



Lakeside Plantation

Community Development District

Patrick Lavoy, Chairman

Mary Martin, Vice Chairperson

Bonnie Benjamin, Assistant Secretary

Maria Chichelli, Assistant Secretary

Bud Sabol, Assistant Secretary

March 20, 2024

AGENDA

Lakeside Plantation Community Development District
AGENDA

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

Wednesday
March 20, 2024
6:00 p.m.

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

Zoom Link: <https://us06web.zoom.us/j/2098354607>

Meeting ID: 209 835 4607

Passcode: q8H0Vc

Zoom Phone #: 929-205-6099

Audit Committee Meeting

- I. Roll Call
- II. Selection of Audit Evaluation Criteria
- III. Other Business
- IV. Adjournment

Board of Supervisors Meeting

- I. Roll Call
- II. Pledge of Allegiance
- III. Audience Comments on Specific Items on the Agenda (Audience Comments Limited to 3 Minutes per Person)
- IV. District Engineer
 - A. Review & Ranking of Engineering Proposals
 1. Lighthouse Engineering
- V. Business Administration
 - A. Approval of Minutes of the February 21, 2024 Meeting
 - B. Approval of Check Register
 - C. Balance Sheet & Income Statement
 - D. Special Assessment Receipts Schedule
- VI. New Business Items
 - A. Consideration of Proposal from Vesta Property Services for Amenity Management Services
 - B. Consideration of Reimbursement
 1. Vicky Hunt - \$14.96
 2. Karen Hoek - \$15.24

3. Pat Lavoy - \$20.80
- C. Consideration of Reserve Study
 1. Supervisor Changes to Reserve Study
 - a. Sue Martin
 - b. Pat Lavoy
- D. Volunteer Waivers - Ron Perry
- E. Report of Audit Committee
- F. Consideration of Resolution 2024-04 Announcement of Board Seats Up for the November 2024 General Election
- G. Discussion of Disposing of Old Tennis Ball Machine
- H. Liaison Reports
 1. Superisor Chichelli (Landscape)
 2. Superisor Sabol (Aquatics)
 3. Supervisor Lavoy (District Maintenance Items)
 4. Supervisor Martin (Clubhouse & Facilities)
 5. Supervisor Lavoy (Pool & Courts)
- VII. General Audience Comments
- VIII. Staff Reports
 - A. Attorney
 - B. District Manager
 - C. Amenity Manager
 1. Report
 2. Consideration of Proposal from Frontier for Phone & Internet
- IX. Supervisors Requests
 - A. Supervisor Lavoy
 1. Flooring Proposals for Clubhouse
 2. Proposal for Awning for Center Tennis Court
 3. ADT Security Proposal for Pool & Spa Area After Hours
 4. Proposals for Power Washing & Painting of Front Entrance Center Pergola
 - B. Supervisor Martin
 1. Discussion of Hiring a Professional Window Cleaning Company
- X. Next Regularly Scheduled Board Meeting is **April 17, 2024, at 6:00 p.m.** at Lakeside Plantation Clubhouse
- XI. Adjournment

AUDIT COMMITTEE MEETING

SECTION II

**BOARD OF
SUPERVISORS MEETING**

SECTION IV

SECTION A

SECTION 1

MARCH 2024

Lakeside Plantation Community Development District

RFQ for Continuing Engineering Services



PREPARED BY:



March 4, 2024

Jordan Lansford
Governmental Management Services - Tampa
4530 Eagle Falls Place
Tampa, FL 33619

Re: **Lakeside Plantation Community Development District – Engineering Services**



Dear Selection Committee,

Lighthouse Engineering (LHE) submits this proposal for professional services with a strong interest in entering a partnership with The Lakeside Plantation Community Development District (CDD) as your **District Engineer**. LHE is a multi-discipline civil/site engineering firm with three senior professional engineers and affiliates who are highly qualified for this work. 8 (eight) hard copies of Standard Form No. 330 and Letter of Interest are included in this proposal.

Lighthouse Engineering
has professionals
experienced with CDD
operations.

Lighthouse Engineering (LHE) provided engineering services for Meadow Pointe II CDD in Wesley Chapel, Florida with Bob Nanni as the District Manager. We are currently serving as District Engineer for Harbor Bay Community Development District in Hillsborough County, Florida with Jordan Lansford as District Manager, Asturia Community Development District in Pasco County, Florida with Sydney Viera as District Manager and Parkview at Long Lake Ranch Community Development District with Jamie Sanchez as District Manager.

WHY HIRE LHE? Quite simply, we offer the best value for our professional services. LHE is an engineering firm with very competitive overhead and the highest quality standards. Our engineers have a combined experience of over 100 years and this knowledge allows us to examine, evaluate and quickly solve both complex and minor tasks. We feel this knowledge provides the best value for our clients.

LHE provides this value through having executive/ senior professionals that are highly qualified for their work. In addition, our operations run efficiently through purchasing and acquiring the same or greater IT infrastructure and office equipment utilized by our competitors and placing them in home offices. As the District Engineer, we would adopt a **safety-first approach**. We will protect the safety of the community first and foremost. We will support the **economic** interests of the community through adhering to capital budgeting requirements. For our part, we commit that we will provide the engineering services for the CDD in accordance with the budget.

WHY IS THIS IMPORTANT TO THE CDD? It means that our engineering work is easily bid by contractors and produces regular low bids for work. Also, Design-Build projects typically have zero change orders. This allows the CDD to finish more work with fewer financial and management resources.

If you wish to discuss our abilities further, we will welcome the opportunity to meet face to face with you.

If you have any additional questions, please let us know.

Sincerely,

A handwritten signature in blue ink that reads 'Bradley S. Foran'.

Brad Foran, PE
Lighthouse Engineering, Inc.

Lighthouse Engineering, Inc.
701 Enterprise Road East, Suite 410
Safety Harbor, FL 34695
727-726-7856 (office) 727-683-9848 (fax)

ARCHITECT – ENGINEER QUALIFICATIONS

PART I – CONTRACT SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

1. TITLE AND LOCATION *(City and State)*

Lakeside Plantation Community Development District – Professional Engineering Services – continuous contract

2. PUBLIC NOTICE DATE
March 5, 2024

3. SOLICITATION OR PROJECT NUMBER

B. ARCHITECT – ENGINEER POINT OF CONTACT

4. NAME AND TITLE
Brad Foran, P.E., President

5. NAME OF FIRM
Lighthouse Engineering, Inc.

6. TELEPHONE NUMBER
727.726.7856

7. FAX NUMBER
727.683.9848

8. E-MAIL ADDRESS
bforan@lighthouseenginc.com

C. PROPOSED TEAM

(Complete this section for the prime contractor and all key subcontractors.)

	<i>(Check)</i>			9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	PRIME	J-V PARTNER	SUBCON-TRACTOR			
a.	<input checked="" type="checkbox"/>			Lighthouse Engineering, Inc. <input type="checkbox"/> CHECK IF BRANCH OFFICE	701 Enterprise Road East Suite 410 Safety Harbor, FL 34695	Project Management, Environmental Permitting, Drainage, Traffic, Design, QA/QC, Specifications
b.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
c.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
d.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
e.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
f.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		

D. ORGANIZATIONAL CHART OF PROPOSED TEAM

[X] *(Attached)*

ORGANIZATIONAL CHART



X	A. Design Phase
X	B. Construction and Inspection Phase Services (Minor Projects Only)
X	C. Project Administration
X	D. General Civil/ Stormwater Engineering
X	E. Traffic Engineering
X	F. Water / Wastewater Engineering
X	G. Geotechnical Engineering
X	H. Pavement Management
X	I. Geographic Information Systems Services (GIS)
X	J. Grant Administration
X	K. General Engineering Consultation / Peer Review / Quality Assurance Review

**CDD
PROJECT MANAGER**

**PROJECT MANAGER
Brad Foran, P.E.**

**OFFICE ADMINISTRATION AND
MARKETING
Amy Palmer**

DESIGN TEAM

**QA/QC
Frank Foran, P.E.**

**ASSISTANT PROJECT MANAGER
Thomas Liu, P.E.**

**DESIGN ENGINEERING
CEI
PROJECT ADMINISTRATION**

**Brad Foran, PE
Thomas Liu, PE
Sandy Fabrizio**

**GEN CIV – PLAN REVIEW, COST EST.
PROJECT CONCEPTUALIZATION**

**Brad Foran, PE
Frank Foran, PE
Thomas Liu, PE**

TRAFFIC ENGINEERING

**Brad Foran, PE
Frank Foran, PE
Thomas Liu, PE**

**WATER/ WASTEWATER
ENGINEERING**

**Thomas Liu, PE
Frank Foran, PE**

**GEN CIV – SURVEYING
MAPPING**

Geodata

PAVEMENT MANAGEMENT

**Brad Foran, PE
Thomas Liu, PE**

GEOTECHNICAL ENGINEERING

Driggers

GRANT ADMINISTRATION

**Renee Foran
Sandy Fabrizio**

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Bradley S. Foran, P.E.	13. ROLE IN THIS CONTRACT Project Manager	14. YEARS EXPERIENCE <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%; text-align: center;">a. TOTAL 28</td> <td style="width:50%; text-align: center;">b. WITH CURRENT FIRM 17</td> </tr> </table>		a. TOTAL 28	b. WITH CURRENT FIRM 17
a. TOTAL 28	b. WITH CURRENT FIRM 17				
15. FIRM NAME AND LOCATION <i>(City and State)</i> Lighthouse Engineering, Inc. Safety Harbor, FL					
16. EDUCATION <i>(DEGREE AND SPECIALIZATION)</i> B.S.C.E. / Civil Engineering		17. CURRENT PROFESSIONAL REGISTRATION <i>(STATE AND DISCIPLINE)</i> Professional Engineer: Florida, 1998, #52634			
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i> FDOT Training / Contract Estimating System, Access Mgmt Guidelines for Project Development, Basic Lighting and Electricity, Advanced Work Zone Traffic Control Course, Specifications, Electronic Submittal					

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
a.	Harbor Bay CDD – Apollo Beach, Florida EOR for the gen. engineering consultant for this CDD community which contains approximately 764 acres of mostly seaside properties which include town homes, villas, and single-family homes. The community has 27 retention ponds, recreational facilities, three amenity centers, multiple playgrounds, and parks; and the Mira Bay club which consists of a clubhouse, resort and lap pools, wading pools, grills and picnic area, sand volleyball court, boat docks and lifts, and a playground. Responsible for all the engineering needs of the community. This includes inspections, permitting, dock and lift applications, drainage reports and plans, community upkeep, Sewall inspections, traffic reports with regards to MUTCD standards, and correspondence with the residents.	Ongoing	
		[X] Check if project performed with current firm	
b.	FDOT District 7 - Sidewalk Gap at various location – Pinellas County Project Manager and EOR for this TWO that consists of sidewalk design along the East and Westside of S.R. 686 (Roosevelt Blvd.) – from Ulmerton Rd. to 16 th Street North, and sidewalk design along the Southside of S.R. 586 (Curlew Rd.) from Bayshore Blvd. to Cardinal Rd. This TWO also includes sidewalk design on the Southside of S.R. 694 (Park Blvd.) from 40 th Street North to U.S. 19.	Ongoing	
		[X] Check if project performed with current firm	
c.	FDOT District 7 – US 41 / SR 45/ S. 50 th St. from Denver St. to N. of 27 th Ave. S. – Hillsborough County Project Manager and EOR for the design services for US 41 / SR 45/ S. 50 th St. from Denver St. to north of 27 th Ave. S. improvements. Project included milling and resurfacing, upgrading curb ramps to meet current ADA standards, and performing general safety modification work in order to extend the life of the existing pavement.	2023	
		[X] Check if project performed with current firm	
d.	City of Pinellas Park – Curb Cuts – Various Locations Project Manager and EOR for the removal of existing driveways at various locations along SR 694 (Park Blvd.) for the City of Pinellas Park. Driveway removal begins just east of 63 rd Street North and ends just east of 54 th Street North. Sod will be proposed at the existing driveway pavements that were removed, and sidewalk constructed to meet ADA Standards. A proposed curb will also be constructed where the existing driveways were removed. There are a total of 11 driveways being removed. Total project length is approximately 0.9 miles.	ongoing	
		[X] Check if project performed with current firm	
e.	I-275 / SR 93 Bus on Shoulder from Alt US 19/SR595/5 th Ave N to SR 694/ Gandy Blvd. – Pinellas County FL *AWARD WINNING* Project Manager/EOR contracted to generate the Project System Engineering Plan (PSEMP) and the Requirement Traceability Verification Matrix (RTVM). Responsible for the installation of the RSS at the northbound and southbound ramps from 38 th Ave. N. and 54 th Ave. N. Also executed the removal and replacement of an ITS system components that are impacted by the Design-Build Firm's scope of work. Project also included paved shoulder widening, milling and resurfacing, drainage, signing and pavement markings, and lighting.	2019-2021	
		[X] Check if project performed with current firm	

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Thomas Liu, P.E.	13. ROLE IN THIS CONTRACT Project Engineering and Environmental Permitting	11. YEARS EXPERIENCE <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%; text-align: center;">a. TOTAL 23</td> <td style="width:50%; text-align: center;">b. WITH CURRENT FIRM 12</td> </tr> </table>		a. TOTAL 23	b. WITH CURRENT FIRM 12
a. TOTAL 23	b. WITH CURRENT FIRM 12				
15. FIRM NAME AND LOCATION <i>(City and State)</i> Lighthouse Engineering, Inc., Safety Harbor, FL					
16. EDUCATION <i>(DEGREE AND SPECIALIZATION)</i> B.S.C.E./1994/Civil Engineering		17. CURRENT PROFESSIONAL REGISTRATION <i>(STATE AND DISCIPLINE)</i> Professional Engineer: Florida, 2000, #58258			
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i> FDOT Training: Project Management, Drainage, HY-8, AdICPR, HydroCAD, erosion control, Advanced Traffic Control, Specifications, Electronic Submittals					

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
a.	FDOT District 7 – Withlacoochee Trail from Hernando County Line to Marion County Line – Citrus County, FL	2020	
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Project Engineer responsible for roadway design, drainage analysis, signing and pavement marking, and Temporary Traffic Control Plans for this rehabilitation project. Also provided necessary documentation for the procurement and installation of the signalization and ITS system devices		
	<input checked="" type="checkbox"/> Check if project performed with current firm		
b.	FDOT District 7 - Sidewalk Gap at various location – Pinellas County	ongoing	
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Project Engineer for this TWO that consists of sidewalk design along the East and Westside of S.R. 686 (Roosevelt Blvd.) – from Ulmerton Rd. to 16 th Street North, and sidewalk design along the Southside of S.R. 586 (Curlew Rd.) from Bayshore Blvd. to Cardinal Rd. This TWO also includes sidewalk design on the Southside of S.R. 694 (Park Blvd.) from 40 th Street North to U.S. 19.		
	<input checked="" type="checkbox"/> Check if project performed with current firm		
c.	City of Pinellas Park – Curb Cuts – Various Locations	ongoing	
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Project Engineer for the removal of existing driveways at various locations along SR 694 (Park Blvd.) for the City of Pinellas Park. Driveway removal begins just east of 63 rd Street North and ends just east of 54 th Street North. Sod will be proposed at the existing driveway pavements that were removed, and sidewalk constructed to meet ADA Standards. A proposed curb will also be constructed where the existing driveways were removed. There are a total of 11 driveways being removed. Total project length is approximately 0.9 miles.		
	<input checked="" type="checkbox"/> Check if project performed with current firm		
d.	US 41/ SR45/S. 50th St from Denver St. to N. of 27th Ave. S., Pinellas County, FL	2021	
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Project Engineer for the 3R project that includes milling and resurfacing, upgrading curb ramps to meet ADA standards, utility coordination, signing and pavement markings, signalization, traffic studies and lighting.		
	<input checked="" type="checkbox"/> Check if project performed with current firm		
e.	I-275 / SR 93 Bus on Shoulder from Alt US 19/SR595/5th Ave N to SR 694/ Gandy Blvd. – Pinellas County FL *AWARD WINNING*	2019-2021	
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Project Engineer contracted to generate the Project System Engineering Plan (PSEMP) and the Requirement Traceability Verification Matrix (RTVM). Responsible for the installation of the RSS at the northbound and southbound ramps from 38 th Ave. N. and 54 th Ave. N. Also executed the removal and replacement of an ITS system components that are impacted by the Design-Build Firm's scope of work. Project also included paved shoulder widening, milling and resurfacing, drainage, signing and pavement markings, and lighting.		
	<input checked="" type="checkbox"/> Check if project performed with current firm		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Frank. Foran, P.E.	13. ROLE IN THIS CONTRACT Project Manager	14. YEARS EXPERIENCE	
		a. TOTAL 48	b. WITH CURRENT FIRM 17
15. FIRM NAME AND LOCATION <i>(City and State)</i> Lighthouse Engineering, Inc. Safety Harbor, FL			
16. EDUCATION <i>(DEGREE AND SPECIALIZATION)</i> B.S.C.E. / Civil Engineering		17. CURRENT PROFESSIONAL REGISTRATION <i>(STATE AND DISCIPLINE)</i> Professional Engineer: Florida, #11635	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i> Affiliations: Florida Engineering Society, American Society of Civil Engineers, American Society of Highway Engineers			

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
a.	FDOT District 7 – Withlacoochee Trail from Hernando County Line to Marion County Line – Citrus County, FL	2020	
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE QC Manager responsible for roadway design, drainage analysis, signing and pavement marking, and Temporary Traffic Control Plans for this rehabilitation project. Also provided necessary documentation for the procurement and installation of the signalization and ITS system devices.	<input checked="" type="checkbox"/> Check if project performed with current firm	
b.	City of Clearwater, FL – Bayshore Blvd – Urban Multi Use Trail	2015	
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE QC Manager for the design of a new 10 foot wide multi-use path on the east side of the Bayshore Boulevard. Extensive permits were required with a full SWFWMD ERP and US Army Core of Engineering Nationwide #14 permits.	<input checked="" type="checkbox"/> Check if project performed with current firm	
c.	Tampa Hillsborough Expressway Authority, Selmon Greenway – Tampa, FL	2013	
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE QC Manager for design, permitting, construction and performing all other services necessary for a 15' on average (12' to 24' in some locations) multi-use trail to connect the City of Tampa's River Walk in the vicinity of Ashley Drive to the vicinity of 10 th Street.	<input checked="" type="checkbox"/> Check if project performed with current firm	
d.	US 41/ SR45/S. 50th St from Denver St. to N. of 27th Ave. S., Pinellas County, FL	2021	
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE QC Manager for the 3R project that includes milling and resurfacing, upgrading curb ramps to meet ADA standards, utility coordination, signing and pavement markings, signalization, traffic studies and lighting.	<input checked="" type="checkbox"/> Check if project performed with current firm	
e.	City of Tampa General Engineering Services – Howard and Dekle Ave. Tampa, FL	2020	
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE QC Manager for the redesign of an existing intersection that will accommodate the realignment of the intersection at Howard Ave and DeSoto/Dekle. The design included public involvement, utility relocation, roadway design, and signing and pavement markings.	<input checked="" type="checkbox"/> Check if project performed with current firm	

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER
21. TITLE AND LOCATION <i>(City and State)</i>		22. YEAR COMPLETED
Harbor Bay Community Development District, Apollo Beach FL		PROFESSIONAL SERVICES ongoing
		CONSTRUCTION <i>(If applicable)</i>
23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Harbor Bay Community Development District	b. POINT OF CONTACT NAME Jordan Lansford	c. POINT OF CONTACT TELEPHONE NUMBER 813-728-6062
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		

The Harbor Bay Community Development District consists of approximately 764 acres of mostly seaside properties which include town homes, villas, and single family homes. The community has 27 detention ponds, recreational facilities, three amenity centers, multiple playgrounds and parks; and the Mira Bay club which consists of a clubhouse, resort and lap pools, wading pools, grills and picnic area, sand volleyball court, boat docks and lifts, and a playground. As the District Engineers we are responsible for all of the engineering needs of the community. This includes all inspections, permitting, dock and lift applications, drainage reports and plans, community upkeep, seawall inspections, traffic reports with regards to MUTCD standards, and correspondence with the residents. As the GEC for the CDD we routinely interact with the board and provide reports, evaluation, and financial guidance for current and future needs of the community.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
a.	(1) FIRM NAME Lighthouse Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Safety Harbor, FL	(3) ROLE Consultant
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 2
21. TITLE AND LOCATION <i>(City and State)</i> BayShore Boulevard – Urban Multi-Use Trail City of Clearwater, FL		22. YEAR COMPLETED PROFESSIONAL SERVICES 2015 CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER City of Clearwater	b. POINT OF CONTACT NAME Leroy chin	c. POINT OF CONTACT TELEPHONE NUMBER 727-562-4856
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

The project scope was for the design of a new multi-use path along the east side of Bayshore Boulevard with boardwalk and asphalt path from the Ream Wilson Trail to SR 60. The project included the removal and replacement of the existing sidewalk within the project limits and provided a new 10 foot wide multi-use path. It also required drainage design necessary to reroute drainage flow into an existing inlet which was located in the area that is not desirable, to a modified or new inlet that did not impede the physical travel lane. It also required addressing the sidewalk profile to raise the existing profile of the sidewalk and ensure positive stormwater conveyance into the existing open drainage system.

LHE provided contract administration, design, drainage improvements, erosion control, drainage studies, permitting mitigation impacts, management services, utility coordination, construction engineering inspection services, and quality acceptance reviews of all work associated with the development and preparation of the contract plans and construction of the improvements. Project cost was 1 million dollars.



Before



After

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Lighthouse Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Safety Harbor, FL	(3) ROLE Consultant
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 3 Contract # E7R25
21. TITLE AND LOCATION <i>(City and State)</i> FDOT District 7 – Withlacoochee Trail from Hernando County Line to Marion County Line Citrus County - Florida		22. YEAR COMPLETED PROFESSIONAL SERVICES 2020 CONSTRUCTION <i>(If applicable)</i>
23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER FDOT District 7	b. POINT OF CONTACT NAME Kevin Lee, P.E.	c. POINT OF CONTACT TELEPHONE NUMBER 813-975-6272
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		

The Withlacoochee State Trail is a shared use path that connects Pasco, Hernando and Citrus Counties. This trail is 46 miles long. The improvements proposed consisted of rehabilitating segment of the Trail that were experiencing pavement failure. Parts of the existing trail were raised approximately 1.5 to 3 inches to above existing grade to minimize standing water. Signing and pavement markings along with the installation of Rectangular Rapid Flashing Beacon (RRFB) was installed for pedestrian safety at the trail crossing at CR 48 East Orange Avenue.

Responsible for the coordination of survey, geotechnical investigation, design, preparation of all documentation related to the acquisition of all permits not acquired by the Department, maintenance of traffic, demolition, and construction on or before the Project completion date, and utility relocations. Also responsible for the compliance with Design and Construction Criteria regarding survey, design, construction, and maintenance of traffic during construction, project management, scheduling, and coordination with other agencies and entities such as state and local government, utilities and public.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Lighthouse Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Safety Harbor, FL	(3) ROLE Consultant
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 4 21717
21. TITLE AND LOCATION <i>(City and State)</i> US 41 / SR 45/S. 50 th St. from Denver St to N. of 27 th Ave. S. Hillsborough, Florida		22. YEAR COMPLETED PROFESSIONAL SERVICES 2021 CONSTRUCTION <i>(If applicable)</i>
23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER FDOT District 7	b. POINT OF CONTACT NAME Pia Cormier	c. POINT OF CONTACT TELEPHONE NUMBER 813-975-6176
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		

US 41/SR 45/S. 50th St., from Denver St. to north of 27th Ave. S., is classified as an urban principal arterial on the State Highway System with a context classification designated as C3C -Suburban Commercial roadway. Cracking was identified throughout the existing roadway. To extend the life of the existing pavement, the proposal called for the milling and resurfacing of US 41 from Denver St. to north of 27th Ave. S. for a total project length of 1.100 miles. The project also included upgrading curb ramps to meet current ADA standards and perform general safety modification works. There was an existing railroad crossing at US 41 that required coordination through the District Rail Office.

Due to heavy truck traffic and narrow outside thru lane width of the roadway, the existing curb and gutter inlet tops were damaged. Structurally deficient drainage structures were evaluated for repair and/or replacement throughout the project limits.

LHE prepared contract documents including plans, specification, supporting engineering analysis, calculation and other technical documents.

FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Lighthouse Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Safety Harbor, FL	(3) ROLE Prime Consultant
b.	(1) FIRM NAME Bala Consulting Services, LLC	(2) FIRM LOCATION <i>(City and State)</i> Tampa, FL	(3) ROLE Signing and pavement markings
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 5
21. TITLE AND LOCATION <i>(City and State)</i> I-275 / SR 93 Bus on Shoulder from ALT US 19 / SR 595 / 5 th Ave N. to SR 694 / Gandy Blvd. Pinellas County, Florida		22. YEAR COMPLETED PROFESSIONAL SERVICES 2020 CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER FDOT District 7	b. POINT OF CONTACT NAME Craig Fox, P.E.	c. POINT OF CONTACT TELEPHONE NUMBER 813-975-6082
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

I-275/SR93 (from Alt. US19/SR595/5th Ave. N. to SR694/Gandy Blvd.) is an Urban Principal Arterial Interstate. Located in Pinellas County, the project corridor is a northbound and southbound interstate with existing three (3) 12-foot travel lanes in each direction, 12 foot outside shoulder, and 8 foot (median) inside shoulder. The total project length was 5.203 miles.

Due to increasing public demand for transit ridership, the Department partnered with Pinellas Suncoast Transit Authority (PSTA) to implement the I-275 Bus on Shoulder Pilot Project which consisted of widening and resurfacing the northbound and southbound outside paved shoulder of I-275 (from Alt. US19/SR595/5th Ave. N. to SR694/Gandy Blvd.) from 10 feet to 12 feet. The shoulder widening will allow for transit vehicles to travel along the shoulder when traffic congestions slowed down the travel lanes to 35 mph. The existing three (3) 12-foot travel lanes were maintained along the northbound and southbound of I-275.

Project improvements consisted of shoulder milling/resurfacing, and shoulder widening. Existing drainage structures, pavement markings, signs, guardrail, lighting, and other features impacted by the project were replaced or relocated. Furthermore, side slopes affected by the shoulder widening were regraded and stabilized.

This was a roadway milling and resurfacing project which included pavement evaluation, mainline cross slope correction, and utility coordination. Signing and pavement marking design, specifications and cost estimating were also included. Project cost was 5 million dollars.



FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Lighthouse Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Safety Harbor, FL	(3) ROLE Consultant
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 6
21. TITLE AND LOCATION <i>(City and State)</i> FDOT District 7 – SR 39 from County Line to Bay Ave. Pasco County - Florida		22. YEAR COMPLETED PROFESSIONAL SERVICES 2020 CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER FDOT District 7	b. POINT OF CONTACT NAME Pia Cormier	c. POINT OF CONTACT TELEPHONE NUMBER 813-975-6176
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		

The purpose of this RRR project was to preserve and extend the life of the existing pavement and perform general safety modification work. It included design of keyhole widening, cross slope correction, milling and resurfacing, signing and pavement markings, utility coordination, and permitting from SR 39 (Paul S. Buchman Hwy.) from Hillsborough County Line to South of Bay Ave. The segment of SR39 is classified as an urban principal arterial roadway with two typical sections. The first section consists of two lane undivided with 12' wide travel lanes, 8" wide shoulder (5' paved with bike lanes), and ditches on both sides. The second section is a two-lane divided with 12' wide travel lanes, 12' paved median, 8' shoulder (5' paved with bike lanes) and ditches on both sides. The project limit is from milepost 0.000 to milepost 0.679.

LHE provided drainage plans to accomplish the following goals:

- *Identify existing drainage issues and provide the most cost-effective solutions.
- *Enhance the safety level of the drainage structures
- * Replace or repair structurally deficient drainage structures
- *Ensure existing drainage features were not adversely impacted by the project
- *Desilt all storm drain/side drain/cross drainpipes within the project limits.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Lighthouse Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Safety Harbor, FL	(3) ROLE Consultant
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 7
21. TITLE AND LOCATION <i>(City and State)</i> City of Tampa – Himes and Azeele Signal Improvements Tampa, Florida		22. YEAR COMPLETED PROFESSIONAL SERVICES 2015 CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER City of Tampa	b. POINT OF CONTACT NAME Vik Bhide	c. POINT OF CONTACT TELEPHONE NUMBER 813-274-3101
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

The project scope was for the design of signal and ADA upgrades of the subject intersection. The project included new pedestrian countdown signals, sidewalk, roadway improvements, and mast arms. Additional elements included public involvement, utility relocation, signing and pavement marking, and all project management to complete the design.

Our scope of services included the following tasks:

- * The design accommodated 4 legs of the intersection. Survey was required.
- * Survey included all utilities above and below ground as well as all other above ground entities.
- * Underground utilities were located via Subsurface Utility Engineering (SUE) in the vicinity of proposed pole foundation.
- * Geotechnical services were required for mast arm pole.
- * The limits of the project were milled and resurfaced to remove conflicting pavement markings.
- * Himes was crowned to remove the “bump” both north and south of Azeele and to drain to the inlets in all four corners of the intersection.
- * Data collection including traffic data and count information, sewer, water, storm sewer data, other planned projects in the vicinity, and all utilities
- * Field Review and Analysis of project site conditions.
- * Design Survey/SUE/Utility Coordination
- * Design and Construction Plan Preparation
- * Quality Assurance / Quality Review

Project cost was \$200,000.



Before



After

FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Lighthouse Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Safety Harbor, FL	(3) ROLE Consultant
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 8 Contract #14-D-560
21. TITLE AND LOCATION <i>(City and State)</i> City of Tampa General Engineering Services – Palm Ave Tampa, Florida		22. YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER City of Tampa	b. POINT OF CONTACT NAME Milton Martinez, P.E.	c. POINT OF CONTACT TELEPHONE NUMBER 813-274-8998
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

The project scope included upgrades to the ADA facilities along Palm Ave (between Nuccio and 19th Ave), add detectable warnings surfaces, and/or reconstruct ADA ramps with modifications to the median to allow pedestrians to cross at mid-block locations. Design also included RRFB's for pedestrian mid-block crossings along Palm Ave. at 17th and North 19. We also provided utility coordination and project management services necessary to complete the design.

Project Cost was \$100,000.



FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Lighthouse Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Safety Harbor, FL	(3) ROLE Consultant
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 9
21. TITLE AND LOCATION <i>(City and State)</i> City of Tampa General Engineering Services – Howard Ave at Dekle / DeSoto Ave. Tampa, Florida		22. YEAR COMPLETED PROFESSIONAL SERVICES 2020 CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER City of Tampa	b. POINT OF CONTACT NAME Milton Martinez, P.E.	c. POINT OF CONTACT TELEPHONE NUMBER 813-274-8998
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

The project scope was for the redesign of the existing intersection that will accommodate the realignment of the intersection at Howard Ave. and DeSoto/Dekle Ave. The design included public involvement, utility relocation, roadway design, signing and pavement marking, and all project management to complete the design. Tasks to complete this project included the following:

- *Update the design and concept plan to accommodate the additional parking spaces south on Dekle Ave. Additional meetings were required to gain the approval of the concept plan by the City and other design firms involved in the corridor study of the project area.
- * Landscape and Irrigation plan for the green space between Dekle and De Soto.
- * Obtained additional survey south on Dekle for the additional parking spaces.
- * Provided utility coordination for the relocation of existing utilities within the project area as required as part of the new intersection configuration
- * Provided a set of construction documents based on the concept plans.
- * Provided construction phasing as part of the MOT

LHE provided utility coordination, design and construction plan preparation, pedestrian ramp/crosswalk design, design review, construction plans, quality assurance / quality review; as well as attended all field and coordination meetings. Project Cost was \$500,000.



Before



After

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Lighthouse Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Safety Harbor, FL	(3) ROLE Consultant
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 10
21. TITLE AND LOCATION <i>(City and State)</i> Meadow Pointe II Community Development District (CDD) General Engineering Consultant (GEC) – Wesley Chapel, Florida		22. YEAR COMPLETED PROFESSIONAL SERVICES 2021 CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Meadow Pointe II CDD	b. POINT OF CONTACT NAME Bob Nanni	c. POINT OF CONTACT TELEPHONE NUMBER 813-991-1116 X105
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

LHE was the general engineering consultant for this CDD community which contains 108 ponds, is home to almost 3500 residents and has almost 75 miles of roads. Over a 12-year period, LHE was tasked to produce pavement evaluations, pond evaluations and evaluations of all of the existing facilities that included the 2500 SF club house, pool, multipurpose courts and all of their existing wholly owned and operated infrastructure. LHE was also tasked with the tree removal and replanting within the communities. As the GEC for the CDD we routinely interacted with the board and provided reports, evaluation, and financial guidance for current and future needs of the community. We were engaged in the reissuance of bonds for the CDD that totaled more than ten million dollars and were intended to upgrade the existing infrastructure and produce monies for future expansion of the community facilities. As the GEC for the CDD we were responsible to the CDD for all its engineering needs.

The project consisted of the milling and resurfacing of the existing roadway within eleven sub-divisions of Meadow Point II CDD including the clubhouse. The communities included are listed below:

- | | |
|-----------------|----------------|
| 1. Charlesworth | 7. Long leaf |
| 2. Colehaven | 8. Manor Isle |
| 3. Covina Key | 9. Sedgwick |
| 4. Glenham | 10. Vermillion |
| 5. Iverson | 11. Wrencrest |
| 6. Lettingwell | |

The scope included the following requirements:

1. Mobilization
2. Maintenance of traffic
3. Prevent asphalt and/or debris from entering existing inlets during construction
4. Mill existing asphalt pavement
5. Resurface the milled roadway with asphalt
6. Pavement restriping
7. Clean up site

FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Lighthouse Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Safety Harbor, FL	(3) ROLE Consultant
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

LHE's strong local presence in the Tampa Bay area is supported by local professionals with a spectrum of expertise, enabling us to provide our clients with the most effective project solutions on time and under budget.

Introduction: The Lighthouse Engineering Team

Founded in 2006, LIGHTHOUSE ENGINEERING, INC. is a multi-disciplinary engineering firm located in Pinellas County and is a **Certified Statewide SBE and Small Local Business Enterprise (SLBE)**.

Over the past 17 years, Lighthouse Engineering (LHE) has advanced the concept of providing a total package of engineering services to public and private clients. We maintain a broad spectrum of expertise, including our primary service areas:

- Roadway Transportation Design, Planning
- Permitting
- Site/Civil Engineering and Planning
- Traffic Engineering
- Signing and Marking Design
- Signalization Design
- Lighting



This diversity enables our organization to offer a unified “in-house” team approach composed of highly skilled and experienced professionals in a variety of specialties. The result is high-quality consulting services provided in a professional and timely manner. **The advantage to selecting LHE is that our engineers are diverse and multi-disciplined.** As a small business, this is a unique advantage as we can service a project with as few as three professionals and deliver the project to you. By keeping the project team small, compact, and efficient, LHE can service this contract and provide immense value to the Lakeside Plantation Community Development District. Logically, the Lakeside Plantation CDD should see that when three multi-discipline engineers work together, the project is much more manageable when compared to the engineering team than the larger corporations need to finish this project.

Even though we have a small staff, we have a combined experience of over 100 years in the design of roadway transportation design, water, sewer, drainage, intersection improvements, permitting and other similar types of designs normally required by CDDs. We are familiar with and are experienced in design, construction inspection, project administration, and general civil support for any project that the CDD may undertake. We have designed, permitted, and performed construction phase services for hundreds of projects ranging from the most complex Interstate highways to projects as small as local traffic calming, park design or small parking lot additions.

Local Knowledge

LHE has on staff several professionals who have a great deal of experience in roadway design. ***Previous staff experience was obtained on City projects such as the Intersection Improvement Project for Dale Mabry and Kennedy Blvd, Himes and Azelee Signal upgrades, Palm Ave Improvements, and Intersection Improvement Project for Fowler Avenue and 50th Street.*** In

addition, our staff has extensive local experience in roadway, storm water and utility design projects for clients such as Hillsborough County, Pasco County, and the Florida Department of Transportation (FDOT), District Seven; as well as many private clients including Meadow Pointe II Community Development District (CDD), Harbor Bay Community Development District, Asturia Community Development District, and Parkview at Long Lake Ranch Community Development District.

In the past 17 years, LHE has completed over 70 roadway projects, solidifying an expertise that reduces project risk for our clients.

Accelerated Schedules Resulting from Permitting Expertise

Our project staff knows the pitfalls that delay permitting and how to avoid them from both a design and timing standpoint. **Because of our competence and speed in obtaining permitting from Southwest Florida Water Management District (SWFWMD) and the US Army Corps of Engineers (USACE), and proactive coordination with the various utility companies in the area, we are able to accelerate project plans and production schedules.**

Comprehensive Transportation Expertise Provided by Local Professionals

LHE has assembled a qualified team of professionals with extensive transportation engineering experience. Our combined team of multi-disciplined personnel specifically designated for this project is highly skilled in the areas of roadway and drainage design as well as utility conflict avoidance, coordination, and permitting. Including support staff, the LHE Tampa Bay area office currently has 5 full time employees. Our team has relationships and workflow processes that are established within the group to efficiently complete work and deliver quality products to the Lakeside Plantation Community Development District.

Capability and Ability to Deliver Project

We have a seasoned design team that is more than capable of delivering all the necessary components of a project and routinely handle larger scale projects with high dollar values. Our Project Manager completed an FDOT project in Pinellas County within the City of Tarpon Springs whereby the City will be reborn with a downtown revitalization of new sidewalk, utilities, lighting and upgraded pedestrian features. **This project was placed on an accelerated schedule and involved more than seven local utilities.** The utility work alone took almost a year to complete and the total cost of this exceeds more than 17 million dollars. We have the business tools, necessary design team, proper computer technology and a seasoned staff who are excited at the opportunity to serve the Lakeside Plantation Community Development District.

Exceptional Staff Competence from Continued Training and Education

LHE is committed to ensuring that every staff member affecting product quality is fully competent to perform their assigned tasks. All personnel assigned to production have recent experience in their respective areas of responsibility. Competency is established through education, training, experience, and demonstration of skills.

Continuing education of our technical and professional staff is strongly encouraged. Many of our employees are enrolled in continuing education seminars and conferences offered by FDOT and other professional associations. Examples of these courses include the FDOT Project Management Course, Quality Assurance/Quality Control Training, FDOT Project Engineer Training, Traffic Control Zone Certification, Cost Estimating, and Long-Range Estimates Systems. Many of our engineers attend national seminars, where a variety of engineering trends and innovations are presented. Keeping up to date with the latest in technology and management solutions allows us to provide more value to our clients.

Proposed LHE Staff Members

The **accompanying resumes in Section E** present proposed staff members and their education, years of experience, role on this proposed contract, and specialized experience. The following paragraphs illustrate highlights of the qualifications and experience of our proposed project management team and key staff:

Project Manager

Brad Foran, P.E., has a long history of working with both State and Local agencies and has helped many Cities, CDDs and Counties achieve their capital work programs. He was the Project Manager for the State's rehabilitation project in Tarpon Springs where new sidewalk, roadway, water and sewer upgrades as well as streetscaping improvements were constructed. In addition, he served as the Project Manager for the City of Safety Harbor's SR 590 improvements. He also possesses work experience that highlights his knowledge of highway design, permitting, and hydraulic analysis of existing and proposed facilities. He served as project manager and Engineer of Record for the Florida Department of Transportation on design contracts for Districts 1, 2, 3, 4, 6 and 7 and has worked on numerous major and minor roadway restoration projects. He designed the signalization improvement at Himes and Azeele for the City of Tampa and the enhancement project at Howard and Dekle. He is experienced in the evaluation, design, and permitting of existing and proposed facilities through either 3R or New Construction standards. He recently completed the Selmon Greenway Design Build Contract with Tampa-Hillsborough Expressway Authority (THEA) and will be coordinating with the City's TIGER grant project.

His most recent projects have focused on Florida Department of Transportation's 3R criteria and work with local agencies throughout Tampa Bay. These projects have included the complete evaluation of the enhancement projects new design projects criteria including the hydraulic analysis, pavement design, and variance approval for urban and rural projects. He is experienced in taking the design plans to completion and subsequently toward the construction phase of the project. **Mr. Foran brings to this project a wealth of experience and has the resources to assign and address design issues, ensure compliance with schedules, and provide a successful contract for the Lakeside Plantation CDD. Mr. Foran was the former Florida Engineering Society's (FES) Pinellas Chapter President and was a member of its Board of Directors.**

Assistant Project Manager/ Roadway Design / Drainage Design

Thomas Liu, P.E. Mr. Liu has over 20 years of roadway design and drainage experience on City, Florida Department of Transportation, County, and Private Development projects in Florida. Mr. Liu has served as Project Engineer on several projects in the Tampa Bay Area. Mr. Liu's drainage experience includes design of stormwater treatment systems including treatment and attenuation requirements for SWFWMD and SFWMD permits. Mr. Liu also has both design and project management experience in traffic operations (signalization, signing and marking, highway lighting). He has extensive experience in transportation engineering

"We have a long-standing relationship with LHE and have collaborated on multiple jobs together. We can always depend on Brad and his team to be knowledgeable of all design aspects of the project, be innovative with their approach, dependable with deadlines and communication, and responsive to any challenges that may arise. When anyone asks for a recommendation for an engineer, I do not hesitate to put them in touch with Brad and Lighthouse."

**Jeff Nelson, President
Nelson Construction**

including design for rural and urban highways, limited access expressways, and rural and urban interchanges. Technical aspects of design include horizontal and vertical geometry, development of traffic control plans, drainage design, utility conflicts, and permitting. His expertise also includes basin delineation, pond siting reports, inlet locations, pavement drainage, hydraulic calculation for storm sewer networks, cross-drain analysis, stormwater routing, floodplain analysis, water quality, optional culvert material, dredge and fill impacts, coordination with water management agencies for permitting, and formulating technical stormwater reports.

Principal-In-Charge, Quality Assurance/Quality Control

Frank Foran, P.E., LHE's Vice President for Southeast Transportation with oversight responsibility of the Florida operations, is a Highway Design Engineer with more than 40 years of experience in the Tampa Bay Area. He will provide the direction for our **Quality Control** program out of our Tampa Bay area office located in Safety Harbor. Mr. Foran is certified with the Florida Department of Transportation (FDOT) in the preparation of traffic control plans and has also received training from the Department in cost estimating and long-range estimating systems. In addition to writing Quality Control Plans for various assignments at LHE,

Mr. Foran has performed quality assurance plan reviews for other consulting firms

Customer Centric Focus Yields Repeat Business

The LHE Team understands that adherence to schedule, quality, and budget standards are not the only measures of past performance. We also measure the quality of our services through customer satisfaction and the level of business-like concern for governmental client interests.

We pride ourselves on a reputation for reasonable and cooperative behavior from proposal and initial negotiations through contract modifications and final delivery. The LHE project team members take great pride in both their individual and team record of service for our clients. We recognize that the **quality of service provided to a client is directly related to the potential for repeat business.**

The number of letters of appreciation, repeat clients, and repeat contracts we have been awarded reflects our product quality and consistent history of preparing innovative and realistic design solutions that are consistently within four (4) percent of the competitive low bid and meet the client's most demanding schedules. **Repeat business now constitutes roughly ninety (90) percent of our business.**

LHE seeks to continually improve our job performance, quality of products and services, and responsiveness. We have formally interviewed both private and public sector clients to determine how our staff could better fill their needs. We have implemented many of their suggestions and will provide you with a top team of experienced professionals ready to respond to every need.

Recent, Current and Projected Workload

The following information is provided to demonstrate specifically that the LHE team has the personnel and experience to best provide the requested services.

The current workload of LHE will allow us to begin work immediately. Our available design staff can provide more than 250 staff hours per month from our office in Safety Harbor. LHE routinely handles a multitude of projects involving various disciplines. We utilize subconsultants with experience in specialized areas such as SUE, land surveying and mapping, geotechnical engineering, and right of way acquisition, while employing our own engineers in other areas such as CEI, pavement evaluation, asset management, bridge inspection, and structure repairs.

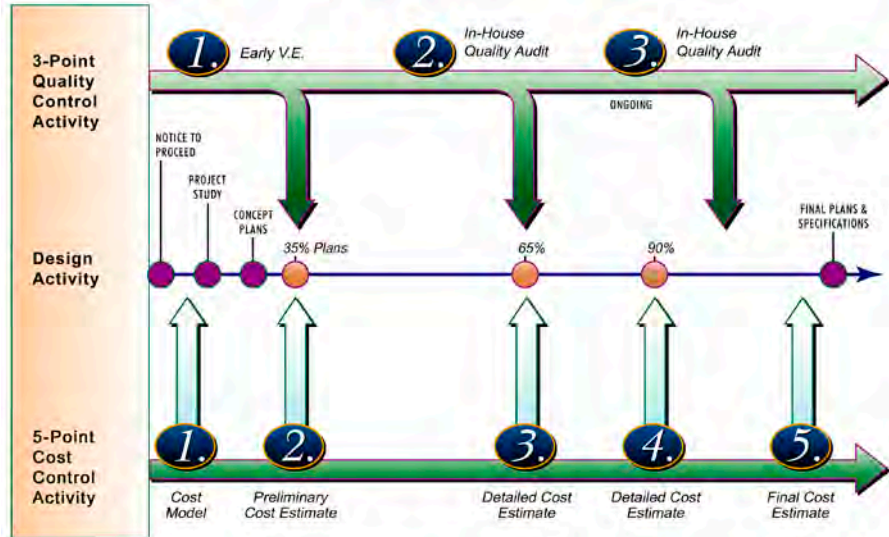
We recently completed several significant projects including a Design-Build Project for FDOT District 1 at SR 789 from Longboat Club

Road to SR 64. We are also scheduled to finish a Design-Build Project at SR 25 (US 27) in the next month. Currently, we are working on a Sidewalk Gap Project for FDOT District 7 and a few smaller projects for private clients, which puts our projected workload critically low. We are in the process of finishing up the contract to begin work on TWO 10.2023 for the City of Pinellas Park. This project is for the plan preparation for the elimination of ten abandoned driveway aprons at various locations along Park Boulevard, including FDOT permitting.

Our projected workload falls within the capacity of our staff. As with any firm, our workload is not always constant, but has peaks and valleys. The dedication of our staff enables LHE to meet our clients' goals by working overtime during peaks and improving our technical skills during slower periods. LHE and our entire team will pull together to ensure that we meet the CDD's needs.

Successful Projects Result from Our Quality Assurance Program

Lighthouse Engineering believes that leadership in our industry can be achieved only through quality. Meeting quality goals at Lighthouse Engineering means commitment to the full satisfaction of every internal and external client. We continuously improve our management and technical processes in order to meet client requirements the first time, every time. Every team member of Lighthouse Engineering is dedicated to continuous improvement.



