contingency			\$ 2,000
<b>Total</b>			<b>\$ 4,400</b>

**Lakeside Plantation**  
Community Development District  
 General Fund Budget  
 Fiscal Year 2023

**Electric Utility Services - Pool**

The following chart represents estimated costs for electricity at the pool provided by Florida Power & Light:

<b>Account #</b>	<b>Location</b>	<b>Monthly</b>	<b>Annual</b>
84595-15071	2200 Plantation Blvd #POOL	\$ 1,500	\$ 18,000
	Contingency		\$ 2,000
	<b>Total</b>		<b>\$ 20,000</b>

**Pool Cleaning**

The District has contracted with Dart Pool Solutions to provide monthly cleaning services to it's pool.

<b>Location</b>	<b>Monthly</b>	<b>Annual</b>
2200 Platation Blvd	\$ 850	\$ 10,200
<b>Total</b>		<b>\$ 10,200</b>

**Pool Maintenance - Other**

Represents miscellaneous pool maintenance costs incurred during the fiscal year.

**Tennis Courts - Maintenance**

Represents cost associated with maintaining the tennis courts.

**Tennis Courts - Programs**

Represents cost associated with operating tennis court programs.

**Water Utility Services - Pool**

The following chart represents estimated costs for water at the tennis courts provided by North Port Utilities:

<b>Account #</b>	<b>Location</b>	<b>Monthly</b>	<b>Annual</b>
43123-154656	2200 Plantation Blvd #POOL	\$ 600	\$ 7,200
	Contingency		\$ 300
	<b>Total</b>		<b>\$ 7,500</b>

**Other Expenditures:**

**Transfer Out - Capital Reserve Fund (Current Year)**

In December 2010, the District had Reserve Advisor's prepare a long-term reserve study completed that detailed the projected funding and spending requirements through fiscal year ending 2040. The amount represents the recommended funding requirements for the fiscal year in order to properly maintain the capital infrastructure owned by the District. The expenditures will be detailed and recorded in the Capital Reserve Fund.

**Lakeside Plantation  
Community Development District  
Proposed Budget - Fiscal Year 2023  
Capital Reserve Fund**

Description	Adopted Budget FY2022	Actuals as of 04/30/22	Projected Next 5 Months	Total Projected 9/30/22	Proposed Budget FY2023
<b>Revenues:</b>					
Transfer In - Capital Reserve Fund (CY)	\$ 135,500	\$ 135,500	\$ -	\$ 135,500	\$ 134,000
Interest Earnings	\$ -	\$ 908	\$ 303	\$ 1,211	\$ -
Carry Forward Surplus	\$ -	\$ 370,679	\$ -	\$ 370,679	\$ 493,630
<b>Total Revenues</b>	<b>\$ 135,500</b>	<b>\$ 507,087</b>	<b>\$ 303</b>	<b>\$ 507,390</b>	<b>\$ 627,630</b>
<b>Expenditures:</b>					
Property Site Elements	\$ 3,878	\$ 13,760	\$ -	\$ 13,760	\$ 135,587
Clubhouse Renewal/Replacement	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 3,878</b>	<b>\$ 13,760</b>	<b>\$ -</b>	<b>\$ 13,760</b>	<b>\$ 135,587</b>
<b>Excess Revenue (Expenditures)</b>	<b>\$ 131,622</b>	<b>\$ 493,327</b>	<b>\$ 303</b>	<b>\$ 493,630</b>	<b>\$ 492,043</b>

**Reserve Study Funding Plan (Next 5 Years)**

	<u>Funding</u>	<u>Expenses</u>	<u>Planned Balance</u>	<u>Budgeted Balance</u>	<u>Variance</u>
Fiscal Year 2023	134,000	135,587	602,919	492,043	(110,876)
Fiscal Year 2024	136,000	87,400	659,046		
Fiscal Year 2025	138,000	62,521	742,886		
Fiscal Year 2026	140,100	175,796	715,890		

**Lakeside Plantation  
Community Development District  
Proposed Budget - Fiscal Year 2023  
Series 1999 Debt Service Fund**

Description	Adopted Budget FY2022	Actuals as of 04/30/22	Projected Next 5 Months	Total Projected 9/30/22	Proposed Budget FY2023
<b>Revenues:</b>					
Assessments - On Roll	\$ 175,905	\$ 158,249	\$ 17,657	\$ 175,905	\$ 175,905
Assessments - Direct	\$ 8,842	\$ 8,842	\$ -	\$ 8,842	\$ 8,842
Interest Income	\$ -	\$ 5	\$ 4	\$ 9	\$ -
Beginning Fund Balance (1)	\$ 49,212	\$ 43,461	\$ -	\$ 43,461	\$ 42,868
<b>Total Revenues</b>	<b>\$ 233,959</b>	<b>\$ 210,558</b>	<b>\$ 17,661</b>	<b>\$ 228,218</b>	<b>\$ 227,616</b>
<b>Expenditures:</b>					
Interest- 11/1	\$ 45,175	\$ 45,175	\$ -	\$ 45,175	\$ 41,874
Principal- 5/1	\$ 95,000	\$ -	\$ 95,000	\$ 95,000	\$ 100,000
Interest- 5/1	\$ 45,175	\$ -	\$ 45,175	\$ 45,175	\$ 41,874
<b>Total Expenditures</b>	<b>\$ 185,350</b>	<b>\$ 45,175</b>	<b>\$ 140,175</b>	<b>\$ 185,350</b>	<b>\$ 183,748</b>
<b>Excess Revenue (Expenditures)</b>	<b>\$ 48,609</b>	<b>\$ 165,383</b>	<b>\$(122,514)</b>	<b>\$ 42,868</b>	<b>\$ 43,868</b>
			Interest Payment 11/1/2023		\$ 38,399

(1) Beginning Fund Balance is net of reserve funds of \$76,563

Debt Service Assessments				Increase / (Decrease)
Product Type	FY 2021	FY 2022	FY 2023	
Commercial	\$3,287	\$3,287	\$3,287	\$0
Multi-Family	\$0	\$0	\$0	\$0
Single-Family	\$410	\$410	\$410	\$0
Villa	\$328	\$328	\$328	\$0

**Lakeside Plantation  
Community Development District  
Proposed Budget - Fiscal Year 2023  
Series 1999 Bonds**

<b>Period Ending</b>	<b>Principal</b>	<b>Annual Principal</b>	<b>Interest Rate</b>	<b>Interest</b>	<b>Annual Debt</b>
11/01/22	1,205,000		6.950%	41,873.75	41,873.75
05/01/23	1,205,000	100,000	6.950%	41,873.75	
11/01/23	1,105,000		6.950%	38,398.75	180,272.50
05/01/24	1,105,000	105,000	6.950%	38,398.75	
11/01/24	1,000,000		6.950%	34,750.00	178,148.75
05/01/25	1,000,000	115,000	6.950%	34,750.00	
11/01/25	885,000		6.950%	30,753.75	180,503.75
05/01/26	885,000	125,000	6.950%	30,753.75	
11/01/26	760,000		6.950%	26,410.00	182,163.75
05/01/27	760,000	130,000	6.950%	26,410.00	
11/01/27	630,000		6.950%	21,892.50	178,302.50
05/01/28	630,000	140,000	6.950%	21,892.50	
11/01/28	490,000		6.950%	17,027.50	178,920.00
05/01/29	490,000	150,000	6.950%	17,027.50	
11/01/29	340,000		6.950%	11,815.00	178,842.50
05/01/30	340,000	165,000	6.950%	11,815.00	
11/01/30	175,000		6.950%	6,081.25	182,896.25
05/01/31	175,000	175,000	6.950%	6,081.25	181,081.25
		<b>1,205,000</b>		<b>458,005</b>	<b>1,663,005</b>

Lakeside Plantation Community Development District

FY 2023 Operations and Maintenance Methodology

Equivalent Residential Unit Allocation

Assessments per Unit - Net and Gross

Land Use / Product Type	ERU per Unit	Current Platted Units	Future Planned Units	Total Units	Total ERU's	%	FY 2021 Budget Allocation	FY 2023 Per Unit Net Assessment	FY 2023 Per Unit Gross Assessment	FY 2022 Per Unit Gross Assessment	Increase Per Unit Gross Assessment	Percentage Increase
Single Family	1	243	0	243	243	37.93%	\$341,276.82	\$1,404.43	\$1,494.08	\$1,247.38	\$246.69	20%
Multi Family	0.675	236	0	236	159.3	24.86%	\$223,725.92	\$947.99	\$1,008.50	\$841.98	\$166.52	20%
Villas	0.8	192	0	192	153.6	23.97%	\$215,720.66	\$1,123.55	\$1,195.26	\$997.91	\$197.35	20%
Commercial	8.085	10.49	0	10.49	84.81165	13.24%	\$119,112.14	\$11,354.83	\$12,079.60	\$10,085.10	\$1,994.50	20%
<b>Total</b>		<u>681.49</u>	<u>0</u>	<u>681.49</u>	<u>640.71</u>	100.00%	<u>\$899,836</u>					

**FY 2023 Budget:**

Administrative	\$130,397
Operations	\$157,740
Clubhouse	\$439,249
Capital Reserve	\$134,000
Tax Certificate Sale Fund	\$75,000
Less: Other Income	-\$36,550
	<u>\$899,836</u>

**RESOLUTION 2022-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Lakeside Plantation Community Development District (“**District**”) prior to June 15, 2022, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon;

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

**1. PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

**2. SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget and is hereby declared and set for the following date, hour, and location:

DATE: August 17, 2022  
HOUR: 6:00 p.m.  
LOCATION: Lakeside Plantation Clubhouse  
2800 Plantation Blvd.  
North Port, FL 34289

**3. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Sarasota County at least 60 days prior to the hearing set above.

**4. POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

**5. PUBLICATION OF NOTICE.** Notice of the public hearing shall be published in the manner prescribed in Florida law.

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

**7. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 18TH DAY OF MAY 2022.**

ATTEST:

**LAKESIDE PLANTATION COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Joe Szewczyk  
Chairperson, Board of Supervisors

**Exhibit A:** Fiscal Year 2022/2023 Budget

**Exhibit A**

Fiscal Year 2022/2023 Budget

# SECTION V

# SECTION A

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

The regular meeting of the Board of Supervisors of the Lakeside Plantation Community Development District was held on Wednesday, **April 20, 2022** at 6:00 p.m. via Zoom Communication Media Technology and at the Lakeside Plantation Clubhouse, 2800 Plantation Boulevard, North Port, Florida.

Present and constituting a quorum:

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

Also present:

Tricia Adams <i>(by Zoom)</i>	District Manager
Jordan Lansford	GMS – District Management
Mike Eckert <i>(by Zoom)</i>	District Counsel
Brent Burford <i>(by Zoom)</i>	District Engineer
Margie Gertsmann	WTS
Alex Murphy	WTS Operations Manager
Residents	

*The following is a summary of the discussions and actions taken at the April 20, 2022 meeting. A copy of the proceedings can be obtained by contacting the District Manager.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

The pledge of allegiance was recited

**THIRD ORDER OF BUSINESS**

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

Ms. Lansford opened the public comment period. Resident Barry Ronald of 2608 Peach Circle had a question regarding the pool, which would be discussed later in the agenda. Resident Ben Maltese of 2486 Magnolia Circle noted growth at the lot where all of the bushes were and asked when it would be trimmed. Ms. Lansford closed the public comment period.

**FOURTH ORDER OF BUSINESS**

**District Engineer’s Report**

**A. Consideration of Proposals for Drainage Remediation at Tennis Area**

Ms. Lansford recalled that the Board approved a proposal at the last meeting with Innotech Construction Services for sod repair along the sidewalk at the tennis courts in a not-to-exceed amount of \$3,300. Mr. Burford stated that Bloomings, the current landscaper, provided a proposal for \$675 to remediate the sod along the sidewalk adjacent to Court 1 and recommended that Bloomings provide that service. He asked Bloomings to provide a proposal for irrigation heads to irrigate the area, which would fall within the \$3,300 approved by the Board.

Mr. Szewczyk asked what Bloomings would be doing. Mr. Burford explained that along the sidewalk at Court 1, there was a drop of 4 to 6 inches. Bloomings would remove the existing sod, replace with fill material to get the grade back up and re-sod. Mr. Roumy asked about the quote for \$2,700. Mr. Burford obtained this quote from Mettauier Environmental in Alva. Mr. Roumy voiced concern about the slope getting steeper. Mr. Burford did not think that the slope was steep and there was a swale. Mr. Roumy asked if it could be reinforced with mesh so it did not erode again. Mr. Burford did not feel it was needed. Mr. Roumy reported that a golf cart was leaving tracks and killing the grass. Ms. Lansford stated that staff would address it. Mr. Szewczyk recommended that the sod be roped off while it was being watered to establish the root system. Mr. Burford did not recommend reinforcing it as Bloomings would elevate the slope and regrade from the bottom of the swale to the edge of the sidewalk. Mr. Szewczyk estimated \$400 for the sprinkler heads.

Mr. Szewczyk MOVED to approve a not-to-exceed amount of \$1,000 for irrigation along the sidewalk at the tennis courts.

Mr. Burford felt that there were sufficient funds remaining in the \$3,300 amount that the Board approved at the prior meeting after the \$675 for the sod. Ms. Chichelli recalled that the contract with Bloomings included maintenance of the irrigation system. Ms. Lansford recommended that the Board withdraw the prior motion and leave it at the not-to-exceed amount of \$3,300.

Mr. Szewczyk MOVED to withdraw the prior motion to approve a not-to-exceed amount of \$1,000 for irrigation along the sidewalk at the tennis courts.

Mr. Burford presented a proposal from Mettauer Environmental to remediate the drainage on Court 4 in the amount of \$7,500, which was requested by Mr. Roumy. Mr. Roumy did not feel that it was necessary to spend \$7,500 at this time and proposed waiting until the rainy season to see how bad the courts were. Mr. Szewczyk voiced concern with having to wait six months for a contractor to perform the work. Mr. Roumy pointed out that the courts were self-drained. There was Board consensus to table this matter until the rainy season.

**B. Consideration of Proposals for Drainage Remediation at Pool Equipment Area**

Mr. Burford recalled a prior proposal from Innotech in the amount of \$13,900 to set a 12-inch catch basin near the pool equipment and piping into an existing drainage structure and presented a proposal from Mettauer Environmental in the amount of \$8,500 for the same work. Mr. Roumy felt that this project was more important than the tennis courts. Mr. Szewczyk agreed as they were burning out motors when the water flooded. Mr. Burford noted that the biggest issue was working around electrical equipment, trees and water lines. Mr. Roumy requested that Mr. Burford provide the contractor with diagrams or schematics. Mr. Burford would prepare one and provide to the Board for review.

On MOTION by Mr. Szewczyk seconded by Ms. Benjamin with all in favor the proposal with Mettauer Environmental for drainage remediation at the pool equipment area in the amount of \$8,500 was approved.

Mr. Szewczyk asked if there would be a lake inspection to detect any erosion areas as lake levels go down. Mr. Burford agreed that it would be a good time to look at the lakes and would place it on his schedule. Mr. Sabol asked if the contractor had a machine to roll the sod. Mr. Burford stated that the cost would increase for the contractor to roll up the sod, save it, regrade it and replace the sod. There being no further business, Mr. Burford left the meeting.

**FIFTH ORDER OF BUSINESS**

**New Business Items**

**A. Rule Hearing**

**1. Open Public Hearing for Audience Comments**

On MOTION by Mr. Szewczyk seconded by Ms. Chichelli with all in favor the public hearing on the adoption of a rule governing the road verge was opened.

Resident Donna Keller of 2395 Savannah Drive requested clarification on the road verge. Resident Sue Martin of 1771 Scarlet Avenue asked if the CDD was having homeowners handle the easement problem instead of the CDD and if the HOA controlled what occurred in that area, according to the resolution. Resident Monica Lewis of 1560 Scarlett Avenue questioned what precipitated this and what the Board expected to accomplish by this resolution.

**2. Close of the Public Rule Hearing**

On MOTION by Mr. Szewczyk seconded by Ms. Chichelli with all in favor the public hearing on the adoption of a rule governing the road verge was closed.

**3. Consideration of Resolution 2022-04 Adopting Rule Governing Road Verge**

Mr. Eckert answered the residents’ questions, explaining that rule was designed to make sure that the driveways located within the road verge were included within the definition of a road verge. A road verge was the area adjacent from a lot going from the right-of-way (ROW) tract line to the road curve. Most HOA declarations in master plan communities, provide that the homeowner was responsible to the edge of the road curve for the maintenance. The resolution ensured that the District had the ability to maintain a portion of the driveway that was in the road

verge if there was a health safety or welfare reason. The homeowner has an easement over the portion of the road verge where their driveway was located for maintenance purposes. Mr. Roumy questioned the following:

- How different the HOA was from the CDD regarding maintenance of the road verge. Mr. Eckert explained that the CDD owned the road verge and was only responsible for health safety and welfare type issues and the HOA through the declarations, puts the burden of maintaining that area on the resident.
- If the ROW was cracked, whether the resident was responsible to repair it. Ms. Lansford stated it would depend on which HOA they belonged to and what their covenants declare, but as far as the CDD, it was the resident's responsibility. Mr. Eckert explained that if the crack was on land owned by the CDD, the CDD should take reasonably prudent measures to make sure that any health safety or welfare issue was addressed. If somebody got hurt in the road verge, their attorney would sue the CDD, the HOA and the resident who lived there.
- Who was going to enforce that the right-of-way or the verge was in good and safe condition? Mr. Eckert explained if something was brought to the attention of the District, the District would inspect it and if it was a health safety welfare issue that needed to be dealt with immediately, the District would take care of it because the District was a property owner. If it was not a health safety and welfare issue, it should be brought to the attention of the homeowner and the HOA.

On MOTION by Mr. Szewczyk seconded by Ms. Chichelli with all in favor Resolution 2022-04 Adopting Rule Governing Road Verge was adopted.