LHE Construction Cost and Quality Control Process.

The head of the QA/QC Team for this contract will be Frank Foran. Mr. Foran, P.E. will serve as the Management Representative responsible for implementing and maintaining the quality system and for regularly reporting system, process, or product failures with a view to continually improving the quality system. LHE recognizes that a quality product is the key to the successful performance of a contract, having maintained QA/QC standards and procedures since the company was founded in 2006. LHE has embraced the philosophy of Six Sigma Quality Management, which focuses on constantly monitoring performance and anticipating and preventing future problems by changing processes rather than merely reacting to mistakes. Our Six Sigma Program is client-and-product focused and is an established part of our corporate culture. The QA Program provides the controls and continuity necessary to perform a project in a defined, systematic manner and includes adequate provisions for changes. Our subcontractors are briefed on this process and fully comply with all procedures.

I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

31. SIGNATURE

Bradley S. Foran

32. DATE

03/5/2024

33. NAME AND TITLE

Bradley S. Foran, P.E., President



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

04/15/2023

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

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

PRODUCER Hiscox Inc. 520 Madison Avenue 32nd Floor New York, New York 10022	CONTACT NAME: PHONE (A/C. No. Ext): (888) 202-3007	FAX (A/C. No):
	E-MAIL ADDRESS: contact@hiscox.com	
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A: Hiscox Insurance Company Inc	10200	
INSURED LIGHTHOUSE ENGINEERING 701 enterprise road east suite 410 safety harbor, FL 34695	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

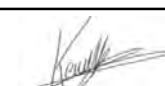
COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	<input type="checkbox"/> Y / <input type="checkbox"/> N	<input type="checkbox"/> N / <input type="checkbox"/> A				<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Professional Liability			P100.294.958.7	05/30/2023	05/30/2024	Each Claim: \$ 1,000,000 Aggregate: \$ 1,000,000

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

CERTIFICATE HOLDER**CANCELLATION**

[Empty space for Certificate Holder]	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

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Ron DeSantis, Governor

Melanie S. Griffin, Secretary



FBPE
FLORIDA BOARD OF
PROFESSIONAL ENGINEERS

STATE OF FLORIDA

BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

FORAN, BRADLEY SCOTT

701 ENTERPRISE ROAD E
SUITE 410
SAFETY HARBOR FL 34695

LICENSE NUMBER: PE52634

EXPIRATION DATE: FEBRUARY 28, 2025

Always verify licenses online at MyFloridaLicense.com



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Ron DeSantis, Governor

Melanie S. Griffin, Secretary



FBPE
FLORIDA BOARD OF
PROFESSIONAL ENGINEERS

STATE OF FLORIDA

BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

LIU, THOMAS

8509 W. HANNA AVE.
TAMPA FL 33615

LICENSE NUMBER: PE58258

EXPIRATION DATE: FEBRUARY 28, 2025

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Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

July 17, 2023

Bradley Foran, President
LIGHTHOUSE ENGINEERING, INC. d/b/a LHE
701 Enterprise Road East, Suite 410
Safety Harbor, Florida 34695

Dear Mr. Foran:

The Florida Department of Transportation has reviewed your application for prequalification package and determined that the data submitted is adequate to technically prequalify your firm for the following types of work:

- Group 3 - Highway Design - Roadway
 - 3.1 - Minor Highway Design
 - 3.2 - Major Highway Design
 - 3.3 - Controlled Access Highway Design

- Group 6 - Traffic Engineering and Operations Studies
 - 6.3.1 - Intelligent Transportation Systems Analysis and Design
 - 6.3.2 - Intelligent Transportation Systems Implementation

- Group 7 - Traffic Operations Design
 - 7.1 - Signing, Pavement Marking and Channelization
 - 7.2 - Lighting
 - 7.3 - Signalization

Your firm is now technically prequalified with the Department for Professional Services in the above referenced work types. The overhead audit has been accepted, and your firm may pursue projects in the referenced work types with fees of any dollar amount. This status shall be valid until June 30, 2024, for contracting purposes.

Approved Rates

Home/ Branch Overhead	Facilities Capital Cost of Money	Premium Overtime	Reimburse Actual Expenses	Home Direct Expense
201.28%	4.458%	Reimbursed	No	0.03%

Per Title 23, U.S. Code 112, there are restrictions on sharing indirect cost rates. Refer to Code for additional information.

Should you have any questions, please feel free to contact me by email at carliayn.kell@dot.state.fl.us or by phone at 850-414-4597.

Sincerely,



Carliayn Kell
Professional Services
Qualification Administrator

Licensee Details

Licensee Information

Name: **LIGHTHOUSE ENGINEERING INC. DBA LHE, INC. (Primary Name)**

Main Address: **701 ENTERPRISE ROAD EAST
SUITE 410
SAFETY HARBOR Florida 34695**

County: **PINELLAS**

License Mailing:

LicenseLocation:

License Information

License Type: **Registry**

Rank: **Registry**

License Number: **28576**

Status: **Current**

Licensure Date: **05/15/2009**

Expires:

Special Qualifications **Qualification Effective**

Alternate Names

[View Related License Information](#)

[View License Complaint](#)

2601 Blair Stone Road, Tallahassee FL 32399 :: Email: [Customer Contact Center](#) :: Customer Contact Center: 850.487.1395

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Under Florida law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. *Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee.

However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public.



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Detail by Entity Name

Florida Profit Corporation
LIGHTHOUSE ENGINEERING INC.

Filing Information

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Principal Address

701 ENTERPRISE ROAD EAST
SUITE 410
SAFETY HARBOR, FL 34695

Changed: 03/31/2016

Mailing Address

701 ENTERPRISE ROAD EAST
SUITE 410
SAFETY HARBOR, FL 34695

Changed: 03/31/2016

Registered Agent Name & Address

FABRIZIO, SANDRA K, MRS.
701 ENTERPRISE ROAD
SUITE 410

SAFETY HARBOR, FL 34695

Name Changed: 03/07/2014

Address Changed: 03/07/2014

Officer/Director Detail

Name & Address

Title PTD

FORAN, BRADLEY S
 65 TURNSTONE DR
 SAFETY HARBOR, FL 34695

Annual Reports

Report Year	Filed Date
2020	01/22/2020
2021	03/08/2021
2022	03/08/2022

Document Images

03/08/2022 -- ANNUAL REPORT	View image in PDF format
03/08/2021 -- ANNUAL REPORT	View image in PDF format
01/22/2020 -- ANNUAL REPORT	View image in PDF format
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01/11/2018 -- ANNUAL REPORT	View image in PDF format
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01/09/2015 -- ANNUAL REPORT	View image in PDF format
03/07/2014 -- ANNUAL REPORT	View image in PDF format
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08/23/2007 -- ANNUAL REPORT	View image in PDF format
12/12/2006 -- Domestic Profit	View image in PDF format



CITY OF SAFETY HARBOR

ACCOUNT NO: 2024-13802

BRAD FOLAN
701 ENTERPRIDE RD E
SAFETY HARBOR, FL 34695

ISSUED: 07/05/2023
EXPIRES: 09/30/2024

BUSINESS TAX RECEIPT FOR FISCAL YEAR 2023-2024

KEEP CONSPICUOUSLY POSTED AT THE PLACE OF BUSINESS SHOWN

INDIVIDUAL/BUSINESS NAME AND ADDRESS

LIGHTHOUSE ENGINEERING
701 ENTERPRISE RD E 410
SAFETY HARBOR, FL 34695

OWNER NAME AND ADDRESS

BRAD FOLAN
701 ENTERPRISE RD E 410
SAFETY HARBOR, FL 34695

THE PERSON OR FIRM NAMED ABOVE IS HEREBY REGISTERED TO ENGAGE
IN THE BUSINESS, PROFESSION OR TRADE LISTED BELOW IN THE CITY OF
SAFETY HARBOR, FLORIDA.

<u>FEE DESCRIPTION(S)</u>	<u>AMOUNT PAID</u>
PROFESSIONAL STATE OR BOARD CERTIFIED	\$190.00
FIRE INSPECTION FEE	\$25.00
TOTAL:	\$215.00

SPECIAL CONTINGENCIES

PLEASE NOTIFY THE BUILDING DEPT IF YOU GO OUT OF BUSINESS OR HAVE
CHANGES TO YOUR BUSINESS INFORMATION



From: Pinellas County Economic Development, Small Business Enterprise Program
April 27, 2022
Subject: Pinellas County Small Business Enterprise Program Renewal Application Approved

Dear Bradley Foran, P.E.:

Congratulations! Your [Renewal]application for designation as a Small Business Enterprise in the SBE Program is approved. The approval is contingent upon your firm successfully completing the eligibility listed below. We have designated Lighthouse Engineering, Inc. DBA LHE as eligible to [continue to] participate in the SBE program, and sheltered market program with an effective date of 4/8/2022. This certificate is specific to Pinellas County and covers only the company that is listed in this letter, not any other company with which you may be associated. Your firm will appear on the list of approved registered vendors.

As part of our SBE program, **we do require you to register your business** in our SBDC system as well. This registration will make it easier to sign up for classes and any time you need one-on-one free counseling for questions with procuring contracts with Government (County or Federal). Please visit our website, at <https://www.pced.org/page/Consulting>, to register and learn more or call 727-453-7200 for your consultation. During the registration process it will ask for nature of "counseling requested", select from any of the boxes you wish and then scroll down to the bottom and in the additional area please indicate "*Pinellas County SBE*" in the text box.

No additional eligibility. You are successfully registered. We encourage your firm to view our list of workshops to assist your business with getting the most out of working with Pinellas County. Please visit our website, at <https://pinellas.obsres.com/economic/Info.aspx?EventID=3005>, to register and learn more. These workshops are not mandatory, however, recommended.

Please visit our website, at <https://pinellas.obsres.com/economic/Info.aspx?EventID=3005>, to register and learn more or call 727-453-7200 for your consultation.

Form Name: Pinellas County Small Business Enterprise Program Renewal Application
Business: Lighthouse Engineering, Inc. DBA LHE
Contact: Bradley Foran, P.E.
Submission Date: 4/8/2022
Review Date: 4/12/2022
Expiration Date: 4/11/2025

Your approved Pinellas County Small Business Enterprise Program Renewal Application will expire 4/11/2025. If there are changes to your business, please contact staff to ensure the most accurate representation of your business. This includes changes to your company contacts, products, or services.

Thank you for your continued interest in participating with Pinellas County and the SBE Program. If you have any additional questions please email us at Businesshelp@pinellascounty.org or call 727-453-7200.

PINELLAS COUNTY
SMALL BUSINESS ENTERPRISE
PROGRAM

THIS CERTIFICATE IS AWARDED TO

**Lighthouse Engineering, Inc. DBA
LHE**

HAS SUCCESSFULLY COMPLETED THE
SBE Certification Requirements for:
Construction
Professional, Scientific, and Technical Services
Certification Expires:
4/11/2025

Approved:
4/12/2022



SIGNED, *Corey McCaster*





Minority and Small Business Development

Certification Program

This is to certify that in accordance with City of Tampa Ordinance 2008-89

Lighthouse Engineering, Inc. DBA LHE

is hereby certified as a

Small Local Business Enterprise (SLBE)

In the following specialty(ies)

Construction-Related Services

The certification is valid from October 19, 2022 to January 15, 2025

Updates for recertification are required prior to the expiration date listed above. If at any time changes are made in the firm that are not in concert with our eligibility requirements, you agree to report those changes to us for evaluation. The City of Tampa reserves the right to terminate this certification at anytime it determines eligibility requirements are not being met.

**Gregory K. Hart, Manager
Minority and Small Business Manager**



**Board of County Commissioners
Economic Development Department
Minority and Disadvantaged Business Development**

Small Business Registration

Lighthouse Engineering, Inc. DBA LHE

HC-1873/23

Valid from December 11, 2023 - March 2, 2026

Approved Lines of Business:

Engineering - Civil, Construction-Related Services

A handwritten signature in black ink, appearing to read "Theresa Kempa".

Theresa Kempa, Manager, MCA
Minority & Small Business Enterprises Division



PORT TAMPA BAY™

Small Business Enterprise Certification

Lighthouse Engineering Inc.

Federal ID #20-8032896

***Services Provided: Architect-Engineer & Other Professional
Design Services; Consulting Services***

Valid from 04/25/2024 to 04/24/2025

Donna L. Casey

SBE & Contracts Manager

***Please note this certificate is valid only with Port Tampa Bay.
It is not reciprocal with the City of Tampa or Hillsborough County and may not be reciprocal with any other local governmental agency.***

Member since 2022

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, **February 21, 2024** at 6:00 p.m. via Zoom Communication Media Technology and at the Lakeside Plantation Clubhouse, 2800 Plantation Boulevard, North Port, Florida.

Present and constituting a quorum:

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

Also present:

Jordan Lansford	GMS – District Management
Sarah Sandy <i>by Zoom</i>	Kutak Rock, LLP
Alex Murphy	WTS Operations Manager
Courtney Sears	WTS
Scott Carlson	LMP
Residents	

The following is a summary of the discussions and actions taken at the February 21, 2024 regular meeting of the Board of Supervisors of the Lakeside Plantation Community Development District.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

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

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

➤ Mr. Ron Perry of 1663 Scarlett Avenue.

**This Portion of the Transcript was Verbatim at the Request of Mr. Perry.*

Mr. Perry: Good evening. Mr. Ron Perry, 1663 Scarlett Avenue. Quite frankly, I was hoping this was the month that I was not going to have to come up here. But then I went to look at the monthly financials and here I am. I have a lot to talk about and I'm going to go fast. I would hope that you give me a little bit of leeway, if I'm over the three-minute limit, because for one, I want this to be on the record and two, I want all the residents that are in attendance here this evening to hear this. How is it that accounts payable issued two checks in December that bounced? How is it that Arch Amenities (Arch) has the audacity to bill us \$479 for manager transition, event coverage, Board meetings and manager coverage, when I've never seen those invoices before, when they're already billing us \$24,915 a month. Who directed Arch to solicit a quotation for replacement of the two pergolas, with no specifications, no blueprints, which is going to result in a design build proposal. Obviously, it's going to cost a lot more. Believe it or not, we're already one third of the way through our fiscal year and it is imperative that the budget be watched closely. Why? We're only about \$10,400 over budget right now, but for anyone who has done a budget, expenditures don't always follow a straight line. They don't all come in at once throughout the fiscal year and it's not till the end of the fiscal year, that we finally find out how good or bad we're doing because of it. Through nobody's fault, the property insurers premium amount came in after the budget was set, which will result in a budget shortfall of almost \$40,000. With that in mind, let's look at the fiscal year to date numbers. How did we only budget \$850 a month for the 2024 pool cleaning, when Howard Pools charges \$1,900 a month and they were in August of 2023, when the 2024 budget was being developed? This will result in being an additional \$12,600 over budget. What has been purchased in general supplies fiscal year to date, as we're one third of the way through the budget and are already being over budget by \$2,161? What expenses have been incurred in general and administrative other current charges, which is pretty vague in my mind, that resulted in being over budget by \$3,342 fiscal year to date? Has anyone checked out the water utility service entrance feature? The fountains are off,

but we were billed \$2,495, this fiscal year to date. Is there any fiscal oversight happening? I would suggest to the Chair that he appoint one of the Supervisors to do the review that I just did and report on that every month. Then I won't have to come up here. Thank you.”

- Mr. Devon Poulos of 1255 Jonah Drive questioned why they were considering solar lights for the fountains as it was a waste of money. The lampposts on Scarlet Drive were still out, yet they were still paying for the electricity. Two months ago, when they were repaired, they were informed that this one was still on backorder.
- Mr. Ryan Hughes of 2397 Pecan Drive requested that the Board consider awarding the engineering contract based on quality of past work, qualifications of personnel and proposed costs when going out for Request for Proposals (RFP) for engineering services.

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

FOURTH ORDER OF BUSINESS

District Engineer

A. Consideration of Rate Increase for Johnson Engineering

B. Consideration of RFQ

Ms. Lansford recalled that Johnson Engineering (Johnson) proposed a rate increase, but if the Board did not want to consider it, they could go out for Request for Qualification (RFQ). Mr. Sabol was in favor of going out for RFQ to other engineering firms, as Johnson fell short of their obligations. Ms. Sandy presented the standard RFQ package that they used for engineering services, as per statute, the District was required to follow the Consultants Competitive Negotiations Act (CCNA) on how to procure engineering services. The District was also required to follow the RFQ process, which included evaluation criteria, in order to select the most qualified firms, but did not include costs. The Board would rank the firms and authorize staff to negotiate the price with the number one ranked firm. If they could not come to an agreed upon price, negotiations would cease and they would move to the number two ranked firm and so forth, until there was an agreement on the contract terms, including price. The Board discussed this process, when trying to determine if Johnson should continue serving as the District Engineer. Ms. Lansford reached out to Johnson and confirmed that the current assigned District Engineer had not left Johnson and intended to continue providing services to the District.

However, in order to save time, staff prepared an RFQ package, if the Board decided to go out for RFQ.

Mr. LaVoy asked if they could use the services of an engineering company on an as needed basis for a specific project. Ms. Sandy indicated that the current arrangement with Johnson, was for them to serve at the direction of the Board, but they recommended having an engineering firm under contract, since the District had stormwater permits. It was easier to have an engineering under contract, versus the time it takes to obtain a proposal, bring it back to the Board, having it approved and then the company having to spend time getting up to speed, which the District did not have time for. The procurement threshold for engineering services was \$35,000, in order to have an engineer engaged on an ongoing basis. Mr. LaVoy had issues with the RFQ, but did not want to spend a monthly stipend for them to be on the phone saying that they had nothing to talk about and would rather have them work on a project and follow a fee schedule. Ms. Sandy believed that the current arrangement with Johnson, was for them to serve at an hourly rate and not to call in unless there was something specifically for them to address with the Board. There was no monthly retainer to have the District Engineer on staff. Ms. Lansford confirmed that the current District Engineer would only call in if the Board requested it or if something needed to be discussed with the Board. When they called in, it was at the beginning of the meeting, so the District did not have to pay them an hourly rate to sit through the entire meeting. Ms. Chichelli questioned the amount being charged to the District. Ms. Lansford recalled that the rate increased by \$20 to \$25 an hour, from \$195 to \$204 per hour. Ms. Sandy pointed out that other Districts that worked with Johnson, received a similar increase. Mr. LaVoy was in favor of proceeding with the RFQ, in order to see what other firms were out there.

Mr. Sabol MOVED to issue a Request for Qualifications for engineering services for the March meeting and Mr. LaVoy seconded the motion.

Ms. Lansford asked if the Board wanted to discuss the rate increase with Johnson. Mr. LaVoy preferred to leave it as is while they went out for RFQ. Ms. Lansford would inform Johnson after the meeting and follow up with the Board.

On VOICE VOTE with all in favor issuing a Request for Qualifications for engineering services for the March meeting was approved.

FIFTH ORDER OF BUSINESS

Business Administration

A. Approval of Minutes

1. January 17, 2024 Meeting

On MOTION by Ms. Martin seconded by Ms. Chichelli with all in favor the Minutes of the January 17, 2024 Meeting were approved as presented.

2. February 6, 2024 Townhall Meeting

Ms. Chichelli recalled that comments were made by the Chairman at the meeting, but they were not included. Ms. Lansford indicated that the minutes were prepared with the notes that were taken and all that was required was to state who was present, what happened at the beginning of the meeting and at the end. If anyone wanted to provide any notes, Ms. Lansford would incorporate them. Ms. Martin recalled stating that she was pleased about how many people attended the Townhall Meeting.

On MOTION by Ms. Martin seconded by Mr. LaVoy with all in favor the Minutes of the February 6, 2024 Townhall Meeting were approved as amended.

B. Approval of Check Register

1. January 2024

C. Balance Sheet & Income Statement

D. Special Assessment Receipts Schedule

Ms. Lansford presented the January Check Register in the amount of \$61,924.45, Unaudited Financial Statements for January 31, 2024 and Special Assessment Receipts Schedule. The District was 87% collected on their assessments, which should continue to increase as February and March tax receipts were received. The District should be 100% collected by April 1; if not, there would be tax certificate sales. Ms. Martin recalled at the last meeting, there were charges for the water for the fountains, even after the water was turned off, but according to North Port Utilities, which she spoke to yesterday, as of January 17th, the water

was turned off. There would be one more water bill, but Ms. Martin questioned why, when the Board requested that the water be turned off in October. Ms. Murphy indicated that they turned the pumps off, but the water was not turned off, as they assumed that no water would be running because the pumps were not running and were investigating this with the city. Ms. Martin pointed out that there would be a refund. Regarding the fireplace, Ms. Martin spoke with TECO, who informed her that the gas was turned off as of February 7th, but the pipe was not capped and the Board must request it, at which time, they would cap it and remove the meter. Ms. Lansford recalled at the last meeting the Board requested that the gas be turned off. Ms. Chichelli asked if there would be a charge for TECO to do it. Ms. Martin confirmed that there was no charge. *There was Board consensus for TECO to cap the pipe and remove the meter.*

Ms. Martin MOVED to approve the January 2024 Check Register and Mr. Sabol seconded the motion.

Mr. LaVoy requested that staff obtain a price from another vendor for internet, as the price from Comcast seemed high.

On VOICE VOTE with all in favor the January 2024 Check Register was approved.

SIXTH ORDER OF BUSINESS

New Business Items

A. Designating Audit Committee

Ms. Lansford explained that every year, the District was required to have a full audit of the financials. The current audit contract had a five-year term, which was expiring and the Board needed to solicit bids for an auditor to audit the District’s financials. In the past, the Board was appointed as the Audit Committee. There would be a meeting five minutes before the regular meeting, where the Board meeting as an Audit Committee, would approve the publication of the notice, similar to the engineering RFQ and select the criteria, which could include the price. The Audit Committee would then make a recommendation to the Board of Supervisors, to either approve the Audit Committee's recommendation or select one of the other proposals. Ms. Sandy added that her firm prepared contracts with the auditor that were five to six years, so this would

not have to be done each year. Ms. Lansford requested that the Board designate themselves as the Audit Committee and schedule an Audit Committee meeting on March 20, 2024 at 6:00 p.m.

On MOTION by Ms. Martin seconded by Mr. LaVoy with all in favor designating the Board as the Audit Committee and scheduling an Audit Committee meeting for March 20, 2024 at 6:00 p.m. was approved.

B. Consideration of Amenity RFP

C. Consideration of Scope for Maintenance Proposal

Ms. Murphy requested that WTS be terminated from their agreement as soon as possible and consider a termination date of April 30th, as WTS felt that it was best to part ways but would conduct the proper transition and work with Ms. Lansford and the Board. Ms. Lansford presented a Scope of Services to all Supervisors after the last meeting for review. All changes were incorporated in the redlined version that was included in the agenda package. The current Scope of Services included amenity, maintenance personnel and field management. The field portion was removed, as Mr. LaVoy recommended that the Board Members take on the field portion and for the District to contract directly with a maintenance person and pay them either on an hourly basis or a part-time salary. Ms. Sandy advised if the District hired an employee directly versus engaging a vendor in a contract, the District was not currently set up to have employees and must ensure that they either had an LLC or was individually licensed and insured and that the contract include non-compete language. In addition, there must be discussions regarding salary, advertising and the supervision, which would take place at a public meeting and would be included in the public record. They must also look into taxes, benefits and workers compensation. Since her firm did not handle this, Ms. Sandy must speak to an employment attorney for advice. Mr. LaVoy asked if the RFQ included a maintenance and custodial person. Ms. Lansford confirmed that there a scope for the maintenance and custodial person and although the hours were in the Amenity RFP, the actual scope was redacted and included as a separate agenda item, but if the Board wanted to include them, she would add them into the Amenity RFP. Ms. Chichelli questioned what the plan was, whether they were getting a management company with all of the people or if they were looking for a maintenance person separately. Mr. LaVoy explained that the RFQ covered the services required to manage the Clubhouse and this facility, which included a maintenance person, but the Supervisors would

become liaisons to reduce costs. Ms. Martin asked if the RFP was for another management company or just a person. Mr. LaVoy confirmed that it was for another management company.

On MOTION by Mr. LaVoy seconded by Ms. Martin with all in favor approving the amenity Request for Proposal, including the scope for maintenance personnel and omitting the field portion was approved.

Ms. Lansford could place the advertisement next week, but they may not get responses back by the March 20th meeting as it could take two months to receive responses and recommended that the timeframe when WTS left and when responses were received, would align, so the Amenity Center was not left unattended. Mr. LaVoy agreed that 60 days was tight and asked if WTS employees were free to look for other positions. Ms. Murphy needed to speak to her team, but typically the employees would be released.

D. Consideration of Landscape Contract & Potential RFP

Ms. Lansford presented a landscape contract with LMP and a potential RFP, as requested by the Board. Two representatives from LMP were present. Mr. LaVoy reported meeting with LMP this week, to discuss their ownership and validate their price, which was fair and they provided great service to the District. Ms. Chichelli confirmed that she usually met with them every month and believed that the amount was \$22,000, but they needed to check the contract. She had good communication with them and there were many projects that they needed to do, but the District did not have the money. Ms. Chichelli also spoke with LMP about the fountains and requested some designs with different types of plants. She also spoke with other landscaping companies to get an idea of what they would design and charge; however, LMP could make changes at no charge. Mr. Scott Carlson of LMP offered to provide a digital image at no cost, for any area at any given time. *There was Board consensus for Ms. Lansford to provide the Board with the competing proposals from the last RFP to validate the pricing.*

SEVENTH ORDER OF BUSINESS

General Audience Comments

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

- Mr. Devon Poulos of 1255 Jonah Drive was surprised that WTS was terminating their contract and requested that any purchasing card that WTS had, be turned in tonight and that there be no further purposes during this period that were not reviewed by this Board. With the money that the District was saving, Mr. Poulos requested that the Board keep CDD assessments the same or lower it, as they would have \$441,000 in reserves, by keeping assessments the same. Mr. Poulos commended Mr. LaVoy and Ms. Martin for having the Townhall Meeting and listening to residents' concerns, as the CDD Board was getting contracts at a good price and was happy that in 60 days, they were through with WTS.
- Mr. Don Peacock of 2494 Magnolia Circle agreed with Mr. Poulos comments regarding WTS and asked if the District would receive a credit for not having a manager on staff for six months. He complimented the Board on their willingness to handle the 25 items on this agenda, but it was difficult to do so and encouraged the Board to focus on half of those items and to prioritize them. Other Board Members should take ownership and handle five or six items, as Mr. LaVoy should not be the only one taking on this responsibility.
- Ms. Martha Wilmer of 1647 Scarlett Avenue voiced concern that another management company was quitting and they were losing employees and wondered what the Board was doing to make it a hostile environment.
- Mr. Ryan Hughes of 2397 Pecan Drive agreed with all of these comments, particularly Ms. Wilmer's comment and requested a breakdown of what they were paying for the various management companies versus the salaries they were paying to the people they interact with for most of the day. Rather than the employee receiving half of what the District paid and the other half going to the firm that they never see, the District should pay the employee 75% directly, so that the employee would be motivated to work harder and be responsive. Mr. Hughes questioned how much of the changeover was driven by switching costs, having an increase in overhead and paying people that were not doing the managing. The District should maintain the confidence of current residents and attract potential buyers, by showing that they were serious about lowering costs and assessments, even if slightly.

- Ms. Toni LaCombe of 1537 Scarlett Avenue was in favor of starting a community garden, by utilizing the land next to the tennis courts and obtaining State and Government grants. Residents would be assigned a box and be responsible for it.

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

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Sandy recalled that the Board approved a proposal with Community XS for website housing services at the last meeting, but in further discussions with the vendor, Option A, which the Board selected, included access to the software that they used to build the website and the hosting, a \$30 annual fee, plus \$40 per month. However, the software that they use to build the website, had many built-in capabilities that makes the website ADA compliant and did not include the ongoing maintenance that they do on the site, once it was created. This was Option B, which was \$120 per month, but for the first year, they were giving the District 50% off or \$60 per month. The District must have an ADA compliant website, as historically, many lawsuits were brought against District for not having an ADA compliant website. In addition, the District's insurance provider did require certain things, in order for the District to have coverage, in the event that a lawsuit was brought against them. As a result, Ms. Sandy reached out to EGIS to confirm if any such requirements were still in place and if they required an agreement stating, but in the meantime, recommended that the Board select Option B. At this time, Ms. Sandy had not heard back from EGIS and would continue to follow up with them.

Ms. Lansford indicated that the District was currently paying \$64 for website maintenance and the cost for Community XS, would be \$720 for the first year and \$1,440 thereafter, but at least the District would be in ADA compliance. The current budget for website maintenance was \$864, which would increase to \$1,440 starting next year. Mr. LaVoy asked if this would reduce their insurance through EGIS. Ms. Sandy explained that it would not reduce the cost, but it would ensure that the District had coverage, in the event it was sued for having a website that was not ADA compliant. Ms. Chichelli recalled last month when the Board voted on this, there would be a decrease in costs, but now it would cost more. Ms. Lansford confirmed it was originally \$40 per month; however, during the contract negotiations, Ms. Sandy stated that they needed quarterly reports in case the District was sued, which Community XS indicated was

Option B, which was \$120 per month, but would provide a 50% discount to the District for the first year. Ms. Sandy was discussing with EGIS whether this was sufficient, to ensure that the District still maintained its insurance coverage, but in the meantime, requested that the Board approve Option B of the Community XS proposal.

On MOTION by Mr. LaVoy seconded by Ms. Chichelli with all in favor the Option B of the proposal with Community Access for website maintenance, if required by EGIS was approved.

B. District Manager

1. Discussion of Board Liaisons

Ms. Lansford recalled after the last meeting; the Board requested examples from other District in terms of appointing liaisons to work with residents. One example was Bobcat Trail, which was provided to the Board and changes were received. Mr. LaVoy broke it down into five groups of tasks or responsibilities; landscape; aquatics (ponds, lakes, fountains, water quality), sidewalks, streetlights, general maintenance items, street signage; Clubhouse and facilities, pool and courts. Mr. LaVoy appointed Ms. Chichelli to handle landscaping, as she had done in the past. Ms. Chichelli requested funds for current projects. Mr. LaVoy suggested creating an Advisory Group to monitor the landscaping. Mr. Sabol volunteered to handle aquatics and Mr. LaVoy volunteered to handle sidewalks, streetlights, general maintenance items and street signage. Ms. Martin volunteered to handle Clubhouse and facilities. Mr. LaVoy preferred to handle pool and courts, which he was currently overseeing. The following Board liaisons were assigned:

On MOTION by Mr. LaVoy seconded by Mr. Sabol with all in favor the Board liaisons as discussed were approved.

Mr. Sabol agreed with having Board liaisons, as he felt that the Board should be taking an active part in handling individual items, due to prior management companies not doing their part; however, residents should be diligent and bring items to a meeting. Ms. Lansford pointed out that all Supervisor emails were on the website and emails could be sent in between meetings.

2. State of Florida – Vision Impact Statement

Ms. Lansford presented a Victim Impact Statement, which was included in the agenda package, as the original report for damages, did not include the replacement of the tree. It was added and submitted to the State, which was approved, with the updated deadline. The total amount of damages was \$1,023.50, which the District would be reimbursed for, once it goes through for restitution.

C. Amenities Manager

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

Ms. Murphy distributed the Amenities Manager Report to the Board.

a. Consideration of Proposal for ADA Pool Chair Lift

This item was discussed later in the meeting.

b. Consideration of Proposals for Gym Equipment Maintenance

i. GymSource

ii. Fitness Smith

iii. FitRev

Ms. Murphy presented proposals from Gym Source for two times per year preventative maintenance in the amount of \$242.60 per visit or \$2,912 per year, from Fitness Smith for quarterly preventative maintenance in the amount of \$225 per quarter or \$900 per year and from FitRev for four times per preventative maintenance per year in the amount of \$165 per quarter. They were currently paying Fitness Logic \$145 per visit or \$580 per year; however, there were communication issues and many delays. All three of the proposers worked with WTS. Gym Source was the only company that provided discounts on non-warranty parts and labor. Fitness Smith and FitRev only provided quarterly visits. Mr. LaVoy liked FitRev. Ms. Murphy never had any issues with FitRev. Ms. Martin and Ms. Chichelli preferred the FitRev proposal.

On MOTION by Ms. Chichelli seconded by Ms. Martin with all in favor the proposal from FitRev for four times per year gym equipment maintenance in the amount of \$165 per quarter was approved.

- c. **Consideration of Proposal from Solitude Lake Management for Annual Pond Maintenance Services**
- d. **Consideration of Proposal from Solitude Lake Management for Erosion Control Services**

Ms. Murphy recalled that proposals from Solitude Lake Management (Solitude) for annual pond maintenance and erosion control services, were presented to the Board in August or September of last year, but the Board placed them on hold. For the annual pond maintenance services, no additional ponds were added in the amount of \$15,588. The current agreement was \$10,062 per year. Erosion control services were being considered for Ponds 10, 13 and 14, in the amount of \$122,313, due to the amount of complaints. Solitude was their current service provider, which were one of the leading lake management companies. Ms. Martin voiced concern that once Solitude installed mesh and turf over the ponds that were receiving erosion control, it must be irrigated, as there were no irrigation heads on the banks. Ms. Murphy suggested coordinating with Solitude regarding the erosion control but recommended that the Board consider the addition of the ponds that were not included in the pond maintenance services. Mr. Sabol volunteered to meet with a representative of Solitude and requested that they attend the next meeting. Ms. Lansford requested that Ms. Murphy provide Solitude's contact information to Mr. Sabol. *This item was tabled.*

NINTH ORDER OF BUSINESS

Supervisor's Requests

A. Supervisor LaVoy

1. Consideration of Proposal from ADT

Ms. Lansford recalled that the Board received a proposal from ADT six months ago, which was included in the agenda package and Mr. LaVoy distributed a revised proposal, as he wanted more up to date technology to handle the trespassing and vandalism and recommended that the Board consider it. There would be two motion control cameras at the back of the property, which ADT would be able to view at their command center, when a camera activated. They would forward a snippet to the North Port police and they would dispatch an officer to issue a trespassing notice. Mr. LaVoy felt strongly that this was the right way to go, in order to monitor their pools from 9:30 p.m. to 5:00 a.m. and the back of the property where people jump the fence. Ms. Lansford indicated that the cost in the prior and recent proposal was \$230 per month, but the installation charge increased from \$4,178.64 to \$4,947.71. Mr. LaVoy asked if the contract was for three years. Ms. Lansford replied affirmatively.

Ms. Lansford opened the floor to audience comments. Mr. Ron Perry of 1663 Scarlett Avenue wholeheartedly agreed that security around CDD facilities should be increased, but it only made sense to spend this money if they were going to pursue all appropriate charges against violators. Mr. LaVoy felt this made sense and spoke to the North Port police liaison, who affirmed if this was what the Board wanted, it would happen. Ms. Martin questioned what they were paying for a police officer to be on duty over the weekend. Ms. Lansford believed it was \$184.71 but would check. Ms. Murphy clarified that it was a security guard, not a police officer. Ms. Lansford recalled that, two years ago, the police came into the community on a trial basis for \$200 for a four-hour shift, which would now cost \$250. Mr. LaVoy pointed out that the cameras would just be recording and would not notify anyone. Mr. Perry requested that the Board consider chaining and locking the gates on the tennis court and installing a chain link fence, before spending money on security. Ms. Marla LaFlam of 1439 Dixie Lane wanted to ensure that the Police Department could get access to the gates, as in the past, when they were called, they could not get access through all of the gates. There being no further comments, Ms. Lansford closed the floor to audience comments.

Mr. LaVoy was in favor of the proposal, after witnessing five years of noise from people being in the pool and hot tub and kids smoking marijuana and drinking beer after hours. It was not a huge expense and it reduced their liability from someone drowning in the pool and high on drugs. Ms. Chichelli preferred to wait until the fence was installed. Ms. Martin agreed. Mr. Sabol questioned whether the people who damaged the pool lift were notified. Ms. Lansford sent out letters to those individuals, indicating that they were responsible for reimbursing the District for the cost of the damage. *There was Board consensus to table this item.*

2. Consideration of Proposals for Tennis & Pickleball Fencing

a. CourtCo

b. Welch Tennis Courts, Inc.

Mr. LaVoy indicated that he and the Advisory Group, met with various vendors for fencing around the tennis and pickleball courts. They received three proposals, one that they did not want to deal with, one from MOR Sports Group (MOR), which was nationally recognized and CourtCo, a major developer of tennis and pickleball fencing. The CourtCo quote was revised, as they did not include removal of the fencing, which was \$54,840 to remove everything, versus the proposal from MOR, which was \$81,750, for the same amount of work.

They dealt with CourtCo before and received a great deal of input from the tennis players in the community. If this contract was entered into now, by the time they mobilize and order the materials, it would be installed after the tennis season ended in mid-April. Therefore, Mr. LaVoy recommended awarding the contract to CourtCo.

Mr. LaVoy MOVED to approve the proposal from CourtCo for tennis and pickleball fencing in the amount of \$54,840 and Ms. Martin seconded the motion.

Ms. Martin questioned why there was such a large difference. Mr. LaVoy explained that the first quote was over \$100,000 and this proposal was \$78,000. Ms. Martin asked if it was for the same amount of work. Mr. LaVoy replied affirmatively, which was why they went out for bids.

On VOICE VOTE with all in favor the proposal from CourtCo for tennis and pickleball fencing in the amount of \$54,840 was approved.

- B. Consideration of Proposal from Welch Tennis Courts, Inc. for Windscreens Awnings**
- C. Consideration of Proposal from Discount Awning for Awning Fabrication & Installation**
- D. Consideration of Proposal from Welch Tennis Courts, Inc. for Larger Canopy**

Mr. LaVoy met with Welch Tennis Courts (Welch) and Discount Awning, for windscreen awnings, which would provide shade, as the tennis courts were used extensively. Discount Awning provided a quote for a great deal of awning, but all they would need at this time, was a center A-frame awning, 13 x 33 feet, between the courts, which would be bolted through concrete pads. They were a local company out of Sarasota, which they met with several times. They had good references and provided photos. Their proposal was \$28,150 installed. Mr. Sabol asked if the awnings would cover the sides. Mr. LaVoy confirmed that it was only for the center awning, but they had prices for the side ones and recommended doing the center one and budgeting for the others. Ms. Lansford reported at the end of January, there was \$394,748 in reserves, but there were restricted funds of \$98,125 and the Board just approved \$54,840 for

Alpha Foundations, leaving a balance of \$241,782.12. The Board committed to \$441,000, assuming they were 100% collected and would have about \$45,000 to \$46,000 by the end of the year.

Mr. LaRue presented a proposal from Welch for a large canopy in the amount of \$48,900. Ms. Lansford opened the floor to audience comments. Mr. Don Peacock of 2494 Magnolia Circle stated although it would be nice to have an awning, they had limited resources and suggested prioritizing based on must haves and e necessities. Mr. Ryan Hughes of 2397 Pecan Drive agreed with Mr. Peacock's suggestion to prioritize and appreciated the Board's impulse to tackle as many items as possible, now that they were receiving revenues, but requested that the Board postpone these discussions for three months, until there was further information on their reserve status. Mr. Ron Perry of 1663 Scarlett Avenue was in favor of having a canopy and the windscreens, so that players could play tennis in the heat and the facility looked professional and recommended that staff install the windscreen to save money and have the awnings installed by Discount Awning for \$24,000. Mr. Devon Poulos of 1255 Jonah Drive felt that the Board had no direction on where they were going with these projects and agreed with having a priority list, as \$16,000 remained from the \$168,000 that they received in insurance money from the tennis courts, after \$98,000 was spent on sidewalks and \$54,840 was just approved for the fencing. If they approved all of these expenditures, the money must be pulled from reserves. Ms. Anna Shlossberg of 1539 Scarlett Avenue felt that the windscreens were a priority because of the residents that lived in the community year-round. A Resident asked if the companies would provide a discount in the Summertime when no one was around. Ms. Chichelli did not think so. Another Resident asked how they could take the insurance money from the tennis courts and put it into the sidewalks. Ms. Lansford explained that they were unrestricted funds and the Board could use them for any CDD infrastructure. There being no further comments, Ms. Lansford closed the floor to audience comments period.

Mr. LaRue asked if the Board wanted to table the proposal with Discount Awning for 30 days, to see if tax revenues were received. Mr. Sabol agreed, but wanted to seriously consider installing the awnings, due to the number of residents that play tennis, as it was their major facility. Ms. Martin was in favor of postponing it until the next meeting, as the weather was still cool. *There was Board consensus to table the proposal for the windscreen awnings for the next meeting.*

E. Discussion of ADA Chairlift Repair or Replacement

Ms. Lansford stated that WTS obtained a proposal for the repair of the ADA chairlift in the amount of \$18,000 and Mr. LaVoy obtained a proposal. Mr. LaVoy stated that CES looked at the chairlift and offered to replace the broken parts and install them for \$650. Mr. LaVoy recommended proceeding with the repair and then working with CES on any further repairs. Ms. Martin was in favor of the proposal, as long as they covered and locked the chairlift and placed a sign saying if someone needed to use it, they must come into the office to get staff to unlock it and then lock it after their use.

On MOTION by Ms. Chichelli seconded by Ms. Martin with all in favor proposal with CES for repair of the ADA chair lift in the amount of \$650, as long as the locks were included was approved.

F. Consideration of Proposals for New Flooring

1. Empire Today
2. The Home Depot

Mr. LaVoy obtained proposals from Empire Today in the amount of \$27,983 and from Home Depot in the amount of \$27,359, to replace the flooring in the billiard room, library, office and dance floor. Ms. Chichelli pointed out that the dance floor should have been covered by insurance. Mr. LaVoy noted it was inexpensive flooring that was in bad shape. Ms. Martin requested that this item be postponed until the next meeting as two local flooring companies were coming out on the 27th and 28th, to provide quotes. *There was Board consensus to table this item to the next meeting.*

G. Discussion of Pergola Project

Mr. LaVoy reported that the pergolas were discussed at the Townhall Meeting and they decided to send out a survey to all residents of all of the projects with prices, so that the Board could make an informed decision. The pergolas, which were at the front entrance, must be financed. Mr. LaVoy hoped to send out the survey by the middle of March, before the seasonal residents leave. Ms. Chichelli asked if the pergolas would be PVC. Mr. LaVoy stated it was a design build. *There was Board consensus to table this item to the next meeting.*

H. Discussion Regarding Volunteers in the District

Mr. LaVoy recalled that there was discussion on having volunteers in the District, but there was an issue of liability. Ms. Lansford stated that she could not get a price from the insurance company until the Board decided on the number of volunteers, the activities, dates for the activities and where they would be working. Once she received the premium, she would bring it back to the Board. A Resident asked about the liability. Ms. Sandy indicated that the volunteers could execute a liability waiver, but it was typically in connection with an activity. However, if it was an ongoing activity, Ms. Sandy could create a general form waiver. It could not be for something that a license was needed for, for electrical or climbing on ladders. The Board would need to consider who would be organizing the volunteers or supervise them. Mr. LaVoy recommended proceeding with having volunteers, if they sign a waiver for simple maintenance tasks, such as spreading clay on the tennis courts and painting the trim around doors and windows. Ms. Sandy clarified that with a waiver liability, the volunteer would agree to hold the District harmless, if they were harmed in connection with the volunteer activity. The liability coverage that they did not have, was if the volunteer were to do something on behalf of the District, such as hanging something in the Clubhouse that later fell and hurt someone. Ms. Lansford questioned who would work with Ms. Sandy on providing the categories for the volunteer work as well as the liability waivers. Ms. Sandy recommended that the Board appoint a Supervisor to oversee the volunteers on behalf of the District. Ms. Martin asked if more than one Supervisor could work together on this. Ms. Sandy did not recommend it, due to the Sunshine Law. Mr. LaVoy volunteered to oversee the volunteers and work with Ms. Sandy on the form of the waivers.

On MOTION by Mr. LaVoy seconded by Mr. Sabol with all in favor the appointment of Mr. LaVoy as liaison to oversee the volunteers and work with District Counsel on a waiver was approved.

I. Discussion Regarding Residents Repairing Chairlifts

This item was discussed.

Ms. Martin reported after the Townhall Meeting, a resident approached her about some activity occurring in the Clubhouse after hours when it was locked. Ms. Murphy explained that there was a private rental by a resident for a dance troupe using the small space. Ms. Martin

admitted that she was blindsided when she spoke to the resident about it and requested that when permissions were given, the Board be made aware of it. Ms. Murphy would inform the Board in the future, about all potential requests outside of staff’s billing hours. Mr. LaVoy questioned whether the wine and cheese event was held in January, as it was not on the programming sheet. Ms. Murphy stated it was accidentally left off of it. Thirty-nine people attended it. Mr. LaVoy indicated that he was keeping track of the people in attendance at each event.

TENTH ORDER OF BUSINESS

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

Ms. Lansford stated that the next meeting was scheduled for March 20, 2024 at 6:00 p.m. at this location.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. LaVoy seconded by Ms. Martin with all in favor the meeting was adjourned at 8:04 p.m.

Secretary/Assistant Secretary

Chair/Vice Chair

SECTION B

Lakeside Plantation Community Development District

Summary of Invoices

Febraury 1, 2024 to February 28, 2024

Fund	Date	Check No.'s	Amount
General Fund	2/13/24	3228-3246	\$ 51,732.42
	2/27/24	3247-3258	\$ 20,257.84
			\$ 71,990.26
Capital Reserve Fund			\$ -
			\$ -
Automatic Drafts			
Florida Power & Light	2200 Plantation Blvd - Clubhouse		\$ 569.38
	2200 Plantation Blvd - Fountain		\$ 164.79
	2200 Plantation Blvd - Pool		\$ 2,171.16
North Port Utilities	2200 Plantation Blvd - Clubhouse		\$ 928.24
	2200 Plantation Blvd - Fountain		\$ 612.20
	2200 Plantation Blvd - Pool		\$ 255.46
	2200 Plantation Blvd - Garbage Collection		\$ 177.06
TECO Peoples Gas	2200 Plantation Blvd - Clubhouse Fireplace		\$ 40.56
Comcast	2200 Plantation Blvd - Clubhouse		\$ 437.88
ADT	2200 Plantation Blvd - Clubhouse		\$ 267.10
Marlin Business Bank	Copier Contract Payment		\$ 104.86
			\$ 5,728.69
			\$ 77,718.95

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/13/24	00353	1/17/24	01172024	202401 310-51300-11000	BOS MEETING 1.17.24 BONNIE J BENJAMIN	*	200.00	200.00	003228
2/13/24	00415	1/26/24	24-00124	202401 310-51300-48000	NOTICE OF WORKSHOP BUSINESS OBSERVER	*	76.56	76.56	003229
2/13/24	00200	1/17/24	01172024	202401 310-51300-11000	BOS MEETING 1.17.24 ALAN SABOL	*	200.00	200.00	003230
2/13/24	00014	1/29/24	1116762	202401 330-53800-48101	WATER CULLIGAN WATER	*	245.75	245.75	003231
2/13/24	00397	1/03/24	AR103690	202401 330-53800-48200	PRINTER LEASE DEX IMAGING	*	150.10	150.10	003232
2/13/24	00245	2/08/24	20847-20	202402 320-53800-45000	PROPERTY INSURANCE EGIS INSURANCE ADVISORS	*	220.00	220.00	003233
2/13/24	00417	2/01/24	5	202402 310-51300-34000	MANAGEMENT FEES FEB24	*	3,825.00		
		2/01/24	5	202402 310-51300-35200	WEBSITE MAINT FEB24	*	72.00		
		2/01/24	5	202402 310-51300-35100	INFORMATION TECH FEB24	*	112.50		
		2/01/24	5	202402 310-51300-31300	DISSEMINATION SVC FEB24	*	83.33		
		2/01/24	5	202402 310-51300-42000	POSTAGE	*	211.29		
					GMS-TAMPA LLC			4,304.12	003234
2/13/24	00061	1/17/24	WO-6113	202401 330-53800-51100	TORO AUTO FILL VALVE HOWARD'S POOL WORLD, INC.	*	576.74	576.74	003235
2/13/24	00425	1/10/24	2907745	202401 330-53800-48102	REPAIR KIT IMPACT FIRE	*	561.00	561.00	003236
2/13/24	00358	1/15/24	1109-73(202401 330-53800-48102	INSTALL 3 SECTIONS FENCE INNOTECH CONSTRUCTION SERVICES, LLC	*	1,250.00	1,250.00	003237

LKSD LAKESIDE PLANT SSSOZDA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/13/24	00371	1/30/24	3342211	202312 310-51300-31500	ATTORNEY FEES KUTAK ROCK LLP	*	2,323.50	2,323.50	003238
2/13/24	00388	1/22/24	181267	202401 320-53800-46500	REMOVAL JUNIPER	*	753.75		
		2/01/24	181425	202402 320-53800-46400	LANDSCAPE MAINT FEB24 LANDSCAPE MAINTENANCE PROFESSIONALS	*	12,836.64	13,590.39	003239
2/13/24	00348	1/17/24	MM011720	202401 310-51300-11000	BOS MEETING 1.17.24 MARY MARTIN	*	200.00	200.00	003240
2/13/24	00401	1/17/24	01172024	202401 310-51300-11000	BOS MEETING 01.17.24 PATRICK LAVOY	*	200.00	200.00	003241
2/13/24	00424	1/26/24	21754	202401 330-53800-48101	MAITNENANCE PRO AUDIO SERVICES	*	156.25	156.25	003242
2/13/24	00282	1/17/24	01172024	202401 310-51300-11000	BOS MEETING 1.17.24 MARIA J CHICHELLI	*	200.00	200.00	003243
2/13/24	00272	2/02/24	PSI04947	202402 320-53800-46000	LAKE MAINT FEB24 SOLITUDE LAKE MANAGEMENT LLC	*	966.00	966.00	003244
2/13/24	00369	2/01/24	12390282	202402 330-53800-12000	MANAGEMENT FEB24 WTS INTERNATIONAL, LLC	*	24,915.00	24,915.00	003245
2/13/24	00052	1/24/24	01242024	202401 300-36900-10400	PAY AP 1 WELCH TENNIS COURTS, INC.	*	1,397.01	1,397.01	003246
2/27/24	00415	1/26/24	24-00145	202402 310-51300-48000	LEGAL ADS 02/2024 BUSINESS OBSERVER	*	76.56	76.56	003247
2/27/24	00200	2/21/24	ALAN SAB	202402 310-51300-11000	BOS MEETING 2/21/24 ALAN SABOL	*	200.00	200.00	003248

LKSD LAKESIDE PLANT SSZOZDA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/27/24	00391	1/29/24	FRANK CA	202401	330	53800	48101		FRANK CARUSO	*	13.34	13.34	003249
			PIPES										
2/27/24	00426	1/29/24	KAREN HO	202401	330	53800	48000		KAREN HOEK	*	15.24	15.24	003250
			GOODWILL REIMBURSEMENT										
2/27/24	00371	2/22/24	3354297	202401	310	51300	31500		KUTAK ROCK LLP	*	3,676.50	3,676.50	003251
			ATTORNEY FEES										
2/27/24	00388	3/01/24	182087	202403	320	53800	46400		LANDSCAPE MAINTENANCE PROFESSIONALS	*	12,836.64	12,836.64	003252
			LANDSCAPE MAINT. 03/2024										
2/27/24	00348	2/21/24	MARY MAR	202402	310	51300	11000		MARY MARTIN	*	200.00	200.00	003253
			BOS MEETING 2/21										
2/27/24	00401	2/21/24	PATRICK	202402	310	51300	11000		PATRICK LAVOY	*	200.00	200.00	003254
			BOS MEETING 2/21/24										
2/27/24	00282	2/21/24	MARIA CH	202402	310	51300	11000		MARIA J CHICHELLI	*	200.00	200.00	003255
			BOS MEETING 2/21/24										
2/27/24	00418	2/22/24	2295124F	202402	310	51300	49000		RESERVE ADVISORS	*	2,650.00	2,650.00	003256
			RETAINER										
2/27/24	00041	11/28/23	290238	202311	330	53800	48400		SECURITY ALARM CORP.	*	175.00	175.00	003257
			FIRE ALARM SERVICES										
2/27/24	00421	1/29/24	VICKY HU	202401	330	53800	48000		VICKY HUNT	*	14.56	14.56	003258
			GOODWILL PURCHASE										
TOTAL FOR BANK A											71,990.26		
TOTAL FOR REGISTER											71,990.26		

LKSD LAKESIDE PLANT SSOZDA

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 24-00145S

Date 01/26/2024

001-310-51300-48000

Attn:
Governmental Management Services – Tampa, LLC
4530 EAGLE FALLS PLACE
TAMPA FL 33619

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description	Amount
Serial # 24-00145S Notice of Board Townhall Workshop RE: Workshop on February 6, 2024 at 6:00pm; Lakeside Plantation Community Development District Published: 1/26/2024	\$76.56

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid	()
Total	\$76.56

Payment is expected within 30 days of the
first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

NOTICE OF BOARD TOWNHALL WORKSHOP LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Lakeside Plantation Community Development District will hold a Town Hall workshop on February 6, 2024 at 6:00 p.m. at the Lakeside Plantation Clubhouse, 2800 Plantation Blvd., North Port, Florida 34289.

There may be occasions when one or more Supervisors may participate by telephone. At the above location there may be present a speaker phone so that any interested person can attend the workshop and be fully informed of discussions taking place either in person or by telephone communication. Anyone wishing to listen and participate in the workshop by telephone may contact the District Manager at the number provided below for call-in information. The workshop is open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The workshop may be continued to a date, time and place to be specified on the record at the Meeting.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Manager at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager.

Please note that no Board action will be taken at this workshop. Each person who decides to appeal any decision made by the Board with respect to any matter considered or discussed at the workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jordan Lansford, District Manager
Governmental Management Services - Tampa, LLC

January 26, 2024

24-00145S

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

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

Approved
CS

Invoice #1116762

Vendor #

01/29/2024
Driver
NAKAYA LEBLANC

11:40:05
Route
41120

330-53800-48101

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

Desc	Qty	Unit \$	Total
5 GAL DRINKING WATER			
2413	8	\$7.75	\$62.00
DELIVERY FEE			
4201	1	\$2.50	\$2.50
BOTTLE DEPOSIT			
2704	-1	\$6.00	-\$6.00
Subtotal			\$58.50
Tax			\$0.00
Invoice Total			\$58.50
Previous Balance			\$187.25
Payments: None			
Net Due			\$245.75

Next Delivery: 02/28/2024

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



Statement

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

Approved
CS

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

330-53800-48200

Statement Date	Account No.	Amount Due
1/3/2024	LAKESIDEPLANTAT-GBS	\$ 150.10

Transaction Type	Date	Due Date	Number	Description	Invoice Amt	Pmt/Credit	Invoice Balance
Contract Invoice	11/16/2023	12/16/2023	AR10369029	28413-RD-GBS-01	\$99.01		\$99.01
Contract Invoice	12/15/2023	1/14/2024	AR10511922	28413-RD-GBS-01	\$51.09		\$51.09

Current	1 to 15 days	16 to 30 days	31 to 45 Days	Over 45 Days
\$ 51.09	\$ 0.00	\$ 99.01	\$ 0.00	\$ 0.00

STATEMENT



Customer	Lakeside Plantation Community Development District 670
Date	02/08/2024
Customer Service	Kristina Rudez
Page	1 of 1

Lakeside Plantation Community Development District
c/o Governmental Management Services
4530 Eagle Falls Pl
Tampa, FL 33619

Payment Information	
Statement Total	220.00
Payment Amount	
Payment For:	

Thank You

Please detach and return with payment



Customer: Lakeside Plantation Community Development District

Invoice	Transaction Date	Description	Amount	Sub-Total
		Policy #100123675 10/01/2023 - 10/01/2024 Florida Insurance Alliance		
20847	12/19/2023	Effective: 10/01/2023 Package - Increased Property Value Invoice Balance	328.00	328.00
20848	12/19/2023	Effective: 11/01/2023 Package - Added Property Invoice Balance	1,080.00	1,080.00
20851	12/19/2023	Effective: 10/01/2023 Package - Property Removed & Added Invoice Balance	-1,188.00	-1,188.00
				Statement Total
				220.00

Thank you

Less than 0	0 to 30 Days	31 to 60 Days	61 to 90 Days	Over 90 Days
0.00	0.00	220.00	0.00	0.00
Egis Insurance & Risk Advisors 250 International Parkway Suite 260 Lake Mary, FL 32746			(888)232-3971	Date 02/08/2024

Governmental Management Services- Tampa, LLC

Invoice

1001 Bradford Way
TN 37763

Date	Invoice #
2/1/2024	5

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

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
			2/1/2024			
Quantity	Item Code	Description			Price Each	Amount
	Management Fees	Management Fees- Feb 24 001-330-53800-34000			3,825.00	3,825.00
	Website Maintenanc...	Website Maintenance- Feb 24 001-310-51300-35200			72.00	72.00
	Information Techno...	Information Tech- Feb 24 001-310-51300-35100			112.50	112.50
	Dissemination Agent	Dissemination Agent- Feb 24 001-310-51300-31300			83.33	83.33
	Reimbursed Expense	Postage 001-310-51300-42000			211.29	211.29
					Total	\$4,304.12

HOWARD'S POOL WORLD, INC.

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

12419 SW COUNTY RD 769
 LAKE SUZY, FL 34269

Approved
CS

Bill To

LAKESIDE PLANTATION
 2200 PLANTATION BLVD
 NORTH PORT, FL 34289

330-53800-51100

Invoice

Date

1/17/2024

Work Done At:	Invoice #	Terms	Due Date	Rep
LAKESIDE PLANTATION 2800 PLANTATION BLVD NORTH PORT, FL 34289	WO-6113	NET 10	1/27/2024	SG
Quantity	Description	Serviced	Amount	
1	STA-RITE THUMB SCREW		6.50	
2	FLOAT BASKET		178.50	
2	TORO AUTO FILL VALVE		261.74	
4	2FT FLOAT TUBING		20.00	
1	SERVICE CALL		110.00	
	replaced thumb plug on spa pump. replaced toro valve and basket with tubing on pool and spa autofill.			
Total			\$576.74	
Payments/Credits			\$0.00	
Total Account Balance			\$2,380.27	

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



INVOICE

District Office
 500 Base Ave E
 Venice, FL 34285
 Phone: (941) 485-5402

INVOICE NUMBER 29007745
INVOICE DATE 1/10/2024
PO NUMBER
BILLING NUMBER 1012092511832513
TOTAL DUE **\$561.00**

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

Service Location
 Lakeside Plantation Clubhouse
 2200 Plantation Blvd
 North Port, FL 34286

001-330-53800-48102

Service Call 32395930 Service to install total rebui

Salesperson	Customer Number	Technician	Service Date	Payment Terms	Due Date
VENICE HOUSE	307-0000353		12/21/2023	NET30	2/9/2024

Detail of Charges

Description	Unit	Quantity	Unit Price	Line Total
3/4" WATTS 007 TOTAL REPAIR KIT	EA	1.00	\$116.00	\$116.00
1st HALF HOUR LABOR - -	HRS	1.00	\$170.00	\$170.00
BF SUBMITTAL FEE - -	HRS	1.00	\$10.00	\$10.00
LABOR - -	HRS	1.50	\$170.00	\$255.00
SP FUEL SURCHARGE - -	HRS	1.00	\$10.00	\$10.00
Subtotal				\$561.00
Total Tax				\$0.00
Amount Paid				\$0.00
Total				\$561.00

Description

Service to install total rebuild kit including cages on failed 3/4" backflow. Proposal 100525

Please include this portion with your payment

District Office
 500 Base Ave E
 Venice, FL 34285
 Phone: (941) 485-5402

Job Number	Customer Number	Invoice Number	Invoice Date	Invoice Amount
307-0000353	307-0000353	29007745	1/10/2024	\$561.00

NEW REMITTANCE ADDRESS

Impact Fire Services LLC
 PO Box 735063
 Dallas, TX 75373-5063

Electronic Payment Instructions

Account Number	Wire Routing Number	ACH Routing Number
522 752 010	021 000 021	322 271 627

Pay via Credit Card at www.ImpactFireServices.com

***An additional convenience fee of 2.5% will be incremental to invoice amount on all credit/debit card transactions**

Questions concerning this invoice or payment options can be addressed to: ar@impactfireservices.com

001-330

Approved
CS

53800-4/8/02

Innotech Construction Services

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

INVOICE

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

INVOICE 1109-73(322)
DATE 01/15/2024
TERMS Due on receipt
DUE DATE 01/15/2024

DATE	ACTIVITY	DESCRIPTION	AMOUNT
01/09/2024		Install 3 Sections of Fencing Paint the Newly Installed Fencing black Adjust and Straighten several boulevard signs	
	Sales		1,250.00
BALANCE DUE			\$1,250.00

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

January 30, 2024

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3342211

Client Matter No. 12323-1

Notification Email: eftgroup@kutakrock.com

Jordan Lansford

Lakeside Plantation CDD

4530 Eagle Falls Place

Tampa, FL 33619

001-310-51300-31500

Invoice No. 3342211

12323-1

Re: General Counsel/Monthly Meeting

For Professional Legal Services Rendered

12/03/23	S. Sandy	0.30	90.00	Confer with Supervisors regarding sunshine law
12/04/23	S. Sandy	0.40	120.00	Review records regarding Welch agreement; confer with Lansford
12/05/23	S. Sandy	0.20	60.00	Confer with Lavoy regarding Welch agreement
12/05/23	D. Wilbourn	0.30	48.00	Research Welch court repair agreement
12/06/23	S. Sandy	0.60	180.00	Review records regarding Welch proposal; confer with Lansford regarding same
12/08/23	S. Sandy	1.60	480.00	Conduct research regarding removal and/or suspension process for CDD Supervisors; review resident questions and answers for posting on website
12/09/23	L. Whelan	0.30	115.50	Monitor legislative process relating to matters impacting special districts

KUTAK ROCK LLP

Lakeside Plantation CDD
January 30, 2024
Client Matter No. 12323-1
Invoice No. 3342211
Page 2

12/11/23	S. Sandy	1.20	360.00	Review resident questions for posting on website; review status of audit
12/12/23	S. Sandy	0.20	60.00	Confer with Lansford
12/18/23	S. Sandy	1.00	300.00	Review Welch lighting proposals; confer with Lansford and Lavoy regarding same
12/19/23	S. Sandy	1.10	330.00	Confer regarding tennis court repair project; confer with Lansford regarding landscape damage
12/21/23	S. Sandy	0.60	180.00	Prepare agreement with Alpha Foundations for sidewalk repairs
TOTAL HOURS		7.80		
TOTAL FOR SERVICES RENDERED				\$2,323.50
TOTAL CURRENT AMOUNT DUE				<u>\$2,323.50</u>



Invoice

Date	Invoice #
1/22/2024	181267

Corporate Office
 PO Box 267
 Seffner, FL 33583

813-757-6500
 813-757-6501

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

Property Information

Estimate #
86475

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Estimate is for the removal of Juniper that was damaged from the Car accident at the Front Entryway. Estimate includes removal of Juniper, debris removal, debris disposal, and removing some palmetto palms that were also damaged.			
Juniper removal and debris disposal (Labor Hours) 001-320-53800-46500	15	50.25	753.75
Total			\$753.75
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	2/21/2024	\$0.00
Balance Due			\$753.75



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

Invoice

Date	Invoice #
2/1/2024	181425

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

Property Information

Services for the month of February 2024

Description	Qty	Rate	Amount
MONTHLY GROUND MAINTENANCE	1	12,836.64	12,836.64
EFFECTIVE SEPTEMBER 1, 2022			
001-320-53800-46400			

			Total	\$12,836.64
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits	\$0.00
	Net 30	3/2/2024	Balance Due	\$12,836.64



3195-A Commerce Parkway
 North Port, FL 34289
 941-876-3386 Fx 941-876-3368

INVOICE: 21754

Invoice Date:

Project Number: 18933

01/26/2024

600-53800-6200
 Approved CS

For :
Client #:C12087 Lakeside Plantation Indoor system not working

Bill to:
Lakeside Plantation 2200 Plantation Blvd North Port, FL 34289
Tel: 941/423-5500 Fax: 941/423-5501

Project Site:
Lakeside Plantation Courtney Sears 2200 Plantation Blvd North Port FL 34289
Fax: 941-276-7754

Terms: Due on Receipt	Invoice Date: 01/26/2024
Authorized Agent: Courtney	Product Code: S

Qty	Mfr-Part No.	Description	Unit Price	Extended
		1/23/24 Courtney calls in to report Site has an indoor system and an outdoor system. The outdoor system is working fine. The indoor system is not. Not able to hear music or mics inside.		
		1/25/24 Tech Dan On Site Found the mic module pulled out of the TOA amp. Pushed it back in. Found music RCA patched into power on pre out RCA on TOA. Plugged back in to proper module. Tested. Hear buss in system. Found that the ground pin on the Juice Goose in the mobile rack was missing, Plugged in to power strip and then into wall. This resolved the buzz. Checked all wireless - there is an issue with the Shure SCM810 mixer - it is causing sporadic audio levels. Still get sound with input know all the way down. Need to replace mixer.		156.25
		Site would like a quote for projector and screen		
		001-330-53800-48101		

Balance Due: \$	156.25
-----------------	--------



001

320-53800-46000

INVOICE

Page: 1

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

*Approved
CS*

Invoice Number: PSI049472
 Invoice Date: 2/2/2024

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

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

Ship Via
 Ship Date 2/2/2024
 Due Date 3/3/2024
 Terms Net 30

Customer ID L2077
 P.O. Number
 P.O. Date 2/2/2024
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance February Billing 2/1/2024 - 2/29/2024 Lakeside Plantation Cdd LAKE ALL		1	1	966.00	966.00

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

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



Invoice

Bill To

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

Invoice Number: 12390282
Date: 2/1/2024
Terms Code: Due on receipt
Due Date: 2/1/2024
PO:

Invoice Description: Feb 2024 - Management

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

001-330-53800-12000

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

Please note our remittance options have changed :

ACH/Wire Transfers:

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

All checks must now be sent to our lockbox:

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

APPLICATION AND CERTIFICATION FOR PAYMENT

TO OWNER	LAKESIDE PLANTATION 2200 PLANTATION BLVD. NORTH PORT FL 34289	PROJECT: Lakeside Plantation Light & Fence 2200 PLANTATION BLVD. NORTH PORT FL 34289	APPLICATION NO: 1	Distribution to: <input checked="" type="checkbox"/> OWNER <input checked="" type="checkbox"/> ARCHITECT <input checked="" type="checkbox"/> CONTRACTOR <input type="checkbox"/> CONSULTANT
			PERIOD TO: 01/24/2024	
			RECORD NO: 5404	
			CUST. CONTRACT#:	
			CUSTOMER PO:	
FROM CONTRACTOR:	Welch Tennis Courts, Inc. 4501 Old US Hwy 41 S P.O. Box 7770 Sun City FL 33586	VIA ARCHITECT:	CONTRACT DATE: 02/02/2023	
			PROJECT #: 230068	

CONTRACTOR'S APPLICATION FOR PAYMENT

1. ORIGINAL CONTRACT SUM	259,100.00
2. Net change by Change Orders	-257,702.99
3. CONTRACT SUM TO DATE (Line 1+2)	1,397.01
4. TOTAL COMPLETED & STORED TO DATE (Column G on detailed sheet)	1,397.01
5. RETAINAGE:	
a. <u>0.00</u> % of Completed Work (Column D + E on detailed sheet)	0.00
b. <u>0.00</u> % of Stored Material (Column F on detailed sheet)	0.00
Total Retainage (Lines 5a + 5b or Total in Column I of detailed sheet)	0.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	1,397.01
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	0.00
8. CURRENT PAYMENT DUE	1,397.01
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	0.00

CONTRACTOR'S CERTIFICATION OF WORK

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: [Signature] Date: 1/25/24
 State of: Florida County of: Hillsborough
 Subscribed and sworn to before me this 25th day of January, 2024
 Notary Public: [Signature]
 My Commission Expires: _____



JOEL BLACK
Commission # HH 117877
Expires April 25, 2025
Bonded Thru Budget Notary Services

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observation and the data comprising the above application, the Architect certifies to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED.....\$ _____

(Attach explanation if amount certified differs from amount applied for). Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.

ARCHITECT:
By: _____ Date: _____

This Certificate is non negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor on this Contract.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total Changes approved in Previous month by Owner	0.00	0.00
Total approved this Month	0.00	0.00
NET CHANGES by Change Order	0.00	-257,702.99
TOTAL	-257,702.99	

PROGRESS BILLING

Schedule of Work Completed

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

APPLICATION NO: 1
 APPLICATION DATE: 01/24/2024
 PERIOD TO: 01/24/2024
 ARCHITECT'S PROJECT NO:

PROJECT NOS: 230068

A	B	C	D	E	F	G	H	I	
Item No.	Description of Work	Scheduled Value	From Previous Applications	Work Comp This Period	Stored Materials (Not in D or E)	Total Completed & Stored to Date (D+E+F)	% (G/C)	Balance to Finish (C-G)	Retainage
1	Mobilization	51,820.00		51,820.00		51,820.00	100.00		
2	Tennis Court LED Lighting	108,400.00		108,400.00		108,400.00	100.00		
3	Tennis Court Fencing	68,840.00		68,840.00		68,840.00	100.00		
4	Basketball Court Fencing	6,360.00		6,360.00		6,360.00	100.00		
5	Canopy	19,280.00		19,280.00		19,280.00	100.00		
6	Allowance for Permits & Fees	4,400.00		4,400.00		4,400.00	100.00		
7	Change Order# 1	-110,800.00		-110,800.00		-110,800.00	100.00		
8	Change Order# 6	-146,902.99		-146,902.99		-146,902.99	100.00		
Totals:		1,397.01		1,397.01		1,397.01	100.00		

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 24-00145S

Date 01/26/2024

Attn:
Governmental Management Services – Tampa, LLC
4530 EAGLE FALLS PLACE
TAMPA FL 33619

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description	Amount
Serial # 24-00145S Notice of Board Townhall Workshop RE: Workshop on February 6, 2024 at 6:00pm; Lakeside Plantation Community Development District Published: 1/26/2024	\$76.56

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid	()
Total	\$76.56

Payment is expected within 30 days of the
first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

NOTICE OF BOARD TOWNHALL WORKSHOP LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Lakeside Plantation Community Development District will hold a Town Hall workshop on February 6, 2024 at 6:00 p.m. at the Lakeside Plantation Clubhouse, 2800 Plantation Blvd., North Port, Florida 34289.

There may be occasions when one or more Supervisors may participate by telephone. At the above location there may be present a speaker phone so that any interested person can attend the workshop and be fully informed of discussions taking place either in person or by telephone communication. Anyone wishing to listen and participate in the workshop by telephone may contact the District Manager at the number provided below for call-in information. The workshop is open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The workshop may be continued to a date, time and place to be specified on the record at the Meeting.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Manager at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager.

Please note that no Board action will be taken at this workshop. Each person who decides to appeal any decision made by the Board with respect to any matter considered or discussed at the workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jordan Lansford, District Manager
Governmental Management Services - Tampa, LLC

January 26, 2024

24-00145S

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: February 21, 2024

	<i>Name</i>	<i>In Attendance</i> <i>Please ✓</i>	<i>Fee Involved</i> <i>Yes / No</i>
1	Mary Martin	X	Yes (\$200)
2	Bud Sabol	X	Yes (\$200)
3	Patrick Lavoy	X	Yes (\$200)
4	Bonnie Benjamin		Yes (\$200)
5	Pina Chichelli	X	Yes (\$200)

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

Approved for Payment:


District Manager Signature



Date

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

Check Request Form

Community Name: Lakeside Plantation CDD

Event: _____

Event Date: _____

Check Request Date: 1/29/24

CHECK PAYABLE TO:

Name: Karen Hoek


Address: 1463 Dixie Lane

City, State, Zip: North Port, FL, 34289

Phone #: _____

Check needed by date: ASAP

DESCRIPTION	AMOUNT
	15.24
TOTAL	\$ 15.24 -

Request made by: 

Goodwill
MANASOTA

North Port GGC
14879 Tamiami Trail
North Port, FL 34287
(941) 584-4355

ALL ITEMS SOLD AS-IS, ALL SALES FINAL!

TransId 283-04421812
8/23/2023 L2 10:12 PM
Employee Deborah B

Merchant ID 4503391166 GOODWI
Terminal ID POS283_3

1 *Wooden St-son (wine)* \$9.99

Net Total	\$ 9.99
Tax Total	\$ 0.70
Subtotal	\$ 10.69
Round Up	\$ 0.00
Total	\$ 10.69

Goodwill
MANASOTA

North Port GGC
14879 Tamiami Trail
North Port, FL 34287
(941) 584-4355

ALL ITEMS SOLD AS-IS, ALL SALES FINAL!

TransId 283-00283061696362900461
10/03/23 3:55 PM
Employee Margaret B
Register: POS283_6

Art
1 @ \$14.99 \$14.24
Discount \$0.75

Qty: 1
Subtotal: \$14.24
Tax: \$1.00
Total: \$15.24

Gift Card: \$3.76
Gift Card: \$11.48
Change: \$0.00

Money Saved: \$0.75

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Valentines decar

*> VICTY <
Hnt*

→ Karen Itoek

Night

Goodwill
MANASOTA

North Port GGC
14879 Tamiami Trail
North Port, FL 34287
(941) 584-4355

ALL ITEMS SOLD AS-IS, ALL SALES FINAL!

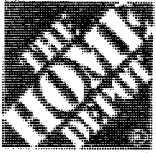
TransId 283-04409267
7/29/2023 12:42:27 PM
Employee Kornelia G

Terminal ID POS283_5

1 Metal \$3.99

Net Total \$ 3.99
Tax Total \$ 0.28
Subtotal \$ 4.27
Round Up \$ 0.00
Total \$ 4.27

Metal e. fuel tower



How doers
get more done.

18000 TAMIAMI TRAIL
NORTH PORT, FL 34287 (941)240-5935

8528 00061 66797 01/24/24 12:24 PM
SALE SELF CHECKOUT

887480012873 SQUARE TUBE <A> 12.47
TUBE SQUARE ALUM 36X3/4X1/16

SUBTOTAL 12.47
SALES TAX 0.87
TOTAL \$13.34

XXXXXXXXXXXX1558 DEBIT
USD\$ 13.34

AUTH CODE 002396
Chip Read Verified By PIN
AID A0000000980840 US DEBIT

8528 01/24/24 12:24 PM



8528 61 66797 01/24/2024 8166

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 04/23/2024

DID WE NAIL IT?

Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: H88 142411 133944
PASSWORD: 24074 133883

Entries must be completed within 14 days
of purchase. Entrants must be 18 or
older to enter. See complete rules on
website. No purchase necessary.

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

February 22, 2024

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3354297

Client Matter No. 12323-1

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3354297
12323-1

Re: General Counsel/Monthly Meeting

For Professional Legal Services Rendered

01/04/24	S. Sandy	0.20	63.00	Confer with Lavoy regarding financial disclosure reporting requirements
01/08/24	S. Sandy	3.80	1,197.00	Review draft agenda and meeting minutes; attend agenda status call; confer with Nelson regarding District Management agreement; confer with Murphy regarding amenity facility incidents; prepare agreement with Alpha Foundations
01/10/24	S. Sandy	0.20	63.00	Confer regarding Welch agreement, amenity rules hearing; prepare Alpha Foundations agreement
01/11/24	S. Sandy	0.60	189.00	Confer with Nelson regarding District Management agreement
01/17/24	S. Sandy	2.10	661.50	Prepare for and attend board meeting; conduct follow-up regarding same

KUTAK ROCK LLP

Lakeside Plantation CDD
February 22, 2024
Client Matter No. 12323-1
Invoice No. 3354297
Page 2

01/19/24	D. Wilbourn	2.30	402.50	Prepare demand letter for property damage; prepare RFQ for district engineering services; prepare termination of VGlobalTech agreement; prepare website management agreement; prepare notice of termination of Welch agreement
01/21/24	G. Lovett	0.30	75.00	Monitor legislative process relating to matters impacting special districts
01/22/24	S. Sandy	0.70	220.50	Review revised Alpha Foundations agreement; prepare notice of termination for Welch Tennis Courts
01/23/24	S. Sandy	0.20	63.00	Confer with Lavoy regarding trespass issues
01/24/24	S. Sandy	0.80	252.00	Confer with Fussell and Lavoy regarding trespass issues; prepare form demand letter and website services agreement; confer with Lansford regarding Notice to Proceed
01/24/24	D. Wilbourn	0.40	70.00	Research provisions of landscape maintenance contract
01/25/24	S. Sandy	0.10	31.50	Confer with Ferguson regarding website services agreement
01/30/24	S. Sandy	0.90	283.50	Confer with Lavoy regarding use of volunteers; prepare website services agreement; confer with vendor regarding same; prepare notice of amenity facility damage; confer regarding same
01/30/24	D. Wilbourn	0.60	105.00	Revise website hosting agreement
TOTAL HOURS		13.20		
TOTAL FOR SERVICES RENDERED				\$3,676.50
TOTAL CURRENT AMOUNT DUE				<u>\$3,676.50</u>



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

Invoice

Date	Invoice #
3/1/2024	182087

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

Property Information

Services for the month of March 2024

Description	Qty	Rate	Amount
MONTHLY GROUND MAINTENANCE	1	12,836.64	12,836.64
EFFECTIVE SEPTEMBER 1, 2022			

			Total	\$12,836.64
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable. If paying by credit card, please add a 3% processing fee of the Invoice total. Thank you.	Terms	Due Date	Payments/Credits	\$0.00
	Net 30	3/31/2024	Balance Due	\$12,836.64

FINAL INVOICE

February 22, 2024

Lakeside Plantation Community Development District
c/o 4530 Eagle Falls Place
Tampa, FL 33619

PROPERTY:
Lakeside Plantation Community Development District
North Port, Florida

INVOICE DATE: 02/22/2024
REFERENCE #: 100133
TOTAL FEE: \$5,300.00
AMOUNT PAID: \$2,650.00
AMOUNT DUE: \$2,650.00
TERMS: DUE UPON RECEIPT

INVOICE
#2295124F-100133

Amount Due Now:
\$2,650.00

Please Remit Payment to:

Reserve Advisors, LLC
PO Box 88955
Milwaukee, WI 53288--8926

In accordance with our contract, any unpaid balance on outstanding invoices beyond 30 days of the Final Invoice is subject to a 1.5% finance charge per month.

FINAL INVOICE



Electric Bill Statement

For: Dec 22, 2023 to Jan 24, 2024 (33 days)

Statement Date: Jan 24, 2024

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

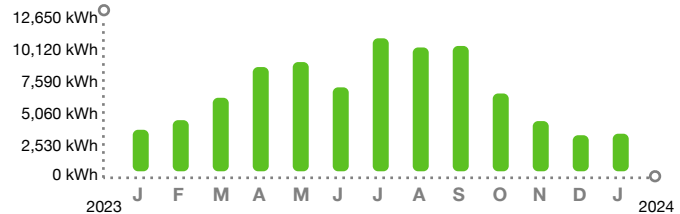
\$569.38

TOTAL AMOUNT YOU OWE

Feb 14, 2024

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	573.37
Payments received	-573.37
Balance before new charges	0.00

Total new charges	569.38
Total amount you owe	\$569.38

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after April 15, 2024 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after February 04, 2024. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

New rates are in effect. An additional rate change will take effect on Feb. 1, 2024. Learn more at [FPL.com/Rates](https://www.fpl.com/Rates).

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

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



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

The amount enclosed includes the following donation:

FPL Care To Share: _____

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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

57421-67439

ACCOUNT NUMBER

\$569.38

TOTAL AMOUNT YOU OWE

Feb 14, 2024

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	573.37
Payment received - Thank you	-573.37
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge:	\$29.98
Non-fuel: <small>(\$0.030690 per kWh)</small>	\$99.43
Fuel: <small>(\$0.037700 per kWh)</small>	\$122.15
Demand: <small>(\$12.93 per KW)</small>	\$271.53

Electric service amount 523.09

Gross receipts tax (State tax) 13.42

Franchise fee (Reqd local fee) 32.46

Taxes and charges 45.88

Regulatory fee (State fee) 0.41

Total new charges \$569.38

Total amount you owe \$569.38

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KLL2846. Next meter reading Feb 23, 2024.

Usage Type	Current	- Previous	x Const	= Usage
kWh used	94650	94326	10	3240
Demand KW	2.11		10.00	21

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 24, 2024	Dec 22, 2023	Jan 24, 2023
kWh Used	3240	3110	3580
Service days	33	30	33
kWh/day	98	103	108
Amount	\$569.38	\$573.37	\$569.26

KEEP IN MIND

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

Download the app

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

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Lower temps, higher bills

Cold weather and high use can drive up your bill. Use our Business Energy Manager tool to prevent high bills.

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A grid you can count on

Customers benefit from a stronger, smarter grid as FPL earns national grid resiliency award.

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



Electric Bill Statement

For: Dec 22, 2023 to Jan 24, 2024 (33 days)

Statement Date: Jan 24, 2024

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

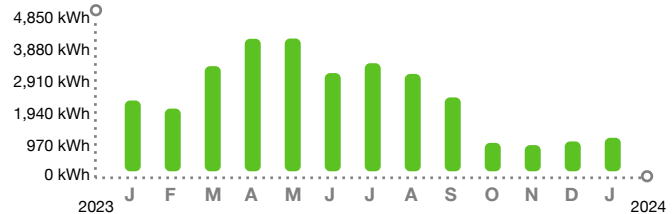
\$164.79

TOTAL AMOUNT YOU OWE

Feb 14, 2024

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	149.55
Payments received	-149.55
Balance before new charges	0.00

Total new charges	164.79
Total amount you owe	\$164.79

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after April 15, 2024 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after February 04, 2024. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

New rates are in effect. An additional rate change will take effect on Feb. 1, 2024. Learn more at [FPL.com/Rates](https://www.fpl.com/Rates).

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

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



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

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

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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

04126-05586
ACCOUNT NUMBER

\$164.79
TOTAL AMOUNT YOU OWE

Feb 14, 2024
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	149.55
Payment received - Thank you	-149.55
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.68
Non-fuel: <small>(\$0.087490 per kWh)</small>	\$96.94
Fuel: <small>(\$0.037710 per kWh)</small>	\$41.78
Electric service amount	151.40
Gross receipts tax (State tax)	3.88
Franchise fee (Reqd local fee)	9.39
Taxes and charges	13.27
Regulatory fee (State fee)	0.12
Total new charges	\$164.79
Total amount you owe	\$164.79

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KN46183. Next meter reading Feb 23, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	68487		67379		1108

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 24, 2024	Dec 22, 2023	Jan 24, 2023
kWh Used	1108	987	2341
Service days	33	30	33
kWh/day	33	32	70
Amount	\$164.79	\$149.55	\$311.85

KEEP IN MIND

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

Download the app

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

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Lower temps, higher bills

Cold weather and high use can drive up your bill. Use our Business Energy Manager tool to prevent high bills.

[Start saving >](#)

A grid you can count on

Customers benefit from a stronger, smarter grid as FPL earns national grid resiliency award.

[Learn more >](#)

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



Electric Bill Statement

For: Dec 22, 2023 to Jan 24, 2024 (33 days)

Statement Date: Jan 24, 2024

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

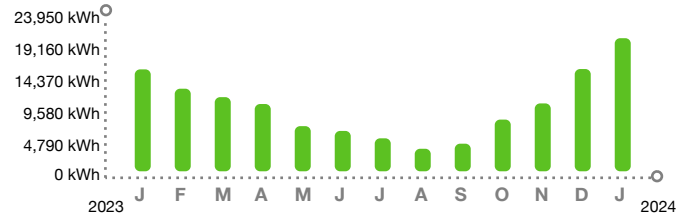
\$2,171.16

TOTAL AMOUNT YOU OWE

Feb 14, 2024

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after April 15, 2024 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after February 04, 2024. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

BILL SUMMARY

Amount of your last bill	1,758.67
Payments received	-1,758.67
Balance before new charges	0.00
<hr/>	
Total new charges	2,171.16
Total amount you owe	\$2,171.16

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

New rates are in effect. An additional rate change will take effect on Feb. 1, 2024. Learn more at [FPL.com/Rates](https://www.fpl.com/Rates).

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

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



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

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

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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

84595-15071

ACCOUNT NUMBER

\$2,171.16

TOTAL AMOUNT YOU OWE

Feb 14, 2024

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	1,758.67
Payment received - Thank you	-1,758.67
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND	
Base charge:	\$29.98
Non-fuel: <small>(\$0.030690 per kWh)</small>	\$666.96
Fuel: <small>(\$0.037700 per kWh)</small>	\$819.30
Demand: <small>(\$12.93 per KW)</small>	\$478.41
Electric service amount	1,994.65
Gross receipts tax (State tax)	51.18
Franchise fee (Reqd local fee)	123.77
Taxes and charges	174.95
Regulatory fee (State fee)	1.56
Total new charges	\$2,171.16
Total amount you owe	\$2,171.16

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KL84533. Next meter reading Feb 23, 2024.

Usage Type	Current	- Previous	= Usage
kWh used	43716	21984	21732
Demand KW	37.45		37

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 24, 2024	Dec 22, 2023	Jan 24, 2023
kWh Used	21732	16697	16642
Service days	33	30	33
kWh/day	658	556	504
Amount	\$2,171.16	\$1,758.67	\$1,738.06

KEEP IN MIND

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

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Lower temps, higher bills

Cold weather and high use can drive up your bill. Use our Business Energy Manager tool to prevent high bills.

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A grid you can count on

Customers benefit from a stronger, smarter grid as FPL earns national grid resiliency award.

[Learn more ›](#)

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

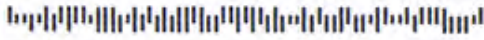


City of North Port Utilities

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

SERVICE ADDRESS			
2800 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-156052	18-29	01/27/2024	02/17/2024

Total Current Charges	\$928.24
Balance Forward	\$0.00
Total Amount Due	\$928.24



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

000043123000156052000000928246

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

SERVICE ADDRESS 2800 PLANTATION BLVD

*** CYCLE BILL - AUTO PA ***

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-156052	18-29	01/27/2024	02/17/2024

Last Bill Amount	\$476.80
Payments	-\$476.80
Adjustments	\$0.00
Balance Forward	\$0.00

Rate Class: COMMERCIAL

Last payment amount/date: \$476.80 01/18/2024

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
12/18/2023 - 01/19/2024	32.0	54830746	1.0000	TGAL	397.00	354.00	43.00
Previous year Usage						01/23	9.00

Service	Consumption	Charge	Total
WA Base facility chg		\$58.51	
WA Usage block 1	10.00	\$53.60	
WA Usage block 2	10.00	\$80.30	
WA Usage block 3	10.00	\$112.90	
WA Usage block 4	10.00	\$150.50	
WA Usage block 5	3.00	\$57.93	
WA Paper Bill Fee	0.00	\$2.00	
TOTAL WATER			\$515.74
SE Base facility chg		\$86.99	
SE Consumption	43.00	\$325.51	
TOTAL SEWER			\$412.50
		Total Current Charges	\$928.24
		Balance Forward	\$0.00
		Total Amount Due	\$928.24

Prevent carbon monoxide poisoning. Install carbon monoxide detectors outside the bedrooms and on each occupied level of your house. Check electrical cords often. Replace cracked damaged and loose electrical or extension cords. Avoid putting electrical or extension cords where they can be damaged or pinched. North Port Fire Rescue discourages the use of turkey fryers. The cooking oil is combustible and if heated beyond its cooking temperature vapors can ignite.

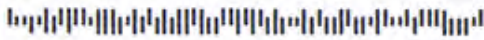


City of North Port Utilities

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

SERVICE ADDRESS			
2021 PLANTATION BLVD FICT			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154658	18-29	01/27/2024	02/17/2024

Total Current Charges	\$612.20
Balance Forward	\$0.00
Total Amount Due	\$612.20



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

000043123000154658000000612207

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

SERVICE ADDRESS 2021 PLANTATION BLVD FICT

*** CYCLE BILL - AUTO PA ***

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154658	18-29	01/27/2024	02/17/2024

Last Bill Amount	\$558.52
Payments	-\$558.52
Adjustments	\$0.00
Balance Forward	\$0.00

Rate Class: COMMERCIAL

Last payment amount/date: \$558.52 01/18/2024

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
12/18/2023 - 01/19/2024	32.0	36607560	1.0000	TGAL	1695.00	1662.00	33.00
Previous year Usage						01/23	6.00

Service	Consumption	Charge	Total
WA Base facility chg		\$25.12	
WA Usage block 1	4.00	\$21.44	
WA Usage block 2	4.00	\$32.12	
WA Usage block 3	4.00	\$45.16	
WA Usage block 4	4.00	\$60.20	
WA Usage block 5	4.00	\$77.24	
WA Usage block 6	13.00	\$348.92	
WA Paper Bill Fee	0.00	\$2.00	
TOTAL WATER			\$612.20
Total Current Charges			\$612.20
Balance Forward			\$0.00
Total Amount Due			\$612.20

Prevent carbon monoxide poisoning. Install carbon monoxide detectors outside the bedrooms and on each occupied level of your house. Check electrical cords often. Replace cracked damaged and loose electrical or extension cords. Avoid putting electrical or extension cords where they can be damaged or pinched. North Port Fire Rescue discourages the use of turkey fryers. The cooking oil is combustible and if heated beyond its cooking temperature vapors can ignite.

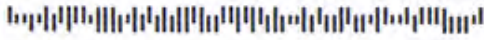


City of North Port Utilities

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

SERVICE ADDRESS			
2800 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154656	18-29	01/27/2024	02/17/2024

Total Current Charges	\$255.46
Balance Forward	\$0.00
Total Amount Due	\$255.46



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

000043123000154656000000255463

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

SERVICE ADDRESS 2800 PLANTATION BLVD

*** CYCLE BILL - AUTO PA ***

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154656	18-29	01/27/2024	02/17/2024

Last Bill Amount	\$196.54
Payments	-\$196.54
Adjustments	\$0.00
Balance Forward	\$0.00

Rate Class: COMMERCIAL

Last payment amount/date: \$196.54 01/18/2024

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
12/18/2023 - 01/19/2024	32.0	80005382	1.0000	TGAL	5639.00	5615.00	24.00
Previous year Usage						01/23	47.00

Service	Consumption	Charge	Total
WA Base facility chg		\$114.14	
WA Usage block 1	20.00	\$107.20	
WA Usage block 2	4.00	\$32.12	
WA Paper Bill Fee	0.00	\$2.00	
TOTAL WATER			\$255.46
		Total Current Charges	\$255.46
		Balance Forward	\$0.00
		Total Amount Due	\$255.46

Prevent carbon monoxide poisoning. Install carbon monoxide detectors outside the bedrooms and on each occupied level of your house. Check electrical cords often. Replace cracked damaged and loose electrical or extension cords. Avoid putting electrical or extension cords where they can be damaged or pinched. North Port Fire Rescue discourages the use of turkey fryers. The cooking oil is combustible and if heated beyond its cooking temperature vapors can ignite.



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

Statement Date: February 07, 2024

FINAL INVOICE FOR AUTO PAY CUSTOMERS


Account Summary

Current Service Period: January 23, 2024 - February 07, 2024	
Previous Amount Due	\$20.28
Payment(s) Received Since Last Statement	\$0.00
Previous Statement Balance*	\$20.28
Current Month's Charges – Due by February 28, 2024	\$20.28
Total Amount Due	\$40.56

*Amount not paid by due date may be assessed a late payment charge. Please refer to previous statement for previous statement balance due dates.

Amount Due: \$40.56

Due Date: February 28, 2024
Account #: 211014212750
FINAL INVOICE



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

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



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



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See reverse side of your paystub for more ways to pay.

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

Account #: 211014212750
Due Date: February 28, 2024

Amount Due: \$40.56

Payment Amount: \$ _____

634100195589

Your account will be drafted on February 28, 2024

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

Mail payment to:
 TECO
 P.O. BOX 31318
 TAMPA, FL 33631-3318

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



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

Account #: 211014212750
Statement Date: February 07, 2024
Charges Due: February 28, 2024

Meter Read

Meter Location: *pool*

Service Period: Jan 23, 2024 - Feb 07, 2024

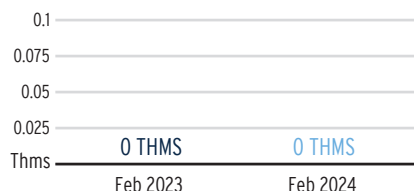
Rate Schedule: Residential Service RS-1

Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
RHE73410	02/07/2024	405	405	0 CCF	1.044	1.0000	0.0 Therms	16 Days

Charge Details

Natural Gas Charges	
Customer Charge	\$19.06
Natural Gas Service Cost	\$19.06
Franchise Fee	\$1.22
Total Natural Gas Cost, Local Fees and Taxes	\$20.28

Avg THMS Used Per Day



Total Current Month's Charges \$20.28

Important Messages

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

Final Invoice. Thank you for being a valued customer. This is your final bill which reflects the balance remaining after your account has been settled and any deposits or credits were applied. Your bank account will be drafted for the current charges due on this bill's due date. This draft date does not alter or cancel draft dates associated with any unpaid balance reflected on this bill.

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

Ways To Pay Your Bill

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

Contact Us

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

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



Invoice 153628249

adtcommercial.com

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
70180815	01/21/2024	02/15/2024		\$267.10

Take action now with eSuite

See reverse side for details.