## **B. Discussion of Traffic Enforcement**

Ms. Lansford recalled that staff was asked at the last meeting to contact Sargent Lyons at the City of North Port Police Department regarding the busiest hours on Scarlett Avenue. According to a volume map, the highest volume was from 5:00 p.m. to 8:00 p.m. and the lowest was from 11:00 a.m. to 3:00 p.m. The cost was \$41 an hour for a three-hour shift for traffic enforcement. Ms. Adams explained that this was related to the speed study performed from

February 24<sup>th</sup> to March 1<sup>st</sup> and since the District did not have the ability to enforce any laws in the State of Florida, they needed to defer to the Police Department for enforcement. This item was not budgeted in the current fiscal year. Ms. Lansford stated if the Board wanted to have patrols for next fiscal year, it could be incorporated in the budget that would be presented next month. Discussion ensued.

Mr. Szewczyk noted that the highest traffic volume was at 6:00 p.m. and the most speeding was at 1:00 p.m. Mr. Roumy felt that speed bumps were needed as 50% of the volume was above the speed limit. Ms. Lansford suggested that the Board have traffic enforcement by the Police Department through the community on a trial basis to see if that mitigated the issue and if not, the Board could look at having speed bumps. Mr. Szewczyk proposed having traffic enforcement for one month at 1:00 p.m. and 6:00 p.m. through 8:00 p.m. Ms. Adams noted that the CDD roads were public and the City of North Port Police Department was required to enforce traffic matters on the road. Residents who see vehicles speeding or unsafe driving behaviors should contact the non-emergency number for City of North Port Police Department or call 911 if there was an emergency.

On MOTION by Mr. Szewczyk seconded by Ms. Benjamin with all in favor engaging the City of North Port Police Department to provide traffic enforcement for one month was approved.

**C. Consideration of Resolution 2022-05, Election of Officers**

Ms. Lansford presented Resolution 2022-05, electing employees of the GMS Tampa office; Ms. Lansford and Ms. Amanda Ferguson as Assistant Secretary and Mr. Jason Greenwood and Ms. Hannah Henry as Assistant Treasurer for signing purposes.

On MOTION by Mr. Szewczyk seconded by Mr. Sabol with all in favor Resolution 2022-05 Electing Officers as stated above was adopted.

**D. Consideration of Resolution 2022-06, Announcement of Board Seats Up for the November General Election**

Ms. Lansford announced that Seat 1 currently held by Supervisor Roumy, Seat 2 held by Supervisor Sabol, and Seat 3 held by Supervisor Szewczyk were scheduled for the November

General Election. Mr. Eckert noted that the resolution was revised to incorporate some minor changes.

On MOTION by Ms. Darden seconded by Mr. Brown with all in favor Resolution 2022-06, Announcing the Board Seats for the November General Election was adopted in substantial form.

**E. Consideration of Resolution 2022-07 Setting the Public Hearing on Adopting Amended Amenity Facility Rules & Rates**

Ms. Lansford presented Resolution 2022-07, setting the public hearing on the amended facility rules and rates for the June 15, 2022 meeting. Ms. Murphy noted that this was the first opportunity staff had to review the rules and rates, which included language for the fob access system. Mr. Roumy asked why the public hearing was not in May. Mr. Eckert explained that it was a two-month process; a 29-day notice and time to publish in the newspaper.

On MOTION by Mr. Szewczyk seconded by Ms. Chichelli with all in favor Resolution 2022-07 Setting the Public Hearing on Adopting Amended Amenity Facility Rules & Rates for June 15, 2022 was adopted.

**F. Consideration of Resolution 2022-08 Authorizing Disposition of Surplus Tangible Personal Property**

Mr. Eckert explained as a requirement of law, the District must classify property for disposal as surplus tangible personal property. Ms. Adams stated that the proposed items to be considered for surplus was included as Exhibit A. Mr. Szewczyk asked if they needed a resolution every time that they wanted to throw something out. Ms. Adams replied affirmatively, if it was part of the District inventory. Mr. Roumy asked if the bench with the awning would be replaced. Ms. Murphy stated that they planned to move a picnic table to this location. Mr. Szewczyk requested that they stay away from iron or steel because of rusting.

On MOTION by Ms. Chichelli seconded by Ms. Benjamin with all in favor Resolution 2022-08 Authorizing Disposition of Surplus Tangible Personal Property was adopted.

**SIXTH ORDER OF BUSINESS**

**Business Administration**

**A. Approval of Minutes of the March 16, 2022 Meeting**

Ms. Lansford presented the minutes of the March 16, 2022 meeting, which were included in the agenda package. There were no changes.

On MOTION by Mr. Szewczyk seconded by Mr. Sabol with all in favor the Minutes of the March 16, 2022 Meeting were approved as presented.

**B. Approval of Check Register**

Ms. Lansford presented the Check Register from March 1<sup>st</sup> to March 31, 2022 in the amount of \$50,500.10, which was included in the agenda package. Ms. Benjamin noted that the February statement from Florida, Power & Light (FPL) was missing. Ms. Lansford would provide a copy. Mr. Szewczyk asked why there was the tennis membership refund. Ms. Murphy stated a member paid for a family membership, which should have been a single membership. The difference was refunded to the member. Mr. Szewczyk asked why an invoice from North Port Utilities ending in 658 increased by \$300. Mr. Szewczyk questioned why there were forward balances for the North Port Utilities invoices and whether it was now under control. Ms. Lansford would send a follow-up email to the Board.

On MOTION by Mr. Szewczyk seconded by Ms. Chichelli with all in favor the March Check Register was approved.

**C. Balance Sheet and Income Statement**

Ms. Lansford presented the March Balance Sheet and Income Statement, which were included in the agenda package.

**D. Special Assessment Receipts Schedule**

Ms. Lansford presented the Special Assessment Receipts Schedule, which was included in the agenda package. Assessment collections were at 80%. Mr. Szewczyk appreciated having multi-color pages as it made it easier to see the variances.

**SEVENTH ORDER OF BUSINESS****General Audience Comments**

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

- Ms. Sue Martin of 1771 Scarlett Avenue asked if the breezeway was painted when the ceiling was replaced around the portico. Mr. Szewczyk stated that it was not replaced. It was taken down and put back up. Mr. Roumy explained that it was reinforced.
- Mr. Matt Dalton of 1471 Dixie Lane stated that according to the city ordinance, any public roadway could not have speed bumps and asked what system would be using the key fobs. Mr. Szewczyk noted that this would be addressed.
- Mr. Barry Ronald and Ms. Diane Ronald of 2608 Peach Circle requested more coverage on the weekend when the pool was the busiest as people were constantly coming to the pool with glass bottles, smoking and vaping all around the pool area. Mr. Leon Shlossberg of 1539 Scarlett Avenue agreed as people were eating at the pool and there were many strangers. One resident brought 10 friends who were drinking and swearing and students were coming to the library playing cards. At the edge of the sidewalk and the road, there was a lot of sand, trash and dirt.
- Mr. Jeff Spayd of 1534 Scarlett Avenue requested that maintenance staff pull a huge limb out of the lake and move a *"No Dogs in This Area"* sign near the kids park out further towards the entrance to the sidewalk to provide more visibility.
- Ms. Ann Tyler of 1988 Scarlett Avenue requested that the Board respond to audience comments at the next meeting. She received no reply to her question about the Amenities Budget. There should be money budgeted for social events and someone should be onsite until 9:00 p.m.
- Mr. Ben Maltese of 2486 Magnolia Circle requested that the brush at the back of a lot be trimmed.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Lansford reported that the ADT contract was sent to the vendor. Mr. Eckert had nothing further to report.

**B. District Manager – Action Items List**

Ms. Lansford worked on the Action Items List with Ms. Adams, which was included in the agenda package and appreciated the Board welcoming her to the District. The Proposed Budget will be presented at the May 18<sup>th</sup> meeting.

**C. Amenities Manager**

**1. Monthly Report**

Ms. Gertsman presented the Amenities Manager Report, which was included in the agenda package. Both of the open positions were filled. Ms. Janise Henry was the new part-time Resident Specialist and Mr. Frank Caruso was the new tennis maintenance person, starting on May 4<sup>th</sup>. The ADT contract was with ADT's lawyers and the fence was five to six weeks out. Ms. Murphy did not have information on the software and would look into that. They had a great turnout for the pool and pizza party. Bingo was moved back to 6:00 p.m. in April in order to finish before 8:00 p.m. Customer service received both positive and negative comments. Coffee & Donuts was held as usual. The Easter Egg Hunt was well attended. For Earth Day this Friday, adults would be crafting an alcohol ink trinket dish and kids would be making seed bombs. As long as there was participation, there would be an adult craft each month. Regarding action items, there will be a team review of the Amenity Policy in May and the creation of an Emergency Action Plan. Mr. Roumy preferred that the report be in black and white versus color to save on ink. Ms. Gertsman would provide black and white copies in the future.

**2. Proposals for Fountain Maintenance Services**

Ms. Gertsman presented fountain maintenance proposals. The District had a prior fountain service contract, but it was terminated due to staffing issues. She just received a proposal from Living Water Fountain Service, but did not have a chance to ask questions or compare to the Professional Fountain Service proposal. Ms. Gertsman was not familiar with either company, but they returned her phone calls and worked well with her. The urgency was to get the fountains cleaned and checked for leaks, due to high water bills, although American Leak

Detection did not see a major leak anywhere in the line. Locks were placed on the spickets on Toledo Blade Boulevard due to spikes. At Mr. Roumy's request, Ms. Gertsman would check references. Ms. Chichelli noted water from the fountains going into the bushes during windy days. Ms. Gertsman confirmed that there was spillage from the fountains, but not to the extent of what they were seeing in their water bills. Mr. Szewczyk requested that this item be tabled until the next meeting.

### **3. Proposals for Pickleball Court Resurfacing**

Ms. Gertsman presented proposals from Welsh Tennis and Stewart Tennis Court & Fencing for the pickleball court resurfacing. There was a third proposer, but they did not respond. There was a difference of \$1,200 between the two proposals, which was to fix the cracks and add fill, but neither would guarantee a concrete floor, meaning that the cracks could open up in two weeks, two months or two years. Discussion ensued and the Board addressed the following:

- Mr. Roumy asked if there were irregular or straight-line cracks. Ms. Gertsman stated that there were separations in the concrete and some chips where the pickleball posts go in. If they were filled, it could split back open.
- Mr. Szewczyk noted a chip in the middle of one side of the court, estimated \$30,000 to replace the cement with asphalt versus fixing and questioned when the pickleball court was installed. It was originally a half-court basketball court and then cement was added to make one permanent pickleball court. Mr. Roumy recalled that it was almost 20 years old. Ms. Adams would verify, but it was prior to her serving as District Manager in 2019.
- Mr. Roumy did not want Stewart because they installed the fence on the tennis courts during the pandemic and were difficult to work with. Ms. Gertsman was not aware of any history. Mr. Sabol recalled arguing with them for months. Mr. Szewczyk noted that they had a good working relationship with Welch.
- Mr. Roumy suggested that Ms. Gertsman contact the American Sports Builders Association who have regulated contractors for outdoor courts.
- Ms. Gertsman was waiting for a response from Welch to clarify why their price was higher than Stewart.

- Mr. Sabol suggested resurfacing over two to three years as they would be spending \$75,000 to \$90,000 to resurface the entire court and do it correctly.
- Mr. Szewczyk felt that the expansion joints needed to be fixed, wanted the Board to make a decision at the next meeting and requested an alternate bid to compare with the Welsh proposal for a total resurfacing.
- Mr. Roumy suggested obtaining a bid from Ray Bradley and having their maintenance person fill the cracks with Sikacrete from Home Depot. Ms. Gertsman stated that Welch could fill in the cracks and grind for \$8,850.

There was Board consensus for Ms. Gertsman to include the Welsh proposal on the next agenda and provide additional information and proposals for a complete grinding and filling of the courts, including one from GMS.

**4. Ratification of Proposal to Add Refrigerant to Air Conditioner Units**

Ms. Lansford reported that the work was completed and Mr. Szewczyk signed off on the invoice.

On MOTION by Mr. Szewczyk seconded by Ms. Benjamin with all in favor the proposal with Conditioned Air to add refrigerant to the air conditioner units was ratified.

Mr. Szewczyk asked if they had an air conditioning maintenance contract. Ms. Gertsman confirmed that they had a contract with Conditioned Air, but it lapsed and was going to obtain updated proposals, so it could be included in the budget. Mr. Szewczyk suggested looking in the Reserve Study on when the air conditioners needed to be replaced.

**NINTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS**

**Supervisor’s Requests**

There being none, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Next Scheduled Board Meeting – May 18, 2022 at 6:00 p.m. at Lakeside Plantation Clubhouse**

The next meeting was scheduled for May 18, 2022 at 6:00 p.m. at this location.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

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

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Secretary/Assistant Secretary

---

Chairman/Vice Chairman

# SECTION B

# Lakeside Plantation Community Development District

## Summary of Invoices

April 1, 2022 to April 30, 2022

Fund	Date	Check No.'s	Amount
General Fund	4/8/22	2734-2745	\$ 14,151.19
	4/27/22	2746-2755	\$ 55,472.35
			\$ 69,623.54
Automatic Drafts			
	Florida Power & Light	2200 Plantation Blvd - Clubhouse	\$ 1,156.93
		2200 Plantation Blvd - Fountain	\$ 500.25
		2200 Plantation Blvd - Pool	\$ 1,742.44
	North Port Utilities	2200 Plantation Blvd - Clubhouse	\$ 170.68
		2200 Plantation Blvd - Fountain	\$ 85.07
		2200 Plantation Blvd - Pool	\$ 893.38
	TECO Peoples Gas	2200 Plantation Blvd - Clubhouse Fireplace	\$ 16.07
	Comcast	2200 Plantation Blvd - Clubhouse	\$ 322.08
	FL Department of Revenue	Sales and Use Tax	\$ 75.25
			\$ 4,962.15
			\$ 74,585.69

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/08/22	00010	3/31/22	2022-014	202203	320	53800	46600		INSTALL NEW PAINTING	*	180.00		
		3/31/22	2022-014	202203	320	53800	46600		INSTALL NEW PAINTINGS	*	54.00		
		3/31/22	2022-014	202203	320	53800	46600		INSTALL NEW PAINTINGS	*	72.00		
		3/31/22	2022-014	202203	320	53800	46600		INSTALL NEW PAINTINGS	*	162.00		
		3/31/22	2022-014	202203	320	53800	46700		INSTALL NEW PAINTINGS	*	241.00		
									MAR IRRIGATION INSPECTION				
BLOOMINGS LANDSCAPE & TURF MGMT, INC												709.00	002734
4/08/22	00014	3/11/22	41109	202203	330	53800	48101		WATER DELIVERY 3.11	*	58.49		
CULLIGAN WATER												58.49	002735
4/08/22	00260	3/07/22	WO-00942	202203	330	53800	51000		VACUUM PUMP REPAIR	*	234.99		
		3/10/22	90131	202203	330	53800	51000		#5 PUMP TUBE 50FT	*	79.05		
DART POOL SOLUTIONS, INC												314.04	002736
4/08/22	00001	4/01/22	136	202204	310	51300	34000		MANAGEMENT FEES APR22	*	3,282.75		
		4/01/22	136	202204	310	51300	35200		WEBSITE ADMIN APR22	*	66.67		
		4/01/22	136	202204	310	51300	35100		INFORMATION TECH APR22	*	104.17		
		4/01/22	136	202204	310	51300	31300		DISSEMINATION AGENT APR22	*	83.33		
		4/01/22	136	202204	310	51300	51000		OFFICE SUPPLIES	*	.45		
		4/01/22	136	202204	310	51300	42000		POSTAGE	*	42.95		
		4/01/22	136	202204	310	51300	42500		COPIES	*	10.50		
GOVERNMENTAL MANAGEMENT SERVICES												3,590.82	002737
4/08/22	00193	3/30/22	76	202203	310	51300	31100		ENGINEERING FEES MAR22	*	315.00		
JOHNSON ENGINEERING, INC.												315.00	002738
4/08/22	00371	3/24/22	3024317	202202	310	51300	31500		LEGAL SVC THRU 2/28/22	*	3,757.50		
KUTAK ROCK LLP												3,757.50	002739

LKSD LAKESIDE PLANT HSMITH

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/08/22	00357	3/15/22	EST 20	202203	320	53800	46700			*	1,200.00		
			PUMP MAINTENANCE										
		3/15/22	9883	202203	320	53800	46700			*	392.50		
			PUMP MAINTENANCE										
									NEW LIFE WELL AND PUMP INC			1,592.50	002740
4/08/22	00379	4/01/22	REFUND N	202204	300	36900	10200			*	300.00		
			REFUND- CANCELLED EVENT										
									NIKOLLE BALENTINE			300.00	002741
4/08/22	00303	4/01/22	3-MAR22	202203	330	53800	48401			*	1,960.00		
			MAR22 GUARD SERVICE HRS										
									RELION SOLUTIONS			1,960.00	002742
4/08/22	00272	3/01/22	PI-A0077	202203	320	53800	46000			*	966.00		
			LAKE & POND MANAGEMENT										
									SOLITUDE LAKE MANAGEMENT LLC			966.00	002743
4/08/22	00298	3/01/22	26022	202203	320	53800	46200			*	319.00		
			PUMP BREAKER REPLACEMENT										
									SERGEANT'S ELECTRIC			319.00	002744
4/08/22	00106	3/15/22	3838342	202203	310	51300	48000			*	171.60		
			RULEMAKING AD										
		3/15/22	383841	202203	310	51300	48000			*	97.24		
			RULE DEVELOPMENT AD										
									SUN NEWSPAPERS			268.84	002745
4/27/22	00353	4/20/22	BB042020	202204	310	51300	11000			*	200.00		
			BOS MEETING 4/20/22										
									BONNIE J BENJAMIN			200.00	002746
4/27/22	00200	4/20/22	AS042020	202204	310	51300	11000			*	200.00		
			BOS MEETING 4/20/22										
									ALAN SABOL			200.00	002747
4/27/22	00010	4/01/22	2022-015	202204	320	53800	46600			*	7,655.00		
			LANDSCAPE MAINT APR22										
									BLOOMINGS LANDSCAPE & TURF MGMT, INC			7,655.00	002748
4/27/22	00380	4/12/22	15149736	202204	330	53800	52000			*	561.51		
			TENNIS PRO EQUIPMENT										
									CLIFF VINES			561.51	002749
4/27/22	00056	4/20/22	JS042020	202204	310	51300	11000			*	200.00		
			BOS MEETING 4/20/22										
									JOE SZEWCZYK			200.00	002750

LKSD LAKESIDE PLANT HSMITH

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/27/22	00351	4/20/22	NB042020	202204	310	51300	11000		BOS MEETING 4/20/22	*	200.00		
									NABIL ROUMY			200.00	002751
4/27/22	00282	4/20/22	PC042020	202204	310	51300	11000		BOS MEETING 4/20/22	*	200.00		
									MARIA J CHICHELLI			200.00	002752
4/27/22	00362	10/12/21	22433	202110	330	53800	48103		REPAIRS & MAINT	*	98.00		
									SYMBIONT SERVICES CORP			98.00	002753
4/27/22	00272	4/01/22	PI-A0079	202204	320	53800	46000		LAKE/POND MGMT APR22	*	966.00		
									SOLITUDE LAKE MANAGEMENT LLC			966.00	002754
4/27/22	00369	3/01/22	12332170	202203	330	53800	12000		MONTHLY MGMT MAR22	*	22,595.92		
		4/01/22	12332317	202204	330	53800	12000		MONTHLY MGMT APR22	*	22,595.92		
									WTS INTERNATIONAL, LLC			45,191.84	002755
TOTAL FOR BANK A											69,623.54		
TOTAL FOR REGISTER											69,623.54		



5824 Bee Ridge Road #165, Sarasota, FL 34233

Approved  
CS  
53800-416600

# Invoice

Date: 3/31/2022  
Invoice #: 2022-01405

**Bill To:**

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

Description	Terms Due on receipt Amount
Service Date: 03/08/2022 Install new plantings along the walkway to the gazebo behind the clubhouse Green Island Ficus - 3 gallon	54.00

**PAYMENT ACCEPTED: CHECK AND CREDIT CARD.**

Make check payable to:  
Bloomings Landscape & Turf Management, Inc.  
Please include invoice number on your check.  
Thank You For Your Business

<b>Total</b>	\$54.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$54.00

<b>Phone #</b> (941) 927-9765	<b>Fax #</b> (941) 929-9356	<b>E-mail</b> carla@bloomingslandscape.com	<b>Web Site</b> www.bloomingslandscape.com
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5824 Bee Ridge Road #165, Sarasota, FL 34233

Approved  
CS  
53800-410600

# Invoice

Date 3/31/2022 Invoice # 2022-01404

**Bill To:**

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

Description	Terms Due on receipt Amount
Service Date: 03/07/2022 Install new plantings in the landscape beds on both sides of the clubhouse entrance Mammey Croton - 3 gallon Red Petite Ixora - 3 gallon	54.00 108.00

**PAYMENT ACCEPTED: CHECK AND CREDIT CARD.**  
Make check payable to:  
Bloomings Landscape & Turf Management, Inc.  
Please include invoice number on your check.  
Thank You For Your Business

<b>Total</b>	\$162.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$162.00

<b>Phone #</b> (941) 927-9765	<b>Fax #</b> (941) 929-9356	<b>E-mail</b> carla@bloomingslandscape.com	<b>Web Site</b> www.bloomingslandscape.com
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5824 Bee Ridge Road #165, Sarasota, FL 34233

Approved  
CS

53800-46600

# Invoice

Date: 3/31/2022  
Invoice #: 2022-01403

**Bill To:**

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

Description	Amount						
Service Date: 03/08/2022 Install new planting in the median at Toledo Blade and Planation Blvd Petite Red Ixora - 3 gallon Dwarf Pitch Apple - 3 gallon	90.00 90.00						
<p><b>PAYMENT ACCEPTED: CHECK AND CREDIT CARD.</b>  <b>Make check payable to:</b>  <b>Bloomings Landscape &amp; Turf Management, Inc.</b>  <b>Please include invoice number on your check.</b>  <b>Thank You For Your Business</b></p>	<table border="1"> <tr> <td><b>Total</b></td> <td>\$180.00</td> </tr> <tr> <td><b>Payments/Credits</b></td> <td>\$0.00</td> </tr> <tr> <td><b>Balance Due</b></td> <td>\$180.00</td> </tr> </table>	<b>Total</b>	\$180.00	<b>Payments/Credits</b>	\$0.00	<b>Balance Due</b>	\$180.00
<b>Total</b>	\$180.00						
<b>Payments/Credits</b>	\$0.00						
<b>Balance Due</b>	\$180.00						

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



5824 Bee Ridge Road #165, Sarasota, FL 34233

Approved  
CS

53800-46600

Date 3/31/2022 Invoice # 2022-01402

# Invoice

**Bill To:**

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

Description	Amount
Service Date: 03/08/2022 Install new plantings in shrub row along the parking lot due to vehicle exhaust damage Podocarpus - 3 gallon	72.00

**PAYMENT ACCEPTED: CHECK AND CREDIT CARD.**  
Make check payable to:  
Bloomings Landscape & Turf Management, Inc.  
Please include invoice number on your check.  
Thank You For Your Business

<b>Total</b>	\$72.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$72.00

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



5824 Bee Ridge Road #165, Sarasota, FL 34233

Approved  
CS

# Invoice

Date      Invoice #  
3/31/2022      2022-01406

Bill To:

53900-416700

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

Description	Amount
March Irrigation Inspection	
Repairs completed during inspection	
MPR Nozzle	10.00
6" Popup	40.00
Rotor	25.00
Swing Joint Fitting	4.00
Swing Pipe/ft.	4.00
3/4" PVC Fitting	6.00
1" PVC Fitting	4.00
3/4" Flex Pipe/ft.	6.00
1" Flex Pipe/ft.	4.00
Irritrol Solenoid	30.00
King Connector	4.00
9 Volt Battery	14.00
Labor - Technician	55.00
Labor - Helper	35.00

Terms      Due on receipt

**PAYMENT ACCEPTED: CHECK AND CREDIT CARD.**

Make check payable to:

Bloomings Landscape & Turf Management, Inc.

Please include invoice number on your check.

Thank You For Your Business

<b>Total</b>	\$241.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$241.00

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

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

53800-48101

Invoice #861524

Vendor #

03/11/2022

13:05:14

Driver

Route

CHRISTOPHER GOEHRI

41109

Sold To:

1017805:LAKESIDE PLANTATION

2200 PLANTATION BLVD

NORTH PORT, FL 34289

Desc	Qty	Unit \$	Total
5 GALLON DRINK	8	\$7.00	\$56.00
DELIVERY CHARG	1	\$2.49	\$2.49
BOTTLE DEPOSIT	-10	\$0.00	\$0.00

Subtotal \$58.49

Tax \$0.00

Invoice Total \$58.49

Payments: None

Net Due \$58.49

Next Delivery: 04/13/2022

Thank you for your business  
Visit [www.culligansarasota.com](http://www.culligansarasota.com)  
to make payments.

If paying by check, please  
write Acct Num on the check

*my approved*

Approved  
CS

**DART Pool Solutions, Inc.**

1181 S. Sumter Blvd - PMB 324  
North Port, FL 34287  
CPC1457408

53800-51000

**Invoice**

Date	Invoice #
3/10/2022	90131

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

Service Location
2200 Plantation Blvd North Port, FL 34289

P.O. No.	Terms	Due Date	Tech	Date of Service
	Net 30	4/9/2022	SB	3/10/2022

Description	Qty	Rate	Amount
#5 Pump tube		44.05	44.05
50ft tubing		35.00	35.00
FL Sales Tax		7.00%	0.00

Thank you for your business!

A finance charge of 1.5 % will be added to all overdue accounts, with a minimum charge of \$1.50. All materials, parts and equipment will remain property of DART until paid in full.

<b>Total</b>	\$79.05
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$79.05

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

Approved  
CS 53500-57000

**DART Pool Solutions, Inc.**

1181 S. Sumter Blvd - PMB 324  
North Port, FL 34287  
CPC1457408

**Invoice**

Date	Invoice #
3/7/2022	WO-0009423

<b>Bill To</b>
Lakeside Plantation 2200 Plantation Blvd North Port, FL 34287

<b>Service Location</b>
2200 Plantation Blvd North Port, FL 34289

P.O. No.	Terms	Due Date	Tech	Date of Service
	Net 30	4/6/2022	SB	3/7/2022

Description	Qty	Rate	Amount
I found the intake valve o rings on the vacuum pump cracking, i rebuilt the valve and replaced the o rings and tested ok.			
Trip Fee	1	100.00	100.00
Labor	1	120.00	120.00
3 way valve o ring kit	1	14.99	14.99
FL Sales Tax		7.00%	0.00

Thank you for your business!

A finance charge of 1.5 % will be added to all overdue accounts, with a minimum charge of \$1.50. All materials, parts and equipment will remain property of DART until paid in full.

<b>Total</b>	\$234.99
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$234.99

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

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

# Invoice

**Invoice #:** 136  
**Invoice Date:** 4/1/22  
**Due Date:** 4/1/22  
**Case:**  
**P.O. Number:**

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

Description	Hours/Qty	Rate	Amount
Management Fees - April 2022		3,282.75	3,282.75
Website Administration - April 2022		66.67	66.67
Information Technology - April 2022		104.17	104.17
Dissemination Agent Services - April 2022		83.33	83.33
Office Supplies		0.45	0.45
Postage		42.95	42.95
Copies		10.50	10.50

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<b>Total</b>	<b>\$3,590.82</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$3,590.82</b>

---

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

# Invoice

Project Manager Andrew Tilton

March 30, 2022  
 Project No: 20150050-000  
 Invoice No: 76

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

FEID #59-1173834

Project 20150050-000 Lakeside Plantation CDD  
 20150050-000  
 Lakeside Plantation CDD  
 Work Authorization #3, dated 3/24/15 - Change Order No. 1, dated 11/3/15  
 Work Authorization #4, dated 5/27/15  
 Work Authorization #5, dated 5/27/15  
 Work Authorization #7, dated 1/26/17  
 Work Authorization #8, dated 9/18/18

**Professional Services through March 13, 2022**

**PROFESSIONAL SERVICES**

Phase No.	Phase Description	Contract Amount	Fee Type	%	Total Inv To-Date	Previously Invoiced	Current Inv Amount	Balance to Complete
1.	General Engineering	73,059.26	T&M	100 %	73,059.26	72,744.26	315.00	0.00
Totals		73,059.26			73,059.26	72,744.26	315.00	0.00

SUB-TOTAL PROFESSIONAL SERVICES: **315.00**

INVOICE TOTAL: **315.00**

**Summary of professional services**

Phase No. / Description	Bill Hours	Bill Rate	Billable Amount
1. - General Engineering			
Professional 3			
Burford, Brent	2/15/2022	.25 Hrs @ 140.00	35.00
Coordination with contractor in regards to proposals for sidewalk sos at tennis courts and pool drainage.			
Burford, Brent	2/16/2022	2.00 Hrs @ 140.00	280.00

Project	20150050-000	Lakeside Plantation CDD	Invoice	76
	Review 2015 Preserve Evaluation and 2019 proposals for services. Prepare for and attend the LPCDD Board of Supervisors meeting via phone.			
1. - General Engineering Total		2.25		315.00

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

March 24, 2022

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3024317

Client Matter No. 12323-1

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

Invoice No. 3024317  
12323-1

---

Re: General Counsel/Monthly Meeting

For Professional Legal Services Rendered

02/01/22	S. Sandy	0.10	28.50	Confer regarding tree removal
02/08/22	S. Sandy	0.80	228.00	Review GMS tax certificate analysis; confer with Mossing regarding same
02/09/22	S. Sandy	0.50	142.50	Conduct research regarding use of capital reserve funds for tax certificate purchase
02/10/22	M. Rigoni	0.30	79.50	Confer with Sandy regarding policy regarding road verge and driveway apron maintenance
02/10/22	S. Sandy	1.80	513.00	Conduct research and prepare memo regarding driveway maintenance
02/14/22	S. Sandy	1.60	456.00	Conduct research regarding driveway maintenance; prepare memo regarding same
02/15/22	S. Sandy	1.60	456.00	Conduct research regarding driveway maintenance obligations; prepare memo regarding same
02/16/22	S. Sandy	4.50	1,282.50	Prepare for and attend board meeting; conduct follow-up regarding same

**KUTAK ROCK LLP**

Lakeside Plantation CDD  
March 24, 2022  
Client Matter No. 12323-1  
Invoice No. 3024317  
Page 2

02/17/22	S. Sandy	0.20	57.00	Prepare HVAC maintenance agreement
02/17/22	D. Wilbourn	1.50	217.50	Prepare short form addendum to HVAC contract; prepare notices of rule making and development for Road Verge
02/21/22	S. Sandy	0.10	28.50	Conduct research regarding tax certificate revenue source
02/24/22	C. Stuart	0.30	126.00	Review proposed legislation; monitor committee activity and agendas; monitor Amendment 12 implementation
02/28/22	S. Sandy	0.50	142.50	Review records regarding yard drainage application and agreement

TOTAL HOURS 13.80

TOTAL FOR SERVICES RENDERED \$3,757.50

TOTAL CURRENT AMOUNT DUE \$3,757.50

Approved - thank you,

Tricia L. Adams

District Manager  
Governmental Management Services  
219 E. Livingston Street  
Orlando, FL 32801

Office 407.841.5524 ext 138  
Cell 863.241.8050

"It is not the mountain we conquer but ourselves."  
—Edmund Hillary

On Apr 6, 2022, at 9:38 AM, Hannah Henry <[hhenry@gms-tampa.com](mailto:hhenry@gms-tampa.com)> wrote:

Good Morning,

See attached Lakeside Plantation invoices for approval:

Kutak Rock	Inv# 3024317	\$3,757.50
Johnson Engineering	Inv# 76	\$315

*Best Wishes,*  
**Hannah Henry**  
**Governmental Management Services**  
4648 Eagle Falls Pl  
Tampa, FL 33619  
Phone: (813) 344-4844 ext 109

Begin forwarded message:

**From:** [Copier@gmscfl.com](mailto:Copier@gmscfl.com)  
**Subject:** Message from KM\_C360i  
**Date:** April 6, 2022 at 10:26:08 AM EDT  
**To:** [hhenry@gms-tampa.com](mailto:hhenry@gms-tampa.com)  
**Reply-To:** [Copier@gmscfl.com](mailto:Copier@gmscfl.com)

<SKM\_C360i22040610260.pdf>



New Life Well and Pump, Inc  
941-375-1065

6520 Beedla Street  
North Port, Florida  
34291  
United States

53800-46700

Prepared For  
Lakeside Plantation

Estimate Date  
03/15/2022

Estimate Number  
000020

Description	Rate	Qty	Line Total
Size 00 IEC motor starter -3hp Includes class10 3-10amp adjustable overloads- electronic	\$580.00	1	\$580.00
Poly carbonate enclosure 11x13x4 with back plate	\$192.00	1	\$192.00
Multi voltage control x-former 480v primary 120v secondary	\$133.00	1	\$133.00
24volt icecube relay with base	\$40.00	1	\$40.00
Labor	\$80.00	2	\$160.00
Service Call	\$65.00	1	\$65.00
Misc Seal tite and fittings	\$30.00	1	\$30.00

Subtotal 1,200.00

Tax 0.00

Estimate Total (USD) \$1,200.00



New Life Well and Pump, Inc  
941-375-1065

6520 Beedla Street  
North Port, Florida  
34291  
United States

53800-46700

Billed To  
Lakeside Plantation  
2200 plantation blvd.  
North port, Alabama  
34288  
United States

Date of Issue  
03/15/2022  
  
Due Date  
04/14/2022

Invoice Number  
9883

Amount Due (USD)  
**\$392.50**

Description	Rate	Qty	Line Total
4x2 cast iron well seal Simmons	\$65.00	1	\$65.00
12-3 submersible pump cable Twist Cable	\$2.25	10	\$22.50
Submersible splice kit	\$15.00	1	\$15.00
Misc pvc fittings	\$25.00	1	\$25.00
Labor	\$100.00	2	\$200.00
Service Call	\$65.00	1	\$65.00
	Subtotal		392.50
	Tax		0.00
	Total		392.50
	Amount Paid		0.00
	Amount Due (USD)		\$392.50

*Approved*  
*(MS)*

Terms





53800-46000

**SOLITUDE**  
LAKE MANAGEMENT

Voice: (888) 480-5253 Fax: (888) 358-0088

*Approved*  
*CS*

**INVOICE**

Invoice Number: PI-A00773234

Invoice Date: 03/01/22

PROPERTY: Lakeside  
Plantation CDD

**SOLD TO:** Lakeside Plantation CDD  
Governmental Mgmt Services-Central  
9145 Narcoossee Road, Ste. A206  
Orlando, FL 32827

<b>CUSTOMER ID</b> L2077	<b>CUSTOMER PO</b>	<b>Payment Terms</b> Due upon receipt
<b>Sales Rep ID</b> Bill Kurth	<b>Shipment Method</b>	<b>Ship Date</b> <b>Due Date</b> 03/01/22

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR06010 03/01/22 - 03/31/22 Lake & Pond Management Services		966.00	966.00

**PLEASE REMIT PAYMENT TO:**

1320 Brookwood Drive, Suite H  
Little Rock, AR 72202

<b>Subtotal</b>	<b>966.00</b>
Sales Tax	0.00
Total Invoice	966.00
Payment Received	0.00
<b>TOTAL</b>	<b>966.00</b>

www.solitudelakemanagement.com

www.aeratorsaquatics4lakesnponds.com

SERGEANT'S



ELECTRIC

# CUSTOMER INVOICE

26022

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

### HOME OWNER INFORMATION

Date 3/1/22 Technician Alex/Brian  
 Name Lakeside Plantation Phone 941-423-5800 Email \_\_\_\_\_  
 Address 2200 Plantation Blvd City North Port State FL Zip 34289

### DEVICES

LEVEL	DESCRIPTION	PRICE	WAS THE WORK DONE?	
			YES	NO
LEVEL 1	110v outlet, sp switch, tv plate, telephone plate, 4-way splitter, ce device, in use cover	\$40.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 2	110v in wall timer, 3 or 4 way switch, gld outlet, stack switch, 600 watt dimmer 30amp 240v switch, 110v smoke detector, ce fan remote kit, ce l-stal, usb combo outlet, range/kyer outlet, photo eye	\$80.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 3	1000 watt dimmer, Fan remote kit, 800w tv dimmer, 110v carbon smoke detector/specially smoke detector photo eye DWF 2	\$180.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 4	80amp disconnect, 240v pressure switch, 240v contactor	\$210.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>

### ASSESSMENTS

*53800-46200*

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

### WIRING/BOXES

LEVEL 1	small junction box, pancake box, direct burial splice kit, underground tv cct per 5' u.c. wiring per section	\$99.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 2	Fan Brace Box, Medium junction box, 15-20amp underground cct per 5'	\$150.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 3	Large junction box, 30-100amp undergrounds cct per 5', speaker, tv or phone wiring, 110v indoor outlet 82B	\$210.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 4	110v w.p. Gld outlet 82B, wiring for a light/outlet	\$269.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 5	wiring for a light/outlet-diff 2, 15-30amp cct within 15'	\$319.00 x Qty <u>1</u> = \$ <u>319</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
LEVEL 6	15-30 amp dedicated cct	\$497.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 7	15-30 amp dedicated cct-diff 2, 40-50 amp 240v dedicated cct	\$679.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 8	50-60 amp cct with disconnect	\$809.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>

### ADDITIONAL INSTALLATIONS

_____	\$ _____ x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
_____	\$ _____ x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
_____	\$ _____ x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
_____	\$ _____ x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>

FUSE PANEL YES  NO  PANEL MFG \_\_\_\_\_ AGE \_\_\_\_\_

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

NOTES Today we installed a 20A 240v GFCI breaker replacement for Pump.