Payment Options

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

Pay by phone 1.800.606.3535

Mail by check Include the section below

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

Questions? adtcommercial.com

Email: ComCare@adt.com 1.855.238.2666



Description	Amount
LAKESIDE PLANTATION CDD 2800 PLANTATION RD Services Provided (02/19/24 - 03/18/24) <i>Includes: Extended Service Plan, Secure Access</i>	\$249.61
Total Tax	\$17.49
Sub Total	\$267.10
INVOICE AMOUNT DUE	\$267.10



Thank you for choosing ADT Commercial

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

Please detach this portion and send with your payment.



P.O. Box 49292 | Wichita, KS 67201

Invoice Number 153628249
Account Number 70180815
Invoice Date 01/21/2024
Payment Due Date 02/15/2024
Amount Due \$267.10

Amount Enclosed \$

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

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LAKESIDE PLANTATION COMMUNITY
LAKESIDE PLANTATION CDD
2200 PLANTATION BLVD
NORTH PORT FL 34289-9472

ADT COMMERCIAL
PO BOX 382109
PITTSBURGH PA 15251-8109



0000 01 070180815 00000026710 2 153628249 2

INVOICE

Address Service Requested

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

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

Remittance Section

Customer Account Number: 1833219
Invoice Number: 21004496
Invoice Date: 01/15/2024
Invoice Due Date: 02/05/2024
Total Due: **\$104.86**

Amount Paid: \$ _____

Use enclosed envelope and make check payable to:

MARLIN LEASING CORP
PO BOX 13604
PHILADELPHIA PA 19101-3604



00001002100449620000001048696

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

Important Messages



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PEAC Connect
Same great technology...new name + look!

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

Visit and register today at PEACconnect.com!

**some restrictions apply and processing fee incurred*

CUSTOMER ACCOUNT NUMBER	INVOICE DATE	INVOICE NUMBER	DUE DATE	LAST PAYMENT RECEIVED			
1833219	01/15/2024	21004496	02/05/2024	01/05/2024 Thank You			
CONTRACT NUMBER	DESCRIPTION	CURRENT	PAST DUE 30 DAYS	PAST DUE 60 DAYS	PAST DUE 90 DAYS	PAST DUE 120 DAYS	TOTAL DUE
401-1833219-001	Kyocera CS 308ci Copier						
	CONTRACT PAYMENT	98.00					98.00
	SALES/USE TAX	6.86					6.86
	BALANCE DUE:	104.86					104.86

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

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

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



SECTION C

Lakeside Plantation
Community Development District

Unaudited Financial Reporting
February 28, 2024



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4	<hr/>	<u>Capital Reserve</u>
5	<hr/>	<u>Debt Service Series 1999</u>
6-7	<hr/>	<u>Month to Month</u>
8	<hr/>	<u>Long Term Debt Report</u>
9	<hr/>	<u>Assessment Receipt Schedule</u>

Lakeside Plantation
Community Development District
Combined Balance Sheet
February 28, 2024

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 104,427	\$ -	\$ -	\$ 104,427
Debit Card Account	\$ 1,594	\$ -	\$ -	\$ 1,594
Money Market Account	\$ 1,147,063	\$ -	\$ -	\$ 1,147,063
Capital Reserve Account	\$ -	\$ 152,430	\$ -	\$ 152,430
Due from General Fund	\$ -	\$ -	\$ 173,376	\$ 173,376
Due from Other	\$ 2,137	\$ -	\$ -	\$ 2,137
Deposits	\$ 517	\$ -	\$ -	\$ 517
Investments:				
State Board of Administration <u>Series 1999</u>	\$ 547	\$ 242,220	\$ -	\$ 242,768
Reserve	\$ -	\$ -	\$ 81,524	\$ 81,524
Revenue	\$ -	\$ -	\$ 12,323	\$ 12,323
Total Assets	\$ 1,256,285	\$ 394,650	\$ 267,223	\$ 1,918,158
Liabilities:				
Due to Debt Service	\$ 173,376	\$ -	\$ -	\$ 173,376
Total Liabilities	\$ 173,376	\$ -	\$ -	\$ 173,376
Fund Balance:				
Nonspendable:				
Deposits	\$ 517	\$ -	\$ -	\$ 517
Restricted for:				
Debt Service - Series 1999	\$ -	\$ -	\$ 267,223	\$ 267,223
Assigned for:				
Capital Reserves	\$ -	\$ 394,650	\$ -	\$ 394,650
Unassigned	\$ 1,082,392	\$ -	\$ -	\$ 1,082,392
Total Fund Balances	\$ 1,082,909	\$ 394,650	\$ 267,223	\$ 1,744,782
Total Liabilities & Fund Balance	\$ 1,256,285	\$ 394,650	\$ 267,223	\$ 1,918,158

Lakeside Plantation
Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2024

	Adopted Budget	Prorated Budget Thru 02/28/24	Actual Thru 02/28/24	Variance
Revenues:				
Assessments- Tax Roll	\$ 1,199,840	\$ 1,078,501	\$ 1,078,501	\$ -
Tennis Club	\$ 20,000	\$ 8,333	\$ 9,495	\$ 1,162
Activities	\$ 10,000	\$ 4,167	\$ 4,351	\$ 185
Clubhouse Rentals	\$ 5,000	\$ 2,083	\$ 915	\$ (1,168)
Miscellaneous	\$ 1,500	\$ 625	\$ 1,203	\$ 578
Interest Earnings	\$ 50	\$ 21	\$ 35	\$ 14
Insurance Proceeds	\$ -	\$ -	\$ 71,462	\$ 71,462
Total Revenues	\$ 1,236,390	\$ 1,093,730	\$ 1,165,962	\$ 72,232
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 4,600	\$ 400
District Manager	\$ 45,900	\$ 19,125	\$ 19,125	\$ -
District Counsel	\$ 25,750	\$ 10,729	\$ 13,987	\$ (3,258)
District Engineer	\$ 14,000	\$ 5,833	\$ 2,193	\$ 3,641
Disclosure Report	\$ 1,000	\$ 417	\$ 417	\$ 0
Trustee Fees	\$ 4,000	\$ 1,590	\$ 1,590	\$ -
Audit Fees	\$ 3,350	\$ 1,396	\$ -	\$ 1,396
Postage, Phone, Faxes, Copies	\$ 1,500	\$ 625	\$ 736	\$ (111)
General Liability Insurance	\$ 8,308	\$ 8,308	\$ 7,003	\$ 1,305
Legal Advertising	\$ 2,000	\$ 833	\$ 1,057	\$ (224)
Dues, Licenses & Fees	\$ 175	\$ 73	\$ 175	\$ (102)
Other Current Charges	\$ 3,000	\$ 1,250	\$ 7,517	\$ (6,267)
Property Insurance	\$ 16,309	\$ 16,309	\$ 29,766	\$ (13,457)
Information Technology	\$ 1,350	\$ 563	\$ 563	\$ -
Website Administration	\$ 864	\$ 360	\$ 360	\$ -
Total General & Administrative	\$ 139,506	\$ 72,411	\$ 89,088	\$ (16,677)
<u>Operations & Maintenance</u>				
Field Expenditures				
Road & Sidewalk Repairs & Maintenance	\$ 17,000	\$ 7,083	\$ -	\$ 7,083
Common Area Renewal & Maintenance	\$ 10,000	\$ 4,167	\$ -	\$ 4,167
Street Light/Decorative Light	\$ 1,000	\$ 417	\$ -	\$ 417
Landscape Maintenance - Contract	\$ 155,000	\$ 64,583	\$ 64,183	\$ 400
Landscape Maintenance - Other	\$ 10,000	\$ 4,167	\$ 1,541	\$ 2,626
Lake Maintenance	\$ 13,000	\$ 5,417	\$ 4,830	\$ 587
Electric Utility Services - Entrance Feature	\$ 7,500	\$ 3,125	\$ 940	\$ 2,185
Water Utility Services - Entrance Feature	\$ 3,000	\$ 1,250	\$ 3,107	\$ (1,857)
Repairs & Maintenance - Entrance Feature	\$ 5,000	\$ 2,083	\$ -	\$ 2,083
Hurricane Expenses	\$ -	\$ -	\$ 13,625	\$ (13,625)
Subtotal Field Expenditures	\$ 221,500	\$ 92,292	\$ 88,226	\$ 4,065

Lakeside Plantation
Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2024

	Adopted Budget	Prorated Budget Thru 02/28/24	Actual Thru 02/28/24	Variance
Amenity Expenditures				
Personnel Services (Management Contract)	\$ 296,600	\$ 123,583	\$ 122,196	\$ 1,387
Activities	\$ 22,000	\$ 9,167	\$ 9,506	\$ (339)
License/Fees	\$ 2,000	\$ 833	\$ -	\$ 833
General Supplies	\$ 10,000	\$ 4,167	\$ 6,158	\$ (1,991)
Maintenance	\$ 15,000	\$ 6,250	\$ 6,334	\$ (84)
Office Supplies	\$ 3,500	\$ 1,458	\$ 550	\$ 908
Security	\$ 3,000	\$ 1,250	\$ 2,357	\$ (1,107)
AED	\$ 500	\$ 208	\$ -	\$ 208
Telephone & Internet Services	\$ 6,000	\$ 2,500	\$ 2,346	\$ 154
Janitorial Supplies	\$ 2,500	\$ 1,042	\$ 1,112	\$ (71)
Electric Utility Services - Clubhouse	\$ 14,000	\$ 5,833	\$ 4,067	\$ 1,766
Gas Utility	\$ 250	\$ 104	\$ 105	\$ (1)
Garbage Collection	\$ 2,100	\$ 875	\$ 884	\$ (9)
Water Utility Services - Clubhouse	\$ 6,000	\$ 2,500	\$ 2,699	\$ (199)
Electric Utility Services - Tennis Courts/Pool	\$ 18,000	\$ 7,500	\$ 7,205	\$ 295
Pool Cleaning	\$ 10,200	\$ 4,250	\$ 9,500	\$ (5,250)
Pool Maintenance - Other	\$ 10,000	\$ 4,167	\$ 2,677	\$ 1,490
Tennis Courts - Maintenance	\$ 5,000	\$ 2,083	\$ 770	\$ 1,314
Water Utility Services - Tennis Courts/Pool	\$ 7,500	\$ 3,125	\$ 898	\$ 2,227
Subtotal Amenity Expenditures	\$ 434,150	\$ 180,896	\$ 179,364	\$ 1,532
Total Operations & Maintenance	\$ 655,650	\$ 273,188	\$ 267,590	\$ 5,597
Total Expenditures	\$ 795,156	\$ 345,598	\$ 356,678	\$ (11,080)
Excess (Deficiency) of Revenues over Expenditures	\$ 441,234		\$ 809,283	
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)	\$ (441,234)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (441,234)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 809,283	
Fund Balance - Beginning	\$ -		\$ 273,626	
Fund Balance - Ending	\$ -		\$ 1,082,909	

Lakeside Plantation

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2024

	Adopted Budget	Prorated Budget Thru 02/28/24	Actual Thru 02/28/24	Variance
Revenues				
Interest	\$ -	\$ -	\$ 3,396	\$ 3,396
Total Revenues	\$ -	\$ -	\$ 3,396	\$ 3,396
Expenditures:				
Bank Fee	\$ -	\$ -	\$ 171	\$ (171)
Capital Outlay	\$ 87,400	\$ 36,417	\$ 17,031	\$ 19,385
Total Expenditures	\$ 87,400	\$ 36,417	\$ 17,202	\$ 19,214
Excess (Deficiency) of Revenues over Expenditures	\$ (87,400)		\$ (13,807)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 441,234	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 441,234	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 353,834		\$ (13,807)	
Fund Balance - Beginning	\$ 532,815		\$ 408,457	
Fund Balance - Ending	\$ 886,649		\$ 394,650	

Lakeside Plantation

Community Development District

Debt Service Fund Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2024

	Adopted Budget	Prorated Budget Thru 02/28/24	Actual Thru 02/28/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 174,203	\$ 164,534	\$ 164,534	\$ -
Assessments - Direct Bill	\$ 8,842	\$ 8,842	\$ 8,842	\$ -
Interest	\$ -	\$ -	\$ 2,160	\$ 2,160
Total Revenues	\$ 183,045	\$ 173,376	\$ 175,536	\$ 2,160
Expenditures:				
Interest - 11/1	\$ 38,399	\$ 38,399	\$ 38,399	\$ -
Principal - 5/1	\$ 105,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 38,399	\$ -	\$ -	\$ -
Total Expenditures	\$ 181,798	\$ 38,399	\$ 38,399	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 1,248		\$ 137,137	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 1,248		\$ 137,137	
Fund Balance - Beginning	\$ 53,267		\$ 130,086	
Fund Balance - Ending	\$ 54,515		\$ 267,223	

Lakeside Plantation
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments- Tax Roll	\$ -	\$ 344,510	\$ 580,918	\$ 118,926	\$ 34,147	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,078,501
Tennis Club	\$ -	\$ 2,075	\$ 5,350	\$ 1,610	\$ 460	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,495
Activities	\$ 1,017	\$ 585	\$ 1,043	\$ 68	\$ 1,638	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,351
Clubhouse Rentals	\$ -	\$ -	\$ 390	\$ -	\$ 525	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 915
Miscellaneous	\$ 485	\$ 100	\$ 333	\$ -	\$ 285	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,203
Interest Earnings	\$ 4	\$ 3	\$ 8	\$ 11	\$ 9	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35
Insurance Proceeds	\$ -	\$ -	\$ 72,859	\$ (1,397)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 71,462
Total Revenues	\$ 1,506	\$ 347,273	\$ 660,900	\$ 119,219	\$ 37,064	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,165,962

Expenditures:

General & Administrative:

Supervisor Fees	\$ 1,000	\$ 1,800	\$ -	\$ 1,000	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,600
District Manager	\$ 3,825	\$ 3,825	\$ 3,825	\$ 3,825	\$ 3,825	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,125
District Counsel	\$ 3,306	\$ 4,681	\$ 2,324	\$ 3,677	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,987
District Engineer	\$ 1,713	\$ 480	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,193
Disclosure Report	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 417
Trustee Fees	\$ 1,590	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,590
Audit Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage, Phone, Faxes, Copies	\$ 89	\$ -	\$ 239	\$ 105	\$ 303	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 736
General Liability Insurance	\$ 7,003	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,003
Legal Advertising	\$ 608	\$ 74	\$ 74	\$ 151	\$ 151	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,057
Dues, Licenses & Fees	\$ -	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Other Current Charges	\$ 3,149	\$ 383	\$ 427	\$ 383	\$ 3,174	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,517
Property Insurance	\$ 29,546	\$ -	\$ -	\$ -	\$ 220	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,766
Information Technology	\$ 113	\$ 113	\$ 113	\$ 113	\$ 113	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 563
Website Administration	\$ 72	\$ 72	\$ 72	\$ 72	\$ 72	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 360
Total General & Administrative	\$ 52,097	\$ 11,686	\$ 7,157	\$ 9,407	\$ 8,741	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 89,088

Operations & Maintenance

Field Expenditures

Road & Sidewalk Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Common Area Renewal & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Street Light/Decorative Light	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance - Contract	\$ 12,837	\$ 12,837	\$ 12,837	\$ 12,837	\$ 12,837	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 64,183
Landscape Maintenance - Other	\$ 485	\$ 303	\$ -	\$ 754	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,541
Lake Maintenance	\$ 966	\$ 966	\$ 966	\$ 966	\$ 966	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,830
Electric Utility Services - Entrance Feature	\$ 350	\$ 143	\$ 133	\$ 150	\$ 165	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 940
Water Utility Services - Entrance Feature	\$ 749	\$ 581	\$ 607	\$ 559	\$ 612	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,107
Repairs & Maintenance - Entrance Feature	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hurricane Expenses	\$ 2,820	\$ 10,805	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,625
Subtotal Field Expenditures	\$ 18,206	\$ 25,634	\$ 14,542	\$ 15,264	\$ 14,580	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 88,226

Lakeside Plantation
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Expenditures													
Personnel Services (Management Contract)	\$ 23,725	\$ 23,725	\$ 25,394	\$ 24,436	\$ 24,915	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 122,196
Activities	\$ 1,930	\$ 1,038	\$ 2,558	\$ 1,452	\$ 2,528	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,506
License/Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Supplies	\$ 2,439	\$ 1,803	\$ 312	\$ 954	\$ 650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,158
Maintenance	\$ 311	\$ 1,041	\$ 658	\$ 2,112	\$ 2,213	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,334
Office Supplies	\$ 212	\$ 99	\$ -	\$ 228	\$ 11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 550
Security	\$ 252	\$ 1,135	\$ 436	\$ 267	\$ 267	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,357
AED	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Telephone & Internet Services	\$ 520	\$ 412	\$ 412	\$ 564	\$ 438	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,346
Janitorial Supplies	\$ 19	\$ 924	\$ 140	\$ 29	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,112
Electric Utility Services - Clubhouse	\$ 1,183	\$ 888	\$ 689	\$ 573	\$ 734	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,067
Gas Utility	\$ 16	\$ 16	\$ 16	\$ 16	\$ 41	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 105
Garbage Collection	\$ 168	\$ 168	\$ 185	\$ 185	\$ 177	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 884
Water Utility Services - Clubhouse	\$ 172	\$ 777	\$ 346	\$ 477	\$ 928	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,699
Electric Utility Services - Tennis Courts/Pool	\$ 839	\$ 1,123	\$ 1,313	\$ 1,759	\$ 2,171	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,205
Pool Cleaning	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,500
Pool Maintenance - Other	\$ -	\$ 577	\$ 6	\$ 1,984	\$ 110	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,677
Tennis Courts - Maintenance	\$ -	\$ 240	\$ 530	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 770
Water Utility Services - Tennis Courts/Pool	\$ 147	\$ 170	\$ 129	\$ 197	\$ 255	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 898
Subtotal Amenity Expenditures	\$ 33,833	\$ 36,037	\$ 35,023	\$ 37,132	\$ 37,339	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 179,364
Total Operations & Maintenance	\$ 52,039	\$ 61,671	\$ 49,565	\$ 52,397	\$ 51,919	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 267,590
Total Expenditures	\$ 104,136	\$ 73,357	\$ 56,722	\$ 61,804	\$ 60,659	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 356,678
Excess (Deficiency) of Revenues over Expenditures	\$ (102,631)	\$ 273,915	\$ 604,179	\$ 57,415	\$ (23,595)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 809,283
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (102,631)	\$ 273,915	\$ 604,179	\$ 57,415	\$ (23,595)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 809,283

Lakeside Plantation

Community Development District

Long Term Debt Report

SERIES 1999A, CAPITAL IMPROVEMENT REVENUE BONDS		
INTEREST RATE:		6.950%
MATURITY DATE:		5/1/2031
RESERVE FUND REQUIREMENT		MADS
RESERVE FUND REQUIREMENT	\$	182,164
RESERVE FUND BALANCE	\$	81,524
BONDS OUTSTANDING - 9/30/13	\$	1,860,000.00
LESS: PRINCIPAL PAYMENT 5/1/14	\$	(55,000.00)
LESS: PRINCIPAL PAYMENT 11/1/14 (PREPAYMENT)	\$	(5,000.00)
LESS: PRINCIPAL PAYMENT 5/1/15	\$	(60,000.00)
LESS: PRINCIPAL PAYMENT 5/1/16	\$	(60,000.00)
LESS: PRINCIPAL PAYMENT 5/1/17	\$	(65,000.00)
LESS: PRINCIPAL PAYMENT 5/1/18	\$	(70,000.00)
LESS: PRINCIPAL PAYMENT 5/1/19	\$	(75,000.00)
LESS: PRINCIPAL PAYMENT 5/1/20	\$	(80,000.00)
LESS: PRINCIPAL PAYMENT 5/1/21	\$	(85,000.00)
LESS: PRINCIPAL PAYMENT 5/1/21 (PREPAYMENT)	\$	(5,000.00)
LESS: PRINCIPAL PAYMENT 5/1/22	\$	(95,000.00)
LESS: PRINCIPAL PAYMENT 5/1/23	\$	(100,000.00)
Current Bonds Outstanding	\$	1,105,000

SECTION D

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2024

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

ON ROLL ASSESSMENTS

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	86.76%	13.24%	100.00%
							O&M Portion	1999 Debt Service	Total
11/28/23	10/01/2023-11/13/2023	\$187,454.94	\$0.00	(\$10,197.53)	\$0.00	\$177,257.41	\$153,794.77	\$23,462.64	\$177,257.41
11/30/23	11/14/2023-11/19/2023	\$223,157.24	\$0.00	(\$3,347.36)	\$0.00	\$219,809.88	\$190,714.79	\$29,095.09	\$219,809.88
12/21/23	11/20/2023-11/30/2023	\$448,068.45	\$0.00	(\$6,721.03)	\$0.00	\$441,347.42	\$382,928.55	\$58,418.87	\$441,347.42
12/28/23	12/01/2023-12/15/2023	\$231,669.12	\$0.00	(\$3,475.04)	\$0.00	\$228,194.08	\$197,989.21	\$30,204.87	\$228,194.08
01/31/24	12/15/2023-12/31/2023	\$134,902.06	\$0.00	(\$2,023.53)	\$4,190.53	\$137,069.06	\$118,925.94	\$18,143.12	\$137,069.06
02/29/24	01/01/2024-01/31/2024	\$39,956.21	\$0.00	(\$599.34)	\$0.00	\$39,356.87	\$34,147.41	\$5,209.46	\$39,356.87
TOTAL		\$ 1,265,208.02	\$ -	\$ (26,363.83)	\$ 4,190.53	\$ 1,243,034.72	\$ 1,078,500.67	\$ 164,534.05	\$ 1,243,034.72

90%	Net Percent Collected
\$139,850.42	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

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

SECTION VI

SECTION A

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

PROPOSAL FOR ON-SITE MANAGEMENT SERVICES



3434 Hancock Bridge Parkway,
Suite 306
North Fort Myers, FL 33903
(239) 573-3225



FLORIDA CDDs' AMENITY MANAGEMENT SPECIALIST

A 30-YR. TRACK RECORD WORTHY OF YOUR TRUST

TABLE OF CONTENTS

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Company History & Overview	4	Contingency Procedures	33
Core Capabilities	6	Transition Plan	35
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Co. Experience & References	10	Scope-of-Services	40
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Area Sr. Mgr. Resumes	18		

March 14, 2024

Dear Board of Supervisors,

Hello. Along with my team members in Business Development and Operations, I appreciate this opportunity to respond to your RFP and show how Vesta is the ideal fit for the on-site management of your District's amenities, infrastructure, common areas, and lifestyle activities.

At Vesta, we pride ourselves on our people, passion, and processes, along with our proven, long-term track record of client satisfaction and trust (we've been serving our very first client-community, Kings Point in Delray Beach, Florida, for over 30 years now!) Since 1997, Vesta has been successfully providing contracted Amenity Management Services for CDDs in Florida; we are serving other CDDs along the Gulf Coast such as Venetian CDD, The Preserve at Wilderness Lake, Lakeshore Ranch, Long Lake Ranch, Harbor Bay, Triple Creek, Cabot Citrus Farms, and many others throughout the state.

As you'll see, we've Included in our Proposal:

- Testimonials by Community Development District Board-Supervisors like you.
- How Vesta is best-qualified to meet your on-site management needs (Page 10)
- How we ensure transparency, accountability, and Quality Assurance (Pages 23-32), and we've included multiple examples of our Facilities Management and Project Management experience and expertise.
- How Vesta can leverage technology - including our custom mobile app (Pages 25-26, 39) - to better serve you and your fellow residents' communication needs.
- Details on our Contingency Procedures (Page 33) and Transition Plan (Page 35.)
- Examples of how Vesta activates "Lifestyle" and Resident Engagement (Page 36.)

We've also included your RFP's Scope-of-Services (beginning on Page 40) to help ensure the accuracy and alignment of our proposal and itemized fees (Page 48), along with an Alternate Option (Page 49) for your consideration.

We are looking forward to your Board Meeting on March 20 and discussing how we can best-meet your needs, in hopes of renewing a successful, long-term partnership with you and your District. Thank you again for this opportunity and your consideration of Vesta.



Sincerely,

Julie Cortina
Regional Vice President
Vesta Property Services, Inc.

COMPANY HISTORY AND OVERVIEW

Founded by Frank Surface (shown below), Vesta Property Services, Inc. is headquartered in Jacksonville, Florida and has over 30 years of unparalleled community management experience. We have redefined property management with our unique combination of (1) superior amenities-and-lifestyle programming, (2) customized community management, and (3) affordable, direct financing for communities. Vesta continues to serve our very first client, Kings Point Golf & Country Club in Delray Beach, Florida, and provide a single source where all community management needs are met.

Vesta provides community association management, special district management, and amenities/lifestyle management; financing; and ancillary services to developers of planned-unit communities with resort-style clubhouses, lifestyle amenities, and other community infrastructure.

Our widely-varied clientele include Active Adult as well as family-oriented communities, special districts, commercial office workers, and the state's tenth-largest municipality, located in South Florida. Vesta is privileged to serve and touch the lives of more than 500,000 Florida residents each day!



As a Florida-based, Florida-only company, Vesta employs over 1,200 associates and fully staffs well over a dozen statewide offices, serving over 600 managed community associations and special districts from Jacksonville to Key West, including several dozen throughout the Gulf Coast area. Vesta's unique expertise combined with our commitment to serving our associates and clientele with integrity and honor continue to be the strong and enduring foundation upon which we operate our company every day.

“ I highly recommend Vesta for their excellent management services. Their team excels in every way and meets the needs of our District and with their support, we're able to keep our District safe and in compliance, continually make progress for our residents, and foster a clean and beautiful environment that is enjoyable for all.

Our District manager works with our CDD Board to help us achieve the goals of the District in a very professional, knowledgeable, and expert manner. Again, we are grateful to our District manager and Vesta for setting us up for ongoing success. ”

- Jennifer Whelihan, Chair; Board of Supervisors - The Preserve at South Branch CDD

ABOUT US

Headquartered in Jacksonville, Florida, Vesta Property Services, Inc. has redefined outstanding property management with superior amenities programming, customized management in every planned-community, and affordable, direct financing for planned-unit communities. Initially formed through the merger of several smaller, complimentary management companies, Vesta provides a single place where all community needs are fulfilled day-in and day-out.

Since 2011, Vesta's success has been largely driven by 2 factors: (1) our statewide Senior Leadership Team (shown below; each team member was personally chosen by Frank Surface for his or her particular role), (2) our teamwork in close collaboration with our industry's best-in-class team of managers and supervisors in a variety of disciplines.



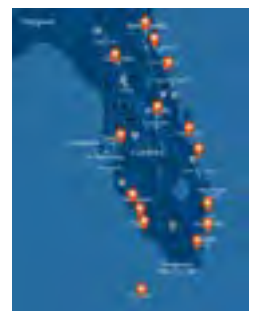
OUR VISION

Vesta's vision is to provide planned-communities with a superior community management experience, exceptional lifestyle services, and strong financial support for developers and residents.

Our senior leadership and management teams are equipped with decades of experience and expertise, which we leverage everyday on behalf of our valued clientele and frontline associates.

OUR LOCATIONS

Proudly headquartered in Jacksonville, Florida, Vesta has (16) fully-staffed offices throughout the state. We successfully provide a wide range of professional community management services from Amelia Island to Key West to Florida's Panhandle, and nearly everywhere in between.



OUR CORE CAPABILITIES



Property and Amenity Management Services

Management and staffing of community clubhouses, amenities, common areas and other infrastructure; robust Board and resident communication and support; and complete facilities maintenance services, field operations management, and project management services.



Fitness & Spa Management

Turnkey operations on behalf of planned-community fitness and spa facilities, as well as related programming and other ancillary services.



Lifestyle Programming

Vesta develops and carries out creative and vibrant activities, programs, and special events for our residents of all demographics and interests, including competitive youth athletics leagues.



Aquatics & Tennis Operations

A range of services including staffing, certification, and training; Waterpark and Tennis Complex management and maintenance; and instruction for all ages and levels of proficiency.



Food & Beverage Management

Turnkey operations of F&B venues ranging from poolside snack bars and clubhouse cafés to full-service restaurants and fine dining establishments, and catering to complement outstanding special events.



“ Our community and amenity center are over 10 years old; we changed to Vesta in 2019 and the differences operationally and professionally are night-and-day!

Vesta’s diligence finds and resolves items that were overlooked previously. They have the talent and resources to handle a lot of these items in-house, something that typically is contracted out by others, at a much higher rate.

”

- Brandon Kirsch, Board Chairman; Tison’s Landing CDD

GENERAL PROPOSER INFORMATION

Name of Company: Vesta Property Services, Inc.
Street Address: 245 Riverside Avenue #300
City State Zip Code: Jacksonville, Florida 32202
Telephone: (904) 355-1831 Fax no : (904) 355-1832

1st Contact Name Julie Cortina Title Regional Vice President
2nd Contact Name Ginger Anzalone Title Regional President

Parent Company Name: PMG Holdings
Street Address 5401 N. Central Expressway #290
City Dallas State TX Zip Code 75205
Telephone (214) 272-4074 Fax no. (214) 751-2397
1st Contact Name Jose B. Maldonado Title Treasurer
2nd Contact Name Jason Villalba Title Secretary

Office locations and total number of employees at each location:

In addition to our headquarters in Jacksonville where approximately 25 employees work, Vesta deploys sixteen (16) satellite offices throughout the state. These range from 4-5 employees in a location to dozens. Our office in Ft. Myers employs 10-15 associates.

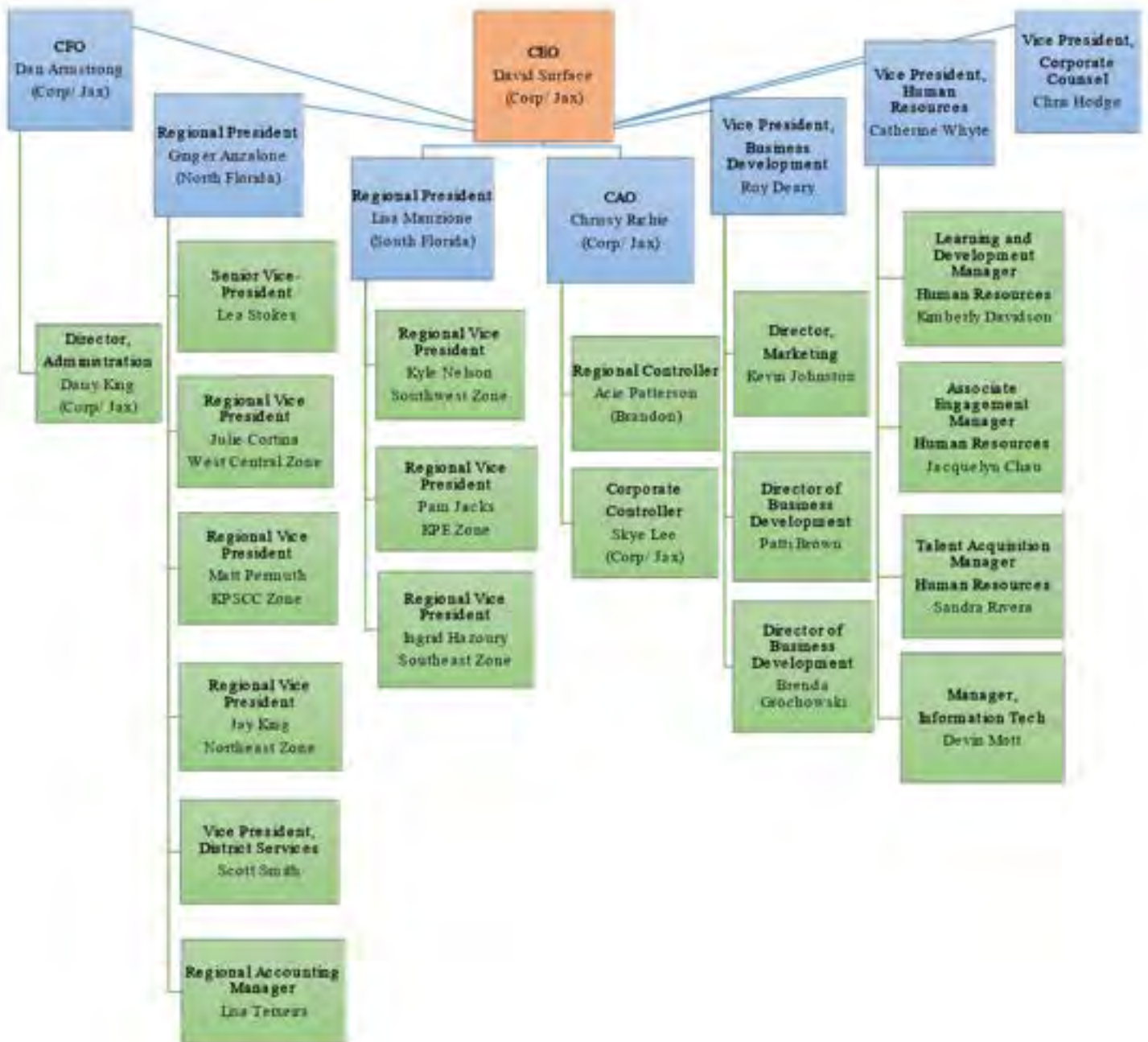
Local office address:

3434 Hancock Bridge Parkway, Suite 306, North Ft. Myers, FL 33903 Tel. (239)573-3225 (Vesta’s office in Ft. Myers, led by an experienced Amenity/Clubhouse/Property Management General Manager, Sherry Ward.)

History of the company (including years in business):

Founded by J. Frank Surface in 1992, Vesta Property Services, Inc. has redefined outstanding property management with superior amenities programming, customized management in every planned-community, and affordable, direct financing for planned-unit communities. Initially formed through the merger of several smaller, complementary management companies, Vesta provides a single place where all community needs are fulfilled day-in and day-out.

Organizational Chart of company:



“ For over 17 years, Grand Haven has been very fortunate to have Vesta providing top-notch management of our amenities, including 7 clay tennis courts, croquet and pickle ball courts (we’re quite happy with the condition of all our courts), fitness centers, pools, and a café featuring great food and service along with very popular activities and entertainment nights.

Attention-to-detail, responsiveness, and flexibility are Vesta’s key attributes. In sum, we’re very pleased and look forward to many more years together.

- Kevin Foley, Board Chairman; Grand Haven CDD (2016 - present)

”

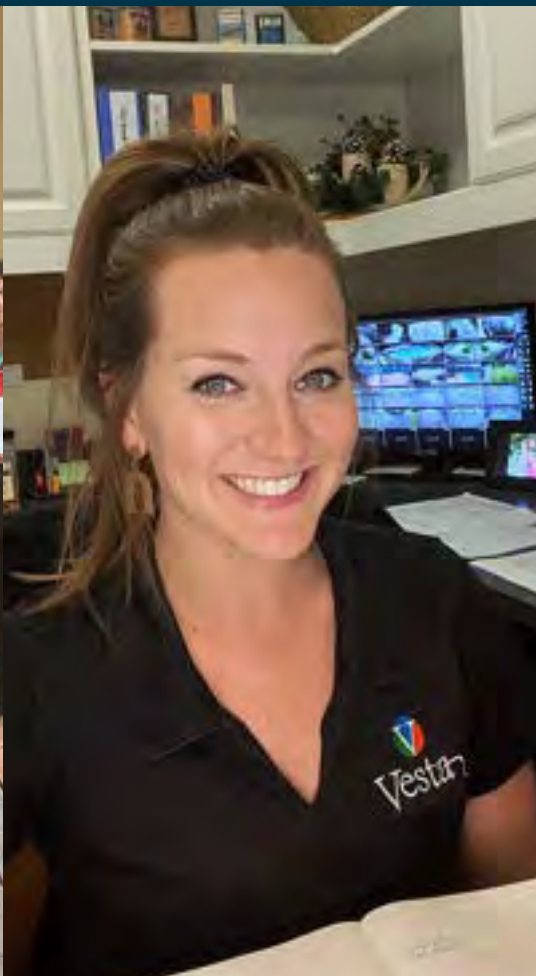


TOP WORK PLACES



“ We changed to Vesta in '21 and couldn't be happier. Wow, what a difference in everything from our Repairs to Special Events! They're on top of everything that needs to be done. Vesta treats us with the utmost care and dedication to doing it right. ”

– Sheila Papplebon, Board Supervisor; Beach CDD (Tamaya)



First, below is our summary answer to the question, ***Why is Vesta best-qualified to fulfill your Scope of Services?***

1. Since 1997, Vesta has been continuously and successfully providing Amenity Management Services for CDDs throughout Florida - including over a decade serving Lakeside Plantation. (No other company in Florida can state this.) So, Vesta fully understands how CDDs function as well as how important facilities-and-project management, lifestyle, and fiscal responsibility are to you and your residents, due to our quarter-century+ of unmatched experience in furnishing a quality, fully-equipped-and-supported management staff that fulfills the needs of Florida's CDD's. Also, multiple members of our Senior Management team have been personally attending CDD Board Meetings and working closely with CDD Board members and District Staff for 20-25 years.

2. Vesta has been providing this specific service for planned-communities of all sizes (ranging from 7,200-unit Kings Point Delray Beach, to mid-size clientele like Venetian CDD in Sarasota County, to brand-new, developments); **demographics** (including family-focused places and Active Adult communities); **and legal structures** (including CDDs, HOAs, publicly-and-privately-held developers, Special Purpose Entities, private clubs, and municipalities.) As a result, *Vesta will NOT take a "once-size-fits-all" or "cookie cutter" approach to serving Lakeside Plantation.*

3. We feature decades of hands-on experience successfully delivering an unmatched diversity of specific "amenity/on-site management services" including:

- Clubhouse-and-related Facilities' management, staffing, and operations.
- Field Operations Maintenance services.
- Amenity Facilities Maintenance services.
- Project Management services, including bid-procurement and evaluation.
- Community-wide Special Events for residents.
- Dynamic Lifestyle Programs and Activities for a wide-range of interests.
- Turnkey Food & Beverage operations.
- Turnkey Fitness Facilities-and-Spa operations.
- Turnkey Community Transportation operations.
- Turnkey Theater operations.
- Security Management-and-Staffing (amenities/guardhouse/community-wide)

Comparable facilities managed by the Proposer.

Please see our detailed information beginning on the next page.

Number of CDDs represented by the Proposer.

Vesta provides amenity management and district management services for a total of forty (40) Community Development Districts in Florida, ranging from Northeast Florida to South Florida to the Greater Tampa Area (including Pasco County), to Panama City Florida. Further, detailed information on our CDD clientele is shown on the following, five pages.

EXPERIENCE

The following list of over twenty (20) amenity management clients begins with the seven (7) largest community development districts or master planned communities which Vesta currently manages, along with the contact and project information for these and other current clientele:

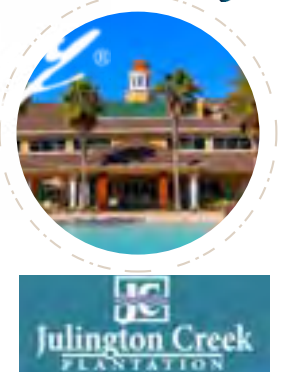
Project Name/Location: **Grand Haven CDD** / Palm Coast, Florida
Contact: Barry Kloptosky (CDD Ops. Mgr.) Contact Phone: (386) 715-6081
Project Type/Description: CDD with 1,895 homes
Dollar Amount of Contract: \$550,000 + café's \$800,000 in annual sales
Scope of Services for Project: Amenities Management, turnkey F & B Operations, Facilities Maintenance, and Lifestyle Programs.
Dates Serviced: 2007 - Present



Project Name/Location: **Harbor Bay CDD ("MiraBay")** / Apollo Beach, FL
Contact: Daniel Leventry Contact Phone: (813) 995-5669
Project Type/Description: CDD of 1,300 homes (almost built-out)
Dollar Amount of Contract: \$800,000+
Scope of Services for Project: Amenity Management, Field Operations Management, Facilities Maintenance Services, café Operations, and Lifestyle Programs.
Dates Serviced: December, 2019 - Present



Project Name/Location: **Julington Creek Plantation CDD**
Contact: Michael Morton Contact Phone:
Project Type/Description: CDD of 5,800 homes (built-out)
Dollar Amount of Contract: \$1.5m.
Scope of Services for Project: Amenity Management & Staffing, Field Operations Management, Facility Maintenance Services, turnkey café Operation, Lifeguard Staffing, and Lifestyle Programs & Events.
Dates Serviced: 2017 - Present



Project Name/Location: **Kings Point Golf & Country Club** / Delray Beach, FL
Contact: Frank Iovine Contact Phone: (561) 302-8803
Project Type/Description: HOA of 7,200 units (built-out)
Dollar Amount of Contract: \$800,000+
Scope of Services for Project: Amenity Management, Field Operations Management, Maintenance Services, turnkey F & B Operations, Lifestyle Programs, Community Transportation Services, Golf Course Operations, Theatre Operations, and Pool Monitor Services.
Dates Serviced: 1993- Present



Project Name/Location: **Solterra Resort CDD** / Kissimmee, Fla.
Contact: Connie Osner Contact Phone: (620) 755-1234
Project Type/Description: CDD of 1,200+ homes (built-out)
Dollar Amount of Contract: \$1.3m.
Scope of Services for Project: Amenity Management, District Management, Maintenance Services, Lifestyle Programs and Services
Dates Serviced: July, 2023 - Present



Project Name/Location: **WestLake** / Palm Beach Gardens, Florida
Contact: Scott Gambone (V.P.) Contact Phone: (706) 319-0270
Project Type/Description: HOA of 4,000 homes at build-out
Dollar Amount of Contract: \$655,000
Scope of Services for Project: Amenity Management, Field Operations Management, Maintenance Services, HOA Management, Lifestyle Programs, and Lifeguard Services.
Dates Served: 2018 - Present



WESTLAKE

Project Name/Location: **Kings Point Sun City Center** / Sun City Center, Fla.
Contact: Jack Davidson Contact Phone: (256) 341-8613
Project Type/Description: HOA of 5,600 homes (built-out)
Dollar Amount of Contract: \$600,000
Scope of Services for Project: Amenity Management, Field Operations Management, Maintenance Services, turnkey F & B Operations, Lifestyle Programs, Community Transportation Services, and Gatehouse Staffing.
Dates Served: 2008 - Present



KINGS POINT

SUN CITY CENTER, FLORIDA

“ *Vesta has done an outstanding job and continues to adapt to the ever-changing needs of the community and our 12,000+ residents. Vesta manages the amenities in the most up-to-date manner - one that our residents are proud of.*

Along with the rest of the 9-member Federation Board, I highly recommend Vesta for any position for which they may be considered.

”

- J. Davidson, past President Federation Board, Kings Point Sun City Center

Project Name/Location: **LakeShore Ranch CDD** / Land 'O Lakes, Florida
Contact: Ron Mitchell (Chair) Contact: ronaldmitchellcdd@gmail.com
Project Type/Description: CDD of 700+ homes (built-out)
Dollar Amount of Contract: \$200,000+
Scope of Services for Project: Amenity Management, Facilities Maintenance Services, Lifestyle Programs and Events.
Dates Served: 2015 - Present



Project Name/Location: **Long Lake Ranch CDD** / Lutz, Florida
Contact: Bill Pellan (Chair) Contact: bpellan@gmail.com
Project Type/Description: CDD with 800+ homes
Dollar Amount of Contract: \$125,000
Scope of Services for Project: Amenities Management, Restaurant & Bar (Turnkey Operation), Facilities Maintenance, and Lifestyle Programs.
Dates Served: 2020 - Present



Project Name: **Triple Creek CDD** / Location: Riverview, Florida
Contact: Alex Garces (Chair) Email: boardmember5@triplecreekcdd.com
Project Type: Planned-community of 1,200+ homes
Scope of Services: Amenity Mgt., Maintenance Services, Lifestyle Programs
Contract Value: \$110,000+
Dates Served: 2021 - Present



Project Name/Location: **Durbin Crossing CDD** / Saint Johns, Florida
Contact: Peter Pollicino Contact Phone: (973) 713-7384
Project Type/Description: CDD of 2,600 homes (built-out)
Dollar Amount of Contract: \$600,000+
Scope of Services for Project: Amenity Management, Field Operations Management, Maintenance Services, Lifestyle Programs, Lifeguard Services, and Facility Monitoring.
Dates Serviced: 2008 - Present



Project Name: **Harbour Isles CDD** / Location: Apollo Beach, Florida
Contact: Betty Fantauzzi – Board Chair Contact Phone:
Project Type: Planned-community of 800+ homes
Scope of Services: Amenities Management, Facilities Maintenance Services, Staffing for Events
Contract Value: \$110,000
Dates Serviced: 2020 – Present



Project Name/Location: **Heritage Landing CDD** / Saint Johns, Florida
Contact: Michael Taylor Contact Phone: (603) 627-8467
Project Type/Description: CDD of 1,151 homes (built-out)
Dollar Amount of Contract: \$375,000
Scope of Services for Project: Amenity Management, Field Operations Management, Facilities Maintenance Services, Lifestyle Programs, and Lifeguard Services.
Dates Serviced: 2006 - Present



Project Name/Location: **Rivers Edge CDD ("RiverTown")** / Saint Johns, FL
Contact: Mac McIntyre Contact Phone: (850) 496-5510
Project Type/Description: CDD of 4,000+ homes at build-out
Dollar Amount of Contract: \$600,00+ (combined w/ 3 CDDs)
Scope of Services for Project: Amenity Management, Field Operations Management, Facility Maintenance Services, turnkey café Operation, Lifeguard Staffing, and Lifestyle Programs & Events.
Dates Serviced: 2015 - Present



Project Name/Location: **Venetian CDD** / Venice, Florida
Contact: Richard Bracco Contact Phone: (631) 807-1956
Project Type/Description: CDD of 1,100+ homes (built-out)
Dollar Amount of Contract: \$80,000 (+ pass-thru wages)
Scope of Services for Project: Amenity Management, Food & Beverage Operations, Facilities Maintenance Services, Lifestyle Programs, & Events.
Dates Serviced: 2021 - Present



Project Name/Location: **Marshall Creek CDD** / Saint Johns, Florida
Contact: Howard Entman Contact Phone:
Project Type/Description: CDD of 2,100 homes (built-out)
Dollar Amount of Contract: \$365,000
Scope of Services for Project: Amenity Management, Field Operations Management & Maintenance Services, Lifestyle, and Lifeguard Services.
Dates Serviced: August, 2023 - Present



Project Name/Location: **Avenir CDD** / Palm Beach Gardens, Florida
Contact: Jason Pierman (District Mgr.) Contact Phone: (561) 630-4922
Project Type/Description: CDD of 3,000+ homes at build-out
Dollar Amount of Contract: \$550,000
Scope of Services for Project: Amenity Management, Field Operations Management, Facilities Maintenance Services, café Operations, and Lifestyle Programs.
Dates Serviced: November, 2021 - Present



Project Name/Location: **Sampson Creek CDD** / Saint Johns, Florida
Contact: Graham Leary Contact Phone:
Project Type/Description: CDD of 1,000+ homes (built-out)
Dollar Amount of Contract: \$230,000
Scope of Services for Project: Amenity Management, Maintenance Services, Lifestyle Programs, and Lifeguard Services
Dates Serviced: 2007 - Present



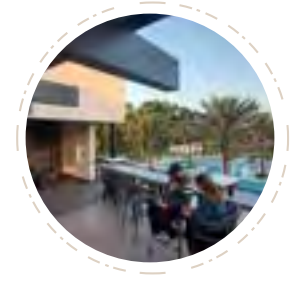
Project Name: **The Preserve at Wilderness Lake CDD** / Location: Land O' Lakes, Florida
Contact: Tish Dobson (District Mgr.) Contact Phone: (813) 758-4841
Project Type: Planned-community of 900+ homes (built-out)
Scope of Services: Amenities Management, Facilities Maintenance Services, Pool Monitoring, Staffing for Events
Contract Value: \$500,000
Dates Serviced: May, 2023 - Present



Project Name/Location: **Beach CDD** / Jacksonville, Florida
Contact: Sheila Papplebon Contact Phone:
Project Type/Description: CDD of 800 homes
Dollar Amount of Contract: \$275,000
Scope of Services for Project: Amenity Management, Field Operations Management, Facilities Maintenance Services, Lifestyle Programs, and Lifeguard Services.
Dates Serviced: 2021 - Present



Project Name/Location: **Cypress Bluff CDD ("eTown")** / Jacksonville, FL
Contact: Richard Ray Contact Phone:
Project Type/Description: CDD of 1,000+ homes at build-out
Dollar Amount of Contract: \$240,00+
Scope of Services for Project: Amenity Management, Facility Maintenance Services, and Lifestyle Programs & Events.
Dates Serviced: 2020 - Present



**Listing of amenity and recreation facilities managed in the last 5 years
(in addition to Lakeside Plantation)**

Name of Community	# Homes
Anthem Park	835
Bartram Springs	1,694
Durbin Crossing	2,331
eTown	500
Glen St Johns	494
Grand Haven	1,895
Harbour Isles (Apollo Beach)	700
Heritage Landing	1,154
Julington Creek Plantation	5,785
Kings Point Delray Beach	7,200
Kings Point Sun City Center	5,000
LakeShore Ranch	700
Long Lake Ranch	800
Markland	450
MiraBay (Apollo Beach)	1,128
RiverTown	2,100
St. Johns Golf & Country Club	800
Shearwater	1,433
Tamaya	540
Triple Creek (Riverview)	700
Venetian River Club	1,370
WaterSong	500
WestLake	1,400
Westshore Yacht Club (Tampa)	600
Yellow Bluff Landing	700
TOTAL	30,000+



LAKESIDE PLANTATION SUPPORT TEAM

Julie Cortina

Regional Vice President



Julie serves as a Regional Vice President for Vesta on the West Coast of Florida. She has many years of experience in operations and management including opening a state-of-the-art catering company and managing a well-known community in the Tampa area. She spent many years working as a Civilian with the Dept. of Defense and assisted opening three dining facilities in Afghanistan.