TOTAL INVESTMENT	\$ _____
Invoice # <u>23550</u>	<u>319</u>
TOTAL FROM "NOTES" FORM	\$ _____
TOTAL	\$ _____
DEPOSIT	\$ _____
PAID TODAY	\$ _____
BALANCE	\$ <u>319</u>

I hereby authorize you to proceed with the above work at the quoted price of \$ 319  
 Authorization \_\_\_\_\_  
 All work has been performed to my satisfaction \_\_\_\_\_

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

*Approved*

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

**03/15/22**

**NOTICE OF RULEMAKING BY  
 THE LAKESIDE PLANTATION  
 COMMUNITY DEVELOPMENT  
 DISTRICT**

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

A public hearing will be conducted by the Board of Supervisors of the Lakeside Plantation Community Development District ("District") on April 20, 2022 at 6:00 p.m. at the Lakeside Plantation Clubhouse located at 2800 Plantation Boulevard, North Port, Florida 34289.

Acct#: 297693	Date: 03/15/22
<b>LAUREN VANDERVEER    LAKESIDE PLANTATION CDD    219 EAST LIVINGSTON ST    ORLANDO, FL 32801</b>	Ad Date: 03/21/22
Telephone: (407) 841-5524	Class: 3138
	Ad ID: 3838342
	Ad Taker: MPRESCOTT
	Sales Person: 200
	Words: 519
	Lines: 120
	Agate Lines: 135
	Depth: 14.167
	Inserts: 1
	Description: Rulemaking

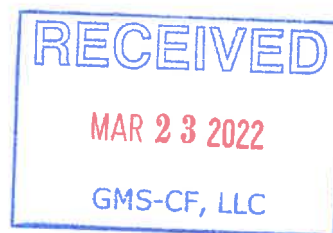
In accordance with Chapters 190 and 120, Florida Statutes, the District hereby gives the public notice of its intent to adopt an amendment to its Rule Governing Road Verge, previously adopted and effective as of March 21, 2018 (the "Amended Rules"). Among other things, the Amended Rules would address the installation, maintenance, repair, replacement and removal of landscaping, driveways, and other improvements within the Road Verge that present a threat to the health, safety or welfare of the District's residents/land-owners or the general public. Additionally, the Amended Rules would provide that for any violation of the Amended Rules, the District would have the right to impose a fine of up to the amount of \$1,000 and collect such fine and attorney's fees as a contractual lien or as otherwise provided pursuant to Florida law. The public hearing will provide an opportunity for the public to address the proposed Amended Rules, including rules establishing fines for violation of the Amended Rules.

Other Charges:	\$0.00	Gross:	\$171.60
Discount:	\$0.00	Paid Amount:	- \$0.00
Surcharge:	\$0.00	Amount Due:	\$171.60
Credits:	\$0.00		
Bill Depth:	14.167		

Publication	Start	Stop	Inserts	Cost
Charlotte Sun (CS)	03/21/22	03/21/22	1	\$171.60

Ad Note:

Customer Note:



The purpose and effect of the Amended Rules is to provide for efficient and effective District operations and enforcement in connection with the certain areas abutting the lots and extending to the from the right-of-way line to the road curbs located within community. Specific legal authority for the rule includes sections 190.011(5), 190.012(3), 120.54, 120.69 and 120.81, Florida Statutes. Prior Notice of Rule Development was published in the Port Charlotte Sun on March 17, 2022.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice.

The public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public

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

hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, one or more Supervisors or staff may participate in the public hearing by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the District Manager at 219 East Livingston Street, Orlando, Florida 32801, (407) 841-5524 ("District Office") at least forty-eight (48) hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

A copy of the proposed Amended Rules described herein may be obtained by contacting the District Office.

Tricia Adams  
District Manager  
Publication date: 3/21/2022  
297693 3838342

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



03/15/22

**NOTICE OF RULE  
 DEVELOPMENT BY  
 THE LAKESIDE PLANTATION  
 COMMUNITY DEVELOPMENT  
 DISTRICT**

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

Acct#: 297693	Date: 03/15/22
LAUREN VANDERVEER	Ad Date: 03/17/22
LAKESIDE PLANTATION CDD	Class: 3138
219 EAST LIVINGSTON ST	Ad ID: 3838341
ORLANDO, FL 32801	Ad Taker: MPRESCOTT
Telephone: (407) 841-5524	Sales Person: 200
	Words: 275
	Lines: 68
	Agate Lines: 76
	Depth: 8.028
	Inserts: 1
	Description: Rule Development

Other Charges:	\$0.00	Gross:	\$97.24
Discount:	\$0.00	Paid Amount:	- \$0.00
Surcharge:	\$0.00	Amount Due:	\$97.24
Credits:	\$0.00		
Bill Depth:	8.028		

Publication	Start	Stop	Inserts	Cost
Charlotte Sun (CS)	03/17/22	03/17/22	1	\$97.24

Ad Note:

Customer Note:

In accordance with Chapters 190 and 120, Florida Statutes, the Lakeside Plantation Community Development District ("District") hereby gives notice of intent to develop and adopt an amendment to its Rule Governing Road Verge, previously adopted and effective as of March 21, 2018 (the "Amended Rules").

Among other things, the Amended Rules would address the installation, maintenance, repair, replacement and removal of landscaping, driveways, and other improvements within the Road Verge that present a threat to the health, safety or welfare of the District's residents/landowners or the general public. Additionally, the proposed amendment to the Rule would provide that for any violation of the Rule, the District would have the right to impose a fine of up to the amount of \$1,000 and collect such fine and attorney's fees as a contractual lien or as otherwise provided pursuant to Florida law.

The purpose and effect of the Amended Rules is to provide for efficient and effective District operations and enforcement in connection with the certain areas abutting the lots and extending to the from the right-of-way line to the road curbs located within community. Specific legal authority for the rule includes sections 190.011(5), 190.012(3), 120.54, 120.69 and 120.81, Florida Statutes.

A public hearing will be conducted by the District on April 20, 2022 at 6:00 p.m. at the Lakeside Plantation Clubhouse located at 2800 Plantation Boulevard, North Port, Florida 34289. A copy of the proposed Amended Rules may be obtained by contacting the District Manager, 219 East Livingston Street, Orlando, Florida 32801 or at (407) 841-5524.

Tricia Adams  
 District Manager  
 Publication date: 3/17/2022  
 297693 3838341

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



**NOTICE OF RULE DEVELOPMENT BY THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT**

**PUBLISHER'S AFFIDAVIT OF PUBLICATION STATE OF FLORIDA COUNTY OF CHARLOTTE:**

Before the undersigned authority personally appeared **Melinda Prescott**, who on oath says that she is the Legal Advertising Representative of the Sun Newspapers, a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a **Legal Notice** that was published in said newspaper in the issue(s)

03/17/2022

as well as being posted online at [www.yoursun.com](http://www.yoursun.com) and [www.floridapublicnotices.com](http://www.floridapublicnotices.com).

Affiant further says that the said newspaper is a newspaper published at Charlotte Harbor, in said Charlotte County, Florida, and that the said newspaper has heretofore been continuously published in said Charlotte County, Florida, Sarasota County, Florida and DeSoto County, Florida, each day and has been entered as periodicals matter at the post office in Punta Gorda, in said Charlotte County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

*Melinda Prescott*  
(Signature of Affiant)

Sworn and subscribed before me this 17<sup>th</sup> day of March, 2022

*Laura M Robins*  
(Signature of Notary Public)

Personally known X OR \_\_\_ Produced Identification



In accordance with Chapters 190 and 120, Florida Statutes, the Lakeside Plantation Community Development District ("**District**") hereby gives notice of intent to develop and adopt an amendment to its Rule Governing Road Verge, previously adopted and effective as of March 21, 2018 (the "**Amended Rules**").

Among other things, the Amended Rules would address the installation, maintenance, repair, replacement and removal of landscaping, driveways, and other improvements within the Road Verge that present a threat to the health, safety or welfare of the District's residents/landowners or the general public. Additionally, the proposed amendment to the Rule would provide that for any violation of the Rule, the District would have the right to impose a fine of up to the amount of \$1,000 and collect such fine and attorney's fees as a contractual lien or as otherwise provided pursuant to Florida law.

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A public hearing will be conducted by the District on April 20, 2022 at 6:00 p.m. at the Lakeside Plantation Clubhouse located at 2800 Plantation Boulevard, North Port, Florida 34289. A copy of the proposed Amended Rules may be obtained by contacting the District Manager, 219 East Livingston Street, Orlando, Florida 32801 or at (407) 841-5524.

Tricia Adams  
District Manager  
Publication date: 3/17/2022  
297693 3838341

310 513 11000

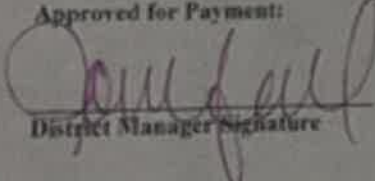
### Attendance Confirmation for BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: April 20, 2022

	Name	In Attendance Please <input checked="" type="checkbox"/>	Fee Involved Yes/No
1	<i>red shift</i> Bill Rouny	X	Yes (\$200)
2	Bud Sabol	X	Yes (\$200)
3	Joe Szewczyk <i>setchick</i>	X	Yes (\$200)
4	Bonnie Benjamin	X	Yes (\$200)
5	Pina Chichelli <i>Chicelli</i>	X	Yes (\$200)

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

Approved for Payment:  
  
District Manager Signature

4/20/22  
Date

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



5824 Bee Ridge Road #165, Sarasota, FL 34233

# Invoice

Date: 4/1/2022  
Invoice #: 2022-01530

**Bill To:**

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

320 538 46600

Terms: Net 30  
Due Date: 5/1/2022

Description	Qty	Amount
Month of April Monthly Grounds Maintenance Fee		7,655.00

**PAYMENT ACCEPTED: CHECK AND CREDIT CARD.**

Make check payable to:  
Bloomings Landscape & Turf Management, Inc.  
Please include invoice number on your check.  
Thank You For Your Business

<b>Total</b>	\$7,655.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$7,655.00

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







Symbiont Service Corp.  
4372 North Access Road  
Englewood, FL 34224

Phone: (941) 474-9306  
Fax: (941) 473-9306  
<https://symbiontservice.com/>

Bill to  
**Lakeside Plantation**  
c/o Governmental Management Services  
219 E. Livingston St.  
Orlando, FL 32801

Ship to  
**Lakeside Plantation**  
2200 Plantation Blvd.  
North Port, FL 34289

Phone Number: (941) 423-5500

Work Order #: 22433

Transaction Date: 10/12/2021

Terms: Net

Invoice #: i19411

Assigned Tech: Spencer S.

330 538 48103

Item	Description	Price	Amount	Equipment
Notes	On arrival went over to source pump and did not hear any abnormal noises. After speaking with Caleb he mentioned something about lake plumbing being on a sled not ducks. Will have to send someone with more knowledge about this job to further diagnose.	\$0.00	\$0.00	
Notes	Returned with Jimmy D to just double check. There were no abnormal noises at this time. What they may have heard was a sluggish noise due to dirty filters.	\$0.00	\$0.00	
SERVICE CALL	Service Call - Regular Hours (Zone 1, 2, 3, 6)	\$98.00	\$98.00	
			Subtotal:	\$98.00
			Total:	\$98.00
			Payments:	\$0.00
			Balance Due:	\$98.00
Date	Auth.#	Method		

*Approved  
MEL*

# SOLITUDE

LAKE MANAGEMENT

Voice: (888) 460-5253 Fax: (888) 358-0088

## INVOICE

Invoice Number: PI-A00790357

Invoice Date: 04/01/22

PROPERTY: Lakeside  
Plantation CDD

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

320 538 42000

CUSTOMER ID  
L2077

CUSTOMER PO

Payment Terms  
Due upon receipt

Sales Rep ID  
Bill Kurth

Shipment Method

Ship Date

Due Date  
04/01/22

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR06010 04/01/22 - 04/30/22 Lake & Pond Management Services		966.00	966.00

*Approved  
MS*

**PLEASE REMIT PAYMENT TO:**

1320 Brookwood Drive, Suite H  
Little Rock, AR 72202

Subtotal	966.00
Sales Tax	0.00
Total Invoice	966.00
Payment Received	0.00
<b>TOTAL</b>	<b>966.00</b>

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

Invoice Number: 12332170  
Date: 03/01/2022  
Terms Code: Due on receipt  
Due Date: 03/01/2022  
PO:

Invoice Description: March 2022

330 538 120

Item	Description	Amount
	<b>All-in Monthly Management Fee</b>	\$22,595.92

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

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

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

Invoice Number: 12332317  
Date: 04/01/2022  
Terms Code: Due on receipt  
Due Date: 04/01/2022  
PO:

Invoice Description: April 2022

330 5381200

Item	Description	Amount
	<b>All-in Monthly Management Fee</b>	\$22,595.92

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

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



**Electric Bill Statement**

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

**Statement Date:** Mar 24, 2022

**Account Number:** 57421-67439

**Service Address:**

2800 PLANTATION BLVD # CLBHSE  
NORTH PORT, FL 34289

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

**CURRENT BILL**

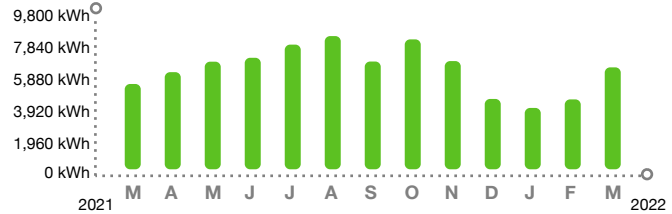
**\$1,156.93**

TOTAL AMOUNT YOU OWE

**Apr 14, 2022**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	1,007.05
Payments received	-1,007.05
Balance before new charges	0.00
<hr/>	
Total new charges	1,156.93
<b>Total amount you owe</b>	<b>\$1,156.93</b>

**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after June 14, 2022 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after April 04, 2022. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

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

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



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

The amount enclosed includes the following donation:

**FPL Care To Share:** \_\_\_\_\_

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

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

FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

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for ways to pay.

57421-67439

ACCOUNT NUMBER

\$1,156.93

TOTAL AMOUNT YOU OWE

Apr 14, 2022

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



**Customer Name:** LAKESIDE PLANTATION  
COMM DEVELOPMENT  
DIST

**Account Number:** 57421-67439

### BILL DETAILS

Amount of your last bill	1,007.05
Payment received - Thank you	-1,007.05
Balance before new charges	\$0.00

#### New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge:	\$28.17
Non-fuel: <small>(\$0.026290 per kWh)</small>	\$179.03
Fuel: <small>(\$0.038060 per kWh)</small>	\$259.19
Demand: <small>(\$11.93 per KW)</small>	\$596.50
Electric service amount	1,062.89
Gross rec. tax/Regulatory fee	28.04
Franchise charge	66.00
Taxes and charges	94.04
<b>Total new charges</b>	<b>\$1,156.93</b>

**Total amount you owe \$1,156.93**

**FPL automatic bill pay - DO NOT PAY**

### METER SUMMARY

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

Usage Type	Current	- Previous	x Const	= Usage
kWh used	78863	78182	10	6810
Demand KW	4.99		10.00	50

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 24, 2022	Feb 23, 2022	Mar 24, 2021
kWh Used	6810	4670	5700
Service days	29	30	29
kWh/day	234	155	196
Amount	\$1,156.93	\$1,007.05	\$867.38

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**Electric Bill Statement**

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

**Statement Date:** Mar 24, 2022

**Account Number:** 04126-05586

**Service Address:**

2800 PLANTATION BLVD # FNTN  
NORTH PORT, FL 34289

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

**CURRENT BILL**

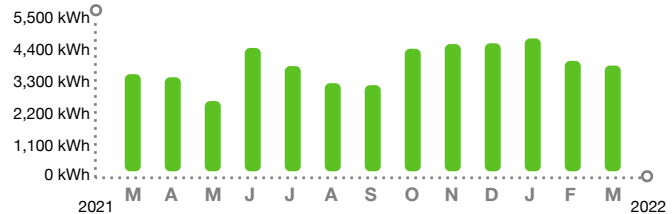
**\$500.25**

TOTAL AMOUNT YOU OWE

**Apr 14, 2022**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	521.77
Payments received	-521.77
<hr/>	
Balance before new charges	0.00
<hr/>	
Total new charges	500.25
<hr/>	
<b>Total amount you owe</b>	<b>\$500.25</b>

**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after June 14, 2022 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after April 04, 2022. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

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

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



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

The amount enclosed includes the following donation:

**FPL Care To Share:** \_\_\_\_\_

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

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

FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

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

04126-05586

ACCOUNT NUMBER

\$500.25

TOTAL AMOUNT YOU OWE

Apr 14, 2022

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



**Customer Name:** LAKESIDE PLANTATION  
COMMUNITY  
DEVELOPMENT DIST

**Account Number:** 04126-05586

**BILL DETAILS**

Amount of your last bill	521.77
Payment received - Thank you	-521.77
Balance before new charges	\$0.00

**New Charges**

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$11.91
Non-fuel: (\$0.074820 per kWh)	\$296.73
Fuel: (\$0.038060 per kWh)	\$150.95
Electric service amount	459.59
Gross rec. tax/Regulatory fee	12.12
Franchise charge	28.54
Taxes and charges	40.66
Total new charges	\$500.25
<b>Total amount you owe</b>	<b>\$500.25</b>

**FPL automatic bill pay - DO NOT PAY**

**METER SUMMARY**

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

<b>Usage Type</b>	<b>Current</b>	-	<b>Previous</b>	=	<b>Usage</b>
kWh used	05853		01887		3966

**ENERGY USAGE COMPARISON**

	<b>This Month</b>	<b>Last Month</b>	<b>Last Year</b>
Service to	Mar 24, 2022	Feb 23, 2022	Mar 24, 2021
kWh Used	3966	4141	3642
Service days	29	30	29
kWh/day	136	138	125
Amount	\$500.25	\$521.77	\$368.29

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**Electric Bill Statement**

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

**Statement Date:** Mar 24, 2022

**Account Number:** 84595-15071

**Service Address:**

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

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

**CURRENT BILL**

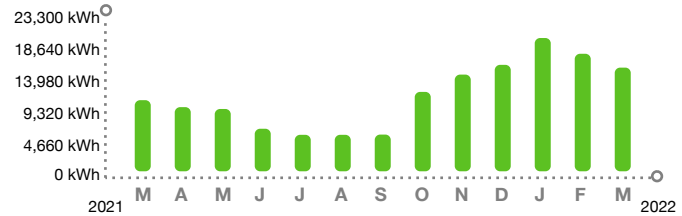
**\$1,742.44**

TOTAL AMOUNT YOU OWE

**Apr 14, 2022**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	1,896.68
Payments received	-1,896.68
Balance before new charges	0.00
<hr/>	
Total new charges	1,742.44
<b>Total amount you owe</b>	<b>\$1,742.44</b>

**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after June 14, 2022 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after April 04, 2022. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

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

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



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

The amount enclosed includes the following donation:  
**FPL Care To Share:** \_\_\_\_\_

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

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

FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

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

84595-15071

ACCOUNT NUMBER

\$1,742.44

TOTAL AMOUNT YOU OWE

Apr 14, 2022

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



**Customer Name:** LAKESIDE PLANTATION  
COMM DEVELOPMENT  
DIST

**Account Number:** 84595-15071

### BILL DETAILS

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

#### New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

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

**Total amount you owe \$1,742.44**

**FPL automatic bill pay - DO NOT PAY**

### METER SUMMARY

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

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

### ENERGY USAGE COMPARISON

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

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# North Port Utilities

941-429-7122  
4970 City Hall Blvd  
North Port, FL 34286

SERVICE ADDRESS			
2800 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-156052	18-29	3/29/2022	4/19/2022

Total Current Charges	170.68
Balance Forward	0.00
Total Amount Due	170.68

LAKESIDE PLANTATION COMM DEV  
9145 NARCOOSSEE RD STE A206

ORLANDO FL 32827-5768

000043123000156052000000170688

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

SERVICE ADDRESS 2800 PLANTATION BLVD

\*\*\* CYCLE BILL - AUTO PA \*\*\*

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-156052	18-29	3/29/2022	4/19/2022

Last Bill Amount	506.95
Payments	-506.95
Adjustments	0.00
Balance Forward	0.00

Rate Class: COMMERCIAL

Last payment amount/date: 358.63 3/17/2022

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
WA 2/18/22 3/18/22	28	54830746	1.000	TGAL	81	77	4
USAGE FOR							4

Service	Consumption	Charge	Total
WA Base facility chg		49.18	0.00
WA Usage block 1	4.00	18.00	0.00
TOTAL WATER			67.18
SE Base facility chg		76.78	0.00
SE Consumption	4.00	26.72	0.00
TOTAL SEWER			103.50

Total Current Charges	170.68
Balance Forward	0.00
Total Amount Due	170.68

NORTH PORT UTILITIES IS PLEASED TO ANNOUNCE THAT

THE 2021 WATER USAGE REPORT IS NOW AVAILABLE AT:

[www.CityofNorthPort.com/WaterUsage](http://www.CityofNorthPort.com/WaterUsage).

# North Port Utilities

941-429-7122  
4970 City Hall Blvd  
North Port, FL 34286

SERVICE ADDRESS			
2021 PLANTATION BLVD FICT			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154658	18-29	3/29/2022	4/19/2022

Total Current Charges	85.07
Balance Forward	0.00
Total Amount Due	85.07

LAKESIDE PLANTATION COMM DEV  
9145 NARCOOSSEE RD STE A206

ORLANDO FL 32827-5768

00004312300015465800000085072

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

SERVICE ADDRESS 2021 PLANTATION BLVD FICT

\*\*\* CYCLE BILL - AUTO PA \*\*\*

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154658	18-29	3/29/2022	4/19/2022

Last Bill Amount	2830.46
Payments	-2830.46
Adjustments	0.00
Balance Forward	0.00

Rate Class: COMMERCIAL

Last payment amount/date: 896.35 3/17/2022

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
WA 2/18/22 3/18/22	28	36607560	1.000	TGAL	1247	1237	10

Service	Consumption	Charge	Total
WA Base facility chg		21.11	0.00
WA Usage block 1	4.00	18.00	0.00
WA Usage block 2	4.00	27.00	0.00
WA Usage block 3	2.00	18.96	0.00
TOTAL WATER			85.07

Total Current Charges	85.07
Balance Forward	0.00
Total Amount Due	85.07

NORTH PORT UTILITIES IS PLEASED TO ANNOUNCE THAT

THE 2021 WATER USAGE REPORT IS NOW AVAILABLE AT:

[www.CityofNorthPort.com/WaterUsage](http://www.CityofNorthPort.com/WaterUsage).

# North Port Utilities

941-429-7122  
4970 City Hall Blvd  
North Port, FL 34286

SERVICE ADDRESS			
2800 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154656	18-29	3/29/2022	4/19/2022

Total Current Charges	893.38
Balance Forward	0.00
<b>Total Amount Due</b>	<b>893.38</b>

LAKESIDE PLANTATION COMM DEV  
9145 NARCOOSSEE RD STE A206

ORLANDO FL 32827-5768

00004312300015465600000893381

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

**SERVICE ADDRESS** 2800 PLANTATION BLVD

\*\*\* CYCLE BILL - AUTO PA \*\*\*

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154656	18-29	3/29/2022	4/19/2022

Last Bill Amount	1551.28
Payments	-1551.28
Adjustments	0.00
<b>Balance Forward</b>	<b>0.00</b>

Rate Class: COMMERCIAL

Last payment amount/date: 1088.14 3/17/2022

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
WA 2/18/22 3/18/22	28	80005382	1.000	TGAL	4809	4721	88
USAGE FOR							60

Service	Consumption	Charge	Total
WA Base facility chg		95.94	0.00
WA Usage block 1	20.00	90.00	0.00
WA Usage block 2	20.00	135.00	0.00
WA Usage block 3	20.00	189.60	0.00
WA Usage block 4	20.00	253.00	0.00
WA Usage block 5	8.00	129.84	0.00
<b>TOTAL WATER</b>			<b>893.38</b>

Total Current Charges	893.38
Balance Forward	0.00
<b>Total Amount Due</b>	<b>893.38</b>

NORTH PORT UTILITIES IS PLEASED TO ANNOUNCE THAT

THE 2021 WATER USAGE REPORT IS NOW AVAILABLE AT:

[www.CityofNorthPort.com/WaterUsage](http://www.CityofNorthPort.com/WaterUsage).

# Hello Lakeside Plantation,

Thanks for choosing Comcast Business.

## Your bill at a glance

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

Previous balance		\$322.08
EFT Payment - thank you	Mar 13	-\$322.08
<b>Balance forward</b>		<b>\$0.00</b>
Regular monthly charges	Page 3	\$293.15
Taxes, fees and other charges	Page 3	\$28.93
<b>New charges</b>		<b>\$322.08</b>

**Amount due \$322.08**

### ! Thanks for paying by Automatic Payment

Your electronic payment of \$322.08 will be applied on Apr 12, 2022.

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Visit [business.comcast.com/help](https://business.comcast.com/help) or see page 2 for other ways to contact us.

## Your bill explained

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

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

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST  
BUSINESS

141 NW 16TH ST  
POMPANO BEACH FL 33060-5250

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

Account number **8535 10 055 0624394**

Automatic payment **Apr 12, 2022**

**Please pay \$322.08**

**Electronic payment will be applied Apr 12, 2022**

COMCAST  
PO BOX 71211  
CHARLOTTE NC 28272-1211

853510055062439400322081

## Regular monthly charges \$293.15

<b>Comcast Business</b>	<b>\$214.95</b>
<b>Packaged services</b>	<b>\$364.90</b>
Mobility Voice Line Business Voice. Qty 2 @ \$25.00 each	\$50.00
📶 Data, securityedge, voice Package Includes: Business Internet 200 With Mobility Voice and Securityedge.	\$314.90
<b>Discounts</b>	<b>-\$194.90</b>
Promotional Discount	-\$194.90
<b>Comcast Business services</b>	<b>\$44.95</b>
TV Select Business Video.	\$39.95
Voice Mail Service	\$5.00

## Equipment & services \$49.80

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

## Service fees \$28.40

Directory Listing Management Fee	\$3.00
Voice Network Investment	\$3.00
Broadcast TV Fee	\$22.40

## Taxes, fees and other charges \$28.93

<b>Other charges</b>	<b>\$3.63</b>
Federal Universal Service Fund	\$1.94
Regulatory Cost Recovery	\$1.69

## Taxes & government fees \$25.30

Sales Tax	\$2.48
State Communications Services Tax	\$11.70
Local Communications Services Tax	\$9.92
911 Fees	\$1.20

## What's included?



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**TV:** Keep your employees informed and customers entertained



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# State of Florida Department of Revenue

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Sales Tax - [Click for Help](#)   NODE: 4

Original Return

**FOR YOUR RECORDS ONLY - DO NOT MAIL**

**Cancellations must be done before 5:00 p.m. ET on the submission date. If the submission is completed after 5:00 p.m. ET on the submission date, weekend, or holiday the cancellation must be done before 5:00 p.m. ET the next business day. All cancellations are permanently deleted from our database.**

**Access Source: 68-8015405857-5**

**Confirmation Number: 220426687584**

DR-15

Certificate Number	Collection Period	Confirm Date and Time
68-8015405857-5	03/2022	04/26/2022 2:19:52 PM ET

### Location Address

2200 PLANTATION BLVD  
NORTH PORT, FL 34289-9472

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

Contact Information	
Name	Hannah Henry
Phone	( 813 ) 314 - 4844
Email	hhenry@gms-tampa.com

Debit Date:	4/27/2022
Amount for Check:	\$75.25
Bank Routing Number:	263191387
Bank Account Number:	1100002235372
Bank Account Type:	Checking
Corporate/Personal:	Corporate
Name on Bank Account:	LAKESIDE PLANTATION COMMUNITY DEVELOPMEN

Due to federal security requirements, we can not process international ACH transactions. If any portion of the money used in the payment you may be making today came from a financial institution located outside of the US or its territories for the purpose of funding this payment, please do not proceed and contact the Florida Department of Revenue at 850-488-6800 to make other payment arrangements. By continuing, you are confirming that this payment is not an international ACH transaction. If you are unsure, please contact your financial institution.

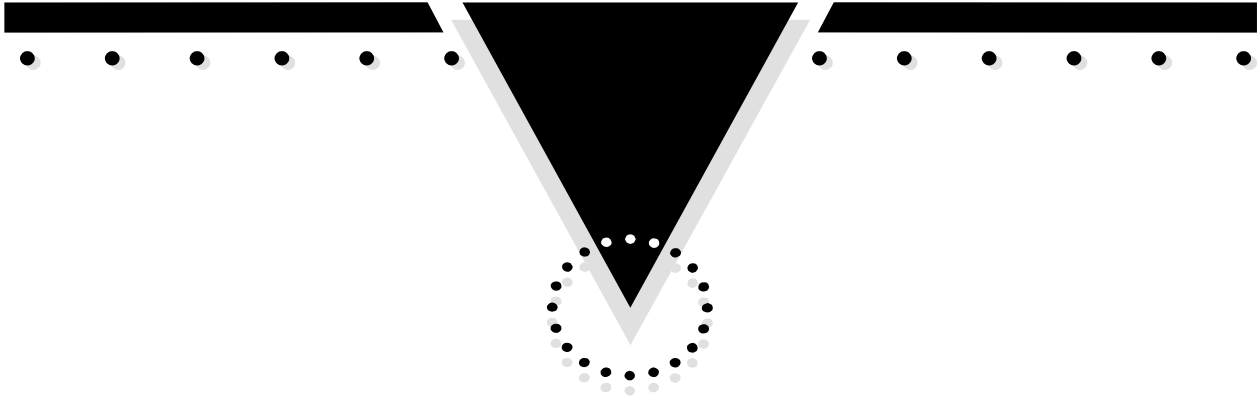
I hereby authorize the Department of Revenue to process this ACH transaction and to debit the checking account identified above. I understand there may be service charges assessed on any transactions not honored by my bank.

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

	Florida	1. Gross Sales	2. Exempt Sales	3. Taxable Amount	4. Tax Due
A. Sales/Services/Electricity		\$ 1075.00	\$ 0.00	\$ 1075.00	\$ 75.25
B. Taxable Purchases				\$ 0.00	\$ 0.00
C. Commercial Rentals		\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
<b>C(a). Less Sales Tax Scholarship Credits</b>					\$ 0.00
D. Transient Rentals		\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
E. Food & Beverage Vending		\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
				5. Total Amount of Tax Due	\$ 75.25
				6. Less Lawful Deductions	\$ 0.00
				7. Net Tax Due	\$ 75.25
				8. Less Est Tax Pd/DOR Cr Memo	\$ 0.00
				9. Plus Est. Tax Due Current Month	\$ 0.00
				10. Amount Due	\$ 75.25
<b>You have chosen not to donate your collection allowance to education.</b>				11. Less Collection Allowance	\$ 0.00
				12. Plus Penalty	\$ 0.00
				13. Plus Interest	\$ 0.00
				14. Amount Due with Return	\$ 75.25
				<b>Payment you have authorized</b>	<b>75.25</b>
15(a). Exempt Amount of Items Over \$5000 (included in Column 3)				15(a). \$	0.00
15(b). Other Taxable Amounts <b>NOT</b> Subject to Surtax (included in Column 3)				15(b). \$	0.00
15(c). Amounts Subject to Surtax at a Rate Different than Your County Surtax Rate (included in Column 3)				15(c). \$	0.00
15(d). Total Amount of Discretionary Sales Surtax Due (included in Column 4)				15(d). \$	11.29
16. Hope Scholarship Credits (included in Line 6)				16. \$	0.00
17. Taxable Sales/Untaxed Purchases or Uses of Electricity (included in Line A)				17. \$	0.00
18. Taxable Sales/Untaxed Purchases of Dyed Diesel Fuel (included in Line A)				18. \$	0.00
19. Taxable Sales from Amusement Machines (included in Line A)				19. \$	0.00
20. Rural or Urban High Crime Area Job Tax Credits				20. \$	0.00
21(a). Scholarship Funding Tax Credit				21(a). \$	0.00
21(b). Film and Entertainment Industry Credit				21(b). \$	0.00

21(c). Economic Energy Zone Credit	21(c). \$	0.00
21(d). Strong Families Tax Credit	21(d). \$	0.00
21(e). New Worlds Reading Initiative Tax Credit	21(e). \$	0.00
21. Other Authorized Credits	21. \$	0.00

# SECTION C



# Lakeside Plantation

## Community Development District

Unaudited Financial Reporting  
April 30, 2022



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1	<u>Balance Sheet</u>
2-3	<u>General Fund Statement</u>
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8	<u>Long Term Debt Report</u>
9	<u>Assessment Receipts Schedule</u>

**Lakeside Plantation**  
**Community Development District**

Combined Balance Sheet

April 30, 2022

*Governmental Fund Types*

	<i>General</i>	<i>Capital Reserve</i>	<i>Debt Service</i>	<i>Totals (memorandum only)</i>
<i>Assets</i>				
<b>Cash:</b>				
Operating Account	\$219,990	\$136,183	---	\$356,174
Debit Card Account	\$1,329	---	---	\$1,329
Money Market Account	\$123,423	---	---	\$123,423
Petty Cash	\$3	---	---	\$3
<b>Investments:</b>				
Reserve	---	---	\$76,563	\$76,563
Revenue	---	---	\$156,688	\$156,688
Prepayment	---	---	\$0	\$0
SBA	\$508	\$359,770	---	\$360,278
Due from General Fund	---	---	\$8,695	\$8,695
Due from Capital Reserve	\$2,626	---	---	\$2,626
Deposits	\$517	---	---	\$517
<b>Total Assets</b>	<b>\$348,396</b>	<b>\$495,953</b>	<b>\$241,945</b>	<b>\$1,086,295</b>
<i>Liabilities</i>				
Accounts Payable	\$997	---	---	\$997
Accrued Expenses	\$175	---	---	\$175
Due to Debt Service	\$8,695	---	---	\$8,695
Due to General Fund	---	\$2,626	---	\$2,626
<i>Fund Equity</i>				
Net Assets	---	---	---	\$0
<b>Fund Balances</b>				
Unassigned	\$338,012	---	---	\$338,012
Assigned for Capital Reserve Fund	---	\$493,327	---	\$493,327
Nonspendable- Deposits	\$517	---	---	\$517
Restricted for Capital Projects	---	---	---	\$0
Restricted for Debt Service	---	---	\$241,945	\$241,945
<b>Total Liabilities, Fund Equity, Other</b>	<b>\$348,396</b>	<b>\$495,953</b>	<b>\$241,945</b>	<b>\$1,086,295</b>

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

	Adopted Budget	Prorated Budget 4/30/22	Actual 4/30/22	Variance
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Revenues