Julie oversees several different kinds of communities for Vesta ranging from family-friendly to Active Adult and community clubs where food and beverage management is required. She oversees an array of services that encompass amenity management, maintenance, food and beverage services, community programming and large groups of employees. Julie is a graduate of Loyola University, has a Master's Degree in Hospitality from NYU, and is a Certified Executive Chef from the Culinary Institute of America.

Neil Wayne

Regional General Manager, Brandon, FL



Neil Wayne entered the Community Association Management field in 2013. After six years with two other management companies, he joined Vesta in 2019 and was quickly promoted to Senior Community Association Manager. After a year in the role, mentoring other CAMS, Neil was promoted to Operations Manager and shortly after that to Regional General Manager for the West Central Region.

The Brandon office is currently managing a portfolio of 27 associations ranging from accounting-only services to full-service management, with clients ranging in size from 49 units to 1,000+ units. Neil manages this office with a team of community managers, an accounting and admin. staff, and a Regional Maintenance Dept. with a manager, three maintenance techs, two pool techs, and a fleet of Vesta service trucks.

Heather Alexandre

Regional Lifestyle Director



Heather is a graduate of the University of Florida with a Bachelor's Degree in Tourism, Event and Recreation Management. She has been a manager of community lifestyle and recreation since 2001 when she started with Amenity Services Group (Vesta).

Heather has worked with planned-communities throughout Florida and focuses on building relationships with residents and board members. She has vast experience in customer service-oriented jobs, problem resolution, operations, and event planning and has opened the amenity-and-lifestyle operations of several planned-communities.

REGIONAL SUPPORT TEAM

Ginger Anzalone

Regional President



Ginger oversees all community management operations from Central to Northeast Florida. Her specialties include governance board relations, facilities management, programming and maintenance, personnel management, and budgetary supervision. She has more than 25 years of experience as an active adult program specialist involving full food and beverage operations, contracted entertainment, spa and fitness operations, online visibility, and marketing services. She also has extensive experience in large clubhouse development, and program design and implementation.

Ginger was awarded the prestigious Pinnacle Award by the ICAA, given to the Top 5 Presidents in North America and commending leaders who have demonstrated outstanding dedication to fostering thriving wellness cultures and improving the lives of the residents.

Matthew Sinanan

Regional Human Resources Business Partner



Matt joined Vesta in 2021 with over five years of HR experience. Before coming to Vesta, he supported the HR needs of a large healthcare facility in the Tampa area.

Matt oversees Vesta's HR functions for our Tampa and north-Tampa areas, handling all associate recruitment, benefits, training, and associate relations for his territory. He is very relationship-oriented and is committed to ensuring long-term associate success throughout the locations he supports.

Scott Smith

Vice President, Vesta District Services



Scott has excelled for over 20 years with extensive industry experience, having been a District Manager, HOA Manager, and working in the hospitality field. Since joining Vesta in 2020, Scott has worked closely with our frontline teams in our Greater Tampa, Orlando and Jacksonville markets, and most recently provided strong regional support for our amenity operations across multiple regions in Florida.

In 2023 he transitioned to overseeing and supporting the District Management division for Vesta. Scott is also a graduate of the *Leadership Tampa Bay* Class of 2020.

Resume of the supervisor of the staff that will be assigned to the District

Below are the resumes of two (2) individuals who will be directly involved with this agreement:

1. Our Regional Vice President, Julie Cortina.
2. Our Regional Lifestyle Director, Heather Alexandre.

Julie Cortina, CMCE, CEC Vesta Regional Vice President

1620 Brilliant Cut Way Valrico, FL 33594
727.543.2076
juliecortina@yahoo.com

Objective To advance my management career in the community management, hospitality, and food and beverage industry, enabling full-utilization of my experience, education, training, and proven organizational skills. As a driven and dedicated leader, my goal is to secure the platform while developing initiatives that align with current business objectives and progressive strategies for an innovative company.

Skills Organization, decision-making, problem solving, interpersonal experience, internal/external communication specialization in environments to benefit all audiences, increase productivity and profits.

Certifications / Affiliations Serve-Safe Manager and Trainer levels · Certified Military Community Executive · Certified Executive Chef · Certified Meeting Planner · SKAL International Tampa Board Member · National Association of Catering Executives NACE · American Culinary Federation ACF · Florida Restaurant Lodging Association Board Member.

Experience

Vesta Property Services

Regional Vice President, West-Central Region

2022 - PRESENT; TAMPA, FLORIDA

Responsible for oversight of all West Central Region management contracts; Leading in the improvement of company culture; Streamlining financial and operational protocols through management; Innovative improvements for interpersonal team communication and strengthening the relationship and reputation of the Club culture within communities to exceed Membership expectations.

Regional General Manager, West-Central Region

2016 - 2022; TAMPA, FLORIDA

"The Face of the Club." Managing all regional operations and operations of the full-service clubhouse at The Bay Club at Westshore; Participating in Board meetings to improve Club culture and exceed Membership expectations; Overseeing large budget

Julie Cortina
CMCE, CEC

projects to enhance Clubhouse and landscaping; Developing standardized operating procedures for streamlined financial management; Maintaining an open door team culture for staff.

Regional General Manager, West-Central Region

2016 – 2022; TAMPA, FLORIDA

“The Face of the Club”: Managing all regional operations and operations of the full-service clubhouse at The Bay Club at Westshore; Participating in Board meetings to improve Club culture and exceed Membership expectations; Overseeing large budget projects to enhance Clubhouse and landscaping; Developing standardized operating procedures for streamlined financial management; Maintaining an open door team culture for staff.

Puff n Stuff Catering

Operations Manager; Special Events Coordinator

Service and Training Manager

2012 – 2016; TAMPA, FLORIDA

Leadership of a full catering team in all operations; Designing streamlined operational procedures across all expense categories; Consulting on operation and design factors for new state-of-the-art facilities; Opening catering facilities.

Department of Defense, United States Army

General Manager

2001 – 2012; FORT STEWART GEORGIA; SAVANNAH, GEORGIA

Managing operations and staff of 190 employees, including 8 department managers, across 2 Officer Clubs, full service off-premise catering, 2 nightclubs, and a satellite unit; Design and Marketing for facilities open to the public; Maintaining positive Army presence and reputation by exceeding community expectations, including local community contributions; Implementing software for greater efficiency in catering and inventory management; Accomplishments: Designed and launched 5 Afghanistan dining facilities with advanced service and revenue improvements, Spearheaded operations for 2 G-8 Summits.

Aramark Corporation

General Manager

1998-2001,; FORT STEWART GA, SAVANNAH, GEORGIA; CLAXTON, GEORGIA

Managing all operations at the Claxton Poultry Company dining facility and catering operation; Maintaining corporate policies and applications for government sensitive accounts; Managing Department of Defense and United States Army contracts; Managing internship at USF dining facility.

Julie Cortina (CONT.)

CMCE, CEC

Dartcor Group

General Manager

1995-1998; WEST PALM BEACH, FLORIDA; PARSIPPANY, NEW JERSEY

Opening new Family Golf Centers restaurants and catering facilities; Analyzing new B&I accounts; Implementing new systems; Managing sales, forecasting, and development for B&I cafeteria and catering operations; Accomplishments: 1997 Manager of the Year

café Concepts

Executive Chef

1994-1995; NEW YORK, NEW YORK

Opening new restaurant; Planning menus; Designing the kitchen facilities; Researching and developing concepts for open market franchising.

World Yacht Cruise Lines

Executive Sous Chef

1989-1994; NEW YORK, NEW YORK

Ordering daily food inventory; Scheduling; Hiring new kitchen staff; Training new kitchen staff; Fulfilling daily food production; Testing and evaluating new products; Costing menu items.

Education

New York University / Masters Course in Hotel & Restaurant Management

2001-2009; NEW YORK, NEW YORK

Culinary Institute of America / AOS Culinary Arts

1990-1992, HYDE PARK NEW YORK

Externship at Four Seasons Hotel in London, England

Loyola University of Chicago/ BS Psychology

1985-1990, CHICAGO, ILLINOIS



Heather M. Alexandre
Vesta Regional Lifestyle Director

727-641-4652

halexandre@vestapropertyservices.com

Summary

Skilled professional with over two decades in the Community Lifestyle industry. Strengths include meeting daily challenges, identifying opportunities, delivering services to all age groups, managing budgets and surpassing goals. Passionate, energetic people-person with strong leadership skills.

Employment

West Central Regional Lifestyle Director

Overseeing and working hand in hand with the area Clubhouse Managers. Assisting with events, attending association/CDD meetings, providing leadership, participating in hiring decisions and supporting the onsite staff. Aiding with event budgets, maintenance issues, training, coverage and building relationships with local vendors.

Vesta Property Services Pasco and Sarasota Counties, Florida

July 2014 – October 2020

General Manager West Central and Sunrise Preserve at Palmer Ranch Clubhouse Manager 2 years.

Opened the Clubhouse including a 7,000 square foot Clubhouse plus several outdoor amenities and a resort pool. Managed the day to day operation of the amenity center, worked closely with developer, the sales team, created monthly newsletters and planned all community events. \$12,500 Budget.

General Manager West Central and Renaissance at West Villages Lifestyle Manager 1 year.

Opened the Clubhouse including a 10,000 square foot Clubhouse plus several outdoor amenities and a resort pool. Managed the day to day operation of the amenity center, worked closely with developer, the sales team, created monthly newsletters and planned all community events. \$14,000 Budget.

Clubhouse Manager, Lakeshore Ranch 3 years.

Managed the day to day operation of the 10,000 square foot clubhouse along with a large outdoor amenity center and 3 pools. Planned and carried out all community events, created monthly newsletters and communicated with residents through Mail Chimp. \$12,000 Budget.

Cascades at World Golf Village (Active Adult Community – 55+) Saint Augustine, Florida

January 2007 – July 2014

Director of Operations and Activity Director for the community and all facilities.

Including working many days and evening events, planning, coordinating, and developing a myriad of activities centered around several clubs, and de facto groups of social, charitable, and public benefit presentations. Plus, the daily operation of the 38,000 square foot Community Center and all community contractors.

King and Bear at World Golf Village Saint Augustine, Florida

April 2002 – January 2007

Recreation and Activity Director. Responsible for planning all community events and activities along with the daily operation of the amenity center, pools, playgroup, adult activities, tennis courts and fitness center.

Heather M. Alexandre (CONT.)

Education

University of Florida, BS in Tourism, Event and Recreation Management with Sociology minor 2001

Professional Certificates

- CAM – Community Association Manager since 2013
- CPR Certified

Additional Information

- Extensive experience in customer-oriented jobs including recreational operations, event planning and problem resolution.
- Operated up to a 38,000 square foot Community Center (Cascades) with a \$1.7 million dollar budget. Have opened several clubhouses for developers and home builders with Mattamy Homes. North America's Largest Home builder.
- Extensive use and knowledge of major computer programs including Word, Excel, Publisher, Poster My Wall, Mail Chimp and eager to learn additional programs. 20 Years of making monthly newsletters and preparing them for the community distribution.
- Possess excellent organizational, planning and project implementation skills like overseeing renovations plus experience and proven results.
- Ready for new challenges and to learn new skills.
- Dedication and longevity at all my jobs.
- Outstanding communication and team-building capabilities and maintain positive relations.
- Extremely caring and outgoing personality and works well with others.

“ Vesta was selected in July of 2023 due to their compelling vision to create a superior experience for us, and their beneficial influence is readily evident:

- They quickly surpassed the original goals they set out to achieve.
- One of their best accomplishments has been the increase in revenue.
- The community has also undergone a transformation, with a greatly enhanced appearance that elevates the experience for everyone.
- Vesta has also made it a priority to secure excellent vendor service, while still achieving substantial cost savings for us.
- Beyond the tangible results, Vesta's staff is exceptionally friendly and approachable. They have garnered tremendous appreciation from everyone, fostering a sense of community and hospitality that is truly commendable. ”

- Connie Osner, Board Supervisor - Solterra Resort Community Development District

Vesta's In-Depth Approach to ensuring TRANSPARENCY and ACCOUNTABILITY

Our Regional Operations Teams have developed industry-leading "Best Practices" (tailored to each client and scope-of-service), to ensure an outstanding experience for our clients. Vesta's approach continues to evolve and improve with Board feedback, our further adoption of technology, and additional experience.

Vesta's system (1) enhances operating transparency for our clients by our periodically sharing of these completed tools with our client-Boards and (2) eliminates "issues" before they occur - or at the very least enables us to quickly and efficiently acknowledge and address them right after they are identified, thus providing for stronger accountability with our clients.

Vesta's commitment to transparency and accountability enables the best possible work performance by our team - and optimum results for our residents that we serve.

NOTE: Vesta's **Quality Assurance** system drives our commitment to operating transparency and accountability. Some key aspects of our system are shown on the following pages.



BOARD REPORTING AND ENGAGEMENT



Our onsite management team will provide **Weekly Board Updates** (either to the entire Board or specific, relevant items for an individual Board Liaison) via email on items of interest, to ensure the Board is efficiently "kept up to speed." Our team will also provide detailed Monthly Reporting for your CDD meeting agenda packets.

Vesta (1) tracks "Action Items" from each CDD meeting, (2) confirms their accuracy within 24 hrs. of the meeting via email, and (3) then provides it to all Board Members and Staff.

Heritage Landing CDD				
Post Meeting Action Items				
2/9/2023				
	Item	Owner	Description	Status/Date
1	Irrigation System	LE/BV	Excessive main line breaks	Board gave a not to exceed \$3,200. Ordered Nelson valve and air relieve valve
2	Dugouts	LE	Turning the dugouts into storage units	Provide maintenance and make them more accessible.
3	Pond sediment	LE	Removal of dirt sediment at edge of pond #4	Board approved
4	Gutters	LE	Replace rusted gutters, install gutter guards, replace gutter collector box	Board approved not to exceed \$2,500
5	Extra Staffing	LE/TM	In need of staff to do trash clean-up and pool cleaning on Saturday and Sunday mornings	Board approved 4 hours
6	Trash cans	LE	Place more trash cans on property	Board recommended we buy wood barrels and mix the concrete ones out on property.
7				

“ A key reason we contract with Vesta is our strong work-relationship with their Management Team. Vesta has been operating our amenities since they opened in 2006, and when deciding on the level of customer service and cost to the District, our relationship is such that we take into consideration what's best for each other.

Either trust who you work with to do what's best for all, or else don't hire (or retain) them. It has to be a partnership to work, and I trust Vesta's Management Team.

- Michael C. Taylor, Board Chairman; Heritage Landing CDD

Board Reporting Includes:

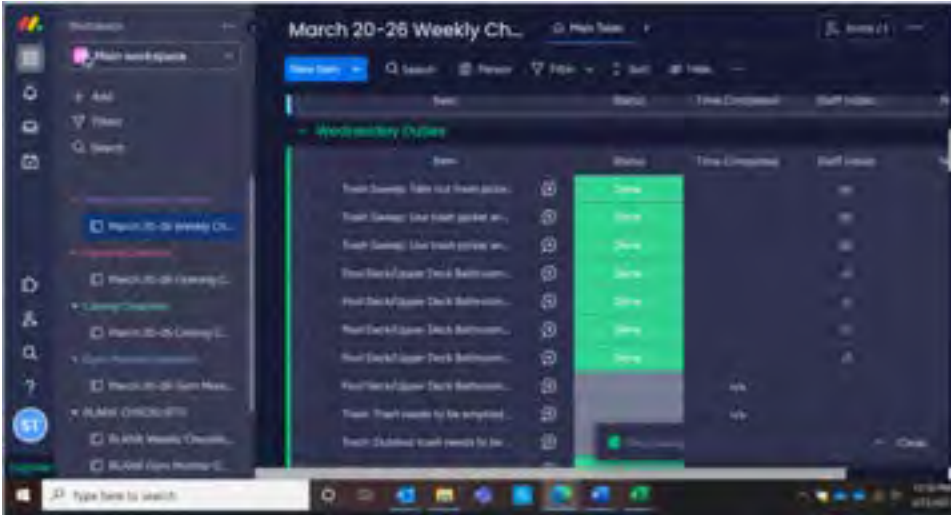
- Recap of significant Operational issues and events.
- Highlights of upcoming Lifestyle events and recaps of previous events.
- Status of Projects and ongoing Maintenance items.
- Update regarding ongoing Board Action-Items.





AMENITY / FACILITY INSPECTIONS

A chief feature of Vesta’s approach to facility inspections is our cutting edge use of **checklists**. We customize checklists (electronically with a Tablet PC) for our onsite team members to use for each facility, covering our scope-of-services, CDD policies and procedures, and our own best practices. These checklists are used for documenting completion of tasks, training, and coaching purposes.



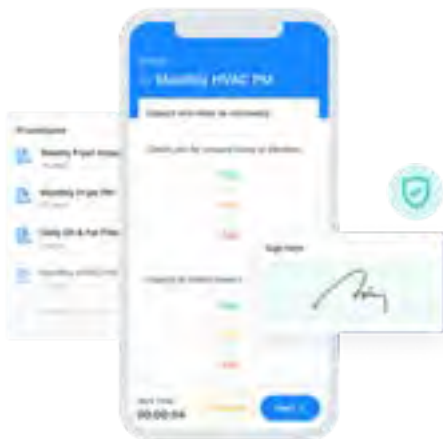
- The checklists are completed by the team member during the course of their shift and time-stamped. Our manager then can pull up the completed checklist and spot-check employees to provide feedback and coaching as necessary.
- The checklists are “dynamic” and updated as necessary by operational environment to stay as proactive as possible. Edits can be made remotely based on real time resident feedback.
- Results can be saved and imported into Excel as needed, and then shared with Board members (for operating transparency purposes) as much as is desired.

September 12-18 Weekly Checklist Board		Prepared by: Monday...		
Monday Tidbits				
Name	Status	Time Completed	Staff Initials	Notes
Floor Space: Sweep the Floor	Done	8:02	KM	gargo in floor tile between women's restroom and drinking fountain
Floor Space: Wipe the Mirror	Done	9:19	KM	Need more cleaners
Floor Space: Wipe the Sun and Winston's Office Door (inside and outside)	Done	9:25	KM	
Floor Space: Window Floor Space Door (inside and outside)	Done	9:43	KM	
Pool Deck: Fire Pit/Upper Deck: Straighten all furniture	Done	10:58	SC	
Pool Deck: Fire Pit/Upper Deck: Wipe all tables with gym wipe	Done	1:02	SC	
Pool Deck: Fire Pit/Upper Deck: Wipe all trash cans with gym wipe	Done	1:05	SC	
Trash: Trash needs to be emptied in Office, Club Suite, Floor Space, Living Rooms, Upper Bathrooms, Social Hall, and Pool Deck Bathrooms	Done	2:41	SC	
Trash: Outdoor trash needs to be emptied by the front gate and by the Social Hall				
Water plants in stone planters by front gate				
Facility Sweep @ 2 PM	Done	2:19	SC	Walk through all bathrooms, facility rooms, and pool deck. Makes sure all areas are clean, trash isn't overflowing, and are stocked properly.
Facility Sweep @ 3 PM	Done	3:21	KM	Walk through all bathrooms, facility rooms, and pool deck. Makes sure all areas are clean, trash isn't overflowing, and are stocked properly.
Facility Sweep @ 4 PM	Done	4:19	KM	Walk through all bathrooms, facility rooms, and pool deck. Makes sure all areas are clean, trash isn't overflowing, and are stocked properly.
Facility Sweep @ 5 PM	Done	5:42	DL	Walk through all bathrooms, facility rooms, and pool deck. Makes sure all areas are clean, trash isn't overflowing, and are stocked properly.
Facility Sweep @ 6 PM	Done	6:14	DL	Walk through all bathrooms, facility rooms, and pool deck. Makes sure all areas are clean, trash isn't overflowing, and are stocked properly.
Facility Sweep @ 7 PM	Done	6:51	DL	Walk through all bathrooms, facility rooms, and pool deck. Makes sure all areas are clean, trash isn't overflowing, and are stocked properly.

- We also further leverage technology to centralize and standardize our facility inspections (see next page.)

INSPECTIONS & PREVENTATIVE MAINTENANCE SOFTWARE

Included in Vesta's Management Fee

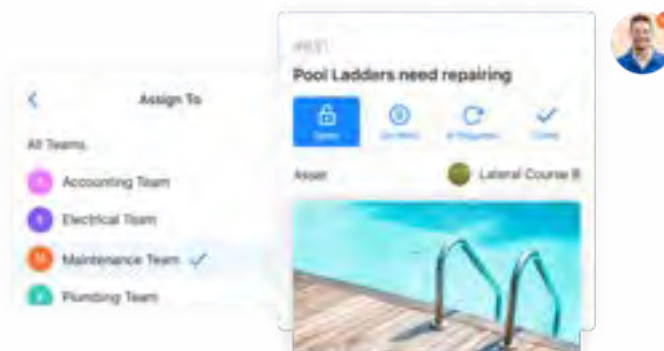


Schedule Inspections

Never worry about an inspection falling through the cracks. We set due dates and repeatability settings and get alerts when inspections are past due. We all ensure everyone is using the most up-to-date inspections and performing work accurately.

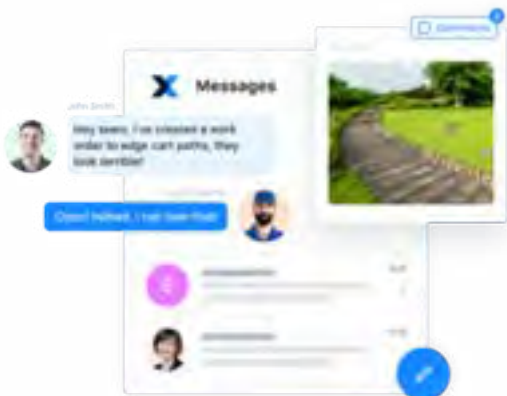
Work Orders

Know what's working and what isn't, and who is fixing what when. We assign Work Orders to our technicians to fulfill maintenance requests for assets and other equipment. Allows PM's to be scheduled with staff as well as vendors.



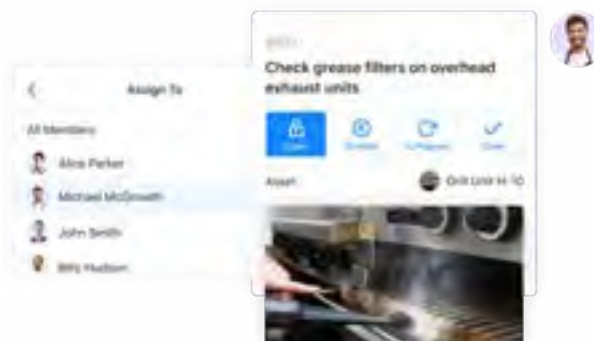
Collaborate

One centralized communication platform. No more switching between emails, phone calls, and text messages to discuss work to be done.



Maintain Quality Control

Reduce downtime and ensure that your equipment runs safely and efficiently to meet or surpass operating standards.



QR and Barcode Scanning

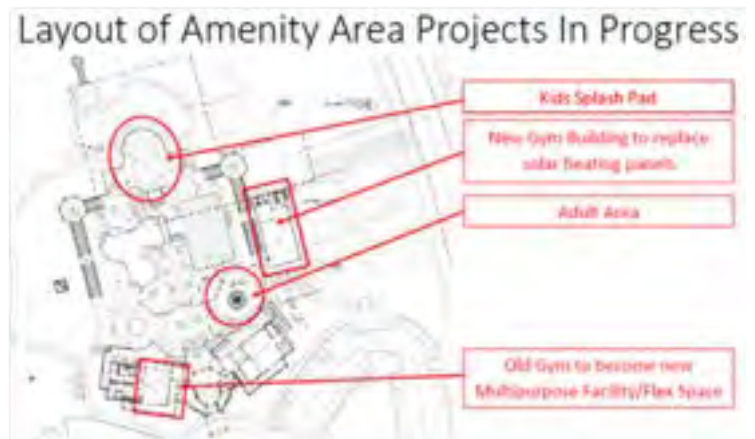
Manage parts, inventory, and assets with barcode scanning. This allows management to pull warranties, invoices, and work orders on one specific item. For example, a QR Code would be added to a pool heater. Maintenance tech/vendor would be able to add a warranty, work order details, etc. In the field.





PROJECT MANAGEMENT

- Vesta actively supports all aspects of projects that our client-CDDs undertake, from sourcing vendors, aiding the board in their decision-making process, and then working closely with hired vendors.
- We leverage our expertise and the vendors' while providing accountability regarding their quality-of-work and contracted scope-of-work, to best-ensure that all stakeholders are engaged and kept updated on (1) work progress to-date; (2) that the work is completed on-time; and (3) that the best overall value is provided to the CDD.
- Vesta has many years of close experience with local vendors and therefore we share our recommendations across our many client locations. We have participated in regular capital work such as pool resurfacing, addition of pickleball courts, and complex, multi-million dollar enhancement projects. Examples are shown below:





TEAM MEMBER LEARNING-AND-DEVELOPMENT

Our Team Members throughout Vesta are absolutely critical to our success in serving our customers, so it is essential that we invest in them. Our strong local presence provides our area team many opportunities for learning,, development and advancement, which helps us attract-and-retain the best talent.

Vesta deploys (1) customized, on-site operational training; (2) supports our team to obtain specialized certifications; and (3) provides Vesta-specific Customer Service Training to "set them up for success." We further build upon that with networking opportunities for managers at our pre-and-post season, all-manager meetings; and "peer walks."

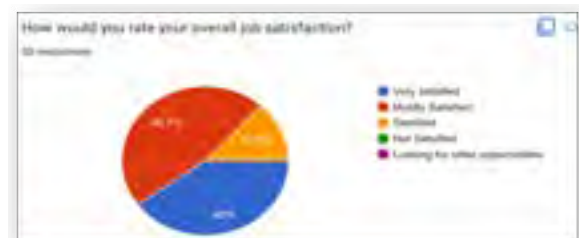
- We also provide timely feedback through our (two-way) **semi-annual check-ins**, which evolved from previous performance management reviews with a goal towards a less formal, more frequent and empowering experience.



- Most importantly, we actively foster our culture based upon our Vesta Core Values. One way we do this is through our annual, companywide "**Eagle Pride Day**."



- We solicit manager feedback via **annual surveys** to ensure we are fully engaging, empowering and satisfying our onsite Management Teams.



- **Vesta University** is our website- based training resource that provides 3rd party vendor training aids as well as internally-created, Vesta-specific content developed by our subject matter experts. These training aids vary from videos to PowerPoint, critical skill modules.





Team Member Audits

We also do a variety of team member audits to ensure their training “sticks” and to provide ongoing feedback and coaching to set everyone up for success. The following are two examples.

Customer Service Audits

- When a leader witnesses an interaction between a resident and a team member that has opportunity to be improved upon or to be reinforced and celebrated, the individual is pulled aside informally at the first available moment to coach or congratulate, as appropriate.
- A more formal process is utilized with new team members that follows a checklist tailored to their job scope that reinforces our standards for customer service.

MiraBay Reception Standards & Evaluation

Receptionist		Yes	No	NA
1	Receptionist greets with a warm and genuine greeting with correct title of the resident. Ex: "Good morning, Mr. Jones." "Good afternoon, Mrs. Smith." "Hi, I found you."			
2	Receptionist maintains a calm demeanor.			
3	The resident is always asked permission before being placed in a lift. Ex: "May I place you on a lift? Hold while I connect the lift."			
4	Receptionist is highly articulate and avoids slang and excessive use of phrases. Ex: "No, sorry, I don't know." "Yes, I'll be right with you."			
5	Receptionist is polite and maintains a pleasant tone and appropriate pace throughout the interaction. Ex: The resident does not feel rushed or overwhelmed by the interaction.			
6	Receptionist readily smiles and maintains a genuine expression.			
7	Receptionist makes eye contact and keeps focus on the resident.			
8	Receptionist exhibits a genuine sense of interest and concern for the resident.			
9	Receptionist is thoughtful and intuitive, demonstrating attentiveness when appropriate and helpful. Ex: Offering the laundry and linen at Laundry Call to new residents before they ask for it.			
10	Receptionist is knowledgeable about units, community, or services, and can provide accurate information.			
11	Receptionist does not disclose a resident's information without offering an appropriate alternative. Ex: "That check process goes through our Field Management. I would be happy to help you with that."			
12	The resident's name is used effectively as a signal of recognition, but discreetly. The number of times is determined by the length of the interaction. Ex: Once upon greeting, once upon farewell.			
13	Receptionist is consistently well-groomed, wearing clean and well-fitted attire. Ex: The resident's smile.			
14	Amount of communication among staff is consistent and complete. Receptionist does not have to repeat information to other staff.			
15	Receptionist shows initiative with public and appropriate remarks. Ex: "Thank you for the 5th floor."			
Signature:				
Date:				

Peer Site Reviews

- Managers in similar positions are paired and then walk each other's properties, point out opportunities and solutions, and share best practices for mutual and informal benefit. They then provide a summary of what they learned, so we can ensure there is sufficient value provided and best-determine how to plan subsequent experiences and further development opportunities.

Peer Site Review	
<p>Objective: Gain a thorough understanding of day-to-day operations. Discuss items such as current contracted services, staffing, project work, vendors, trends and challenges. Most importantly share best practices and look for opportunities to learn and provide input to one another. Take notes as both the host and the visitor. Submit to your supervisor for recording purposes.</p>	
Date: 1/3/22	Visitor: James Robinson
Property: Durbin Crossing	Host: Ben Conner
<i>Notes/ Observations/ Best Practices</i>	
Get contact info for fitness preventative maint company from Ben. Durbin was pleased with professionalism and response time of the vendor.	
Recently did a paint RFP for facility exterior. Get the template to use for upcoming RFP	
Forward contact info from our current vendor, Welches Tennis. Durbin is looking to renovate	
Consider branding tennis windscreens. Looks sharp! Research budget	
Ben recently replaced his pool pump through AI Pools. Do NOT USE. Poor workmanship with	



MANAGEMENT TRAINING

As a management company, delivering excellent work performance by our managers is crucial to our success. To this end, Vesta brings our General Managers, Amenity Managers, and Lifestyle Directors together in-person twice a year (before-and-after our peak season) to conduct training, prepare for-and-debrief the peak season, and to internally network. We do the same with our Field Operations-and-Maintenance Managers annually.

Topics have included:

- Customer Service Training
- Post Season Debriefs
- Annual Manager Survey results and action Items
- Pre-Season Operational Initiatives
- Lifestyle Initiatives
- Team Building
- Topical Breakouts
- Operational Tools
- Performance Management



- Staffing Strategies
- Financial Analysis
- Training & Development
- Retention Strategies
- Payroll Management and Reporting
- Results of operational pilots
- Team Member Check-Ins
- Insurance
- Checklist Management
- Onboarding
- Townhall with Vesta's CEO

VESTA MANAGER PLAYBOOK 2.0



**PEOPLE
PASSION
PROCESSES**



CUSTOMER SERVICE TRAINING

Vesta has developed many hours of industry-specific Customer Service Training modules featuring valuable information conveyed through (a) presentation slides, (b) video reenactments, and (c) hands-on, role-play exercises to provide all of our team members with the very best in Customer Service Training.

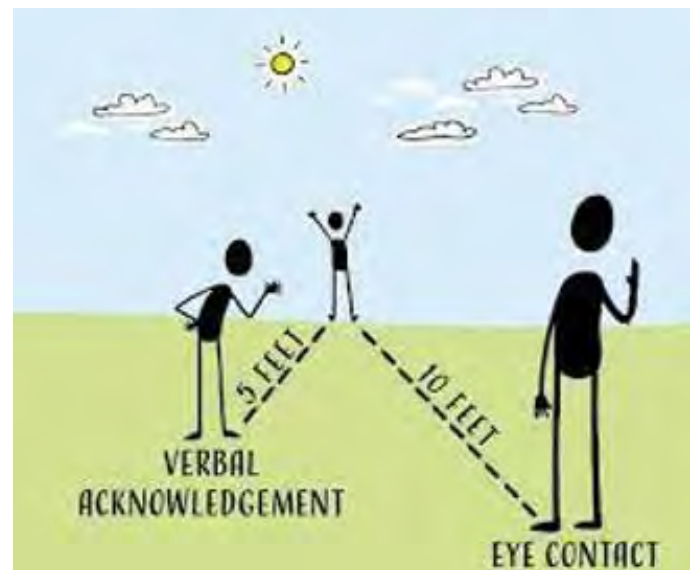
These modules include specific training for hourly staff, mid-level managers, and general managers, and have been custom-made by Vesta to fit our specific needs.

Some of our training topics include the following:

- What is customer service?
- How to proper customer service?
- Customer service challenges and potential solutions
- Defining our customers
- Identifying conflicts of all types and how to deescalate and resolve
- Body language and perception
- Anticipation
- Following through and following up
- Service recovery
- The HEART Model
- The 10-5 Rule

Service Recovery Model

Hear
Empathize
Apologize
Respond
Thank



“ We switched to Vesta in my third year as a Supervisor. If you are considering a switch in Management Companies, I wholeheartedly recommend you consider Vesta.

No matter the size of your community, Vesta will over-invest in your management team, both in terms of the onsite personnel they assign to your community and the back-up support they provide.

I have found Vesta to be ethical, resident-oriented, and creative in their approach to programming and solving problems.

– Paul Curley, Former Board Chairman; Harbor Bay CDD (MiraBay)

CONTINGENCY PROCEDURES

How any issues arising after business hours will be handled.

Vesta's approach to handling "off-hours" issues is relatively straightforward:

- We ensure that our full-time, on-site amenity manager is reachable "24/7" - other than during previously-scheduled Paid Time Off breaks (which are important to help our manager "recharge" and sustain his or her long-term commitment.)
- We "cover" such necessary breaks with other on-site staff (possibly the Assistant Manager, if one is part of the staffing structure) and/or Vesta's Regional Support Team (including our Regional Vice President, Julie Cortina.)
- Finally - to provide another layer of communication "redundancy" - we have in place a professional answering service throughout our company. If a call is not returned within a predetermined timeframe, our answering service will utilize our internal "phone tree" to contact a pre-designated Vesta associate.

Our system helps ensure that "off-hours" issues are being addressed in a timely and effective matter, while still providing for appropriate work-life balance for our team.

Back-up plan for situations where the full time Amenity Manager, full time maintenance person, or any part-time staff are unavailable.

Due to our company's size and depth-of-talent, Vesta builds in capacity with our Regional Support Team by design, to accommodate such scenarios. When necessary (mainly due to our continued growth), we have also made - and will continue to make - strategic "external" additions to our company (Heather Alexandre is just one example from a few years ago) - but we prefer (whenever possible) to develop-and-promote "from within."

- On a short-term basis, Vesta's coverage in such a situation will be provided by a member of our Regional Support Team (led by Julie Cortina and who is assisted by Heather Alexandre.) They both have decades of amenities management experience and expertise. We also have the ability to tap into our other teams in the area, particularly for assistance in covering for the hourly staff of clubhouse attendants and maintenance personnel (our Brandon office deploys a dedicated maintenance team. and our Ft. Myers office is less than 40 minutes from you.)
- On a long-term basis, Vesta would utilize a combination of the above approach: we would tap into our existing "bench strength" among the individuals listed above, while having our HR Business Partner, Matt Sinanan, conduct an extensive search both internally and externally, if needed, to further supplement our coverage.

CONTINGENCY PROCEDURES (cont.)

Escalation procedures and contact information if there are any concerns regarding the assigned staff.

By drawing upon Vesta's three decades of on-site community-amenities management experience throughout Florida, with hundreds of management contracts and on-site personnel, we are quite adept at managing the various types of challenges and concerns surrounding this topic. Typically, we utilize a combination of:

- Internal communication involving the Vesta associate in-question; a member of our Human Resources team - most likely our local/area HR Business Partner (Matt Sinanan); and our associate's direct supervisor within the "assigned staff" as well as our Regional Management Team such as Heather Alexandre (email: halexandre@vestapropertyservices.com); to handle the details surrounding the concern(s) as well as appropriately handle any sensitive information or issues involved. Also, our HR Business Partner ensures that proper documentation of the matter is kept on file for future reference,, and if necessary, he or she can involve our Vice President of Human Resources, Catherine Whyte.
- External communication with either the District Manager, a Board-Supervisor (most likely the chairperson), and possibly District Counsel (if warranted). This communication would most likely be in summary form rather than as detailed or nearly as time-consuming as our own, internal communication outlined above (which would be appropriate given the contractual, "arm's-length" nature of our relationship with the District.

Should the District be dissatisfied with our handling of the matter, Vesta would escalate these procedures within our company, such as involving Heather's supervisor, our Regional Vice President, Julie Cortina (email: jcortina@vestapropertyservices.com; cell phone: (727) 543-2076; or Julie's supervisor, our Regional President, Ginger Anzalone (email: ganzalone@vestapropertyservices.com; cell phone: (813) 918-1790); or Ginger's supervisor, our C.E.O., David Surface (email: dsurface@vestapropertyservices.com; office phone: (904) 355-1831 ext. 416), whenever necessary and warranted.

There have been (rare) occasions when, after thoroughly exhausting all of these procedures, necessary communication, and due consideration stated above, a determination is made (either independently by Vesta or in close collaboration with the District) that a change involving the removal of the Vesta associate in question is needed, Vesta will make that change in an expeditious and appropriate manner.

Vesta has the necessary professional judgment, expertise, and resources to properly do so - and without equivocation or unnecessary delays. Should this move be the ultimate outcome of the matter, Vesta would, of course, also keep the District appropriately advised of this move (just as we would other aspects of the entire process.)

TRANSITION PLAN

Changing from one management company to another can be an uncertain time for Boards, District Staff, residents, and vendors. Each management company has a specific way of operating, and new systems and procedures need to be put into place. Vesta mitigates transitional issues by implementing our proven onboarding process, one that has been successful for hundreds of communities throughout Florida.

As part of our plan, we will perform the following procedures:

- Seamlessly transition all appropriate management services over to Vesta.
- Implement a process of effective communications with the Board.
- Target dates for completion of transition tasks are mutually agreed to between Vesta and the Board and added to the Transition Plan document.
- Vesta will work in a cooperative and respectful manner with the incumbent management firm to obtain necessary documents and information required to transition management services.
- Provide timely communications to owners and vendors to reassure and educate them regarding the management transition.
- Conduct 30-, 60- and 90-day performance assessments with the Board to ensure transition goals and contractual obligations are met.

Regarding the possible hiring of existing on-site staff:

Vesta is flexible regarding the possibility of retaining current on-site staff at Lakeside Plantation. In addition to considering any relevant input from the Board, Vesta would:

1. Seek permission from your current Management company to contact its onsite team members, to gauge who desires to continue serving Lakeside Plantation.
2. Interview these individuals and assess their capabilities of fulfilling our objectives and operating standards under our contract with the District.
3. Should any be chosen, as a professional courtesy we would then quickly communicate to the outgoing firm which associate(s) are intended to remain in place at your District.

“ I'm very grateful for your stewardship that has supported and improved our community in so many ways. I'm thankful for our partnership with Vesta and the individual relationships I've built with each member of your team. It is a group committed to our success, with a willing spirit that consistently goes above-and-beyond to serve our residents. ”

- Chris Sexton, former Board Chairman; Julington Creek Plantation CDD

RESIDENT ENGAGEMENT & LIFESTYLE MARKETING IN THE COMMUNITY



WESTLAKE
COMMUNITY
ACTIVITIES & EVENTS

Resident Meet & Greet
Residents are invited to come meet each other and Linda at the Sales Center Patis. A delicious spread of various wine, cheese & fruit offerings will be served by our F&B Staff!

"First Friday" Dine-Out
Let's meet up at a nearby restaurant for a casual dinner & conversation together. We'll have servers, trivia, etc. to help get things started. (This will be a monthly activity unless we've scheduled a different event to coincide with a holiday.)

Good Beer Bus
Residents will have a chance to board the Damn Good Beer Bus. A typical public tour will take three to four hours: visit three breweries, feature four pours totaling 16-20 ounces of each brewery per guest, a local craft beer on the bus, and an experienced tour guide with you at all times. Also included is bottled water, a take home koozie, and light snacks on the bus. Expect to have face to face interaction from a brewery representative, with at least one behind the scenes tour where you learn about the beer making process. **ADULTS ONLY.**

Movie Under the Stars
Everyone is invited to come together for an outdoor movie & popcorn. Beverages are BYOB, along with lawn chairs or blankets.

"Third Thursday" Ladies Luncheon
The Ladies of Westlake will gather at a local establishment for lunch & conversation together. (This will be a monthly activity unless we've scheduled a holiday-related event in its place.)

Christmas in July
This is a surprising, mid-year Summer Event to show a slightly different side to the holiday. The atmosphere will be created by decorating Palm Trees with lights and bringing in some appropriate vendors & activities.

Rapids Waterpark
Family outing to a great waterpark for the day.

"Fifth Monday" Donut Day
We'll meet at a nearby donut place to enjoy coffee, donuts, etc.

Adults-Only End-of-Summer Trip to Palm Beach Improv
Parents, enjoy your last weekend before the kids go back to school with a great night of comedy with Dan Gurnim!

Pizza Party
Last back opportunity for homeowners to meet one another and have pizza. Event lawn, & Sales center patio. Activities/Games provided to facilitate getting to know each other.

End-Of-Summer "No Pool" Pool Party!
A great way for families to cool off for a couple hours and have some great food with some fun activities.

Fall Luau
Come out and enjoy some fantastic food and great entertainment provided by an authentic Polynesian luau group.

Dinner Detective Show
Families with children 15 and older welcome! Enjoy a night out with some great food and a mystery dinner show!

Bus to Clematis by Night
We would like to take advantage of the on-going free concert series in West Palm. We will arrange for bus transportation to and from Clematis street for the residents to enjoy the nightlife, bars, and restaurants at their own leisure.

Family Picnic Latin Night on the Lawn
Great social event for current and upcoming residents to meet themselves. We are trying to portray a "music" in the park atmosphere. This is also a great chance for the manager to walk around and introduce herself. Catering will be provided by Tijuana Flats and a musician will be hired for entertainment. Residents will bring their own chairs and blankets for the picnic.

Corn Maze Trip
Great family outing and activity for the fall season. Pick a commute close by and negotiate a group ticket price and picnic table at the event. The community meets there and has some free time before entering the maze together.

Trunk or Treat
Residents bring their cars to the central parking lot decorated, and kids get to trick or treat at the cars! Great event for community under construction.

Shop Now for the Holidays! – Fall Vendor Fair
Time to shop for the holidays! Bring the kids for some great activities as well!

Holiday Movie Under the Stars: Elf
Bring the whole family to watch the holiday classic! Hot chocolate bar for everyone as well!

Santa Visits
Parents can leave a special gift out for Santa Claus as he visits your home to say hi to the kids!



“ Since 2008 when our amenity centers opened, Vesta has been very committed to providing a safe and friendly environment while ensuring our residents enjoy their time there.

The parties, events, newsletters, residents' mobile app, and other social media communications all keep our residents engaged and well-informed all year.

- Jason Harrah, Board Supervisor; Durbin Crossing CDD, 2014 - Present



Lifestyle



CREATIVE SPECIAL EVENTS FOR ANY COMMUNITY'S BUDGET

- Donuts and Coffee
- Summer Kickoff
- Dive In Movies
- Super Bowl Parties/other sporting event nights
- Polar Plunge
- Vendor Fairs
- Carnivals
- Potlucks
- Chili Cookoffs
- Live music at the pool or park
- Off-site sporting event nights
- Scavenger Hunts
- Ice Cream Socials
- 5K's and Triathlons
- Mother Son Dances
- Spring Fling/Eggstravaganza
- Halloween/Fall Festival
- Christmas Tree Lighting/Pics with Santa Claus
- Breakfast or Brunch with the Easter Bunny/Santa Claus
- Letters to Santa
- Memorial Weekend
- Independence Day Celebration
- Daddy Daughter Dance/Mother Son Dance – Mother's Day/Father's Day
- Valentine's Brunch
- Rock Your Shamrock – St. Patrick's Day
- Veteran's Day Celebration
- Monte Carlo or themed Casino Night
- Social Hours with Live Music
- Stand Up Comedy Nights
- Mixology Classes
- Cooking Classes
- Murder Mystery Parties
- Local liquor tastings with cigars
- Daddy Daughter Dances
- Celebrate Your First Responders
- Music Bingo
- Science Comes Alive!
- Concerts of all sizes
- Classic Cars and Coffee
- Fishing Tournaments
- Community Cornhole Competition

Vesta's vision is to have increasing quality-and-frequency of Events for Lakeside Plantation CDD.