Operations and Maintenance Assessments- Tax Roll	\$751,261	\$682,394	\$682,394	\$0
Tennis Club	\$20,000	\$11,667	\$14,542	\$2,875
Activities	\$10,000	\$5,833	\$4,514	(\$1,320)
Clubhouse Rentals	\$5,000	\$2,917	\$800	(\$2,117)
Miscellaneous	\$1,500	\$875	\$300	(\$575)
Interest Earnings	\$50	\$29	\$13	(\$16)
<b>Total Revenues</b>	<b>\$787,811</b>	<b>\$703,715</b>	<b>\$702,562</b>	<b>(\$1,152)</b>

Administrative Expenditures

Supervisor Fees	\$11,000	\$6,417	\$6,800	(\$383)
District Manager	\$39,393	\$22,979	\$22,979	\$0
District Counsel	\$25,750	\$15,021	\$14,162	\$859
District Engineer	\$14,000	\$8,167	\$3,034	\$5,133
Disclosure Report	\$1,000	\$583	\$583	\$0
Trustee Fees	\$4,771	\$3,180	\$3,180	\$0
Audit Fees	\$3,350	\$1,954	\$0	\$1,954
Postage, Phone, Faxes, Copies	\$1,500	\$875	\$567	\$308
General Liability Insurance	\$6,689	\$6,689	\$6,294	\$395
Legal Advertising	\$2,000	\$1,167	\$782	\$384
Dues, Licenses & Fees	\$175	\$175	\$175	\$0
Other Current Charges	\$1,900	\$1,108	\$1,383	(\$274)
Property Insurance	\$10,849	\$10,849	\$10,207	\$642
Information Technology	\$1,250	\$729	\$729	(\$0)
Website Administration	\$800	\$467	\$467	(\$0)
<b>Total Administrative</b>	<b>\$124,427</b>	<b>\$80,360</b>	<b>\$71,343</b>	<b>\$9,018</b>

Field Expenditures

Road & Sidewalk Repairs & Maintenance	\$2,500	\$2,500	\$13,800	(\$11,300)
Common Area Renewal & Maintenance	\$5,000	\$2,917	\$3,659	(\$743)
Street Light/Decorative Light	\$5,000	\$2,917	\$0	\$2,917
Landscape Maintenance - Contract	\$114,500	\$66,792	\$53,585	\$13,207
Landscape Maintenance - Other	\$5,000	\$2,917	\$1,400	\$1,517
Mulch	\$10,740	\$10,740	\$9,200	\$1,540
Irrigation Maintenance	\$4,500	\$2,625	\$4,800	(\$2,175)
Lake Maintenance	\$15,000	\$8,750	\$6,762	\$1,988
Electric Utility Services - Entrance Feature	\$9,000	\$5,250	\$3,471	\$1,779
Water Utility Services - Entrance Feature	\$1,600	\$933	\$5,001	(\$4,068)
Repairs & Maintenance - Entrance Feature	\$3,000	\$1,750	\$1,049	\$701
Miscellaneous Tools & Equipment	\$1,000	\$583	\$0	\$583
<b>Total Field</b>	<b>\$176,840</b>	<b>\$108,673</b>	<b>\$102,726</b>	<b>\$5,947</b>

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

	<b>Adopted Budget</b>	<b>Prorated Budget 4/30/22</b>	<b>Actual 4/30/22</b>	<b>Variance</b>
<i>Clubhouse</i>				
Personnel Services (Management Contract)	\$196,544	\$114,651	\$143,668	(\$29,018)
Activities	\$20,000	\$11,667	\$15,890	(\$4,223)
License/Fees	\$1,200	\$700	\$643	\$57
General Supplies	\$10,000	\$5,833	\$1,990	\$3,843
Maintenance	\$14,000	\$8,167	\$3,494	\$4,673
Office Supplies	\$3,500	\$2,042	\$2,268	(\$226)
Public Communication	\$1,500	\$875	\$0	\$875
Pest Control	\$600	\$350	\$0	\$350
Security	\$1,500	\$875	\$865	\$10
Security Patrol	\$25,000	\$14,583	\$14,061	\$522
AED	\$500	\$292	\$208	\$84
Telephone & Internet Services	\$5,500	\$3,208	\$2,233	\$975
Janitorial Supplies	\$3,250	\$1,896	\$622	\$1,274
Electric Utility Services - Clubhouse	\$14,000	\$8,167	\$7,188	\$979
Gas Utility	\$250	\$146	\$112	\$33
Garbage Collection	\$2,100	\$1,225	\$1,184	\$41
Water Utility Services - Clubhouse	\$4,400	\$2,567	\$1,960	\$607
Electric Utility Services - Pool	\$16,000	\$9,333	\$10,419	(\$1,086)
Pool Cleaning	\$10,200	\$5,950	\$6,057	(\$107)
Pool Maintenance - Other	\$10,000	\$5,833	\$332	\$5,501
Tennis Courts - Maintenance	\$5,000	\$2,917	\$604	\$2,313
Water Utility Services - Pool	\$6,000	\$3,500	\$4,469	(\$969)
<b>Total Clubhouse</b>	<b>\$351,044</b>	<b>\$204,776</b>	<b>\$218,267</b>	<b>(\$13,491)</b>
<b>Total Revenues</b>	<b>\$787,811</b>	<b>\$703,715</b>	<b>\$702,562</b>	<b>(\$1,152)</b>
<b>Total Expenditures</b>	<b>\$652,311</b>	<b>\$393,809</b>	<b>\$392,336</b>	<b>\$1,473</b>
<b>Operating Income (Loss)</b>	<b>\$135,500</b>	<b>\$309,905</b>	<b>\$310,226</b>	<b>\$321</b>
<b>Other Sources/(Uses)</b>				
Interfund Transfer Out- Capital Reserve	(\$135,500)	(\$135,500)	(\$135,500)	\$0
<b>Total Other Sources/(Uses)</b>	<b>(\$135,500)</b>	<b>(\$135,500)</b>	<b>(\$135,500)</b>	<b>\$0</b>
<b>Excess Revenue/(Expenditures)</b>	<b>(\$0)</b>		<b>\$174,726</b>	
<b>Beginning Fund Balance</b>	<b>\$0</b>		<b>\$163,803</b>	
<b>Ending Fund Balance</b>	<b>(\$0)</b>		<b>\$338,529</b>	

**Lakeside Plantation**  
**Community Development District**  
 Capital Reserve Fund  
 Statement of Revenues & Expenditures  
 For Period Ending April 30, 2022

	<b>Adopted Budget</b>	<b>Prorated Budget 4/30/22</b>	<b>Actual 4/30/22</b>	<b>Variance</b>
<b><u>Revenues</u></b>				
Transfer In - General Fund	\$135,500	\$135,500	\$135,500	\$0
Interest Income	\$0	\$0	\$908	\$908
<b>Total Revenues</b>	<b>\$135,500</b>	<b>\$135,500</b>	<b>\$136,408</b>	<b>\$908</b>
<b><u>Expenditures</u></b>				
Property Site Elements	\$3,878	\$3,878	\$13,760	(\$9,882)
<b>Total Expenditures</b>	<b>\$3,878</b>	<b>\$3,878</b>	<b>\$13,760</b>	<b>(\$9,882)</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$131,622</b>		<b>\$122,648</b>	
<b>Beginning Fund Balance</b>	<b>\$0</b>		<b>\$370,679</b>	
<b>Ending Fund Balance</b>	<b>\$131,622</b>		<b>\$493,327</b>	

# Lakeside Plantation

## Community Development District

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

	Adopted Budget	Prorated Budget 4/30/22	Actual 4/30/22	Variance
<b>Revenues</b>				
Special Assessments- Tax Roll	\$175,905	\$158,249	\$158,249	\$0
Special Assessments- Off Roll	\$8,842	\$8,842	\$8,842	\$0
Interest Income	\$0	\$0	\$5	\$5
<b>Total Revenues</b>	<b>\$184,748</b>	<b>\$167,091</b>	<b>\$167,096</b>	<b>\$5</b>
<b>Expenditures</b>				
<i>Series 1999</i>				
Interest-11/1	\$45,175	\$45,175	\$45,175	\$0
Principal-5/1	\$95,000	\$0	\$0	\$0
Interest-5/1	\$45,175	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$185,350</b>	<b>\$45,175</b>	<b>\$45,175</b>	<b>\$0</b>
<b>Excess Revenues/(Expenditures)</b>	<b>(\$602)</b>		<b>\$121,921</b>	
<b>Beginning Fund Balance</b>	<b>\$49,212</b>		<b>\$120,024</b>	
<b>Ending Fund Balance</b>	<b>\$48,609</b>		<b>\$241,945</b>	

Due from General Fund	\$	8,695
Reserve	\$	76,563
Revenue	\$	156,688
Prepayment	\$	0
<b>Total</b>	<b>\$</b>	<b>241,945</b>

Lakeside Plantation CDD- General Fund  
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>Revenues</i>													
Operations and Maintenance Assessments- Tax Roll	\$0	\$237,688	\$365,041	\$19,358	\$22,814	\$5,559	\$31,934	\$0	\$0	\$0	\$0	\$0	\$682,394
Tennis Club	\$4,890	\$3,540	\$1,130	\$1,572	\$645	\$1,075	\$1,690	\$0	\$0	\$0	\$0	\$0	\$14,542
Activities	\$541	\$1,427	\$697	\$100	\$1,079	\$569	\$101	\$0	\$0	\$0	\$0	\$0	\$4,514
Clubhouse Rentals	\$0	\$0	\$0	\$0	\$0	\$600	\$200	\$0	\$0	\$0	\$0	\$0	\$800
Miscellaneous	\$210	\$0	\$49	\$0	\$15	\$5	\$21	\$0	\$0	\$0	\$0	\$0	\$300
Interest Earnings	\$1	\$0	\$3	\$2	\$2	\$3	\$2	\$0	\$0	\$0	\$0	\$0	\$13
<b>Total Revenues</b>	<b>\$5,642</b>	<b>\$242,656</b>	<b>\$366,919</b>	<b>\$21,032</b>	<b>\$24,555</b>	<b>\$7,811</b>	<b>\$33,947</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$702,562</b>

*Administrative Expenditures*

Supervisor Fees	\$1,000	\$2,000	\$0	\$1,000	\$1,000	\$800	\$1,000	\$0	\$0	\$0	\$0	\$0	\$6,800
District Manager	\$3,283	\$3,283	\$3,283	\$3,283	\$3,283	\$3,283	\$3,283	\$0	\$0	\$0	\$0	\$0	\$22,979
District Counsel	\$4,065	\$980	\$611	\$4,749	\$3,758	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,162
District Engineer	\$0	\$446	\$910	\$70	\$1,293	\$315	\$0	\$0	\$0	\$0	\$0	\$0	\$3,034
Disclosure Report	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$583
Trustee Fees	\$3,180	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,180
Audit Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Postage, Phone, Faxes, Copies	\$89	\$73	\$140	\$99	\$8	\$104	\$53	\$0	\$0	\$0	\$0	\$0	\$567
General Liability Insurance	\$6,294	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,294
Legal Advertising	\$37	\$37	\$0	\$163	\$44	\$444	\$57	\$0	\$0	\$0	\$0	\$0	\$782
Dues, Licenses & Fees	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Other Current Charges	\$51	\$44	\$428	\$443	\$134	\$127	\$157	\$0	\$0	\$13	\$0	\$0	\$1,383
Property Insurance	\$10,207	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,207
Information Technology	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$0	\$0	\$0	\$0	\$0	\$729
Website Administration	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$0	\$0	\$0	\$0	\$0	\$467
<b>Total Administrative</b>	<b>\$28,635</b>	<b>\$7,117</b>	<b>\$5,625</b>	<b>\$10,061</b>	<b>\$9,773</b>	<b>\$5,327</b>	<b>\$4,804</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$71,343</b>

*Field Expenditures*

Road & Sidewalk Repairs & Maintenance	\$0	\$0	\$0	\$13,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,800
Common Area Renewal & Maintenance	\$98	\$0	\$0	\$0	\$2,854	\$339	\$368	\$0	\$0	\$0	\$0	\$0	\$3,659
Street Light/Decorative Light	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Landscape Maintenance - Contract	\$7,655	\$7,655	\$7,655	\$7,655	\$7,655	\$7,655	\$7,655	\$0	\$0	\$0	\$0	\$0	\$53,585
Landscape Maintenance - Other	\$0	\$0	\$0	\$0	\$932	\$468	\$0	\$0	\$0	\$0	\$0	\$0	\$1,400
Mulch	\$0	\$9,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,200
Irrigation Maintenance	\$1,806	\$0	\$99	\$1,061	\$0	\$1,834	\$0	\$0	\$0	\$0	\$0	\$0	\$4,800
Lake Maintenance	\$966	\$966	\$966	\$966	\$966	\$966	\$966	\$0	\$0	\$0	\$0	\$0	\$6,762
Electric Utility Services - Entrance Feature	\$342	\$481	\$499	\$502	\$625	\$522	\$500	\$0	\$0	\$0	\$0	\$0	\$3,471
Water Utility Services - Entrance Feature	\$0	\$0	\$445	\$1,641	\$1,934	\$896	\$85	\$0	\$0	\$0	\$0	\$0	\$5,001
Repairs & Maintenance - Entrance Feature	\$0	\$0	\$0	\$0	\$150	\$899	\$0	\$0	\$0	\$0	\$0	\$0	\$1,049
Miscellaneous Tools & Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Field</b>	<b>\$10,866</b>	<b>\$18,302</b>	<b>\$9,664</b>	<b>\$25,625</b>	<b>\$15,116</b>	<b>\$13,578</b>	<b>\$9,574</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$102,726</b>

Lakeside Plantation CDD- General Fund  
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>Clubhouse</i>													
Personnel Services (Management Contract)	\$12,394	\$18,294	\$22,596	\$22,596	\$22,596	\$22,596	\$22,596	\$0	\$0	\$0	\$0	\$0	\$143,668
Activities	\$2,371	\$1,775	\$4,290	\$3,333	\$1,613	\$2,169	\$339	\$0	\$0	\$0	\$0	\$0	\$15,890
License/Fees	\$643	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$643
General Supplies	\$158	\$431	\$51	\$96	\$526	\$337	\$391	\$0	\$0	\$0	\$0	\$0	\$1,990
Maintenance	\$274	\$0	\$441	\$1,294	\$1,277	\$208	\$0	\$0	\$0	\$0	\$0	\$0	\$3,494
Office Supplies	\$170	\$0	\$922	\$274	\$683	\$103	\$115	\$0	\$0	\$0	\$0	\$0	\$2,268
Public Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pest Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Security	\$0	\$227	\$344	\$0	\$147	\$0	\$147	\$0	\$0	\$0	\$0	\$0	\$865
Security Patrol	\$1,960	\$1,960	\$1,680	\$2,135	\$4,366	\$1,960	\$0	\$0	\$0	\$0	\$0	\$0	\$14,061
AED	\$0	\$0	\$0	\$208	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$208
Telephone & Internet Services	\$316	\$316	\$316	\$321	\$321	\$322	\$322	\$0	\$0	\$0	\$0	\$0	\$2,233
Janitorial Supplies	\$220	\$94	\$98	\$180	\$0	\$0	\$29	\$0	\$0	\$0	\$0	\$0	\$622
Electric Utility Services - Clubhouse	\$1,013	\$1,146	\$1,039	\$872	\$954	\$1,007	\$1,157	\$0	\$0	\$0	\$0	\$0	\$7,188
Gas Utility	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$0	\$0	\$0	\$0	\$0	\$112
Garbage Collection	\$175	\$168	\$168	\$160	\$168	\$168	\$175	\$0	\$0	\$0	\$0	\$0	\$1,184
Water Utility Services - Clubhouse	\$177	\$675	\$171	\$260	\$148	\$359	\$171	\$0	\$0	\$0	\$0	\$0	\$1,960
Electric Utility Services - Pool	\$604	\$1,245	\$1,437	\$1,475	\$2,020	\$1,897	\$1,742	\$0	\$0	\$0	\$0	\$0	\$10,419
Pool Cleaning	\$957	\$850	\$850	\$850	\$850	\$850	\$850	\$0	\$0	\$0	\$0	\$0	\$6,057
Pool Maintenance - Other	\$0	\$0	\$0	\$0	\$0	\$314	\$18	\$0	\$0	\$0	\$0	\$0	\$332
Tennis Courts - Maintenance	\$0	\$0	\$0	\$0	\$0	\$42	\$562	\$0	\$0	\$0	\$0	\$0	\$604
Water Utility Services -Pool	\$391	\$473	\$511	\$650	\$463	\$1,088	\$894	\$0	\$0	\$0	\$0	\$0	\$4,469
<b>Total Clubhouse</b>	<b>\$21,839</b>	<b>\$27,670</b>	<b>\$34,929</b>	<b>\$34,719</b>	<b>\$36,149</b>	<b>\$33,436</b>	<b>\$29,525</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$218,267</b>
<b>Total Revenues</b>	<b>\$5,642</b>	<b>\$242,656</b>	<b>\$366,919</b>	<b>\$21,032</b>	<b>\$24,555</b>	<b>\$7,811</b>	<b>\$33,947</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$702,562</b>
<b>Total Expenditures</b>	<b>\$61,341</b>	<b>\$53,089</b>	<b>\$50,218</b>	<b>\$70,404</b>	<b>\$61,039</b>	<b>\$52,342</b>	<b>\$43,904</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$392,336</b>
<b>Operating Income/(Loss)</b>	<b>(\$55,699)</b>	<b>\$189,567</b>	<b>\$316,701</b>	<b>(\$49,373)</b>	<b>(\$36,484)</b>	<b>(\$44,530)</b>	<b>(\$9,956)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$310,226</b>
<b>Other Sources/(Uses)</b>													
Interfund Transfer Out- Capital Reserve	\$0	\$0	(\$135,500)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$135,500)
<b>Total Other Sources/(Uses)</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$135,500)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$135,500)</b>
<b>Excess Revenue/(Expenditures)</b>	<b>(\$55,699)</b>	<b>\$189,567</b>	<b>\$181,201</b>	<b>(\$49,373)</b>	<b>(\$36,484)</b>	<b>(\$44,530)</b>	<b>(\$9,956)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$174,726</b>

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

<b>SERIES 1999A, CAPITAL IMPROVEMENT REVENUE BONDS</b>	
INTEREST RATE:	6.950%
MATURITY DATE:	5/1/2031
RESERVE FUND REQUIREMENT	MADS
RESERVE FUND REQUIREMENT	\$ 189,896
RESERVE FUND BALANCE	\$ 76,563
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)
<b>Current Bonds Outstanding</b>	<b>\$ 1,300,000</b>

# SECTION D

**LAKESIDE PLANTATION  
COMMUNITY DEVELOPMENT DISTRICT**  
Special Assessment Receipts  
Fiscal Year 2022

Gross Assessment    \$ 799,140.65    \$ 185,322.67    \$ 984,463.32  
Net Assessment        \$ 751,192.21    \$ 174,203.31    \$ 925,395.52

**TOTAL ASSESSMENT LEVY**

**ASSESSED THROUGH COUNTY**

81.18%                      18.82%                      100.00%

DATE	DESCRIPTION	GROSS AMT	COMMISSIONS	DISC/PENALTY	INTEREST	NET RECEIPTS	O&M Portion	S1999 DSF Portion	Total
11/23/21	P/E 11/09/21	\$87,519.29	\$1,312.79	\$0.00	\$0.00	\$86,206.50	\$69,978.35	\$16,228.15	\$86,206.50
11/30/21	P/E 11/18/21	\$209,748.53	\$3,146.23	\$0.00	\$0.00	\$206,602.30	\$167,709.95	\$38,892.35	\$206,602.30
12/22/21	P/E 11/30/21	\$433,577.11	\$6,503.66	\$0.00	\$0.00	\$427,073.45	\$346,677.98	\$80,395.47	\$427,073.45
12/30/21	P/E 12/03/21	\$22,965.64	\$344.48	\$0.00	\$0.00	\$22,621.16	\$18,362.79	\$4,258.37	\$22,621.16
01/31/22	P/E 12/31/21	\$24,209.84	\$363.15	\$0.00	\$0.00	\$23,846.69	\$19,357.61	\$4,489.08	\$23,846.69
02/28/22	P/E 1/31/22	\$28,532.63	\$427.99	\$0.00	\$0.00	\$28,104.64	\$22,814.01	\$5,290.63	\$28,104.64
03/31/22	P/E 2/28/22	\$6,952.91	\$104.29	\$0.00	\$0.00	\$6,848.62	\$5,559.39	\$1,289.23	\$6,848.62
04/29/22	P/E 3/31/22	\$39,938.17	\$599.07	\$0.00	\$0.00	\$39,339.10	\$31,933.62	\$7,405.48	\$39,339.10
<b>TOTAL</b>		<b>\$853,444.12</b>	<b>\$12,801.66</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$840,642.46</b>	<b>\$682,393.69</b>	<b>\$158,248.77</b>	<b>\$840,642.46</b>

<b>91%</b>	<b>Net Percent Collected</b>
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IMAGINE SCHOOL AT NORTH POINT INC					
Net Assessments					\$8,842.03
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	DEBT SERVICE FUND 1999A
10/21/21	11/1/21	5809	\$4,421.02	\$4,421.02	\$4,421.02
10/21/21	2/1/22	5809	\$2,210.51	\$2,210.51	\$2,210.51
10/21/21	5/1/22	5809	\$2,210.50	\$2,210.50	\$2,210.50
Total			\$8,842.03	\$8,842.03	\$8,842.03

# SECTION VII

# SECTION B

# SECTION 2



# Ron Turner Supervisor of Elections

Sarasota County: *Our County. Our Vote.*

April 27, 2022

Amanda Ferguson  
Recording Secretary  
Lakeside Plantation CDD  
4648 Eagle Falls Place  
Tampa FL 33619

Subject: Qualified Registered Electors for Lakeside Plantation CDD

Dear Amanda:

Listed below is the total number of qualified registered electors for Lakeside Plantation Community Development District as of April 15, 2022.

Precinct: 319

Voters: 919

Sincerely,

Ron Turner  
Supervisor of Elections  
Sarasota County, Florida

RT/alp

# SECTION C

# SECTION 1

# Monthly Summary Report

*April 2022*

**Submitted by:**

Margie Gerstmann, Lifestyle and Facility Director

Alex Murphy, Regional Director

# PROGRAMMING

PROGRAM	DATE
Coffee and Donuts	April 6, 2022
Wine and Cheese	April 8, 2022
Bingo	April 12, 2022
Easter Egg Hunt and games for children	April 16, 2022
Adult Crafting	April 22, 2022
Bingo	April 26, 2022



# FACILITY OPERATIONS & MAINTENANCE

ITEM	STATUS	CONCLUSION
ADT Security and Access install	IN PROGRESS	
Playground Mulch	IN PROGRESS	
Playground equipment – power wash, paint touch up small patches of rust removal and tightening of a few bolts.	IN PROGRESS	
Fence Install	WAITING FOR ALLUMINUM DELIVERY	Florida state Fence expects to receive by the first/second week of June
Exit fountain	Our filter pump is bad	Johns Pump and Motor came out, our filter pump is under warranty and a new one has been ordered. Once received, they will install.
Bocce benches	IN PROGRESS	Will be bolted to concrete pads, so they are not moved onto sidewalk blocking walk way.
Canopy Bench by playground	COMPLETE	Removed
Automatic fill in pool	COMPLETE	Installed

# CUSTOMER SERVICE

POSITIVE (+) OR NEGATIVE (-)	COMMENT	ACTION TAKEN
+ / -	Met with different groups of homeowners and discussed events both past and future	Will continue to speak with them about our future programming using their feedback and suggestions to ensure we are successful.
+	Enjoying the adult create and sip	We started an adult craft and sip night. We will continue with them and introduce different types of mediums.

# FORECAST

DESCRIPTION OF UPCOMING PROGRAM OR EVENT	DATE(S)
Wine and Cheese	May 5, 2022
Bingo	May 10, 2022, and May 24, 2022
Coffee and Donuts	May 16, 2022
Adult Resin art class	May 27, 2022
Memorial Day Barbeque by the pool	May 30, 2022

**In the Future: The Programming staff will provide at least 2 months of events at a time in our newsletter. We have booked most major events out through December. We will continue to introduce new ideas for programming throughout the year.**

CURRENT ACTION ITEMS	WHO WILL DO THIS?	DUE DATE
Revamp New resident orientation/registration form	Alex/Margie	To be completed with completion of access control system
Creation of Emergency Action Plan	Margie/Alex	Before hurricane season
Team review of Amenity Policy to submit comprehensive recommendations	Alex/Margie /Courtney	Management to submit to District Staff by the end of May, hearing to be scheduled for June meeting.

**THANK YOU.**



**Lakeside Plantation CDD**

# SECTION 2

Fountain Comparison	Aquascape Water Gardens Inc. Fountain Service	Professional Fountain Services	
Cost per month	\$400.00	\$500	
Visits per month	2	1	
First clean out cost	\$1,750.00	\$1,600 (twice a year)	
Clean out description	<ul style="list-style-type: none"> <li>• One time deep clean</li> <li>• Pressure wash inside and outside of fountains</li> <li>• Pull weeds inside ring</li> <li>• Test Water</li> <li>• Clean filters</li> <li>• Clean nozzles and lights</li> <li>• Clean tile with acid</li> <li>• Check for leaks</li> <li>• Fill fountain and start back up</li> </ul>	<ul style="list-style-type: none"> <li>• Empty fountains</li> <li>• Clean and pressure wash inside and outside of fountains</li> <li>• Clean nozzles and lights</li> <li>• Clean tiles with acid</li> <li>• Check vault including electrical, control box, motors, pumps, and plumbing</li> <li>• Clean filtration system</li> <li>• Check for leaks</li> <li>• Fill fountain and start back up</li> </ul>	
Preventive services included	<ul style="list-style-type: none"> <li>• 2 visits per month - Full diagnostic</li> <li>• Clean nozzles and lights</li> <li>• Check filtration system</li> <li>• Clean and check all electrical</li> <li>• Check for leaks</li> <li>• Add tablets as needed</li> <li>• Spray for weeds in ring</li> <li>• Pressure wash as needed</li> </ul>	<ul style="list-style-type: none"> <li>• Full monthly diagnostic</li> <li>• Clean nozzles and lights</li> <li>• Check filtration system</li> <li>• Clean and check all electrical</li> <li>• Add tablets as needed</li> <li>• Pressure wash as needed</li> </ul>	
Labor charges outside on PM agreement		\$200 flat fee, plus parts	

**Aquascape Water Gardens Inc.**

**Leon Multi Services, LLC**  
2898 Arrowhead Road, Venice, FL 34293  
PHONE: (941) 587-7996  
leonmultiservices@gmail.com

# PROPOSAL

**DATE** 5/5/2022

**TO**  
Lakeside Plantation  
2200 Plantation Blvd.  
North Port, FL 34289

**FOR** 2200 Plantation Blvd.  
North Port, FL 34289

Description	Amount
One-time deep clean	
Pressure wash inside and outside fountain	
Pull weeds inside the ring.	
Test water	
Clean Filters	
Check for leaks	
Clean nozzles and lights	
Clean tile with acid.	
Fill fountain and restart	
<b>Total labor and materials</b>	<b>\$1,750</b>

Make all checks payable to:

**Leon Multi Services, LLC**  
2898 Arrowhead Road, Venice, FL 34293  
PHONE: (941) 587-7996  
leonmultiservices@gmail.com

If you have any questions concerning this invoice, contact Gustavo Gutierrez, (941) 587-7996

**Aquascape Water Gardens Inc.**

Leon Multi Services, LLC  
2898 Arrowhead Road, Venice, FL 34293  
PHONE: (941) 587-7996  
leonmultiservices@gmail.com

# PROPOSAL

**DATE** 5/5/2022

**TO**  
Lakeside Plantation  
2200 Plantation Blvd.  
North Port, FL 34289

**FOR** 2200 Plantation Blvd.  
North Port, FL 34289

Description	Amount
-------------	--------

Monthly Maintenance 2 visits / month – Full monthly diagnostic Add tablets as needed Clean nozzles and lights Clean and check all electrical Check filtration system Check for leaks Spray for weeds in the ring Pressure wash as needed	
--	--

<b>Total labor and materials</b>	<b>\$400 / Month</b>
----------------------------------	----------------------

Make all checks payable to:

**Leon Multi Services, LLC**  
2898 Arrowhead Road, Venice, FL 34293  
PHONE: (941) 587-7996  
leonmultiservices@gmail.com

If you have any questions concerning this invoice, contact Gustavo Gutierrez, (941) 587-7996

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



**ADDRESS**

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

**Estimate 1696**

**DATE 04/08/2022**

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

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

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

additional visits to the site will be billed separately.

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

Thank you,

TOTAL	\$2,300.00
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Accepted By

Accepted Date

# SECTION 3

Pickleball Resurface/ New Asphalt Comparison	Welch Tennis	AAA Court Surfaces	Bradley Ray Concrete
<b>Cost for resurface</b>	\$8,850.00	\$7,400.00	N/A
<b>Description of court resurface</b>	<ul style="list-style-type: none"> <li>• Contractor shall remove loose dirt, mildew, oil spots and foreign matter from courts</li> <li>• Contractor will remove grass or other vegetation growing on the pad surface, sterilize and patch with acrylic patch binder, as necessary.</li> <li>• Patch cracks wider than 1/16 inch with acrylic crack filler (not including expansion joints). All filled cracks will be sanded level with surrounding court surface.</li> <li>• Contractor cannot guarantee that new cracks will not appear in the future.</li> <li>• All areas holding 1/8 inch of water for more than one hour after flooding shall be patched using up to five gallons of acrylic patch binder.</li> <li>• If additional court patching is needed, the Contractor shall supply the additional patch binder and apply it at a rate of \$200.00 per five-gallon pail upon written approval of the Owner.</li> <li>• All patches will be sanded level with surrounding court surface. Due to settling of the court regulation slope of 1" in every 10' for proper drainage may not be attainable regardless of the patching specified.</li> <li>• Apply one (1) coat of Deco Acrylic Resurfacer, a concentrated and pigmented emulsion fortified with silica sand to provide a leveling and filler coat for succeeding color applications.</li> <li>• Apply two (2) coats of Deco Color MP with silica sand to provide a tough, durable, textured playing surface in the Owner's choice of standard colors.</li> <li>• Accurately locate, mark, and paint two inch wide playing lines, using white striping heavy</li> </ul>	<ul style="list-style-type: none"> <li>• The contractor will pressure clean, and power blow the court as necessary to remove contamination.</li> <li>• The contractor will flood the court.</li> <li>• The contractor will patch depressions greater than 1/8th inch after 1 hour drying time in sunlight, grind down any ridges as necessary and fill existing cracks prior to resurfacing.</li> <li>• The contractor will accurately locate, and mark playing lines on the court surface and apply striping tape using a tape machine for pinpoint accuracy.</li> <li>• We will seal the tape to eliminate bleed over of lines into the court area.</li> <li>• We will paint 2 inch wide playing lines and 3 inch wide base lines in accordance with USTA regulations using white textured heavily bodied acrylic latex paint.</li> <li>• All work debris will be removed upon completion.</li> <li>• Guarantee: AAA Court Surfaces guarantees all work against defects in workmanship or materials for a period of 2 years from the date of completion. This guarantee excludes normal wear and tear, physical abuse or neglect, and any other conditions beyond control of AAA Court Surfaces, such as sub-base settling, structural cracks, asphalt shrinkage cracks, hydrostatic pressure or water vapor</li> </ul>	<ul style="list-style-type: none"> <li>• Does not deal with courts</li> </ul>

bodied acrylic latex compound with pigments and mineral filler to form a high hiding line for application of concrete or acrylic color coated surfaces.

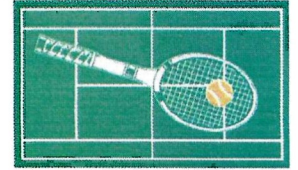
- Paint the existing net posts and re-install the existing nets.
- **Contractor cannot guarantee that repaired cracks will not reappear in the future.**
- **Cracks that are substantially through the concrete are structural. The only way to correct structural cracks is to replace the concrete.**
- **The Owner(s) may prefer to pay a smaller amount to repair these cracks rather than suffer the cost of concrete replacement. Expansion and contraction on each side of a structural crack will result in the reappearance of the crack, based on temperature change of the concrete. This will occur in several days, weeks or months, but the cracks will reappear.**

bubbles, intrusion of weeds or grass, etc.

- AAA Court Surfaces does not guarantee that cracks won't break through the surface. Conditions: Customer will furnish access to site for equipment and materials and provide electricity and a clean water supply within a reasonable distance.
- AAA Court Surfaces accepts no responsibility for vandalism on the job site. The owner accepts responsibility for seeing that all landscaping, grass, and shrubbery outside the court perimeter be lower than the court surface to ensure proper drainage

# Welch Tennis Courts, Inc.

*World's Largest Builder of Fast Dry Courts*



*Construction - Resurfacing - Lighting - Accessories*

USTA - USPTA  
ASBA - TIY

## ALL WEATHER PICKLEBALL COURT RESURFACING PROPOSAL

Welch Tennis Courts, Inc., (hereinafter referred to as the "Contractor") proposes to furnish the labor, materials, equipment, and services necessary to resurface the following: two (2) All-Weather Pickleball Courts for: The Lakeside Plantation Community Development District (hereinafter referred to as the "Owner") located at 2200 Plantation Boulevard, North Port, Florida 34289. In accordance with, and subject to, the terms, conditions and specifications set forth below, the construction work is referred to in this proposal as the "Project."

1. **COURT RESURFACING:** The Contractor shall resurface two (2) all-weather pickleball courts measuring approximately 60 feet by 60 feet.
  - a. **COURT PREPARATION:** Contractor shall remove loose dirt, mildew, oil spots and foreign matter from courts.
  - b. **VEGETATION REMOVAL:** Remove grass or other vegetation growing on the pad surface, sterilize and patch with acrylic patch binder as necessary.
  - c. **CRACK REPAIR:** Patch cracks wider than 1/16 inch with acrylic crack filler (not including expansion joints). All filled cracks will be sanded level with surrounding court surface. **Contractor cannot guarantee that new cracks will not appear in the future. Contractor cannot guarantee that repaired cracks will not reappear in the future. Cracks that are substantially through the concrete are structural. The only way to correct structural cracks is to replace the concrete. The Owner(s) may prefer to pay a smaller amount to repair these cracks rather than suffer the cost of concrete replacement. Expansion and contraction on each side of a structural crack will result in the reappearance of the crack, based on temperature change of the concrete. This will occur in several days, weeks or months, but the cracks will reappear.**
  - d. **PATCHING:** All areas holding 1/8 inch of water for more than one hour after flooding shall be patched using up to five gallons of acrylic patch binder. If additional court patching is needed, the Contractor shall supply the additional patch binder and apply it at a rate of \$200.00 per five-gallon pail upon written approval of the Owner. All patches will be sanded level with surrounding court surface. **Due to settling of the court regulation slope of 1" in every 10' for proper drainage may not be attainable regardless of the patching specified.**
  - e. **ACRYLIC RESURFACER COURSE:** Over the entire court area, apply **one (1) coat** of Deco Acrylic Resurfacer, a concentrated and pigmented emulsion fortified with silica sand to provide a leveling and filler coat for succeeding color applications.
  - f. **ACRYLIC TEXTURE COURSE:** Apply **two (2) coats** of Deco Color MP with silica sand to provide a tough, durable, textured playing surface in the Owner's choice of standard colors.
  - g. **PLAYING LINES:** Accurately locate, mark, and paint two inch wide playing lines, using white striping heavy bodied acrylic latex compound with pigments and mineral filler to form a high hiding line for application of concrete or acrylic color coated surfaces.
  - h. **COURT COMPLETION:** Paint the existing net posts and re-install the existing nets.

- i. The Owner shall be responsible for providing the contractor an onsite receptacle or area for all waste materials during resurfacing. Owner is responsible for the removal all waste materials.

2. **CONTRACT PRICE:** The Contractor shall surface the courts specified in this proposal/ contract for the following contract price:

<b>CONCRETE COURT SURFACING</b>	<b>\$8,850.00</b>
---------------------------------	-------------------

3. **PAYMENT TERMS:** A 50% scheduling deposit, which is due upon acceptance and signing of this proposal/contract, is required in order to schedule court resurfacing. A final 50% payment shall be due upon completion of the entire Project. **NOTE:** Payments offered by **credit card** will incur an **additional 4% surcharge** for each transaction. Payment of Contractor’s invoices is due upon receipt of the invoice by Owner. Late charges, at the rate of 1½% per month (18% per annum maximum) shall begin to accrue on any unpaid invoice balance, beginning thirty (30) days after the invoice date. Any payments based on AIA schedules will accrue interest from AIA payment due date. Welch Tennis Courts, Inc. reserves the right to stop work in the event of non-payment.