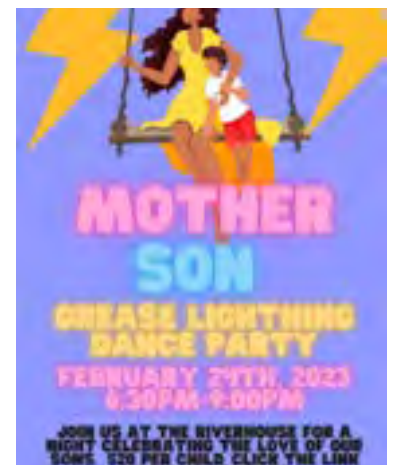
This will include large-scale events for families (& some for adults-only), plus smaller events and "special interest" activities in between, while continually improving our offerings based on residents' participation and feedback, etc. During Spring Break Week, we would offer a week of fun events, and during long holiday weekends, Vesta would offer options to keep people active all weekend-long.



RESOURCES AND OTHER SUPPORT FOR VESTA'S AMENITY MANAGERS



- Regional Lifestyle Dir. with 20+ years of experience in events, entertainment and programming for multiple, high-quality companies and communities.
- Vesta's 50-page Lifestyle Handbook used for training and reference.
- Hands-on help with staff turnover/transitions and Managers' use of PTO benefits.
- Preferred Vendors List, enabling some of the best pricing in the industry.
- Quarterly Lifestyle Newsletter provided to the entire state, featuring new vendors, new ideas, and more for *all* Vesta Amenity Managers.
- Monthly Training sessions; Quarterly Idea-Sharing sessions with all Managers.
- Shared Expertise:: Oversee 12 Community Events Budgets (\$9,000-\$75,000/yr.)



PRODUCING AND MANAGING PROGRAMS FOR ALL DEMOGRAPHICS

- Premiere Youth Sports Leagues with 2000+ participants throughout the year in flag football, soccer, and basketball.
- Zumba
- Body Boot Camp
- Aqua Fitness
- Yoga
- Pilates
- Soccer Shots
- Kids Acro
- Adult Foreign Language
- Ballroom Dance
- Tai Chi
- F-45 Boot Camp Days
- Swim Lessons
- Self Defense
- Pilates
- Spin/Cycle
- S.T.E.M. programs for kids
- Barre
- Pickleball Lessons
- CPR and AED
- Meditation
- Les Mills Programs
- Basketball lessons
- Skateboarding lessons
- Stretching
- Golf Training for
- Summer Camps
- Baking Classes
- Art Classes
- Kids Drama



COMMUNITY WEBSITES

- Hosted and created by Vesta: mobile-friendly and user-friendly Lifestyle Websites – custom-made for Lakeside Plantation CDD. (At Board's Option; additional, one-time fee of \$1,900 to develop and then \$1,500 annually for administration and support.)
- Functionality can include amenity/room rental capability; event calendars with RSVPs and ticketing; reporting concerns or requests to staff; and much more.



VESTA VANTAGE PRO: Website and downloadable applications can be sent to your mobile device, so residents enjoy the ultimate **service, convenience, and savings.**



FEATURES



Smart Calendar with RSVP

Scheduling upcoming meetings or events is simple with the system's built-in smart calendar. When a manager or administrator posts an event, they can opt to send out an immediate automatic notification of the event to the residents—plus recurring automated reminders of the event. No more remembering to send out reminders because the system does it for you. And, if you need a head count and attendee lists, you can enable a RSVP feature to keep track of who will be attending.



Amenity Reservations

If the Amenity Reservations feature is enabled, residents can easily make reservations by using the system on their desktop, tablet or mobile. Any kind of amenity or facility—party room, tennis courts, clubhouse—can be created with a corresponding calendar for that facility. The number of facilities is unlimited. Available days and times are placed in the calendar and the administrator has the option to automatically or manually approve reservations. Also, the system's automation sends an email to the resident giving them the status of their reservation.



Resource Library

The resource library is a publishing system for important association documents, links and information. The built-in content management system makes it easy for managers and administrators to post meeting minutes, association rules, PDF and Word forms, and resource links. An effective way to reduce violations of the association rules is to remind residents of certain rules in the Community Feed with links back to the resource library. These Community Feed posts can be scheduled and automated.



Board & Committee Tools

The system has a private group feature that allows a manager or administrator to set up multiple private boards and committees. This is a great way for committees, such as the Board of Directors, ACC Committee or Landscape Committee, to discuss their business in private among other committee members. The board and committee tools include an activity feed, events calendar, documents upload and storage, and member directory. The activity feed is a rolling feed with separate thread boxes which makes conversation by subject and corresponding comments extremely organized and easy to follow. This keeps committee members engaged and association business efficient and productive.



Group Pages

Connecting with residents and being active in one's community creates connections and conversations which help create great neighborhoods. The group pages feature makes it easy for residents to connect with those who share the same interests. Starting a garden club, book club or running group page is a breeze. Each group features their own page with an activity feed, calendar, photos, documents and member directory.



Dynamic Forms

Community associations frequently have forms—surveys, waivers and contact forms—that need to be completed by residents. The dynamic forms feature is an online form creation and submission management system. It allows an administrator to create multiple unique forms specific to a community's needs. Creating a dynamic form doesn't require any computer programming skills; all interfaces are user-intuitive and easy to use. New forms can be quickly created by using existing templates provided within the system. All form submissions and results are saved and managers are automatically notified upon a resident completing a form.



RFP's SCOPE-OF-SERVICES

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

1. GENERAL

1.1. General Overview

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

1.2. Community Development Districts (CDD) Development

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

2. GENERAL CONTRACTOR REQUIREMENTS AND PROCEDURES

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

2.1. Operation Procedures

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

2.2. Key Personnel

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

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

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

Maintenance & Custodial Personnel

3. GENERAL CONTRACTOR REQUIREMENTS AND PROCEDURES

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

3.1. Operation Procedures

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

Job Description and Schedule

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

Anticipated Staffing Structure:

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

Contractor's duties

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

Tactfully communicate with residents regarding issues handled by the Contractor

Investigate and resolve complaints and concerns from residents

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

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

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

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

Coordinate all scheduled services with the Owner

Oversee the janitorial and specialized maintenance of clubhouse and amenities

Implement and maintain a safety program for the staff and residents

Deliver by mail or electronic mail all records to Owner

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

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

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

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

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

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

Interview and hire for certain recreational vendors or programs

Process all accounts payable and accounts receivable associated with District services

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

Maintain promotional flyers and registrations at Club Office

Facilitate electronic news messages and electronic newsletters

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

Maintain an online resident directory

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

3.2. Personnel Dress Code

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

3.3. Personnel Conduct

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

3.4. Safety Program

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

3.5. Facility Location

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

3.6. Document Control and Data Maintenance

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

3.7. Liability Insurance

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

4. COORDINATION

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

4.1. General Coordination

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

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

4.2. Amenity & Office Coordinator

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

5. SCHEDULED OPERATIONS

5.1. Activities

Contractor shall provide social, wellness, and entertainment activities on a weekly and monthly basis. The Contractor will be responsible for the research, production, scheduling, organization, promotion, and monitoring of a broad range of activities for the residents of the Lakeside Plantation community. At the end of each activity, the Contractor should gather feedback from participants. Contractor shall evaluate the effectiveness of each activity, compile, and implement improvement plans for future activities. The Contractor shall develop and design promotional flyers, seating charts and other materials for specific activities as needed. The Clubhouse Office will provide information, registration of activities and attend to the needs of residents. The Clubhouse Office staff should answer telephone calls, process incoming and outgoing mail and electronic mail for the community. A schedule of activities must be kept current for Lakeside Plantation and posted in proper locations within the community. There will be a monthly electronic calendar for the residents and included within the monthly electronic newsletter. Activity rooms will be scheduled, designed and setup prior to each activity. Staff should facilitate community meetings to present upcoming activities and community news. Staff should gather suggestions from residents for future activities and community improvements on a regular basis. Knowledge of the audio/video equipment is required; furthermore, training volunteers and staff to properly use the equipment is required. The Owner shall provide initial training of the audio/video equipment to the Contractor.

Contractor will provide the following services.”

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

5.2. Events

The Contractor shall develop, schedule, promote, plan and facilitate all events for Lakeside Plantation. Events will include banquets, socials, parties, holiday activities, receptions, and other special events. At the end of each event, the Contractor should gather feedback and evaluate success of each event, staff and other resources; furthermore, compile, and implement improvement plans

for future events. The Contractor shall develop and design promotional flyers, seating charts and other materials for special events as needed. Knowledge of the audio/video equipment in the clubhouse is required; furthermore, training volunteers and staff of the equipment is required. The Contractor will be responsible for ensuring that the Clubhouse and all amenities is secure and locked down on a nightly basis.

5.3. Clubhouse Availability

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

5.4. Online Resident Directory & District Website

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

5.5. Monthly Electronic Newsletter and Electronic Message Blasts

The Lakeside Plantation electronic monthly newsletter is the responsibility of the Contractor. The Contractor will supervise, design, edit, publish and maintain the content of the electronic newsletter. At all times the newsletter content should contain community amenity news, recreational programming information, community information, special events, and activities. In addition, the contractor is expected to maintain all the technical aspects of the newsletter while implementing new material, graphics and updating content. The Contractor must maintain a current mailing list of resident subscribers. A representative from the newsletter should attend community meetings, present ideas, share articles and attain information to be included in the newsletter. Electronic mail messages promoting activities, alerting residents to important maintenance news or other information that impacts residents at Lakeside Plantation will be sent as often as needed. All resident communications are expected to be free from grammar and spelling errors.

5.6. Contract Coordination

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

5. ADMINISTRATION/OPERATIONS

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

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

a. Administration

- i. The administrative section of the document shall, at a minimum, address those functions, which are the responsibility of the Contractor related to all administrative matters generally described in the Scope of Services and as outlined below. Organizational charts for administrative management functions include key personnel names, job titles, electronic mail addresses, and phone numbers.
- b. Policies and procedures related to the Contractor's program for communications with the Lakeside Plantation community relative to operations and customer service.
- c. Personnel policies and procedures related to the Contractor's personnel performing services on the Lakeside Plantation site.
- d. Maintenance Checklists including daily, weekly, monthly and annual maintenance requirements at Lakeside Plantation.
- e. Hurricane and Severe Weather Preparedness Plan for community readiness.
- f. Emergency Preparedness Plan to address natural or other disasters.
- g. Vendor Directory including all necessary contact information for vendors providing supplies or services to the District.

6. RESPONSE TIME

a. General

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

EXHIBIT B

Job Description and Schedule

Anticipated Staffing Structure:

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

Maintenance & Custodial	NTE 24	

In Season is defined as November-March and off-season is defined as April-October.

Staffed hours for the clubhouse will consist of two seasons:

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

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

FEE SCHEDULE – PER RFP

Year 1: \$287,890 yearly

Year 2: \$296,525 yearly

Year 3: \$305,425 yearly

Job Title	Staffing Hours per Week	Year 1 (Vesta is willing to pro-rate the yearly figures shown below from contract start-date through 09/30/24)	Year 2 (= 3% increase)	Year 3 (= 3% increase)
Amenities/Office Coord. (FT-Hourly)	40 hrs.	\$119,015	\$122,585	\$126,265
Additional Office Staff (2 PT-Hourly)	40 in-season; 35 off-season	\$99,830	\$102,825	\$105,910
Maintenance & Custodial (Hourly)	NTE 24	\$51,150	\$52,685	\$54,265
Direct Overhead	-	\$17,895	\$18,430	\$18,985
Vesta’s <u>TOTAL FEE</u> to CDD		\$287,890	\$296,525	\$305,425

- “Direct Overhead” *includes*: employee screening, recruiting, and training costs; insurance coverage (as per the Agreement); Vesta Senior Manager’s in-person attendance at monthly CDD Meetings; corporate travel expenses; program registration software and Preventative Maintenance software (see Page 26); and manager cell phone stipend.
- All other Fees *include*: payroll costs associated with the staffing structure identified in Exhibit B of the RFP; workman’s comp. insurance; health insurance benefits for full-time employees; Paid Time Off benefits for on-site employees; and Vesta’s Management Fee.

“As a long-time resident and CDD Board Chair, I have a first-hand appreciation for the value that Vesta brings. Our thriving community appeals to people (including prospective homebuyers and realtors) because of how well (1) our residents are served, (2) our assets are managed, and (3) our community is kept up by Vesta (for 17 years now.) And our success isn’t due to having a large staff, either; Vesta’s talent, unique experience, and overall dedication are the difference-makers for us.

When assessing options for community management services, I would urge other CDD Boards to secure the best service possible for their community in return for an appropriate and fair commitment of financial resources by the District. I’m pleased to commend Vesta for embracing this key approach by us, and for doing so in a collaborative and transparent manner with our Board and District Staff.

FEE SCHEDULE – ALTERNATE OPTION

Year 1: \$296,415 yearly

Year 2: \$305,305 yearly

Year 3: \$314,470 yearly

Job Title	Staffing Hours per Week	Year 1 (Vesta is willing to pro-rate the yearly figures shown below from contract start-date through 09/30/24)	Year 2 (= 3% increase)	Year 3 (= 3% increase)
Amenities/Office Coord. (FT-Hourly)	40 hrs.	\$119,015	\$122,585	\$126,265
Additional Office Staff (2 PT-Hourly)	40 in-season; 35 off-season	\$99,830	\$102,825	\$105,910
Maintenance & Custodial (Hourly)	NTE 28	\$59,675	\$61,465	\$63,310
Direct Overhead	-	\$17,895	\$18,430	\$18,985
Vesta's <u>TOTAL FEE</u> to CDD		\$296,415	\$305,305	\$314,470

- “Direct Overhead” *includes*: employee screening, recruiting, and training costs; insurance coverage (as per the Agreement); Vesta Senior Manager’s in-person attendance at monthly CDD Meetings; corporate travel expenses; program registration software and Preventative Maintenance software (see Page 26); and manager cell phone stipend.
- All other Fees *include*: payroll costs associated with the staffing structure identified in Exhibit B of the RFP; workman’s comp. insurance; health insurance benefits for full-time employees; Paid Time Off benefits for on-site employees; and Vesta’s Management Fee.

NOTE: The above **Alternate Proposal-and-Pricing** is submitted for the Board’s further consideration. Our reason for proposing this Alternate Option is two-fold:

- The first reason relates to concerns expressed at recent public meetings regarding the quality of project/vendor oversight-and-management, as well as the overall appearance of the community. While the On-site Manager should be able to handle these aspects, in our experience it usually *also* requires the specialized assistance and focus by a capable Field Maintenance person who is regularly on-site AND able to collaborate cohesively with the On-site Manager in working closely with vendors, under the authority and direction of the District’s Board of Supervisors and/or District Manager.
- The second reason involves the challenges of recruiting, hiring and retaining (for the long-term) a part-time (24-hours per week), quality Maintenance Person. *While we would prefer that the position be 40-hours per week, dedicated to Lakeside Plantation, with this Option Vesta is offering a compromise whereby 28 hours per week is devoted to your District, while still staying within your Budget (and we then utilize the remaining 12 hours of the person’s total of 40 hours per week at another client-property of ours.)*



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/YY/YYYY)
02/23/2022

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

If this certificate is being prepared for a party who has an insurable interest in the property, do not use this form. Use ACORD 27 or ACORD 28.


PRODUCER Associations Insurance Agency, Inc. 5401 North Central Expressway, Suite 315 Dallas, TX 75205	CONTACT NAME: Associations Insurance Agency, Inc. PHONE: (866) 384-8579 FAX: (214) 751-2390 EMAIL ADDRESS: Info@AssociationsInsuranceAgency.com PRODUCER CUSTOMER ID: 00003921	
	INSURER(S) AFFORDING COVERAGE NAIC #	
INSURED Vesta Property Services 245 Riverside Avenue Suite 300 Jacksonville, FL	INSURER A: Federal Insurance Company	
	INSURER B: AIG Specialty Insurance Company	
	INSURER C: Beasley Insurance Company, Inc.	
	INSURER D:	
	INSURER E:	
INSURER F:		

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

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

INSR LTR	TYPE OF INSURANCE	ADDL NND	SUBR WVO	POLICY NUMBER	POLICY EFF DATE (MM/DD/YYYY)	POLICY EXP DATE (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR DDNL AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ex-occasional) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ex-accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under (DESCRIPTION OF OPERATIONS) below	N/A					PER STATUTE OTHER \$ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A-C	Various			Various	12/23/2021	08/01/2022	See Page 2 for Policy Limits & Deductibles

SPECIAL CONDITIONS / OTHER COVERAGES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

CERTIFICATE HOLDER 	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE  Dana Hodge
-----------------------------------	--

ACORD 25 (2009/09)

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“ Our residents-service and operations & maintenance needs - and how we fulfill those needs - are of enormous importance to us Board of Supervisors. We make great efforts to ask for and assess feedback from our residents, so their responses are of great importance.

The mission of responding to this feedback falls to Vesta; I am extremely happy to say that the service of our residents and our operations & maintenance service have been highlighted as 'excellent' by our residents - and that is because of Vesta's leadership.

- Tim Nargi, Vice Chairman; Harbor Bay CDD (MiraBay)





VestaTM

Contact Us

**245 Riverside Ave. #300
Jacksonville, FL 32202**

**Phone: 877-988-3782
Contact@VestaPropertyServices.com**

SECTION B

SECTION 1



North Port GGC
14879 Tamiami Trail
North Port, FL 34287
(941) 584-4355

ALL ITEMS SOLD AS-IS, ALL SALES FINAL!

TransID 283-04421812
8/23/2023 12:10:12 PM
Employee Deborah B

Merchant ID 4503391166 GOODWI
Terminal ID POS283_5

1 Wines \$9.99
*Wooden
2-in
(wine)*

Net Total	\$ 9.99
Tax Total	\$ 0.70
Subtotal	\$ 10.69
Round Up	\$ 0.00
Total	\$ 10.69



North Port GGC
14879 Tamiami Trail
North Port, FL 34287
(941) 584-4355

ALL ITEMS SOLD AS-IS, ALL SALES FINAL!

TransID 283-00283061696362900461
10/03/23 3:55 PM
Employee Margaret B
Register: POS283_6

Art
1 @ \$14.99 \$14.24
Discount \$0.75

Qty:	1
Subtotal:	\$14.24
Tax:	\$1.00
Total:	\$15.24

Gift Card:	\$3.76
Gift Card:	\$11.48
Change:	\$0.00

Amount Saved: \$0.75

is

*Valentines
decar*

*Vicky
Hunt*

→ Karen Itoek

Night



North Port GGC
14879 Tamiami Trail
North Port, FL 34287
(941) 584-4355

ALL ITEMS SOLD AS-IS, ALL SALES FINAL!

TransID 283-04409267
7/29/2023 12:42:27 PM
Employee Kornelia G

Terminal ID POS283_5

1 Metal \$3.99

Net Total	\$ 3.99
Tax Total	\$ 0.28
Subtotal	\$ 4.27
Round Up	\$ 0.00
Total	\$ 4.27

*metal
e. 1.00
tower*

SECTION 2

SECTION C

Lakeside Plantation Community Development District

January 4, 2024 • North Port, FL

RESERVE STUDY



Lakeside Plantation Community Development District
North Port, Florida

Dear Board of Directors of Lakeside Plantation Community Development District:

At the direction of the Board that recognizes the need for proper reserve planning, we have conducted a *Reserve Study* of Lakeside Plantation Community Development District in North Port, Florida and submit our findings in this report. The effective date of this study is the date of our visual, noninvasive inspection, January 4, 2024.

This *Reserve Study* exceeds the Association of Professional Reserve Analysts (APRA) standards fulfilling the requirements of a “Level II Reserve Study Update.”

An ongoing review by the Board and an Update of this Reserve Study are necessary to ensure an equitable funding plan since a Reserve Study is a snapshot in time. We recommend the Board budget for an Update to this Reserve Study in two- to three-years. We look forward to continuing to help Lakeside Plantation Community Development District plan for a successful future.

As part of our long-term thinking and everyday commitment to our clients, we are available to answer any questions you may have regarding this study.

Respectfully submitted on February 22, 2024 by

Reserve Advisors, LLC

Visual Inspection and Report by: Tyler Thompson

Review by: Tamara S. Samhuri, RS¹

Alan M. Ebert, RS, PRA², Director of Quality Assurance



¹ RS (Reserve Specialist) is the reserve provider professional designation of the Community Associations Institute (CAI) representing America's more than 300,000 condominium, cooperative and homeowners associations.

² PRA (Professional Reserve Analyst) is the professional designation of the Association of Professional Reserve Analysts. Learn more about APRA at <http://www.apra-usa.com>.



NEW TO RESERVE STUDIES?



**ACCESS OUR
QUICK START GUIDE**



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1. RESERVE STUDY EXECUTIVE SUMMARY

Client: Lakeside Plantation Community Development District (Lakeside Plantation)

Location: North Port, Florida

Reference: 100133

Property Basics: Lakeside Plantation Community Development District is a community development district style development which consists of 753 units. The community was built in 1999.

Reserve Components Identified: 46 Reserve Components.

Inspection Date: January 4, 2024. We conducted previous inspections in 2010, 2014 and 2017.

Funding Goal: The Funding Goal of this Reserve Study is to maintain reserves above an adequate, not excessive threshold during one or more years of significant expenditures. Our recommended Funding Plan recognizes this threshold funding year in 2029 due to the repaving of the asphalt pavement. In addition, the Reserve Funding Plan recommends 2054 year end accumulated reserves of approximately \$3,867,600. We judge this amount of accumulated reserves in 2054 necessary to fund the likely replacement of the asphalt pavement after 2054. These future needs, although beyond the limit of the Cash Flow Analysis of this Reserve Study, are reflected in the amount of accumulated 2054 year end reserves.

Methodology: We use the Cash Flow Method to compute the Reserve Funding Plan. This method offsets future variable Reserve Expenditures with existing and future stable levels of reserve funding. Our application of this method also considers:

- Current and future local costs of replacement
- 2.0% anticipated annual rate of return on invested reserves
- 3.5% future Inflation Rate for estimating Future Replacement Costs

Sources for Local Costs of Replacement: Our proprietary database, historical costs and published sources, i.e., R.S. Means, Incorporated.

Unaudited Cash Status of Reserve Fund:

- \$392,562 as of January 1, 2023
- 2024 budgeted Reserve Contributions of \$441,000

Project Prioritization: We note anticipated Reserve Expenditures for the next 30 years in the **Reserve Expenditures** tables and include a **Five-Year Outlook** table following the **Reserve Funding Plan** in Section 3. We recommend the District prioritize the following projects in the next five years based on the conditions identified:

- Replacement of the tennis court awning and frame
- Replacement of the light poles and fixtures at the tennis courts
- Partial renovation of the entrance fountains
- Shoreline remediation due to noted erosion
- Repaving of the asphalt pavement at the carriage homes, clubhouse, and Sycamore Street

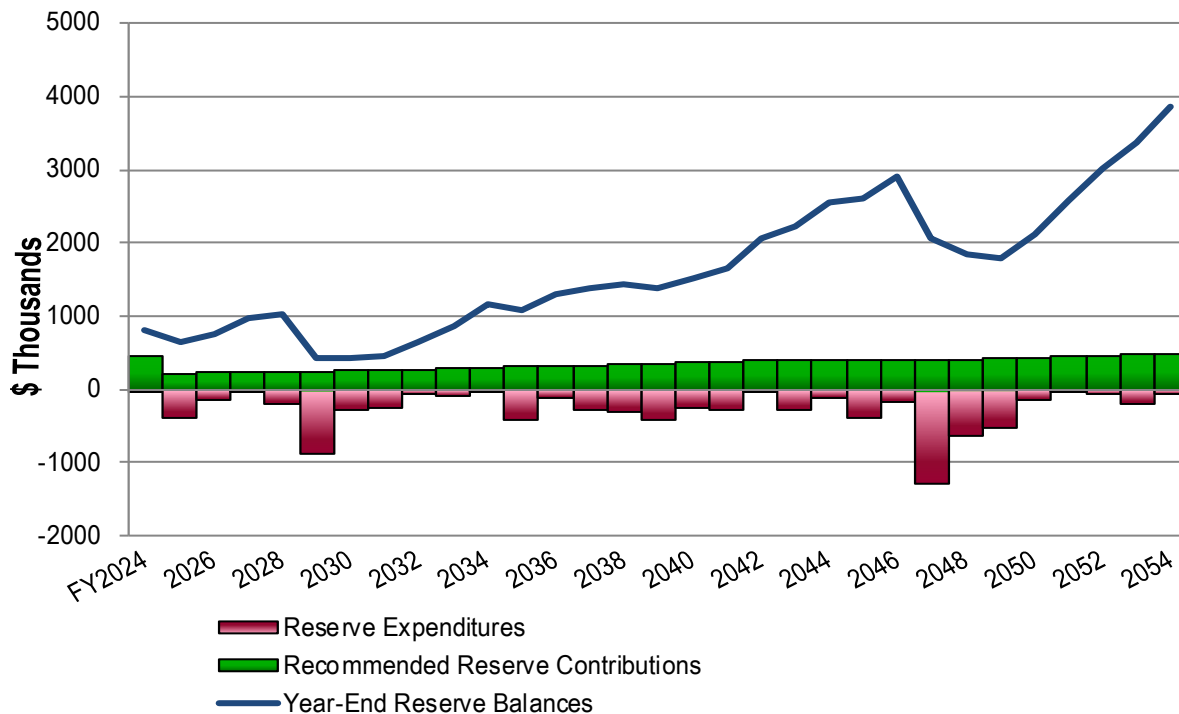


Recommended Reserve Funding: We recommend the following in order to achieve a stable and equitable Cash Flow Methodology Funding Plan:

- We recommend the District adopt a reserve budget of \$216,100 in 2025
- Inflationary increases from 2026 through 2043
- Stable contributions of \$401,400 from 2044 through 2048
- Inflationary increases thereafter through 2054, the limit of this study's Cash Flow Analysis
- 2025 Reserve Contribution of \$216,100 is equivalent to an average annual contribution of \$286.99 per owner.

Lakeside Plantation
Recommended Reserve Funding Table and Graph

Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)
2025	216,100	654,711	2035	304,900	1,085,222	2045	401,400	2,607,895
2026	223,700	745,729	2036	315,600	1,299,010	2046	401,400	2,904,004
2027	231,500	976,990	2037	326,600	1,374,636	2047	401,400	2,050,536
2028	239,600	1,038,268	2038	338,000	1,432,137	2048	401,400	1,849,887
2029	248,000	431,855	2039	349,800	1,391,222	2049	415,400	1,785,622
2030	256,700	428,108	2040	362,000	1,527,046	2050	429,900	2,105,950
2031	265,700	445,263	2041	374,700	1,661,513	2051	444,900	2,573,127
2032	275,000	657,240	2042	387,800	2,051,901	2052	460,500	3,021,947
2033	284,600	874,992	2043	401,400	2,218,201	2053	476,600	3,372,487
2034	294,600	1,172,942	2044	401,400	2,558,351	2054	493,300	3,867,581





2. RESERVE STUDY REPORT

At the direction of the Board that recognizes the need for proper reserve planning, we have conducted a *Reserve Study* of

Lakeside Plantation Community Development District

North Port, Florida

and submit our findings in this report. The effective date of this study is the date of our visual, noninvasive inspection, January 4, 2024. We conducted previous inspections in 2010, 2014 and 2017.

We present our findings and recommendations in the following report sections and spreadsheets:

- **Identification of Property** - Segregates all property into several areas of responsibility for repair or replacement
- **Reserve Expenditures** - Identifies reserve components and related quantities, useful lives, remaining useful lives and future reserve expenditures during the next 30 years
- **Reserve Funding Plan** - Presents the recommended Reserve Contributions and year-end Reserve Balances for the next 30 years
- **Five-Year Outlook** - Identifies reserve components and anticipated reserve expenditures during the first five years
- **Reserve Component Detail** - Describes the reserve components, includes photographic documentation of the condition of various property elements, describes our recommendations for repairs or replacement, and includes detailed solutions and procedures for replacements for the benefit of current and future board members
- **Methodology** - Lists the national standards, methods and procedures used to develop the Reserve Study
- **Definitions** - Contains definitions of terms used in the Reserve Study, consistent with national standards
- **Professional Service Conditions** - Describes Assumptions and Professional Service Conditions
- **Credentials and Resources**

IDENTIFICATION OF PROPERTY



Our investigation includes Reserve Components or property elements as set forth in your Declaration. The Expenditure tables in Section 3 list the elements contained in this study. Our analysis begins by segregating the property elements into several areas of responsibility for repair and replacement.

Our process of identification helps assure that future boards and the management team understand whether reserves, the operating budget or Owners fund certain replacements and assists in preparation of the annual budget. We derive these segregated classes of property from our review of the information provided by the District and through conversations with Management. These classes of property include:

- Reserve Components
- Long-Lived Property Elements
- Operating Budget Funded Repairs and Replacements
- Property Maintained by Owners
- Property Maintained by Others

We advise the Board conduct an annual review of these classes of property to confirm its policy concerning the manner of funding, i.e., from reserves or the operating budget. The Reserve Study identifies Reserve Components as set forth in your Declaration or which were identified as part of your request for proposed services. Reserve Components are defined by CAI as property elements with:

- Lakeside Plantation responsibility
- Limited useful life expectancies
- Predictable remaining useful life expectancies
- Replacement cost above a minimum threshold

The following tables depict the items excluded from the Reserve Expenditure plan:

Excluded Components

for

Lakeside Plantation

Community Development District

North Port, Florida

Operating Budget Components

Repairs normally funded through the Operating Budget and Expenditures less than \$5,000 (These relatively minor expenditures have a limited effect on the recommended Reserve Contributions.)

The operating budget provides money for the repair and replacement of certain Reserve Components. The District may develop independent criteria for use of operating and reserve funds.

- Asphalt Pavement, Patch and Seal Coat
- Basketball Goal
- Cart, Tennis Court Maintenance
- Catch Basins, Capital Repairs
- Coy Pond, Maintenance and Renovations
- Gazebo, Paint Applications and Capital Repairs
- Horseshoe Pits
- Irrigation System, Controllers
- Landscape
- Light Fixtures, Entrance Pavilion
- Maintenance Shed, Capital Repairs
- Paint Finishes, Touch Up
- Pool Furniture
- Preserve Areas, Maintenance and Permitting
- Shutters, Vinyl
- Signage
- Site Furniture
- Tennis and Pickleball Court Standards
- Tennis Courts, Awning, Canvas, Interim Replacement
- Tennis Courts, Wind Screens
- Walls, Masonry, Chimneys
- Walls, Vinyl Siding, Clubhouse Exterior

Excluded Components

for
Lakeside Plantation
Community Development District
North Port, Florida

Long-Lived Components		
These elements may not have predictable Remaining Useful Lives or their replacement may occur beyond the scope of this study. The operating budget should fund infrequent repairs. Funding untimely or unexpected replacements from reserves will necessitate increases to Reserve Contributions. Periodic updates of this Reserve Study will help determine the merits of adjusting the Reserve Funding Plan.	Useful Life	Estimated Cost
• Electrical Systems, Common	to 70+	N/A
• Foundations, Common	Indeterminate	N/A
• Pipes, Interior Building, Domestic Water, Sanitary Waste, Vent, Sprinkler, Fire Standpipes, Common	to 85+	N/A
• Pipes, Subsurface Utilities	to 80+	N/A
• Pool and Spa Structures	to 60	\$412,500
• Structural Frames	Indeterminate	N/A

Owners Responsibility Components
Certain items have been designated as the responsibility of the Owners to repair or replace at their cost, including items billed back.
<ul style="list-style-type: none"> • Driveways • Homes and Lots • Lamp Posts • Mailboxes

Others Responsibility Components
Certain items have been designated as the responsibility of Others to repair or replace.
<ul style="list-style-type: none"> • Asphalt Pavement Street System, Plantation Boulevard



3. RESERVE EXPENDITURES and FUNDING PLAN

The tables following this introduction present:

Reserve Expenditures

- Line item numbers
- Total quantities
- Quantities replaced per phase (in a single year)
- Reserve component inventory
- Estimated first year of event (i.e., replacement, application, etc.)
- Life analysis showing
 - useful life
 - remaining useful life
- 2024 local cost of replacement
 - Per unit
 - Per phase
 - Replacement of total quantity
- Percentage of future expenditures anticipated during the next 30 years
- Schedule of estimated future costs for each reserve component including inflation

Reserve Funding Plan

- Reserves at the beginning of each year
- Total recommended reserve contributions
- Estimated interest earned from invested reserves
- Anticipated expenditures by year
- Anticipated reserves at year end
- Predicted reserves based on current funding level

Five-Year Outlook

- Line item numbers
- Reserve component inventory of only the expenditures anticipated to occur within the first five years
- Schedule of estimated future costs for each reserve component anticipated to occur within the first five years

The purpose of a Reserve Study is to provide an opinion of reasonable annual Reserve Contributions. Prediction of exact timing and costs of minor Reserve Expenditures typically will not significantly affect the 30-year cash flow analysis. Adjustments to the times and/or costs of expenditures may not always result in an adjustment in the recommended Reserve Contributions.

Financial statements prepared by your District, by you or others might rely in part on information contained in this section. For your convenience, we have provided an electronic data file containing the tables of ***Reserve Expenditures*** and ***Reserve Funding Plan***.

RESERVE EXPENDITURES

**Lakeside Plantation
Community Development District**
North Port, Florida

Explanatory Notes:

- 1) **3.5%** is the estimated Inflation Rate for estimating Future Replacement Costs.
- 2) **FY2024** is Fiscal Year beginning January 1, 2024 and ending December 31, 2024.
- 3) **20XX** indicates a component which is considered long-lived

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	RUL = 0 FY2024	1 2025	2 2026	3 2027	4 2028	5 2029	6 2030	7 2031	8 2032	9 2033	10 2034	11 2035	12 2036	13 2037	14 2038	15 2039	
						Useful	Remaining	Unit (2024)	Per Phase (2024)	Total (2024)																		
Clubhouse Exterior Building Elements																												
1.260	30	30	Each	Light Fixtures	2026	to 25	2	150.00	4,500	4,500	0.2%			4,821														
1.269	4,175	4,175	Square Feet	Pavers, Masonry, Porch Area (Incl. Pavilion and Community Entrance)	2031	to 30	7	10.00	41,750	41,750	0.6%								53,118									
1.271	210	210	Linear Feet	Railings, Aluminum	2031	to 30	7	60.00	12,600	12,600	0.2%								16,031									
1.280	145	145	Squares	Roofs, Asphalt Shingles (Incl. Gutters and Downspouts)	2039	12 to 18	15	700.00	101,500	101,500	2.0%																170,048	
1.651	3,950	3,950	Square Feet	Soffits, Vinyl (Incl. Siding)	2029	to 40	5	6.00	23,700	23,700	0.3%						28,148											
1.880	8,600	8,600	Square Feet	Walls, Stucco, Paint Finishes and Capital Repairs	2026	5 to 7	2	1.50	12,900	12,900	1.4%			13,819							17,581							
1.980	1,000	1,000	Square Feet	Windows and Doors	2040	45 to 55	16	100.00	100,000	100,000	2.1%																	
Property Site Elements																												
4.011	300	300	Square Feet	Arbors, Wood, Entrance Feature	2027	15 to 20	3	40.00	12,000	12,000	0.5%				13,305													
4.040	3,000	3,000	Square Yards	Asphalt Pavement, Mill and Overlay, Clubhouse Parking Lot	2028	15 to 20	4	16.00	48,000	48,000	1.9%				55,081													
4.041	11,900	11,900	Square Yards	Asphalt Pavement, Mill and Overlay, Carriage Homes and Villas	2029	15 to 20	5	16.00	190,400	190,400	7.7%						226,135											
4.042	20,600	20,600	Square Yards	Asphalt Pavement, Mill and Overlay, Single Family Homes	2029	15 to 20	5	16.00	329,600	329,600	13.4%						391,461											
4.043	6,550	6,550	Square Yards	Asphalt Pavement, Mill and Overlay, Sycamore Street	2031	15 to 20	7	16.00	104,800	104,800	4.6%								133,335									
4.044	12,550	12,550	Square Yards	Asphalt Pavement, Mill and Overlay, The Towns	2030	15 to 20	6	16.00	200,800	200,800	8.4%							246,834										
4.105	1	1	Each	Bocce Court, Renovations	2032	to 10	8	10,000.00	10,000	10,000	0.7%									13,168								
4.110	40,000	1,500	Linear Feet	Concrete Curbs and Gutters, Partial	2026	to 65	2 to 30+	30.00	45,000	1,200,000	3.2%			48,205	51,639													
4.140	185,000	3,700	Square Feet	Concrete Sidewalks, Partial	2026	to 65	2 to 30+	11.50	42,550	2,127,500	9.1%			45,581			50,536			56,030			62,122			68,876		
4.311	2	1	Each	Fountains, Entrance, Capital Repairs, Phased	2024	to 10	0 to 5	12,000.00	12,000	24,000	1.8%	12,000					14,252					16,927					20,104	
4.360	1	1	Each	Gazebo	2025	15 to 20	1	12,000.00	12,000	12,000	0.4%		12,420															
4.410	4	1	Each	Irrigation System, Pumps, Phased	2026	5 to 10	2 to 17	5,000.00	5,000	20,000	0.6%			5,356					6,361						7,555			
4.420	2,000	400	Heads	Irrigation System, Phased	2035	to 40	11 to 15	195.00	78,000	390,000	7.3%												113,878	117,863	121,989	126,258	130,677	
4.560	62	12	Each	Light Poles and Fixtures, Phased	2028	to 25	4 to 24	2,200.00	27,280	136,400	3.6%					31,304					37,180						44,158	
4.620	400	400	Square Yards	Pickleball Courts, Color Coat	2027	4 to 6	3	9.00	3,600	3,600	0.4%				3,991				4,741						5,630			
4.640	240	240	Linear Feet	Pickleball Courts, Fence	2042	to 25	18	35.00	8,400	8,400	0.2%																	
4.660	1	1	Allowance	Playground Equipment	2037	15 to 20	13	55,800.00	55,800	55,800	1.0%															87,269		
4.710	27,680	2,768	Linear Feet	Ponds, Erosion Control, Partial	2025	to 10	1 to 30+	41.00	113,488	1,134,880	6.2%		117,460											165,689				
4.829	1	1	Each	Tennis Courts, Awning Frame	2024	to 25	0	15,000.00	15,000	15,000	0.6%	15,000																
4.840	860	860	Linear Feet	Tennis Courts, Fence	2025	to 30	1	35.00	30,100	30,100	0.4%		31,153															
4.850	14	14	Each	Tennis Courts, Light Poles and Fixtures	2025	to 30	1	2,100.00	29,400	29,400	0.4%		30,429															
4.855	4	4	Courts	Tennis Courts, Scarify, Replenish and Laser Grade	2031	4 to 6	7	7,000.00	28,000	28,000	2.4%								35,624						43,791			
4.865	4	4	Courts	Tennis Courts, Surface Replacement	2025	to 30	1	36,500.00	146,000	146,000	1.8%		151,110															
Clubhouse Interior Building Elements																												
5.070	1	1	Each	Air Handling and Condensing Units, Split Systems, 15-ton	2043	12 to 18	19	34,000.00	34,000	34,000	0.8%																	
5.070	2	2	Each	Air Handling and Condensing Units, Split Systems, 5-ton	2026	12 to 18	2	11,000.00	22,000	22,000	0.8%			23,567														
5.160	1	1	Allowance	Exercise Equipment, Phased	2025	5 to 15	1	32,200.00	32,200	32,200	1.8%		33,327										47,011					
5.200	290	290	Square Yards	Floor Coverings, Carpet	2029	8 to 12	5	60.00	17,400	17,400	1.1%						20,666										29,151	
5.450	2	1	Allowance	Furnishings, Phased	2029	to 20	5 to 15	35,000.00	35,000	70,000	2.2%						41,569										58,637	
5.500	1	1	Allowance	Interior Renovations, Complete	2029	to 25	5	75,000.00	75,000	75,000	1.1%						89,076											
5.560	2	1	Allowance	Life Safety System, Control Panel and Emergency Devices	2031	to 25	7 to 19	10,000.00	10,000	20,000	0.4%								12,723									
5.800	6,000	6,000	Square Feet	Paint Finishes	2029	6 to 10	5	1.00	6,000	6,000	0.4%						7,126										10,052	
5.900	4	2	Each	Rest Rooms, Renovation, Phased	2033	to 25	9 to 21	10,000.00	20,000	40,000	0.8%										27,258							
5.920	1	1	Allowance	Security System	2037	to 15	13	12,000.00	12,000	12,000	0.6%														18,767			

RESERVE EXPENDITURES

Lakeside Plantation Community Development District North Port, Florida

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	16 2040	17 2041	18 2042	19 2043	20 2044	21 2045	22 2046	23 2047	24 2048	25 2049	26 2050	27 2051	28 2052	29 2053	30 2054		
						Useful	Remaining	Unit (2024)	Per Phase (2024)	Total (2024)																		
Clubhouse Exterior Building Elements																												
1.260	30	30	Each	Light Fixtures	2026	to 25	2	150.00	4,500	4,500	0.2%															11,392		
1.269	4,175	4,175	Square Feet	Pavers, Masonry, Porch Area (Incl. Pavilion and Community Entrance)	2031	to 30	7	10.00	41,750	41,750	0.6%																	
1.271	210	210	Linear Feet	Railings, Aluminum	2031	to 30	7	60.00	12,600	12,600	0.2%																	
1.280	145	145	Squares	Roofs, Asphalt Shingles (Incl. Gutters and Downspouts)	2039	12 to 18	15	700.00	101,500	101,500	2.0%																	
1.651	3,950	3,950	Square Feet	Soffits, Vinyl (Incl. Siding)	2029	to 40	5	6.00	23,700	23,700	0.3%																	
1.880	8,600	8,600	Square Feet	Walls, Stucco, Paint Finishes and Capital Repairs	2026	5 to 7	2	1.50	12,900	12,900	1.4%	22,368							28,459								36,208	
1.980	1,000	1,000	Square Feet	Windows and Doors	2040	45 to 55	16	100.00	100,000	100,000	2.1%	173,399																
Property Site Elements																												
4.011	300	300	Square Feet	Arbors, Wood, Entrance Feature	2027	15 to 20	3	40.00	12,000	12,000	0.5%															26,473		
4.040	3,000	3,000	Square Yards	Asphalt Pavement, Mill and Overlay, Clubhouse Parking Lot	2028	15 to 20	4	16.00	48,000	48,000	1.9%								102,313									
4.041	11,900	11,900	Square Yards	Asphalt Pavement, Mill and Overlay, Carriage Homes and Villas	2029	15 to 20	5	16.00	190,400	190,400	7.7%															420,044		
4.042	20,600	20,600	Square Yards	Asphalt Pavement, Mill and Overlay, Single Family Homes	2029	15 to 20	5	16.00	329,600	329,600	13.4%															727,135		
4.043	6,550	6,550	Square Yards	Asphalt Pavement, Mill and Overlay, Sycamore Street	2031	15 to 20	7	16.00	104,800	104,800	4.6%															247,668		
4.044	12,550	12,550	Square Yards	Asphalt Pavement, Mill and Overlay, The Towns	2030	15 to 20	6	16.00	200,800	200,800	8.4%															458,492		
4.105	1	1	Each	Bocce Court, Renovations	2032	to 10	8	10,000.00	10,000	10,000	0.7%			18,575													26,202	
4.110	40,000	1,500	Linear Feet	Concrete Curbs and Gutters, Partial	2026	to 65	2 to 30+	30.00	45,000	1,200,000	3.2%		80,761		86,513													
4.140	185,000	3,700	Square Feet	Concrete Sidewalks, Partial	2026	to 65	2 to 30+	11.50	42,550	2,127,500	9.1%		76,364			84,666				93,870				104,076			115,391	
4.311	2	1	Each	Fountains, Entrance, Capital Repairs, Phased	2024	to 10	0 to 5	12,000.00	12,000	24,000	1.8%					23,877									28,359			33,682
4.360	1	1	Each	Gazebo	2025	15 to 20	1	12,000.00	12,000	12,000	0.4%						24,713											
4.410	4	1	Each	Irrigation System, Pumps, Phased	2026	5 to 10	2 to 17	5,000.00	5,000	20,000	0.6%		8,973					10,658								12,658		
4.420	2,000	400	Heads	Irrigation System, Phased	2035	to 40	11 to 15	195.00	78,000	390,000	7.3%																	
4.560	62	12	Each	Light Poles and Fixtures, Phased	2028	to 25	4 to 24	2,200.00	27,280	136,400	3.6%					52,446									62,289		73,980	
4.620	400	400	Square Yards	Pickleball Courts, Color Coat	2027	4 to 6	3	9.00	3,600	3,600	0.4%									7,942						9,433		
4.640	240	240	Linear Feet	Pickleball Courts, Fence	2042	to 25	18	35.00	8,400	8,400	0.2%				15,603													
4.660	1	1	Allowance	Playground Equipment	2037	15 to 20	13	55,800.00	55,800	55,800	1.0%																	
4.710	27,680	2,768	Linear Feet	Ponds, Erosion Control, Partial	2025	to 10	1 to 30+	41.00	113,488	1,134,880	6.2%															233,721		
4.829	1	1	Each	Tennis Courts, Awning Frame	2024	to 25	0	15,000.00	15,000	15,000	0.6%															35,449		
4.840	860	860	Linear Feet	Tennis Courts, Fence	2025	to 30	1	35.00	30,100	30,100	0.4%																	
4.850	14	14	Each	Tennis Courts, Light Poles and Fixtures	2025	to 30	1	2,100.00	29,400	29,400	0.4%																	
4.855	4	4	Courts	Tennis Courts, Scarify, Replenish and Laser Grade	2031	4 to 6	7	7,000.00	28,000	28,000	2.4%					53,830										66,171		
4.865	4	4	Courts	Tennis Courts, Surface Replacement	2025	to 30	1	36,500.00	146,000	146,000	1.8%																	
Clubhouse Interior Building Elements																												
5.070	1	1	Each	Air Handling and Condensing Units, Split Systems, 15-ton	2043	12 to 18	19	34,000.00	34,000	34,000	0.8%					65,365												
5.070	2	2	Each	Air Handling and Condensing Units, Split Systems, 5-ton	2026	12 to 18	2	11,000.00	22,000	22,000	0.8%															46,893		
5.160	1	1	Allowance	Exercise Equipment, Phased	2025	5 to 15	1	32,200.00	32,200	32,200	1.8%															66,314		
5.200	290	290	Square Yards	Floor Coverings, Carpet	2029	8 to 12	5	60.00	17,400	17,400	1.1%															41,120		
5.450	2	1	Allowance	Furnishings, Phased	2029	to 20	5 to 15	35,000.00	35,000	70,000	2.2%															82,714		
5.500	1	1	Allowance	Interior Renovations, Complete	2029	to 25	5	75,000.00	75,000	75,000	1.1%																	
5.560	2	1	Allowance	Life Safety System, Control Panel and Emergency Devices	2031	to 25	7 to 19	10,000.00	10,000	20,000	0.4%					19,225												
5.800	6,000	6,000	Square Feet	Paint Finishes	2029	6 to 10	5	1.00	6,000	6,000	0.4%															14,179		
5.900	4	2	Each	Rest Rooms, Renovation, Phased	2033	to 25	9 to 21	10,000.00	20,000	40,000	0.8%															41,189		
5.920	1	1	Allowance	Security System	2037	to 15	13	12,000.00	12,000	12,000	0.6%																31,442	

RESERVE EXPENDITURES

**Lakeside Plantation
Community Development District**
North Port, Florida

Explanatory Notes:

- 1) **3.5%** is the estimated Inflation Rate for estimating Future Replacement Costs.
- 2) **FY2024** is Fiscal Year beginning January 1, 2024 and ending December 31, 2024.
- 3) **20XX** indicates a component which is considered long-lived

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	RUL = 0 FY2024	1 2025	2 2026	3 2027	4 2028	5 2029	6 2030	7 2031	8 2032	9 2033	10 2034	11 2035	12 2036	13 2037	14 2038	15 2039
						Useful	Remaining	Unit (2024)	Per Phase (2024)	Total (2024)																	
Pool Elements																											
6.200	4,330	4,330	Square Feet	Deck, Pavers	2041	to 25	17	10.00	43,300	43,300	0.9%																
6.400	390	390	Linear Feet	Fence, Aluminum	2041	to 25	17	40.00	15,600	15,600	0.3%																
6.560	6	6	Each	Light Poles and Fixtures	2040	to 25	16	2,700.00	16,200	16,200	0.3%																
6.600	3	1	Allowance	Mechanical Equipment, Phased	2025	to 15	1 to 11	18,000.00	18,000	54,000	2.1%	18,630					22,127						26,279				
6.800	2,750	2,750	Square Feet	Pool Finishes, Plaster	2028	8 to 12	4	15.50	42,625	42,625	2.6%				48,913											68,997	
6.801	260	260	Linear Feet	Pool Finish, Tile	2028	15 to 25	4	38.00	9,880	9,880	0.4%				11,338												
6.900	2,750	2,750	Square Feet	Structure, Total Replacement	2059	to 60	35	150.00	412,500	412,500	0.0%																
	1	1	Allowance	Reserve Study Update with Site Visit	2026	2	2	5,200.00	5,200	5,200	0.1%		5,200														
Anticipated Expenditures, By Year (\$8,365,038 over 30 years)												27,000	394,529	146,549	17,296	198,275	868,969	268,961	257,192	73,939	82,019	16,927	414,979	125,418	277,446	308,289	418,669

RESERVE EXPENDITURES

**Lakeside Plantation
Community Development District**
North Port, Florida

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	16 2040	17 2041	18 2042	19 2043	20 2044	21 2045	22 2046	23 2047	24 2048	25 2049	26 2050	27 2051	28 2052	29 2053	30 2054	
						Useful	Remaining	Unit (2024)	Per Phase (2024)	Total (2024)																	
Pool Elements																											
6.200	4,330	4,330	Square Feet	Deck, Pavers	2041	to 25	17	10.00	43,300	43,300	0.9%		77,709														
6.400	390	390	Linear Feet	Fence, Aluminum	2041	to 25	17	40.00	15,600	15,600	0.3%		27,997														
6.560	6	6	Each	Light Poles and Fixtures	2040	to 25	16	2,700.00	16,200	16,200	0.3%	28,091															
6.600	3	1	Allowance	Mechanical Equipment, Phased	2025	to 15	1 to 11	18,000.00	18,000	54,000	2.1%	31,212					37,070									44,027	
6.800	2,750	2,750	Square Feet	Pool Finishes, Plaster	2028	8 to 12	4	15.50	42,625	42,625	2.6%															97,327	
6.801	260	260	Linear Feet	Pool Finish, Tile	2028	15 to 25	4	38.00	9,880	9,880	0.4%															22,559	
6.900	2,750	2,750	Square Feet	Structure, Total Replacement	2059	to 60	35	150.00	412,500	412,500	0.0%																
	1	1	Allowance	Reserve Study Update with Site Visit	2026	2	2	5,200.00	5,200	5,200	0.1%																
Anticipated Expenditures, By Year (\$8,365,038 over 30 years)												255,070	271,803	34,178	277,379	108,543	403,007	159,864	1,303,923	640,667	515,660	148,103	24,050	67,077	189,371	69,890	

RESERVE FUNDING PLAN

CASH FLOW ANALYSIS

Lakeside Plantation

Community Development District

North Port, Florida

Individual Reserve Budgets & Cash Flows for the Next 30 Years

	FY2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Reserves at Beginning of Year	(Note 1) 392,562	818,553	654,711	745,729	976,990	1,038,268	431,855	428,108	445,263	657,240	874,992	1,172,942	1,085,222	1,299,010	1,374,636	1,432,137
Total Recommended Reserve Contributions	(Note 2) 441,000	216,100	223,700	231,500	239,600	248,000	256,700	265,700	275,000	284,600	294,600	304,900	315,600	326,600	338,000	349,800
Estimated Interest Earned, During Year	(Note 3) 11,991	14,587	13,866	17,057	19,953	14,556	8,514	8,647	10,916	15,171	20,277	22,358	23,606	26,472	27,790	27,954
Anticipated Expenditures, By Year	(27,000)	(394,529)	(146,549)	(17,296)	(198,275)	(868,969)	(268,961)	(257,192)	(73,939)	(82,019)	(16,927)	(414,979)	(125,418)	(277,446)	(308,289)	(418,669)
Anticipated Reserves at Year End	\$818,553	\$654,711	\$745,729	\$976,990	\$1,038,268	\$431,855	\$428,108	\$445,263	\$657,240	\$874,992	\$1,172,942	\$1,085,222	\$1,299,010	\$1,374,636	\$1,432,137	\$1,391,222

(NOTE 5)

(continued)

Individual Reserve Budgets & Cash Flows for the Next 30 Years, Continued

	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Reserves at Beginning of Year	1,391,222	1,527,046	1,661,513	2,051,901	2,218,201	2,558,351	2,607,895	2,904,004	2,050,536	1,849,887	1,785,622	2,105,950	2,573,127	3,021,947	3,372,487
Total Recommended Reserve Contributions	362,000	374,700	387,800	401,400	401,400	401,400	401,400	401,400	401,400	415,400	429,900	444,900	460,500	476,600	493,300
Estimated Interest Earned, During Year	28,894	31,570	36,766	42,278	47,293	51,151	54,573	49,055	38,618	35,995	38,530	46,327	55,397	63,311	71,684
Anticipated Expenditures, By Year	(255,070)	(271,803)	(34,178)	(277,379)	(108,543)	(403,007)	(159,864)	(1,303,923)	(640,667)	(515,660)	(148,103)	(24,050)	(67,077)	(189,371)	(69,890)
Anticipated Reserves at Year End	\$1,527,046	\$1,661,513	\$2,051,901	\$2,218,201	\$2,558,351	\$2,607,895	\$2,904,004	\$2,050,536	\$1,849,887	\$1,785,622	\$2,105,950	\$2,573,127	\$3,021,947	\$3,372,487	\$3,867,581

(NOTE 4)

Explanatory Notes:

- 1) Year 2024 starting reserves are as of January 1, 2023; FY2024 starts January 1, 2024 and ends December 31, 2024.
- 2) Reserve Contributions for 2024 are budgeted; 2025 is the first year of recommended contributions.
- 3) 2.0% is the estimated annual rate of return on invested reserves.
- 4) Accumulated year 2054 ending reserves consider the need to fund for replacement of the asphalt pavement shortly after 2054, and the age, size, overall condition and complexity of the property.
- 5) Threshold Funding Year (reserve balance at critical point).

FIVE-YEAR OUTLOOK

**Lakeside Plantation
Community Development District**
North Port, Florida

Line Item	Reserve Component Inventory	RUL = 0 FY2024	1 2025	2 2026	3 2027	4 2028	5 2029
<u>Clubhouse Exterior Building Elements</u>							
1.260	Light Fixtures			4,821			
1.651	Soffits, Vinyl (Incl. Siding)						28,148
1.880	Walls, Stucco, Paint Finishes and Capital Repairs			13,819			
<u>Property Site Elements</u>							
4.011	Arbors, Wood, Entrance Feature				13,305		
4.040	Asphalt Pavement, Mill and Overlay, Clubhouse Parking Lot					55,081	
4.041	Asphalt Pavement, Mill and Overlay, Carriage Homes and Villas						226,135
4.042	Asphalt Pavement, Mill and Overlay, Single Family Homes						391,461
4.110	Concrete Curbs and Gutters, Partial			48,205		51,639	
4.140	Concrete Sidewalks, Partial			45,581			50,536
4.311	Fountains, Entrance, Capital Repairs, Phased	12,000					14,252
4.360	Gazebo		12,420				
4.410	Irrigation System, Pumps, Phased			5,356			
4.560	Light Poles and Fixtures, Phased					31,304	
4.620	Pickleball Courts, Color Coat				3,991		
4.710	Ponds, Erosion Control, Partial		117,460				
4.829	Tennis Courts, Awning Frame	15,000					
4.840	Tennis Courts, Fence		31,153				
4.850	Tennis Courts, Light Poles and Fixtures		30,429				
4.865	Tennis Courts, Surface Replacement		151,110				
<u>Clubhouse Interior Building Elements</u>							
5.070	Air Handling and Condensing Units, Split Systems, 5-ton			23,567			
5.160	Exercise Equipment, Phased		33,327				
5.200	Floor Coverings, Carpet						20,666
5.450	Furnishings, Phased						41,569
5.500	Interior Renovations, Complete						89,076
5.800	Paint Finishes						7,126
<u>Pool Elements</u>							
6.600	Mechanical Equipment, Phased		18,630				
6.800	Pool Finishes, Plaster					48,913	
6.801	Pool Finish, Tile					11,338	
	Reserve Study Update with Site Visit			5,200			
Anticipated Expenditures, By Year (\$8,365,038 over 30 years)		27,000	394,529	146,549	17,296	198,275	868,969

4. RESERVE COMPONENT DETAIL

The Reserve Component Detail of this *Reserve Study* includes enhanced solutions and procedures for select significant components. This section describes the Reserve Components, documents specific problems and condition assessments, and may include detailed solutions and procedures for necessary capital repairs and replacements for the benefit of current and future board members. We advise the Board use this information to help define the scope and procedures for repair or replacement when soliciting bids or proposals from contractors. *However, the Report in whole or part is not and should not be used as a design specification or design engineering service.*

Clubhouse Exterior Building Elements

Light Fixtures

Line Item: 1.260

Quantity: Approximately 30 exterior metal light fixtures

History: Original

Condition: Good to fair overall with no significant deterioration evident.



Exterior light fixture

Useful Life: Up to 25 years

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- As-needed:
 - Replace burned out bulbs at common fixtures as needed
 - Inspect and repair broken or dislodged fixtures
 - Ensure a waterproof seal between the fixture and building exists

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

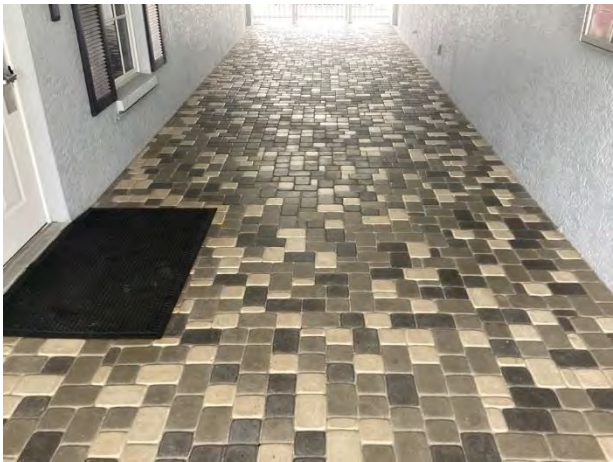
Pavers, Masonry

Line Item: 1.269

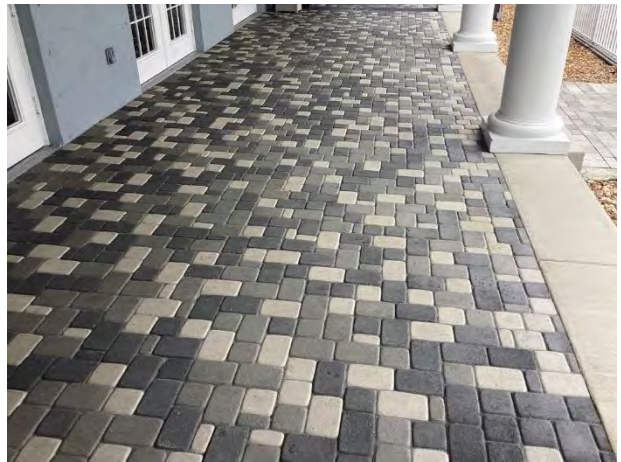
Quantity: Approximately 4,175 square feet at the clubhouse porch, pavilion and community entrance.

History: Original

Condition: Good to fair overall with no significant deterioration evident



Clubhouse pavers

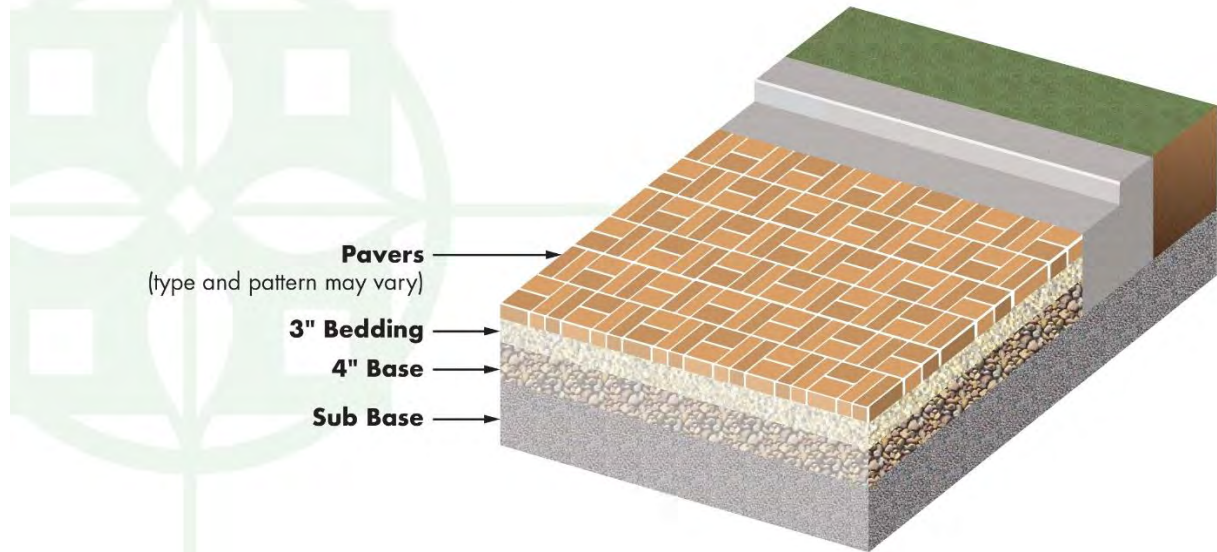


Clubhouse pavers

Useful Life: Up to 30 years

Component Detail Notes: The following diagram depicts the typical components of a masonry paver system although it may not reflect the actual configuration at Lakeside Plantation:

MASONRY PAVER DIAGRAM



© Reserve Advisors

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair settlement, trip hazards and paver spalls at heavy traffic areas
 - Re-set and/or reseal damaged pavers as necessary
 - Periodically clean and remove overgrown vegetation as needed

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We suggest the District conduct interim resetting and replacement of minor areas of pavers as normal maintenance, funded from the operating budget.

Railings, Aluminum

Line Item: 1.271

Quantity: Approximately 210 linear feet of aluminum railings at the clubhouse porch

History: Original

Condition: Good overall with no significant deterioration evident.



Railing overview



Railing overview

Useful Life: Up to 30 years

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Roofs, Asphalt Shingles

Line Item: 1.280

Quantity: Approximately 145 squares¹ at the clubhouse, pavilion and entrance feature

History: Replaced in 2021

Condition: Good overall with no significant deterioration evident from our visual inspection from the ground.

¹ We quantify the roof area in squares where one square is equal to 100 square feet of surface area.



Roof overview



Roof overview

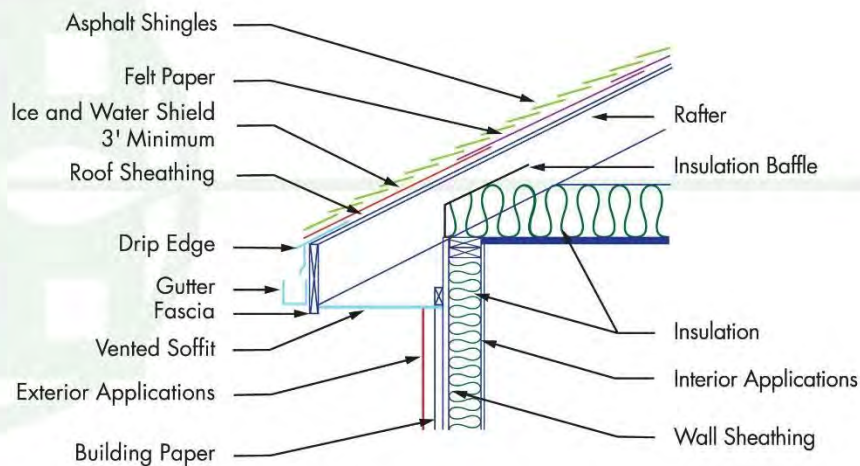
Useful Life: 12- to 18-years

Component Detail Notes: The existing roof assembly comprises the following:

- Laminate architectural shingle
- Boston style ridge caps
- Metal drip edge
- Enclosed half weaved valleys

The following cross-sectional schematic illustrates a typical asphalt shingle roof system although it may not reflect the actual configuration at Lakeside Plantation:

ROOF SCHEMATIC



© Reserve Advisors

Contractors use one of two methods for replacement of sloped roofs, either an overlayment or a tear-off. Overlayment is the application of new shingles over an existing roof. However, there are many disadvantages to overlayment including hidden defects of the underlying roof system, absorption of more heat resulting in accelerated deterioration of the new and old shingles, and an uneven visual appearance. Therefore, we recommend only the tear-off method of replacement. The tear-off method of replacement includes removal of the existing shingles, flashings if required and underlayments.

The District should plan to coordinate the replacement of gutters and downspouts with the adjacent roofs. This will result in the most economical unit price and minimize the possibility of damage to other roof components as compared to separate replacements.

Preventative Maintenance Notes: We recommend the District maintain a service and inspection contract with a qualified professional and record all documentation of repairs conducted. We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Record any areas of water infiltration, flashing deterioration, damage or loose shingles
 - Implement repairs as needed if issues are reoccurring
 - Trim tree branches that are near or in contact with roof
- As-needed:
 - Ensure proper ventilation and verify vents are clear of debris and not blocked from attic insulation

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our estimate of cost is based on information provided by the District which includes the replacement of the gutters and downspouts.

Soffits, Vinyl

Line Item: 1.651

Quantity: Approximately 3,800 square feet of vinyl soffits and 150 square feet of vinyl siding at the clubhouse and pool side pavilion

History: Original

Condition: Good to fair overall



Vinyl soffit overview



Vinyl soffit overview

Useful Life: Up to 40 years

Component Detail Notes: Consideration of appearance largely governs the decision to replace the aluminum soffits and fascia, in whole or partially, prior to the end of their useful life. Maintenance and partial replacements of the soffits and fascia may extend the useful life. Normal deterioration mainly relates to fading of the exterior finish from exposure to sunlight, weathering and air pollutants. The lack of replacement pieces matching the color and profile of the existing soffits and fascia may result in the need for a premature replacement.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Walls, Stucco

Line Item: 1.880

Quantity: Approximately 8,600 square feet of the clubhouse, pavilion and entrance feature exteriors

History: Paint finishes conducted in 2019.

Condition: Good to fair overall with no significant deterioration evident.



Stucco wall finishes

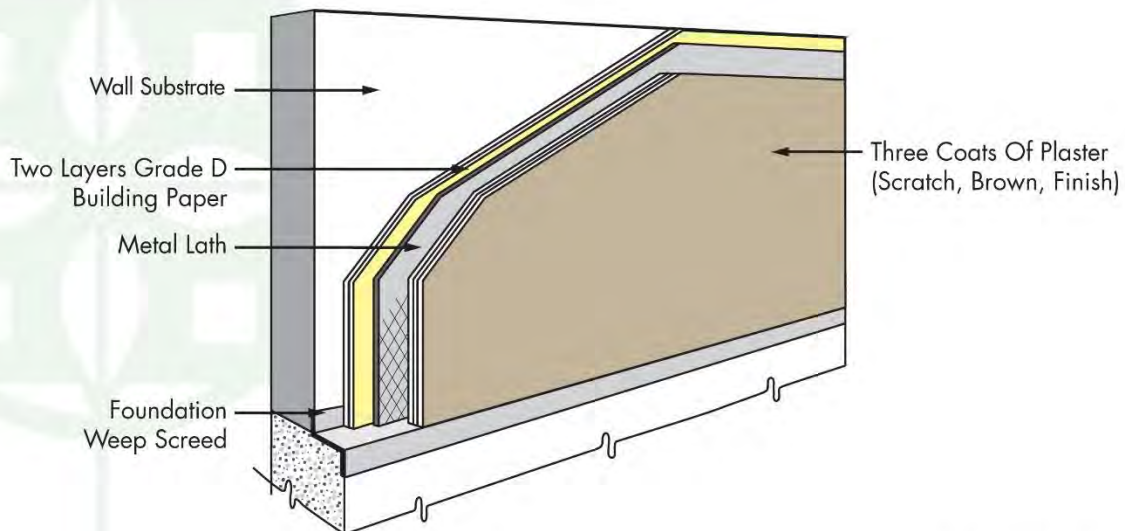


Stucco wall finishes

Useful Life: We recommend inspections, repairs and paint finish applications every five-to seven-years.

Component Detail Notes: The following graphic details the typical components of a stucco wall system on frame construction although it may not reflect the actual configuration at Lakeside Plantation:

STUCCO DETAIL



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Correct and complete preparation of the surface before application of the paint finish maximizes the useful life of the paint finish and surface. The contractor should remove all loose, peeled or blistered paint before application of the new paint finish. The

contractor should then power wash the surface to remove all dirt and biological growth. Water-soluble cleaners that will not attack Portland cement are acceptable for removing stains.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our estimate of cost anticipates the following in coordination with each paint finish application:

- Complete inspection of the stucco
- Crack repairs as needed (Each paint product has the limited ability to cover and seal cracks but we recommend repair of all cracks which exceed the ability of the paint product to bridge.)
- Replacement of up to one percent (1%), of the stucco walls (The exact amount of area in need of replacement will be discretionary based on the actual future conditions and the desired appearance.)
- Replacement of up to thirty-three percent (33%) of the sealants in coordination with each paint finish application.

Windows and Doors

Line Item: 1.980

Quantity: Approximately 1,000 square feet

History: Original

Condition: Good to fair overall with no significant deterioration evident.



Common windows



Common windows and doors

Useful Life: 45- to 55-years

Component Detail Notes: Properly designed window assemblies anticipate the penetration of some storm water beyond the gaskets. This infiltrated storm water collects in an internal drainage system and drains, or exits, the frames through weep holes. These weep holes can become clogged with dirt or if a sealant is applied, resulting in trapped storm water. However, as window frames, gaskets and sealants deteriorate, leaks into the interior can result. The windows and doors will eventually need replacement or major capital repairs to prevent water infiltration and damage from wind driven rain.

The thermal efficiencies of the window assemblies are affected by their design and construction components. These components include glazings, thickness of air space between glazings, low-conductivity gas, tinted coatings, low-e coatings and thermal barriers. The District should thoroughly investigate these component options at the time of replacement. Some manufacturers may include these components as part of the standard product and other manufacturers may consider these components as options for an additional cost. Lakeside Plantation should review the specifications provided by the manufacturers to understand the thermal design and construction components of the proposed assemblies.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair loose weather stripping and/or lock damage
 - Inspect for broken glass and damaged screens
 - Record instances of water infiltration, trapped moisture or leaks
- As-needed:
 - Verify weep holes are unobstructed and not blocked with dirt or sealant, if applicable
 - Replace damaged or deteriorated sliding glass rollers, if applicable

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Property Site Elements

Arbors, Wood

Line Item: 4.011

Quantity: Approximately 300 square feet at the entrance

History: Primarily original. A large quantity of the arbors were damaged after Hurricane Ian in 2022 and not replaced.

Condition: Fair overall with isolated deterioration evident



Arbor overview



Isolated deterioration

Useful Life: 15- to 20-years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Asphalt Pavement, Repaving

Line Items: 4.040 through 4.044

Quantity: Approximately 54,600 square yards total, comprised of the following:

- Clubhouse parking lot: 3,000 square yards
- Carriage homes and villas: 11,900 square yards
- Single family homes: 20,600 square yards
- Sycamore Street: 6,550 square yards
- The Towns: 12,550 square yards

History: Ages are as depicted below:

- Clubhouse parking lot: 2010
- Carriage homes and villas: 2011
- Single family homes: 2011
- Sycamore Street: 2013
- The Towns: 2012

Condition: The conditions are as follows:

- Clubhouse parking lot: Fair overall with frequent cracks evident
- Carriage homes and villas: Good to fair overall with isolated cracks
- Single family homes: Fair overall with periodic cracks and raveling evident

- Sycamore Street: Good to fair overall with isolated cracks evident
- The Towns: Good to fair overall with isolated cracks evident



Pavement overview - Clubhouse



Pavement cracks - Clubhouse



Pavement overview - Scarlet Avenue



Pavement overview - Scarlet Avenue



Pavement cracks - Jonah Drive



Pavement cracks - Jonah Drive



Pavement overview – Magnolia Circle



Pavement overview – Magnolia Circle



Pavement overview – Sycamore Drive



Pavement overview – Sycamore Drive



Pavement cracks – Sycamore Drive



Pavement overview - Clubhouse



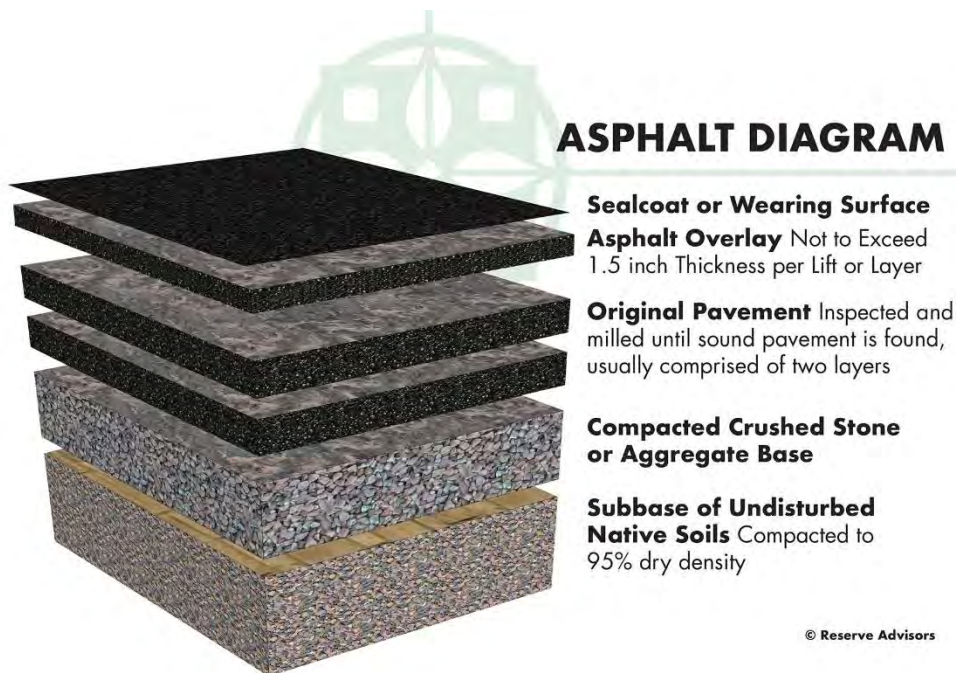
Pavement raveling - Savannah Drive



Pavement cracks - Boxwood Street

Useful Life: 15- to 20-years with the benefit of timely crack repairs and patching

Component Detail Notes: The initial installation of asphalt uses at least two lifts, or two separate applications of asphalt, over the base course. The first lift is the binder course. The second lift is the wearing course. The wearing course comprises a finer aggregate for a smoother more watertight finish. The following diagram depicts the typical components although it may not reflect the actual configuration at Lakeside Plantation:



The manner of repaving is either a mill and overlay or total replacement. A mill and overlay is a method of repaving where cracked, worn and failed pavement is mechanically removed or milled until sound pavement is found. A new layer of asphalt is overlaid atop the remaining base course of pavement. Total replacement includes the removal of all existing asphalt down to the base course of aggregate and native soil followed by the



application of two or more new lifts of asphalt. We recommend mill and overlayment on asphalt pavement that exhibits normal deterioration and wear. We recommend total replacement of asphalt pavement that exhibits severe deterioration, inadequate drainage, pavement that has been overlaid multiple times in the past or where the configuration makes overlayment not possible. Based on the apparent visual condition and configuration of the asphalt pavement, we recommend the mill and overlayment at Lakeside Plantation.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect for settlement, large cracks and trip hazards, and ensure proper drainage
 - Repair areas which could cause vehicular damage such as potholes
- As needed:
 - Perform crack repairs and patching

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Bocce Ball Court, Renovation

Line Item: 4.105

Quantity: One bocce ball court comprising approximately 720 square feet

History: Replaced in 2022

Condition: Good overall



Bocce ball court overview

Useful Life: Up to 10 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Concrete Curbs and Gutters

Line Item: 4.110

Quantity: Approximately 40,000 linear feet

Condition: Good to fair overall with isolated spalls evident



Concrete curb and gutter



Concrete spalls



Concrete gutter

Useful Life: Up to 65 years although interim deterioration of areas is common

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair major cracks, spalls and trip hazards
 - Mark with orange safety paint prior to replacement or repair
 - Repair or perform concrete leveling in areas in immediate need of repair or possible safety hazard

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We estimate that up to 6,000 linear feet of curbs and gutters, or fifteen percent (15%) of the total, will require replacement during the next 30 years.

Concrete Sidewalks

Line Item: 4.140

Quantity: Approximately 185,000 square feet

History and Condition: Good to fair overall with isolated trip hazards and repairs evident



Concrete sidewalk



Concrete sidewalk



Concrete sidewalk repair



Sidewalk trip hazard



Sidewalk trip hazard

Useful Life: Up to 65 years although interim deterioration of areas is common

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair major cracks, spalls and trip hazards
 - Mark with orange safety paint prior to replacement or repair
 - Repair or perform concrete leveling in areas in immediate need of repair or possible safety hazard

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We estimate that up to 37,000 square feet of concrete sidewalks, or twenty percent (20%) of the total, will require replacement during the next 30 years.

Fountains, Entrance

Line Item: 4.311

Quantity: Two each

History: Components vary in age

Condition: Reported fair overall with isolated stains and stucco cracks evident



Fountain overview



Fountain deterioration



Stucco cracks and stains



Mechanical equipment overview

Useful Life: Capital repairs every 10 years

Priority/Criticality: Not recommended to defer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We include the following with each expenditure:

- Plaster finish replacement
- Paint applications and repairs to the stucco surfaces
- Replacement of up to fifty percent (50%) of the tile
- Replacement of up to fifty percent (50%) of the lights and mechanical equipment

Gazebo

Line Item: 4.360

Quantity: One each

History: Primarily original

Condition: Fair overall with isolated damage and deterioration



Gazebo overview



Shingle roof damage



Wood deterioration



Damaged picket

Useful Life: Every 15- to 20-years with periodic maintenance

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We recommend the District budget for paint applications and repairs through the operating budget.

Irrigation System, Pumps

Line Item: 4.410

Quantity: Four each

History: Vary in age with one being replaced in the near term

Condition: Reported satisfactory

Useful Life: 5- to 10-years



Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Irrigation System, Replacement

Line Item: 4.420

Quantity: Approximately 2,000 heads

History: Original

Condition: Satisfactory operational condition and Management does not report any deficiencies.

Useful Life: Up to and sometimes beyond 40 years

Component Detail Notes: Irrigation systems typically include the following components:

- Electronic controls (timer)
- Impact rotors
- Network of supply pipes
- Pop-up heads
- Valves

Lakeside Plantation should anticipate interim and partial replacements of the system network supply pipes and other components as normal maintenance to maximize the useful life of the irrigation system. The District should fund these ongoing seasonal repairs through the operating budget.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Semi-annually:
 - Conduct seasonal repairs which includes valve repairs, controller repairs, partial head replacements and pipe repairs
 - Blow out irrigation water lines and drain building exterior faucets each fall if applicable

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Light Poles and Fixtures

Line Item: 4.560

Quantity: 62 poles with light fixtures

History: Vary in age with replacements occurring in 2022.

Condition: Good to fair overall



Light pole and fixture

Useful Life: Up to 25 years

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- As-needed:
 - Inspect and repair broken or dislodged fixtures, and leaning or damaged poles
 - Replaced burned out bulbs as needed

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Pickleball Court, Color Coat

Line Item: 4.620

Quantity: Approximately 400 square yards comprising one pickleball court

History: Installed in 2017

Condition: Good to fair overall



Pickleball court overview



Pickleball court overview



Pickleball court overview

Useful Life: Four- to six-years

Component Detail Notes: Prior to the application of the color coat, the District should require the contractor to rout and fill all cracks with hot emulsion. This deters water infiltration and further deterioration of the asphalt playing surface.

Priority/Criticality: Not recommended to defer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our estimate of cost includes replacement of up to ten percent (10%) of the concrete surface with each event.

Sport Court, Pickleball, Fence

Line Item: 4.640

Quantity: Approximately 240 linear feet

History: Installed in 2017

Condition: Good to fair overall with isolated damaged sections



Chain link fence overview



Damaged section

Useful Life: Up to 25 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Playground Equipment

Line Item: 4.660

Quantity: Playground equipment includes the following elements:

- Playsets
- Safety surface
- Bench

History: Replaced in 2017

Condition: Good to fair overall



Playground equipment overview



Safety surface



Playground equipment overview

Useful Life: 15- to 20-years

Component Detail Notes: Safety is the major purpose for maintaining playground equipment. We recommend an annual inspection of the playground equipment to identify and repair as normal maintenance loose connections and fasteners or damaged elements. We suggest the District learn more about the specific requirements of playground equipment at PlaygroundSafety.org. We recommend the use of a specialist for the design or replacement of the playground equipment environment.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair loose connections and fasteners or damaged elements
 - Inspect for safety hazards and adequate coverage of ground surface cover

Priority/Criticality: Defer only upon opinion of independent professional or engineer



Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We include an allowance in the unit cost for replacement of the safety surface and border.

Pond, Erosion Control

Line Item: 4.710

Quantity: Approximately 23,250 linear feet of shorelines at 17 ponds. The following map depicts the location of the ponds and the following table depicts the quantity of shorelines and surface areas of each pond.

Pond	Surface Area (SY)	Shoreline (LF)
A	50,160	1,530
B	105,740	1,980
C	51,340	900
D	48,580	1,300
E	123,190	1,840
F	258,820	3,700
G	51,870	1,270
H	90,840	1,420
I	20,830	660
J	224,140	4,200
K	67,460	1,490
L	18,210	560
M	15,000	490
N	29,090	720
O	88,900	1,190
P	218,310	3,550
Q	27,200	880
Total	1,489,680	27,680

History: Previous repairs completed

Condition: The following table depicts the noted conditions of the ponds

Pond	Conditions Noted
A	Low water level; minimal erosion; majority of shoreline has buffer zones
B	Low water level; moderate erosion; areas of steep shorelines
C	Minimal erosion; entire shoreline has buffer zone; sediment accumulation at inlets
D	Moderate erosion; portions of shoreline buffer zones; rip rap at inlets
E	low water level; minimal erosion
F	completed vegetated; no reserve expenditures anticipated
G	low water level; areas of steep shorelines; portions of shoreline buffer zones
H	low water level; moderate erosion
I	low water level; moderate erosion; steep shorelines
J	low water level; majority of shoreline has buffer zones
K	low water level; moderate erosion; rip rap at inlets
L	low water level; areas of steep shorelines
M	completed vegetated; no reserve expenditures anticipated
N	low water level; previous shoreline erosion work; rip rap at inlets
O	areas of steep shorelines
P	Low water level; extensive erosion; areas of steep shorelines; rip rap at inlets
Q	low water level; minimal erosion



Pond overview Pond E



Pond shoreline Pond I



Pond shoreline Pond I



Extensive shoreline erosion Pond P



Extensive shoreline erosion Pond P



Previous shoreline repair Pond P



Pond N shoreline previous repairs



Minor shoreline erosion at Pond B

Useful Life: Shorelines are subject to fluctuations in water levels, increased plant growth and migrating storm and ground water resulting in the need for erosion control measures up to every 10 years.

Component Detail Notes: The steep shoreline embankments are likely to exacerbate soil movement and erosion. The use and maintenance of landscape, natural vegetation and/or stone rip rap along the pond shoreline will help maintain an attractive appearance and prevent soil erosion.

Shoreline plantings are referred to as buffer zones. Buffer zones provide the following advantages:

- Control insects naturally
- Create an aesthetically pleasing shoreline
- Enhance water infiltration and storage
- Filter nutrients and pollutants
- Increase fish and wildlife habitat
- Reduce lawn maintenance
- Stabilize shoreline and reduce erosion
- Trap sediments

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We recommend the District plan to install a combination of plantings and rip rap around the pond along 2,325 linear feet, or approximately ten percent (10%), of the shoreline per event.

Tennis Courts, Awnings

Line Item: 4.829

History: Original, but was damaged during 2022.

Condition: Poor overall



Awning damage

Useful Life: Up to 25 years

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Replacement of the awning canvas should be funded through the operating budget.

Tennis Courts, Fence

Line Item: 4.840

Quantity: Approximately 860 linear feet

History: Original, with plans to replace the fence in the near term.

Condition: Fair to poor overall



Fence leaning section



Fence damage

Useful Life: Up to 30 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Tennis Court, Light Poles and Fixtures

Line Item: 4.850

Quantity: 14 light poles and fixtures

History: Original. The light poles and fixtures were damaged in 2022.

Condition: Poor overall



Light pole and fixture base

Useful Life: Up to 30 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Sport Courts, Tennis, Clay

Line Items: 4.855 and 4.865

Quantity: Four clay tennis courts

History: Original with a scarifying and laser grading event in 2013.

Condition: Reported fair overall



Clay tennis court overview



Clay tennis court overview

Useful Life: Complete replacement including irrigation system every 30 years with scarifying, clay replenishment and laser grading every four- to six-years

Component Detail Notes: Clay tennis courts require scarifying, removal of compacted material, clay replenishments and laser regrading in order to maintain a safe playing surface.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Clubhouse Interior Building Elements

Air Handling and Condensing Units, Split System

Line Item: 5.070

Quantity: Three split systems

History: Vary in age including one replaced in 2023

Condition: Reported satisfactory without operational deficiencies



New air handling unit

Useful Life: 15- to 20-years

Component Detail Notes: A split system air conditioner consists of an outside condensing unit, an interior evaporator coil, refrigerant lines and an interior air handling unit. The condensing units have cooling capacities that range from five- to 15-tons.

Preventative Maintenance Notes: We recommend the District obtain and adhere to the manufacturer's recommended maintenance plan. We also recommend the District maintain a maintenance contract with a qualified professional. The required preventative

maintenance may vary in frequency and scope based on the unit's age, operational condition, or changes in technology. We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Semi-annually:
 - Lubricate motors and bearings
 - Change or clean air filters as needed
 - Inspect condenser base and piping insulation
 - Inspect base pan, coil, cabinet and clear obstructions as necessary
- Annually:
 - Clean coils and drain pans, clean fan assembly, check refrigerant charge, inspect fan drive system and controls
 - Inspect and clean accessible ductwork as needed
 - Clean debris from inside cabinet, inspect condenser compressor and associated tubing for damage

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. The condensing unit may require replacement prior to replacement of the related interior forced air unit. For purposes of this Reserve Study, we assume coordination of replacement of the interior forced air unit, evaporator coil, refrigerant lines and exterior condensing unit.

Exercise Equipment

Line Item: 5.160

Quantity: The exercise room contains the following types of cardiovascular aerobic training equipment:

- Ellipticals
- Stationary cycle
- Treadmills

The exercise room contains the following types of strength training equipment:

- Benches
- Dumbbells

History: Vary in age

Conditions: Good to fair overall with no significant deterioration evident.



Cardiovascular equipment overview



Strength training equipment



Strength training equipment

Useful Life: The useful life of equipment is up to five years for cardiovascular equipment and up to 15 years for strength training equipment

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Floor Coverings, Carpet

Line Item: 5.200

Quantity: Approximately 290 square yards (Contractor measurements will vary from the actual floor area due to standard roll lengths, patterns and installation waste.)

History: Replaced in 2011

Condition: Fair overall with no significant deterioration evident.



Carpet overview

Useful Life: 8- to 12-years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Furnishings

Line Item: 5.450

Quantity: Furnishings and components in the clubhouse include but are not limited to the following elements:

- Billiard table
- Bookcase
- Cabinets
- Chairs
- Computers
- Desks
- File cabinet
- Folding chairs
- Folding tables
- Tables
- Room dividers

History: Vary in age

Condition: Fair overall



Room divider



Billiards table

Useful Life: Varies significantly up to 20 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Due to varied uses, ages and useful lives, we recommend the District budget \$35,000 plus inflation for phased replacements of up to fifty percent (50%) of the furnishings per event.

Interior Renovations

Line Item: 5.500

Quantity: The clubhouse interior components include:

- Carpet, tile and rubber floor coverings
- Vinyl wall coverings
- Paint finishes on the walls and ceilings
- Plumbing fixtures
- Light fixtures including exit and emergency lights
- Kitchen cabinets, countertops, and appliances

History: Mostly original with the kitchen being renovated in 2019.

Condition: Good to fair overall with no significant deterioration evident.



Kitchen overview



Tile floor coverings

Useful Life: Complete renovation up to every 25 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We recommend interim renovations and paint finishes are funded through the operating budget.

Life Safety System

Line Item: 5.560

Quantity: The life safety system at Lakeside Plantation includes the following components:

- Audio/visual fixtures
- Control panel
- Detectors
- Emergency light fixtures
- Exit light fixtures
- Pull stations
- Wiring

History: The control panel was replaced in 2023. The remaining devices are likely original

Conditions: Reported satisfactory



Control panel overview



Pull station

Useful Life: Up to 25 years for the devices and the control panel

Preventative Maintenance Notes: We recommend the District obtain and adhere to the manufacturer’s recommended maintenance plan. In accordance with *NFPA 72* (National Fire Alarm and Signaling Code) we also recommend the District maintain a maintenance contract with a qualified professional. The required preventative maintenance may vary in frequency and scope based on the age of the components, operational condition, or changes in technology. We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Semi-annually:
 - Inspect and test all components and devices, including, but not limited to, control panels, annunciators, detectors, audio/visual fixtures, signal transmitters and magnetic door holders
 - Test backup batteries
- As-needed:
 - Ensure clear line of access to components such as pull stations
 - Ensure detectors are properly positioned and clean of debris

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Changes in technology or building codes may make a replacement desirable prior to the end of the functional life. Our estimate of future cost considers only that amount necessary to duplicate the same functionality. Local codes or ordinances at the actual time of replacement may require a betterment as compared to the existing system. A betterment could result in a higher, but at this time unknown, cost of replacement.

Paint Finishes

Line Item: 5.800

Quantity: Approximately 6,000 square feet on the walls and ceilings

History: Painted in 2011 and touched up as needed

Condition: Good to fair overall with no significant deterioration evident.

Useful Life: 6- to 10-years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Rest Rooms

Line Item: 5.900

Quantity: The four rest room components include:

- Tile floor coverings
- Tile and vinyl wall coverings
- Paint finishes at the walls and ceilings
- Light fixtures
- Plumbing fixtures

History: The stalls were replaced in approximately 2020. The remaining components are original

Condition: Good overall with no significant deterioration evident.



Rest room overview



Rest room overview



Rest room overview



Rest room overview

Useful Life: Renovation up to every 25 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Security System

Line Item: 5.920

Quantity: Lakeside Plantation utilizes the following security system components:

- Cameras
- Gate access points
- Multiplexer
- Recorder

History: Replaced in 2020

Condition: Reported satisfactory without operational deficiencies



Camera overview



Access control point

Useful Life: Up to every 15 years

Preventative Maintenance Notes: We recommend the District obtain and adhere to the manufacturer's recommended maintenance plan. The required preventative maintenance may vary in frequency and scope based on the unit's age, operational condition, or changes in technology. We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Monthly:
 - Check cameras for proper focus, fields of view are unobstructed and camera and lenses are clean and dust-free
 - Check recording equipment for proper operation
 - Verify monitors are free from distortion with correct brightness and contrast
- Annually:
 - Check exposed wiring and cables for wear, proper connections and signal transmission
 - Check power connections, and if applicable, functionality of battery power supply systems

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Pool Elements



Pool overview

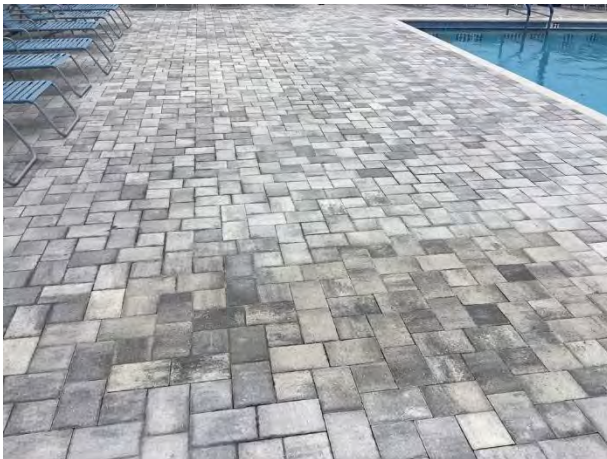
Deck, Pavers

Line Item: 6.200

Quantity: 4,330 square feet

History: Installed in 2016

Condition: Good overall



Paver pool deck overview



Paver pool deck overview

Useful Life: Up to 25 years

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair settlement, trip hazards and significant paver spall
 - Reset and/or reseal damaged pavers as necessary

- Periodically clean and remove overgrown vegetation as needed

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We recommend the District fund interim inspections, partial replacements and repairs through the operating budget.