4. **ESCALATION CLAUSE:** If, between the time this agreement is prepared and the date the Project described herein is completed, there is an increase in the cost of materials, equipment, transportation or energy, the price(s) specified herein shall be adjusted by written change order modifying this agreement.

5. **WARRANTY:** Welch Tennis Courts, Inc. shall warranty the completed Project to be free of significant defects in workmanship and materials for a period of one (1) year. The warranty shall commence on the date of completion, but will not be enforceable, unless payment is made in the full amount of the executed contract, including change orders and late payment fees (if applicable). **Cracking in court surface is not warranted. It is unknown if this court was constructed with a proper moisture/vaper barrier beneath the concrete. Concrete courts constructed without vapor barriers or are 10 years old or older are not warranted. Moisture will leech through to the surface of the court and may cause delamination of the surface colors.**

6. **BUILDING REQUIREMENTS.** The Owner shall provide access to the site for tractor-trailers and other vehicles with a weight in excess of twenty tons and provide an area adjacent to the site for storing and preparing materials. The Contractor shall exercise reasonable care in utilizing the access and storage areas but cannot be responsible for damage caused by normal construction operations (for example, damage to sod, landscaping, sprinkler lines, pavement, etc.).

The Owner shall also be responsible for providing an adequate POTABLE water and electric supply for the mixing of materials prior to commencement of construction. The water supply must be **within 50 feet** of each court.

The Owner shall notify, locate, and mark for the Contractor, prior to construction, any water, sewer, electrical or other conduits, which are located at the court beneath the ground surface or otherwise obstructed from view, and in the absence of such notice, the Contractor shall not be held liable for any damages to conduits during the course of construction.

7. **BINDING CONTRACT:** This agreement and all of its terms and conditions shall be binding upon the parties to this agreement and upon the personal representatives, executors, administrators, heirs, and successors assigns of either party.

**8. ATTORNEY’S FEES; COSTS OF COLLECTION; VENUE:** In the event that a dispute arises out of this agreement, and a civil action is brought by either party to resolve the dispute, then, in such event, the prevailing party, as determined by the court hearing the matter, shall be entitled to recover its court costs, including reasonable attorney’s fees, from the non-prevailing party. In the event that any sums invoiced by Contractor under this agreement are not paid when due, and suit is brought to enforce this agreement or to recover payment of any balance due and owing by Owner under this agreement, Contractor shall be entitled to recover its costs of collection, including reasonable attorney’s fees, regardless of whether suit is brought or not. Any action to enforce this contract or any action arising from this contract (which does not include an action to enforce a construction lien under Chapter 713 of the Florida Statutes) shall be brought only in a court of competent jurisdiction in Hillsborough County, Florida.

**9. TIME FOR ACCEPTANCE OF PROPOSAL:** This proposal and the prices set forth herein shall be valid for only 30 days from the date of this proposal, and must be accepted within such time, unless the Contractor agrees in writing to extend the time for acceptance. Acceptance of this proposal by the Owner shall give rise to a binding and enforceable contract.

**10. ENTIRE AGREEMENT/CHANGES TO AGREEMENT:** This proposal, once accepted by Owner, sets forth the entire agreement between the parties, and all oral representations, prior negotiations, understandings, agreements, conditions, and terms discussed between the parties prior to acceptance and signing of this proposal/agreement by Owner are deemed to have merged into this agreement. This agreement may *not* be modified or amended, except in writing, which is signed by all parties to this agreement. If the Owner of the property upon which the work is to be performed are husband and wife, residing together, the signature of one spouse shall be binding upon the other, and the signing owner/spouse shall be deemed to have been given the actual authority to bind upon Welch Tennis Courts, Inc. unless and until it is first counter-signed by an authorized officer of Welch Tennis Courts, Inc.

**SALES REPRESENTATIVE**  
David Golightly, (727) 560-3619

ACCEPTED BY:

\$ \_\_\_\_\_  
Total Contract Price (Including  
Options)

\_\_\_\_\_(OWNER)

DATE: \_\_\_\_\_

\_\_\_\_\_  
Type/Print Name & Title

Accepted and Approved By:  
WELCH TENNIS COURTS, INC.

\_\_\_\_\_  
George Todd, Jr., President

DATE: \_\_\_\_\_

**ADDENDUM #1**

This addendum shall become part of the contract documents and shall supersede any verbal or written agreements between Welch Tennis Courts, Inc. and the Owner. Modification of this addendum shall only occur by an executed change order.

**Project Information Sheet**

Customer Name: \_\_\_\_\_

Project Address: \_\_\_\_\_ Billing Address: \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_

Primary Contact: \_\_\_\_\_ Accts Payable Contact: \_\_\_\_\_

Name: \_\_\_\_\_ Name: \_\_\_\_\_

Number: \_\_\_\_\_ Number: \_\_\_\_\_

Email Address: \_\_\_\_\_ Email Address: \_\_\_\_\_

\*\*\*\*\*

Color Selection:	Green	Black	N/A	Other
Lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fencing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Cabana Frames	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Cabana Canvas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> _____
Net Posts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Windscreens	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> _____

\*\*\*\*\*

**Hard Court Contracts Only**

**Deco Colors:**

**Exterior Color**

- Light Blue
- Dark Blue
- Light Green
- Medium Green
- Dark Green
- Gray
- Red
- Adobe Tan\*
- Tour Purple\*

**Interior Color**

- Light Blue
- Dark Blue
- Light Green
- Medium Green
- Dark Green
- Gray
- Red
- Adobe Tan\*
- Tour Purple\*

**Pickleball Line Color**

- Black
- Blue
- Green
- Orange
- Red
- White
- Yellow

\*Premium Court Color Additional Charges Apply

By signing below the Owner is authorizing Welch Tennis Courts, Inc. to proceed with the selections above and that all information is accurate and true.

\_\_\_\_\_  
 (Signature)

\_\_\_\_\_  
 (Date)

\_\_\_\_\_  
 (Print Name)



**AAA Court Surfaces**  
**Rick Leonard**  
**1798 NW 15th Vista**  
**Suite #9**  
**Boca Raton, Florida 33432**  
**561-756-0757**  
**aaacourtsurfaces@gmail.com**

## Estimate-Contract

Company Name/ Address					
Lakeside Plantation Margie Gerstman		Job Name	Date	Estimate Contract #	
		Margie Gerstmann	2/18/2022	348	
Scope of Work		Qty	Cost	Total	
Resurface Pickleball Court		2	3,500.00	7,000.00	
Painting 1/2 Basketball Lines			400.00	400.00	
<p>The contractor will pressure clean, and power blow the court as necessary to remove contamination. The contractor will flood the court. The contractor will patch depressions greater than 1/8th inch after 1 hour drying time in sunlight, grind down any ridges as necessary and fill existing cracks prior to resurfacing. Note: Court must have a minimum of 1% SLOPE IN ORDER TO GUARANTEE REMOVAL OF WATER.</p> <p>The contractor will apply 2 coats of Acrylic Resurface and 2 coats or color of your choice.            COURT COLORS MUST BE DECIDED UPON PRIOR TO SIGNING OF CONTRACT            FILL IN COLOR CHOICE(S) : _____</p> <p>The contractor will accurately locate and mark playing lines on the court surface and apply striping tape using a tape machine for pinpoint accuracy. We will seal the tape to eliminate bleed over of lines into the court area. We will paint 2 inch wide playing lines and 3 inch wide base lines in accordance with USTA regulations using white textured heavily bodied acrylic latex paint. All work debris will be removed upon completion.</p>					
We Appreciate you choosing AAA Court Surfaces, LLC.				<b>Total -Labor &amp; Materials</b>	
Thank you!					



**AAA Court Surfaces**  
**Rick Leonard**  
**1798 NW 15th Vista**  
**Suite #9**  
**Boca Raton, Florida 33432**  
**561-756-0757**  
**aaacourtsurfaces@gmail.com**

## Estimate-Contract

Company Name/ Address					
Lakeside Plantation Margie Gerstman		Job Name	Date	Estimate Contract #	
		Margie Gerstmann	2/18/2022	348	
Scope of Work			Qty	Cost	Total
<p>Guarantee: AAA Court Surfaces guarantees all work against defects in workmanship or materials for a period of 2 years from the date of completion. This guarantee excludes normal wear and tear, physical abuse or neglect, and any other conditions beyond control of AAA Court Surfaces, such as sub-base settling, structural cracks, asphalt shrinkage cracks, hydrostatic pressure or water vapor bubbles, intrusion of weeds or grass, ect. AAA Court Surfaces does not guarantee that cracks won't break through the surface.</p> <p>Conditions: Customer will furnish access to site for equipment and materials and provide electricity and a clean water supply within a reasonable distance. AAA Court Surfaces accepts no responsibility for vandalism on the job site. The owner accepts responsibility for seeing that all landscaping, grass, and shrubbery outside the court perimeter be lower than the court surface to ensure proper drainage. The owner agrees to keep all sprinkler systems off during resurfacing work.</p> <p>Upon signing of the contract, the contractor will receive payment for 50% up front and balance upon completion. If final payment is not received within 10 days of job completion, an additional 5% of the total contract will be added per day.</p> <p>Customer Signature :</p> <p>Contractor Signature :</p>					
				0.00	0.00
<p>We Appreciate you choosing AAA Court Surfaces, LLC.</p> <p>Thank you!</p>			<b>Total -Labor &amp; Materials</b>		<b>\$7,400.00</b>

# SECTION 4

## **Changes to Security/Fob/Fence project**

- **We need an additional 26 feet of fence to place by the light switches for access to the tennis court lights for players.**
- **A camera for the billiards room was missed, so we need to add an additional camera.**

4330 S. 66th St.  
 Tampa, FL 33619  
 "Fences Make Better Neighbors!"  
 www.FloridaStateFence.com

# Estimate

Date                      Estimate #  
 3/18/2022                      24891

<b>Name / Address</b>  Lakeside Plantation CDD Margie Gerstmann 2200 Plantation Blvd. North Port, FL 34289	<b>Ship To</b>  Lakeside Plantation CDD Margie Gerstmann 2200 Plantation Blvd. North Port, FL 34289
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Office	Terms	Rep	Project		
813-413-7844	50% down and 50% Complete	PL			
Description		Qty	U/M	Rate	Total
6'h Black Chain Link 9 Gauge Finish 2 1/2" Terminal Post 2" Line Post 1-5/8" top rail, bottom tension wire		130	l/ft.	34.50	4,485.00
6'h x 6'w Black Chain Link Walk Gate		1	l/ft.	425.00	425.00
6'h Black Chain Link 9 Gauge Finish 2 1/2" Terminal Post 2" Line Post 1-5/8" top rail, bottom tension wire		26	l/ft.	34.50	897.00
Due to increased demand on raw materials, proposal is good for 3 days. Price is good for Cash or Check only. Convenience Electronic fee will apply.			Total		

*Florida State Fence is not liable for unmarked utilities, or sprinkler lines (marked or unmarked). If a boundary Survey is not provided, customer takes responsibility of fence location. Full payment is due at the time of completion. Any balance not paid within 10 days of completion will be accessed a finance charge of 1 1/2% per month applied, to all accounts not paid in full. All materials remain the property of Florida State Fence until full payment is received. Right of access and removal is granted to Florida State Fence in the event of nonpayment, per the terms of this contract.*

*Customer assumes all responsibility for obtaining homeowners association approval for the type and location of fence. Customer must provide a plot plan and/or survey to establish fence installation location. If not provided, customer assumes all responsibility for the location of the fence.*

Signature: \_\_\_\_\_

4330 S. 66th St.  
 Tampa, FL 33619  
 "Fences Make Better Neighbors!"  
 www.FloridaStateFence.com

# Estimate

Date            Estimate #  
 3/18/2022        24891

**Name / Address**  
 Lakeside Plantation CDD  
 Margie Gerstmann  
 2200 Plantation Blvd.  
 North Port, FL 34289

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

Office	Terms	Rep	Project			
813-413-7844	50% down and 50% Complete	PL				
Description			Qty	U/M	Rate	Total
1. Additional 3.5% fee if paying by card. 2. Florida State Fence to call a utility locate or "dig-safe" prior to installation. 3. Price does not include permit, which may not be necessary for this project or otherwise noted. 4. Homeowner is responsible for location of fence within property, location of any underground sprinklers, pavers and HOA approvals if necessary (Florida State Fence can help with paperwork required by HOA). 5. Any change in layout, footages, or materials may result in price change as well as potentially having to reschedule your installation date. 6. Homeowner is responsible for removing all vegetation and debris along the fence line. If not removed by day of install, there will be a \$600.00 remobilization charge. 7. Financing is available through a third party vendor: One Main Financial. Contact your sales rep or our office for details. 8. Material is ordered ONLY after receiving 50% deposit. 9. Florida State Fence does NOT warranty any of our wood products. 10. 1 Year Labor Warranty			1	ea	0.00	0.00
<b>Due to increased demand on raw materials, proposal is good for 3 days.            Price is good for Cash or Check only.            Convenience Electronic fee will apply.</b>			<b>Total</b>			\$5,807.00

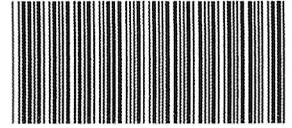
*Florida State Fence is not liable for unmarked utilities, or sprinkler lines (marked or unmarked). If a boundary Survey is not provided, customer takes responsibility of fence location. Full payment is due at the time of completion. Any balance not paid within 10 days of completion will be accessed a finance charge of 1 ½% per month applied, to all accounts not paid in full. All materials remain the property of Florida State Fence until full payment is received. Right of access and removal is granted to Florida State Fence in the event of nonpayment, per the terms of this contract.*

*Customer assumes all responsibility for obtaining homeowners association approval for the type and location of fence. Customer must provide a plot plan and/or survey to establish fence installation location. If not provided, customer assumes all responsibility for the location of the fence.*

Signature: \_\_\_\_\_

# SECTION 5

**CHANGE ORDER REQUEST**



\* 8 9 1 3 8 6 5 8 6 \*

Branch: 6844	Sales Representative: Peter Suchanek	Today's Date: 5/9/2022
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Customer Information			
Business Name:	LAKESIDE PLANTATION COMMUNITY	Phone:	(941) 423-5500
Address:	2200 Plantation Blvd Lakeside Plantation CDD NORTH PORT, FL 34289	Billing Address:	2200 Plantation Blvd Lakeside Plantation CDD NORTH PORT, FL 34289
Customer No:	70180815	Sales Agreement No:	891386586

**ANY AND ALL SERVICES PROVIDED BELOW ARE DEFINED IN AND SUBJECT TO THE MASTER TERMS AND CONDITIONS**

This Change Order is intended to be made a part of that certain Schedule of Protection, Proposal and Sales Agreement ("Agreement") between ADT Commercial, a division of ADT LLC, ("ADT") and the Customer listed above for service at the location(s) listed below.

The Customer hereby agrees to pay ADT, its Agents or Assigns, the sum of **\$420.00** plus any applicable taxes. In addition, Customer agrees to pay Monthly in advance the additional sum of **\$0.00**. Customer agrees to pay the total Licenses and Permit Charge of at the time of sale.

The parties agree that the Agreement of which this Change Order is made a part is and shall remain in full force and effect in accordance with all the terms and conditions thereof, modified only as specifically provided in this Change Order.

To the extent that there is any conflict or inconsistency between the master terms and conditions and this change order, the terms and conditions of this change order shall control.

Site Location Information			
Location Name:	LAKESIDE PLANTATION CDD		
Address:	2800 Plantation Rd		
	NORTH PORT, FL 34289	Phone:	(941) 423-5500
		Cell:	
Site #	183336892	Job #	281373198

Equipment List		
Qty	Description	Included in Service Plan
100	24/4 CAT5E CM WH 1M BX	Yes
1	4MP Dome H.265 IP Camera, w- Advanced AI IR, WDR Wide Dynamic 2.8mm lens, Incl Junc Box, White	Yes

Summary of Charges	
Equipment & Installation Total	<b>\$420.00</b>

Scope Of Work

**\* CHANGEORDER; ADT TO INSTALL AN ADDITIONAL DOME CAMERA 4MP (2.8MM LENS) FOR BILLIARDS ROOM**

**This will make the total order of dome cameras (QTY 9) \***

ADT to install a new 18 IP camera video surveillance system.

ADT to use Cat 5 wire.

ADT to install a 17"LED Monitor

ADT to install a 32 Channel NVR 4K, Advanced AI, 12TB

ADT to install a 32-port POE Switch

ADT to install 10 Bullet cameras, 4MP, 2.8mm lens, Advanced AI IR, junction box included

ADT to install 8 Dome cameras, 4MP, 2.8mm lens, Advanced AI IR, junction box included

ADT to install a 4 port POE Switch

ADT to install a point to point Nano Beam Kit

ADT to set remote view

ADT Service Plan is included

**Compliance**

If I have provided or do provide ADT Commercial, a division of ADT LLC, ("ADT") with a phone number, including but not limited to a cell phone number, a number that I later convert to a cell phone number, or any number that I subsequently provide for billing and other non-solicitation purposes, I agree that ADT LLC ("ADT") may contact me at this/these number(s). I also agree to receive calls and messages such as pre-recorded messages, calls and text messages from automated dialing systems at the number(s) provided.

I confirm that I am the registered owner of all telephone number(s) that I have or will provide to ADT to contact me. If I have provided or do provide ADT with an email address, I agree that ADT may send me emails regarding my ADT Services or new ADT or third-party products and services. I may unsubscribe or opt out by calling 877.776.1911.

**Signatures**

This Agreement is not binding upon ADT unless and until either signed by an Authorized Manager of ADT, or we begin the installation of equipment or provision of services to you. You acknowledge that you may not receive a copy of this Contract signed by ADT's Authorized Manager, but such lack of receipt shall not, in any way, invalidate or otherwise affect this Contract.

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Customer Authorized Representative	Printed Name	Title	Date
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ADT Representative	Printed Name	Title	Date
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ADT Authorized Manager	Printed Name	Title	Date
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