Fence

Line Item: 6.400

Quantity: 390 linear feet

History: Replaced in 2016

Condition: Good to fair overall with isolated picket damage



Aluminum fence overview



Aluminum fence overview



Fence picket damage

Useful Life: Up to 25 years

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair loose fasteners or sections, and damage
 - Repair leaning sections and clear vegetation from fence areas which could cause damage

Priority/Criticality: Not recommended to defer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Light Poles and Fixtures

Line Item: 6.560

Quantity: Six each

History: The poles are original and the fixtures were replaced with LED fixtures in 2016.

Condition: Good overall



Useful Life: Up to 25 years

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Mechanical Equipment

Line Item: 6.600

Quantity: The mechanical equipment includes the following:

- Automatic chlorinator and controls
- Electrical panel
- Interconnected pipe, fittings and valves
- Pumps, filters, and heaters

History: Vary in age and the District plans to replace the remaining two geothermal heaters in the near term.

Condition: Reported satisfactory overall



Geothermal heater overview



Geothermal heaters for near term



Pool mechanical equipment overview

Useful Life: Up to 15 years

Preventative Maintenance Notes: We recommend the District maintain a maintenance contract with a qualified professional and follow the manufacturer's specific recommended maintenance and local, state and/or federal inspection guidelines.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Failure of the pool mechanical equipment as a single event is unlikely. Therefore, we include replacement of up to thirty-three percent (33%) of the equipment per event. We consider interim replacement of motors and minor repairs as normal maintenance.

Pool Finishes, Plaster and Tile

Line Items: 6.800 and 6.801

Quantity: Approximately 2,750 square feet of plaster based on the horizontal surface area and approximately 260 linear feet of tile

History:

- Plaster finish: Refinished in 2018
- Tile: Unknown age

Condition: Good to fair overall as reported by the District.



Pool plaster overview



Pool plaster finish with tile perimeter



Plaster cracks



Pool plaster overview



Pool plaster overview

Useful Life: 8- to 12-years for the plaster and 15- to 25-years for the tile

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Semi-annually:
 - Inspect and patch areas of significant plaster delamination, coping damage and structure cracks
 - Inspect main drain connection and anti-entrapment covers, pressure test circulation piping and valves
 - Test handrails and safety features for proper operation

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We recommend the District budget for full tile replacement every other plaster replacement event. Removal and replacement of the finish provides the opportunity to inspect the pool structures and to allow for partial repairs

of the underlying concrete surfaces as needed. To maintain the integrity of the pool structures, we recommend the District budget for the following:

- Removal and replacement of the plaster finishes
- Partial replacements of the scuppers and coping as needed
- Replacement of tiles as needed
- Replacement of joint sealants as needed
- Concrete structure repairs as needed

Reserve Study Update

An ongoing review by the Board and an Update of this Reserve Study are necessary to ensure an equitable funding plan since a Reserve Study is a snapshot in time. Many variables change after the study is conducted that may result in significant overfunding or underfunding the reserve account. Variables that may affect the Reserve Funding Plan include, but are not limited to:

- Deferred or accelerated capital projects based on Board discretion
- Changes in the interest rates on reserve investments
- Changes in the *local* construction inflation rate
- Additions and deletions to the Reserve Component Inventory
- The presence or absence of maintenance programs
- Unusually mild or extreme weather conditions
- Technological advancements

Periodic updates incorporate these variable changes since the last Reserve Study or Update. The District can expense the fee for an Update with site visit from the reserve account. This fee is included in the Reserve Funding Plan. We base this budgetary amount on updating the same property components and quantities of this Reserve Study report. We recommend the Board budget for an Update to this Reserve Study every three years. Budgeting for an Update demonstrates the Board's objective to continue fulfilling its fiduciary responsibility to maintain the commonly owned property and to fund reserves appropriately.

5. METHODOLOGY

Reserves for replacement are the amounts of money required for future expenditures to repair or replace Reserve Components that wear out before the entire facility or project wears out. Reserving funds for future repair or replacement of the Reserve Components is also one of the most reliable ways of protecting the value of the property's infrastructure and marketability.

Lakeside Plantation can fund capital repairs and replacements in any combination of the following:

1. Increases in the operating budget during years when the shortages occur
2. Loans using borrowed capital for major replacement projects
3. Level monthly reserve assessments annually adjusted upward for inflation to increase reserves to fund the expected major future expenditures
4. Special assessments

We do not advocate special assessments or loans unless near term circumstances dictate otherwise. Although loans provide a gradual method of funding a replacement, the costs are higher than if the District were to accumulate reserves ahead of the actual replacement. Interest earnings on reserves also accumulate in this process of saving or reserving for future replacements, thereby defraying the amount of gradual reserve collections. We advocate the third method of *Level Monthly Reserve Assessments* with relatively minor annual adjustments. The method ensures that Owners pay their "fair share" of the weathering and aging of the commonly owned property each year. Level reserve assessments preserve the property and enhance the resale value of the homes.

This Reserve Study is in compliance with and exceeds the National standards¹ set forth by the Association of Professional Reserve Analysts (APRA) fulfilling the requirements of a "Level II Reserve Study Update." These standards require a Reserve Component to have a "predictable remaining Useful Life." Estimating Remaining Useful Lives and Reserve Expenditures beyond 30 years is often indeterminate. Long-Lived Property Elements are necessarily excluded from this analysis. We considered the following factors in our analysis:

- The Cash Flow Method to compute, project and illustrate the 30-year Reserve Funding Plan
- Local² costs of material, equipment and labor
- Current and future costs of replacement for the Reserve Components
- Costs of demolition as part of the cost of replacement
- Local economic conditions and a historical perspective to arrive at our estimate of long-term future inflation for construction costs in North Port, Florida at an annual inflation rate³. Isolated or regional markets of greater

¹ Identified in the APRA "Standards - Terms and Definitions" and the CAI "Terms and Definitions".

² See Credentials for additional information on our use of published sources of cost data.

³ Derived from Marshall & Swift, historical costs and the Bureau of Labor Statistics.

construction (development) activity may experience slightly greater rates of inflation for both construction materials and labor.

- The past and current maintenance practices of Lakeside Plantation and their effects on remaining useful lives
- Financial information provided by the District pertaining to the cash status of the reserve fund and budgeted reserve contribution
- The anticipated effects of appreciation of the reserves over time in accord with a return or yield on investment of your cash equivalent assets. (We did not consider the costs, if any, of Federal and State Taxes on income derived from interest and/or dividend income).
- The Funding Plan excludes necessary operating budget expenditures. It is our understanding that future operating budgets will provide for the ongoing normal maintenance of Reserve Components.

Updates to this Reserve Study will continue to monitor historical facts and trends concerning the external market conditions.



6. CREDENTIALS

HISTORY AND DEPTH OF SERVICE

Founded in 1991, Reserve Advisors is the leading provider of reserve studies, insurance appraisals, developer turnover transition studies, expert witness services, and other engineering consulting services. Clients include community associations, resort properties, hotels, clubs, non-profit organizations, apartment building owners, religious and educational institutions, and office/commercial building owners in 48 states, Canada and throughout the world.

The **architectural engineering consulting firm** was formed to take a leadership role in helping fiduciaries, boards, and property managers manage their property like a business with a long-range master plan known as a Reserve Study.

Reserve Advisors employs the **largest staff of Reserve Specialists** with bachelor's degrees in engineering dedicated to Reserve Study services. Our founders are also founders of Community Associations Institute's (CAI) Reserve Committee that developed national standards for reserve study providers. One of our founders is a Past President of the Association of Professional Reserve Analysts (APRA). Our vast experience with a variety of building types and ages, on-site examination and historical analyses are keys to determining accurate remaining useful life estimates of building components.

No Conflict of Interest - As consulting specialists, our **independent opinion** eliminates any real or perceived conflict of interest because we do not conduct or manage capital projects.

TOTAL STAFF INVOLVEMENT

Several staff members participate in each assignment. The responsible advisor involves the staff through a Team Review, exclusive to Reserve Advisors, and by utilizing the experience of other staff members, each of whom has served hundreds of clients. We conduct Team Reviews, an internal quality assurance review of each assignment, including: the inspection; building component costing; lifing; and technical report phases of the assignment. Due to our extensive experience with building components, we do not have a need to utilize subcontractors.

OUR GOAL

To help our clients fulfill their fiduciary responsibilities to maintain property in good condition.

VAST EXPERIENCE WITH A VARIETY OF BUILDINGS

Reserve Advisors has conducted reserve studies for a multitude of different communities and building types. We've analyzed thousands of buildings, from as small as a 3,500-square foot day care center to a 2,600,000-square foot 98-story highrise. We also routinely inspect buildings with various types of mechanical systems such as simple electric heat, to complex systems with air handlers, chillers, boilers, elevators, and life safety and security systems.

We're familiar with all types of building exteriors as well. Our well-versed staff regularly identifies optimal repair and replacement solutions for such building exterior surfaces such as adobe, brick, stone, concrete, stucco, EIFS, wood products, stained glass and aluminum siding, and window wall systems.

OLD TO NEW

Reserve Advisors' experience includes ornate and vintage buildings as well as modern structures. Our specialists are no strangers to older buildings. We're accustomed to addressing the unique challenges posed by buildings that date to the 1800's. We recognize and consider the methods of construction employed into our analysis. We recommend appropriate replacement programs that apply cost effective technologies while maintaining a building's character and appeal.

TYLER D. THOMPSON
Responsible Advisor

CURRENT CLIENT SERVICES

Tyler Thompson, a Mechanical Engineer, is an Advisor for Reserve Advisors. Mr. Thompson is responsible for the inspection and analysis of the condition of clients' properties, and recommending engineering solutions to prolong the lives of the components. He also forecasts capital expenditures for the repair and/or replacement of the property components and prepares technical reports on assignments. He is responsible for conducting Life Cycle Cost Analyses and Capital Replacement Forecast services and the preparation of Reserve Study Reports for condominiums, townhomes and homeowner associations.



The following is a partial list of clients served by Tyler Thompson demonstrating his breadth of experiential knowledge of community associations in construction and related buildings systems.

Landings South Condominium Association, Inc. – Located on the inter-coastal of North Palm Beach, Florida, this five-story and 35-unit midrise contains concrete exteriors and a built-up flat roof. The Association, built in 1969, also maintains a pool and dock.

The Gates at Quail Hollow Homeowners' Association, Ltd. – Located in Charlotte, North Carolina, this townhome community has 38 buildings comprised of 174 units. The community has a clubhouse and pool with full amenities. The exteriors of the townhomes are built with wood siding and asphalt shingle roofs.

Spinnaker Bay at the Waterways Condominium Association, Inc. – This midrise, built in 1986, is a two-building, four-story condo with 48-units located in Fort Lauderdale, Florida. The buildings contain unique open breezeways surrounding a spacious atrium in the center. The property also includes a full clubhouse and amenity area.

Schooner Cove Condominium Owners Association, Inc. – A 249-unit, 83-building townhome association in Tampa, Florida that includes multiple funding plans. The community has a clubhouse with full amenities including a pool, spa, and exercise room.

Windsor Oaks Condominiums, Inc. – A 156-unit, 39-building townhome association located in Charlotte, North Carolina. The townhomes in this community consist of a masonry façade with asphalt shingle roofs. The community is also equipped with a clubhouse and pool. Due to the complexity of the terrain, the community is responsible for many retaining walls providing support for many of the buildings.

Grand Oaks Master Association, Inc. – In the north suburbs of Tampa, Florida, this 577 home master association includes a full amenity clubhouse with a large playground, basketball courts, and pool area.

Edgewater Walk II on Harbour Isle, A Condominium Association, Inc. &

Mangrove Walk on Harbour Isle, A Condominium Association, Inc. – These two gated sister communities sit on Perico Island in Bradenton, Florida. The coastal associations include third floor look-out towers and complex balconies. The exteriors have fiber cement siding and concrete tile roofing systems.

PRIOR RELEVANT EXPERIENCE

Before joining Reserve Advisors, LLC, Mr. Thompson was a Product Engineer for a specialty valve manufacturer. He was responsible for processing sales orders through the engineering department by creating bill of materials. This would include designing and drafting various parts and assemblies for the shop and creating processes to streamline production.

EDUCATION

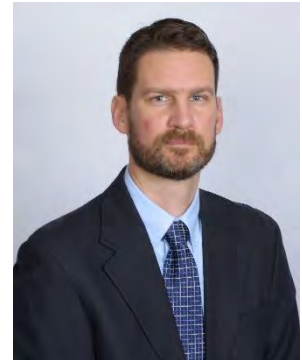
University of Illinois at Chicago (UIC) - B.S. Mechanical Engineering



ALAN M. EBERT, P.E., PRA, RS
Director of Quality Assurance

CURRENT CLIENT SERVICES

Alan M. Ebert, a Professional Engineer, is the Director of Quality Assurance for Reserve Advisors. Mr. Ebert is responsible for the management, review and quality assurance of reserve studies. In this role, he assumes the responsibility of stringent report review analysis to assure report accuracy and the best solution for Reserve Advisors' clients.



Mr. Ebert has been involved with thousands of Reserve Study assignments. The following is a partial list of clients served by Alan Ebert demonstrating his breadth of experiential knowledge of community associations in construction and related buildings systems.

Brownsville Winter Haven Located in Brownsville, Texas, this unique homeowners association contains 525 units. The Association maintains three pools and pool houses, a community and management office, landscape and maintenance equipment, and nine irrigation canals with associated infrastructure.

Rosemont Condominiums This unique condominium is located in Alexandria, Virginia and dates to the 1940's. The two mid-rise buildings utilize decorative stone and brick masonry. The development features common interior spaces, multi-level wood balconies and common asphalt parking areas.

Stillwater Homeowners Association Located in Naperville, Illinois, Stillwater Homeowners Association maintains four tennis courts, an Olympic sized pool and an upscale ballroom with commercial-grade kitchen. The community also maintains three storm water retention ponds and a detention basin.

Birchfield Community Services Association This extensive Association comprises seven separate parcels which include 505 townhome and single family homes. This Community Services Association is located in Mt. Laurel, New Jersey. Three lakes, a pool, a clubhouse and management office, wood carports, aluminum siding, and asphalt shingle roofs are a few of the elements maintained by the Association.

Oakridge Manor Condominium Association Located in Londonderry, New Hampshire, this Association includes 104 units at 13 buildings. In addition to extensive roads and parking areas, the Association maintains a large septic system and significant concrete retaining walls.

Memorial Lofts Homeowners Association This upscale high rise is located in Houston, Texas. The 20 luxury units include large balconies and decorative interior hallways. The 10-story building utilizes a painted stucco facade and TPO roof, while an on-grade garage serves residents and guests.

PRIOR RELEVANT EXPERIENCE

Mr. Ebert earned his Bachelor of Science degree in Geological Engineering from the University of Wisconsin-Madison. His relevant course work includes foundations, retaining walls, and slope stability. Before joining Reserve Advisors, Mr. Ebert was an oilfield engineer and tested and evaluated hundreds of oil and gas wells throughout North America.

EDUCATION

University of Wisconsin-Madison - B.S. Geological Engineering

PROFESSIONAL AFFILIATIONS/DESIGNATIONS

Professional Engineering License – Wisconsin, North Carolina, Illinois, Colorado

Reserve Specialist (RS) - Community Associations Institute

Professional Reserve Analyst (PRA) - Association of Professional Reserve Analysts



TAMARA S. SAMHOURI, E.I., RS
Southeast Quality Assurance Engineer



CURRENT CLIENT SERVICES

Tamara Samhuri, a Civil Engineer, is an Advisor for **Reserve Advisors**. Mrs. Samhuri is responsible for the inspection and analysis of the condition of clients' properties, and recommending engineering solutions to prolong the lives of the components. She also forecasts capital expenditures for the repair and/or replacement of the property components and prepares technical reports on assignments. She is responsible for conducting Life Cycle Cost Analyses and Capital Replacement Forecast services and the preparation of Reserve Study Reports for condominiums, townhomes and homeowner associations.

The following is a partial list of clients served by Tamara Samhuri demonstrating her breadth of experiential knowledge of community associations in construction and related buildings systems.

North Lake at Tarpon Springs Homeowners Association Located in Tarpon Springs, Florida, this single family development consists of 122 homes built in 1999. The Association maintains the asphalt pavement street systems, ponds, gates, signage, & a boardwalk and dock assembly.

Talon Bay Property Owners Association This Homeowners Association located in North Port, Florida is comprised of 233 single unit homes. The clubhouse in this community includes a fitness center, kitchen, rest rooms, and a patio leading to a pool deck. The clubhouse and gate house were constructed with stucco façade and a metal roof assembly. The Association maintains asphalt pavement street systems, tennis and shuffleboard courts, and gates.

Lake Highlander Resident Owned Association This Cooperative style development located in Dunedin, Florida is comprised of 293 homes built in the 1960s. The community maintains amenities, such as a laundry room, pool hall, library, office, and clubhouse. The Cooperative maintains the subsurface pipes, electric meter panels, and bridges throughout the community.

Royal Pointe at Majestic Palms Recreation Association and Condominium Associations The Recreation Association is responsible for the elements shared by five condominium buildings. The Recreation Association maintains the pool amenities & asphalt pavement street systems. The Condominium Associations are responsible for their building exteriors comprised of concrete tile roofs, balconies, breezeways, & staircases. The Condominium Associations maintain the building service elements, including life safety systems, & domestic water pumps.

PRIOR RELEVANT EXPERIENCE

Before joining **Reserve Advisors**, Mrs. Samhuri successfully completed the bachelors program in Civil Engineering from The University of South Florida. She has experience as a Transportation Planning Intern at AECOM, the world's premier infrastructure consulting firm, where she gained knowledge on the safety and design of specialized roadway networks. Mrs. Samhuri has an expertise in transportation and geotechnical engineering infrastructure.

EDUCATION

University of South Florida - B.S. Civil Engineering

PROFESSIONAL AFFILIATIONS / DESIGNATIONS

Engineering Intern (E.I.) – Florida, 2021-present
American Society of Civil Engineers (A.S.C.E.) – Florida, 2015-present
Institute of Transportation Engineers (I.T.E.) – Florida, 2015-present
Reserve Specialist (RS) - Community Association Institute (CAI)



RESOURCES

Reserve Advisors utilizes numerous resources of national and local data to conduct its Professional Services. A concise list of several of these resources follows:

Association of Construction Inspectors, (ACI) the largest professional organization for those involved in construction inspection and construction project management. ACI is also the leading association providing standards, guidelines, regulations, education, training, and professional recognition in a field that has quickly become important procedure for both residential and commercial construction, found on the web at www.iami.org.

American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc., (ASHRAE) the American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc., devoted to the arts and sciences of heating, ventilation, air conditioning and refrigeration; recognized as the foremost, authoritative, timely and responsive source of technical and educational information, standards and guidelines, found on the web at www.ashrae.org. Reserve Advisors actively participates in its local chapter and holds individual memberships.

Community Associations Institute, (CAI) America's leading advocate for responsible communities noted as the only national organization dedicated to fostering vibrant, responsive, competent community associations. Their mission is to assist community associations in promoting harmony, community, and responsible leadership.

Marshall & Swift / Boeckh, (MS/B) the worldwide provider of building cost data, co-sourcing solutions, and estimating technology for the property and casualty insurance industry found on the web at www.marshallswift.com.

R.S. Means CostWorks, North America's leading supplier of construction cost information. As a member of the Construction Market Data Group, Means provides accurate and up-to-date cost information that helps owners, developers, architects, engineers, contractors and others to carefully and precisely project and control the cost of both new building construction and renovation projects found on the web at www.rsmeans.com.

Reserve Advisors' library of numerous periodicals relating to reserve studies, condition analyses, chapter community associations, and historical costs from thousands of capital repair and replacement projects, and product literature from manufacturers of building products and building systems.

7. DEFINITIONS

Definitions are derived from the standards set forth by the Community Associations Institute (CAI) representing America's 305,000 condominium and homeowners associations and cooperatives, and the Association of Professional Reserve Analysts, setting the standards of care for reserve study practitioners.

Cash Flow Method - A method of calculating Reserve Contributions where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different Reserve Funding Plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

Component Method - A method of developing a Reserve Funding Plan with the total contribution is based on the sum of the contributions for individual components.

Current Cost of Replacement - That amount required today derived from the quantity of a *Reserve Component* and its unit cost to replace or repair a Reserve Component using the most current technology and construction materials, duplicating the productive utility of the existing property at current *local* market prices for *materials*, *labor* and manufactured equipment, contractors' overhead, profit and fees, but without provisions for building permits, overtime, bonuses for labor or premiums for material and equipment. We include removal and disposal costs where applicable.

Fully Funded Balance - The Reserve balance that is in direct proportion to the fraction of life "used up" of the current Repair or Replacement cost similar to Total Accrued Depreciation.

Funding Goal (Threshold) - The stated purpose of this Reserve Study is to determine the adequate, not excessive, minimal threshold reserve balances.

Future Cost of Replacement - *Reserve Expenditure* derived from the inflated current cost of replacement or current cost of replacement as defined above, with consideration given to the effects of inflation on local market rates for materials, labor and equipment.

Long-Lived Property Component - Property component of Lakeside Plantation responsibility not likely to require capital repair or replacement during the next 30 years with an unpredictable remaining Useful Life beyond the next 30 years.

Percent Funded - The ratio, at a particular point of time (typically the beginning of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.

Remaining Useful Life - The estimated remaining functional or useful time in years of a *Reserve Component* based on its age, condition and maintenance.

Reserve Component - Property elements with: 1) Lakeside Plantation responsibility; 2) limited Useful Life expectancies; 3) predictable Remaining Useful Life expectancies; and 4) a replacement cost above a minimum threshold.

Reserve Component Inventory - Line Items in *Reserve Expenditures* that identify a *Reserve Component*.

Reserve Contribution - An amount of money set aside or *Reserve Assessment* contributed to a *Reserve Fund* for future *Reserve Expenditures* to repair or replace *Reserve Components*.

Reserve Expenditure - Future Cost of Replacement of a Reserve Component.

Reserve Fund Status - The accumulated amount of reserves in dollars at a given point in time, i.e., at year end.

Reserve Funding Plan - The portion of the Reserve Study identifying the *Cash Flow Analysis* and containing the recommended Reserve Contributions and projected annual expenditures, interest earned and reserve balances.

Reserve Study - A budget planning tool that identifies the current status of the reserve fund and a stable and equitable Funding Plan to offset the anticipated future major common area expenditures.

Useful Life - The anticipated total time in years that a *Reserve Component* is expected to serve its intended function in its present application or installation.



8. PROFESSIONAL SERVICE CONDITIONS

Our Services - Reserve Advisors, LLC ("RA") performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan, to create reserves for anticipated future replacement expenditures of the subject property. The purpose of our energy benchmarking services is to track, collect and summarize the subject property's energy consumption over time for your use in comparison with other buildings of similar size and establishing a performance baseline for your planning of long-term energy efficiency goals.

Our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. Our energy benchmarking services with respect to the subject property is limited to collecting energy and utility data and summarizing such data in the form of an Energy Star Portfolio Manager Report or any other similar report, and hereby expressly excludes any recommendations with respect to the results of such energy benchmarking services or the accuracy of the energy information obtained from utility companies and other third-party sources with respect to the subject property. The reserve report and any energy benchmarking report (i.e., any Energy Star Portfolio Manager Report) (including any subsequent revisions thereto pursuant to the terms hereof, collectively, the "Report") are based upon a "snapshot in time" at the moment of inspection. RA may note visible physical defects in the Report. The inspection is made by employees generally familiar with real estate and building construction. Except to the extent readily apparent to RA, RA cannot and shall not opine on the structural integrity of or other physical defects in the property under any circumstances. Without limitation to the foregoing, RA cannot and shall not opine on, nor is RA responsible for, the property's conformity to specific governmental code requirements for fire, building, earthquake, occupancy or otherwise.

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

RA assumes, without independent verification, the accuracy of all data provided to it. Except to the extent resulting from RA's willful misconduct in connection with the performance of its obligations under this agreement, you agree to indemnify, defend, and hold RA and its affiliates, officers, managers, employees, agents, successors and assigns (each, an "RA Party") harmless from and against (and promptly reimburse each RA Party for) any and all losses, claims, actions, demands, judgments, orders, damages, expenses or liabilities, including, without limitation, reasonable attorneys' fees, asserted against or to which any RA Party may become subject in connection with this engagement, including, without limitation, as a result of any false, misleading or incomplete information which RA relied upon that was supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction or to whom you provided the Report. NOTWITHSTANDING ANY OTHER PROVISION HEREIN TO THE CONTRARY, THE AGGREGATE LIABILITY (IF ANY) OF RA WITH RESPECT TO THIS AGREEMENT AND RA'S OBLIGATIONS HEREUNDER IS LIMITED TO THE AMOUNT OF THE FEES ACTUALLY RECEIVED BY RA FROM YOU FOR THE SERVICES AND REPORT PERFORMED BY RA UNDER THIS AGREEMENT, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE. YOUR REMEDIES SET FORTH HEREIN ARE EXCLUSIVE AND ARE YOUR SOLE REMEDIES FOR ANY FAILURE OF RA TO COMPLY WITH ITS OBLIGATIONS HEREUNDER OR OTHERWISE. RA SHALL NOT BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL, PUNITIVE OR EXEMPLARY DAMAGES OF ANY KIND, INCLUDING, BUT NOT LIMITED TO, ANY LOST PROFITS AND LOST SAVINGS, LOSS OF USE OR INTERRUPTION OF BUSINESS, HOWEVER CAUSED, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), BREACH OF WARRANTY, STRICT LIABILITY OR OTHERWISE, EVEN IF RA HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. IN NO EVENT WILL RA BE LIABLE FOR THE COST OF PROCUREMENT OF SUBSTITUTE GOODS OR SERVICES. RA DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED OR OF ANY NATURE, WITH REGARD TO THE SERVICES AND THE REPORT, INCLUDING, WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

Report - RA will complete the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations with respect to the reserve study and is deemed complete. RA will consider any additional information made available to RA within 6 months of issuing the Report and issue a revised Report based on such additional information if a timely request for a revised Report is made by you. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of



RA and may be used for whatever purpose it sees fit. RA reserves the right to, and you acknowledge and agree that RA may, use any data provided by you in connection with the services, or gathered as a result of providing such services, including in connection with creating and issuing any Report, in a de-identified and aggregated form for RA's business purposes.

Your Obligations - You agree to provide us access to the subject property for an inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. Additionally, you agree to provide historical replacement schedules, utility bills and historical energy usage files that RA requests and deems necessary to complete the energy benchmarking services, and you agree to provide any utility release(s) reasonably requested by RA permitting RA to obtain any such data and/or information from any utility representative or other third party. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

Use of Our Report and Your Name - Use of the Report is limited to only the purpose stated herein. You acknowledge that RA is the exclusive owner of all intellectual property rights in and relating to the Report. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and that you will be liable for the consequences of any unauthorized use or distribution of the Report. Use or possession of the Report by any unauthorized third party is prohibited. The Report in whole or in part **is not and cannot be used as a design specification for design engineering purposes or as an appraisal**. You may show the Report in its entirety to the following third parties: members of your organization (including your directors, officers, tenants and prospective purchasers), your accountants, attorneys, financial institutions and property managers who need to review the information contained herein, and any other third party who has a right to inspect the Report under applicable law including, but not limited to, any government entity or agency, or any utility companies. Without the written consent of RA, you shall not disclose the Report to any other third party. By engaging our services, you agree that the Report contains intellectual property developed (and owned solely) by RA and agree that you will not reproduce or distribute the Report **to any party that conducts reserve studies without the written consent of RA**.

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

Payment Terms, Due Dates and Interest Charges - If reserve study and energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and prior to the inspection by RA, and any balance is due net 30 days from the Report shipment date. If only energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and any balance is due net 30 days from the Report shipment date. In any case, any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Unless this agreement is earlier terminated by RA in the event you breach or otherwise fail to comply with your obligations under this agreement, RA's obligations under this agreement shall commence on the date you execute and deliver this agreement and terminate on the date that is 6 months from the date of delivery of the Report by RA. Notwithstanding anything herein to the contrary, each provision that by its context and nature should survive the expiration or early termination of this agreement shall so survive, including, without limitation, any provisions with respect to payment, intellectual property rights, limitations of liability and governing law.

Miscellaneous – Neither party shall be liable for any failures or delays in performance due to fire, flood, strike or other labor difficulty, act of God, act of any governmental authority, riot, embargo, fuel or energy shortage, pandemic, wrecks or delays in transportation, or due to any other cause beyond such party's reasonable control; provided, however, that you shall not be relieved from your obligations to make any payment(s) to RA as and when due hereunder. In the event of a delay in performance due to any such cause, the time for completion or date of delivery will be extended by a period of time reasonably necessary to overcome the effect of such delay. You may not assign or otherwise transfer this agreement, in whole or in part, without the prior written consent of RA. RA may freely assign or otherwise transfer this agreement, in whole or in part, without your prior consent. This agreement shall be governed by the laws of the State of Wisconsin without regard to any principles of conflicts of law that would apply the laws of another jurisdiction. Any dispute with respect to this agreement shall be exclusively venued in Milwaukee County Circuit Court or in the United States District Court for the Eastern District of Wisconsin. Each party hereto agrees and hereby waives the right to a trial by jury in any action, proceeding or claim brought by or on behalf of the parties hereto with respect to any matter related to this agreement.

SECTION a

Happy Friday Jordan,

I have reviewed the Reserve Study - UGH. In my limited knowledge of these matters the following are my comments:

1. Listed on the "EXCLUDED COMPONENTS" the Coy Pond is still listed. The community did away with the coy pond years ago.
2. Listed on the "FIVE YEAR OUTLOOK"
 - a. Concrete sidewalks - Now in the process of repair or replacement.
 - b. Tennis Court Fence - Already approved.
 - c. Tennis Court Lights - Voted to eliminate.
 - d. Air Handling/Condensing Units - Already replaced.

The one constant recommendation I agree with is the need for a program of inspection and maintenance if not for every element at least for the most significant elements like the pool, tennis courts, fountains and clubhouse mechanics.

Part of the reason, in my estimation is the lack of a good intelligent program of maintenance. In the past it seems we relied on the report from our on-site maintenance employee or just waited until a problem presented itself.

The fountains issue is a good example of the lack of a good preventative maintenance program.

Have a lovely weekend.
Sue Martin

SECTION b

Lakeside Planatation

Items to be removed from study

Line item	Description	year	cost		
4.011	Arbors, Wood, Entrance Feature	2027	\$ 13,305	delete	done 2024
4.110	Concrete Curbs and Gutters, Partial	2026	\$ 48,205	delete	done in 2024
4.311	Fountains, Entrance, Capital Repairs, Phased	2025	\$ 12,000	delete	done in 2024
4.360	Gazebo	2025	\$ 12,420	delete	done in 2024
4.560	Light Poles and Fixtures, Phased	2028	\$ 31,304	delete	done in 2024
4.710	Ponds, Erosion Control, Partial	2026	\$ 117,460	move to 2027, will rebid	
4.829	Tennis Courts, Awning Frame	2025	\$ 15,000	delete	done in 0224
4.840	Tennis Courts, Fence	2025	\$ 31,153	delete	done in 2024
4.850	Tennis Courts, Light Poles and Fixtures	2025	\$ 30,429	delete	done in 2024
4.865	Tennis Courts, Surface Replacement	2025	\$ 151,110	move to 2028 will rebid	
5.200	Floor Coverings, Carpet	2030	\$ 20,666	delete,	done in 2024
5.450	Furnishings, Phased	2030	\$ 41,569	delete.	Done in 2024
5.550	Interior Renovations, Complete	2030	\$ 89,076	change to 2025	\$10,000

SECTION D

From: Ron <nanronp@gmail.com>

Subject: Report On North Fountain Pit

Date: February 27, 2024 at 3:35:34 PM EST

To: Benjamin Bonnie <bbenjamincdd@yahoo.com>, Sabol Bud <budsabol1528@gmail.com>, Chichelli Pina <pinacdd18@gmail.com>, LaVoy Pat <patlavoycdd@gmail.com>, Martin Sue <damsam15169@comcast.net>

Cc: Alex Murphy <amurphy@archamenity.com>, Jordan Lansford <jlansford@gms-tampa.com>

Reply-To: nanronp@gmail.com

Upon receiving the insurance waiver form on Saturday morning, 2/25, I returned a completed form (attached) to the Chairman in order to work on the North fountain pit. Here are my findings:

1. The level of water in the pit was approx. 3 ft deep, approaching the bottom of the circuit panel on the wall in the pit. There was a submersible sump pump outside on the ground and I tested it at home and found it to be functioning. I returned with electrical chaser and hose and commenced pumping out the pit which took approx. 3 hours.
2. When the pit was empty, I observed water coming from the vicinity of the bottom of a filter housing. I returned the following day and found approx. 10" of new water in the pit. I was assisted by Mr. Gary Ronald and we confirmed the 80 amp breaker associated with the North pit, shut it off, pumped out the new water. With Gary as a safety watch, I entered the pit and shut off the 6" water supply valve and also isolated the filter which appeared to stop the leaking water.
3. With another trip we intend to shut off the water to the South pit and ascertain the source of the leak in the North pit. We will also record pump/motor information for the two motors that will need to be replaced if and when the fountains are reactivated as well as what will be needed to have the sump pump connected to a discharge line for a permanent installation. At this juncture the sole purpose is to obtain startup information and motor(s) replacement cost in order to give residents the information to make a informed decision on the pending survey. There is a CDD public record for a quote dated 11/22/22 from Professional Fountain Services for two new motors for \$5700 and replacement estimates will likely be higher

now. It is unknown if this North pit has been flooded since then but unlikely considering how fast it started to refill.

4. The equipment for the two fountains were not taken out of service properly. The water should not have been left on and the pits should have been inspected at least weekly, more in the rainy season to ensure the pits were not taking on water. I found invoices dating as far back as 11/4/22 where the vendor, Professional Fountain Services was apparently directed to only service one fountain, presumably the South one.
5. I also retrieved the two damaged flood lights that lit the North fountain sign. I wired them up but could not get them to function. Since the mounting knuckles were broken and wires broken off it is not feasible to repair. The identical light is available at <https://www.acesled.com/flood-light/> The price was not listed but should be less than \$100 each.

Feel free to reply if you have any questions.

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Ron: If You Don't Stand For Something, You'll Fall For Anythingjordan

**WAIVER AND RELEASE OF LIABILITY
FOR VOLUNTEER SERVICES**
Lakeside Plantation Community Development District

THE FOLLOWING TO BE FILLED IN BY THE VOLUNTEER:	
Volunteer Name ("Volunteer"):	RONALD PERRY
Address:	1663 SCARLETT AVE. NORTH FORT, FL, 34289
Phone Number:	585-329-9735
Emergency Contact - NAME:	NANCY PERRY
Emergency Contact - PHONE:	585-329-9212
Volunteer Activity ("Activity"):	TEST NORTH FOUNTAIN PUMP ON BENCH TEST FOR USAGE AT TWO NORTH FLOODS TEST TWO FLOODS ON BENCH

This Waiver and Release of Liability ("Release") is hereinafter executed by Volunteer (as defined and named above), who desires to provide volunteer services to the Lakeside Plantation Community Development District ("District") for the Activity (as defined above). Volunteer hereby releases the District and its present, former, and future supervisors, staff, officers, managers, lawyers, engineers, employees, representatives and agents, and all of the successors and assigns of the foregoing (together, "Released Parties") as provided below.

Volunteer understands the scope of Volunteer's relationship with the District is limited to a volunteer position and that no compensation is expected in return for services provided by Volunteer; that Volunteer is not an employee of District and has no authority to act on behalf of District; and that Volunteer is responsible for his/her own insurance coverage in the event of personal injury or illness as a result of Volunteer's involvement in the Activity. The following additional provisions apply:

1. **Waiver and Release:** In consideration for allowing Volunteer to participate in the Activity, the sufficiency and adequacy of which are hereby acknowledged by Volunteer, I, the Volunteer, on behalf of myself, my personal representatives and my heirs hereby voluntarily agree to indemnify, defend, release, hold harmless, and forever discharge the Released Parties from any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorney's fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings), and harm of any kind or nature arising out of, or in connection with, my participation as a volunteer to the District, including any and all on-site or off-site activities related to the services or properties of the District, and any transportation provided by the District to and from such activities. I expressly acknowledge that I assume all risk for any and all injuries and illness that may result from my participation in any and all of these activities. I understand that the District is not responsible for personal property lost or stolen while participating in these activities.

2. **Insurance:** I understand that the District does not assume any responsibility for or obligation to provide me with financial or other assistance, including but not limited to medical, health or disability benefits or insurance of any nature in the event of my injury, illness, death or damage to my property.

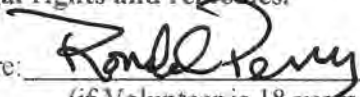
**WAIVER AND RELEASE OF LIABILITY
FOR VOLUNTEER SERVICES**
Lakeside Plantation Community Development District

3. **Medical Treatment:** I hereby release and forever discharge the District from any claim whatsoever which arises or may hereafter arise on account of any first aid treatment or other medical services rendered in connection with an emergency during my tenure as a volunteer with District.

4. **Rules:** I further acknowledge and agree that I shall be bound at all times by the terms and conditions of the policies, rules and regulations of the District, as currently in effect and as may be amended from time to time.

5. **Other.** This Release shall be governed by and interpreted in accordance with the laws of the State of Florida and is intended to be as broad and inclusive as permitted by the laws of the State of Florida. I agree that if any portion of this Release is deemed invalid, that the remainder will remain in full force and effect. Nothing in this Release shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute or law.

I am of legal age (18 years or older) and am freely signing this Release. I have read this Release and understand its terms, and further understand that by signing this document that I am waiving certain legal rights and remedies.

Volunteer Signature: 
(if Volunteer is 18 years of age or older)

Date: 2/25/24

Parent/Guardian Signature: _____
(if Volunteer is a minor child)

NOTE TO STAFF: THIS FORM MAY CONTAIN CONFIDENTIAL INFORMATION. DO NOT DISCLOSE ITS CONTENTS WITHOUT FIRST CONSULTING THE DISTRICT MANAGER.

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**WAIVER AND RELEASE OF LIABILITY
FOR VOLUNTEER SERVICES**
Lakeside Plantation Community Development District

THE FOLLOWING TO BE FILLED IN BY THE VOLUNTEER:	
Volunteer Name ("Volunteer"):	Don Perry
Address:	1663 Scarlett Ave.
Phone Number:	505-329-9735
Emergency Contact - NAME:	Nancy Perry
Emergency Contact - PHONE:	505-329-9242
Volunteer Activity ("Activity"):	Tombow (North) Maintenance

This Waiver and Release of Liability ("**Release**") is hereinafter executed by Volunteer (as defined and named above), who desires to provide volunteer services to the Lakeside Plantation Community Development District ("**District**") for the Activity (as defined above). Volunteer hereby releases the District and its present, former, and future supervisors, staff, officers, managers, lawyers, engineers, employees, representatives and agents, and all of the successors and assigns of the foregoing (together, "**Released Parties**") as provided below.

Volunteer understands the scope of Volunteer's relationship with the District is limited to a volunteer position and that no compensation is expected in return for services provided by Volunteer; that Volunteer is not an employee of District and has no authority to act on behalf of District; and that Volunteer is responsible for his/her own insurance coverage in the event of personal injury or illness as a result of Volunteer's involvement in the Activity. The following additional provisions apply:

1. **Waiver and Release:** In consideration for allowing Volunteer to participate in the Activity, the sufficiency and adequacy of which are hereby acknowledged by Volunteer, I, the Volunteer, on behalf of myself, my personal representatives and my heirs hereby voluntarily agree to indemnify, defend, release, hold harmless, and forever discharge the Released Parties from any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorney's fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings), and harm of any kind or nature arising out of, or in connection with, my participation as a volunteer to the District, including any and all on-site or off-site activities related to the services or properties of the District, and any transportation provided by the District to and from such activities. I expressly acknowledge that I assume all risk for any and all injuries and illness that may result from my participation in any and all of these activities. I understand that the District is not responsible for personal property lost or stolen while participating in these activities.

2. **Insurance:** I understand that the District does not assume any responsibility for or obligation to provide me with financial or other assistance, including but not limited to medical, health or disability benefits or insurance of any nature in the event of my injury, illness, death or damage to my property.

**WAIVER AND RELEASE OF LIABILITY
FOR VOLUNTEER SERVICES**

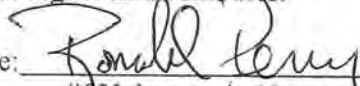
Lakeside Plantation Community Development District

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I am of legal age (18 years or older) and am freely signing this Release. I have read this Release and understand its terms, and further understand that by signing this document that I am waiving certain legal rights and remedies.

Volunteer Signature: 
(if Volunteer is 18 years of age or older)

Date: 3/4/24

Parent/Guardian Signature: _____
(if Volunteer is a minor child)

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**WAIVER AND RELEASE OF LIABILITY
FOR VOLUNTEER SERVICES**
Lakeside Plantation Community Development District

THE FOLLOWING TO BE FILLED IN BY THE VOLUNTEER:	
Volunteer Name ("Volunteer"):	Rich Maltese
Address:	2410 Magnolia Circle
Phone Number:	304-280-9124
Emergency Contact - NAME:	Cec Maltese
Emergency Contact - PHONE:	304-830-6435
Volunteer Activity ("Activity"):	Fountain (North) maintenance

This Waiver and Release of Liability ("Release") is hereinafter executed by Volunteer (as defined and named above), who desires to provide volunteer services to the Lakeside Plantation Community Development District ("District") for the Activity (as defined above). Volunteer hereby releases the District and its present, former, and future supervisors, staff, officers, managers, lawyers, engineers, employees, representatives and agents, and all of the successors and assigns of the foregoing (together, "Released Parties") as provided below.

Volunteer understands the scope of Volunteer's relationship with the District is limited to a volunteer position and that no compensation is expected in return for services provided by Volunteer; that Volunteer is not an employee of District and has no authority to act on behalf of District; and that Volunteer is responsible for his/her own insurance coverage in the event of personal injury or illness as a result of Volunteer's involvement in the Activity. The following additional provisions apply:

1. **Waiver and Release:** In consideration for allowing Volunteer to participate in the Activity, the sufficiency and adequacy of which are hereby acknowledged by Volunteer, I, the Volunteer, on behalf of myself, my personal representatives and my heirs hereby voluntarily agree to indemnify, defend, release, hold harmless, and forever discharge the Released Parties from any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorney's fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings), and harm of any kind or nature arising out of, or in connection with, my participation as a volunteer to the District, including any and all on-site or off-site activities related to the services or properties of the District, and any transportation provided by the District to and from such activities. I expressly acknowledge that I assume all risk for any and all injuries and illness that may result from my participation in any and all of these activities. I understand that the District is not responsible for personal property lost or stolen while participating in these activities.

2. **Insurance:** I understand that the District does not assume any responsibility for or obligation to provide me with financial or other assistance, including but not limited to medical, health or disability benefits or insurance of any nature in the event of my injury, illness, death or damage to my property.

**WAIVER AND RELEASE OF LIABILITY
FOR VOLUNTEER SERVICES**

Lakeside Plantation Community Development District

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I am of legal age (18 years or older) and am freely signing this Release. I have read this Release and understand its terms, and further understand that by signing this document that I am waiving certain legal rights and remedies.

Volunteer Signature: _____

Rich Matt

Date: _____

3/4/24

Parent/Guardian Signature: _____

(if Volunteer is a minor child)

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SECTION F

RESOLUTION 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE SARASOTA COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Lakeside Plantation Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within unincorporated City of North Port, Florida; and

WHEREAS, the Board of Supervisors of the District ("**Board**") seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Sarasota County Supervisor of Elections ("**Supervisor**") to conduct the District's elections by the qualified electors of the District at the general election ("**General Election**").

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

1. **GENERAL ELECTION SEATS.** Seat 4, currently held by Bonnie Benjamin, and Seat 5 currently held by Maria Chichelli are scheduled for the General Election beginning in November 2024. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Sarasota County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2024, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **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.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 20th day of March, 2024.

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

CHAIRPERSON/VICE CHAIRPERSON

ATTEST:

SECRETARY/ASSISTANT SECRETARY

EXHIBIT A

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Lakeside Plantation Community Development District (“District”) will commence at noon on June 10, 2024, and close at noon on June 14, 2024. Candidates must qualify for the office of Supervisor with the Sarasota County Supervisor of Elections located at Biscayne Plaza, 13640 Tamiami Trail, North Port, Florida 34287; Ph: (941) 423-9540. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Sarasota County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Lakeside Plantation Community Development District has two (2) seats up for election, specifically seats 4 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 5, 2024, and in the manner prescribed by law for general elections.

For additional information, please contact the Sarasota County Supervisor of Elections.

Publish on or before May 27, 2024.

SECTION VIII

SECTION C

SECTION 1

Lakeside Plantation CDD

February 2024

- **Submitted by:**
- Courtney Sears, Interim Amenity Manager
- Alex Murphy, Senior Regional Director

PROGRAMMING

Lakeside Plantation Lifestyle Program Profit/Loss FY 23-24					
Date	Event	Revenue	Expense	Attendees	Notes
<i>2023-2024 Fiscal Year to Date (Oct-Jan)</i>		\$2,594.00	\$4623.00		
2/9/2024	Bingo	-	\$28.29	60	
2/14/2024	Coffee and Donuts	-	207.01	40	
2/16/2024	Mardi Gras Wine and Cheese	\$69.00	\$190.33	29	
2/24/2024	A Night in Paris	\$1,140.00	\$1323.08	114	
February events total		\$1,209.00	\$1,748.71	243	
Year to Date TOTAL		\$3,803.00	\$6,371.71		

FACILITY OPERATIONS & MAINTENANCE

LSPCDD Action List	Status	Notes
One treadmill down, needs belt replacement	IN PROGRESS	Authorized by chairman, waiting on vendor to replace
Spa bubbler needs to be replaced	IN PROGRESS	Part has been ordered
Fire alarm updates needed	COMPLETE	Vendor came out on 3/11
4 leaning magnolias on Plantation Blvd	PENDING	Jan meeting, no decision made. Supervisor Chichelli to discuss with LMP
Electrical Panel on Plantation Blvd for irrigation and streetlights	PENDING	Presented 3 quotes at January meeting, no decision made. Sup. Lavoy has taken over communication with vendors and is reviewing
Electrical boxes (one at front entrance and one across from clubhouse on Plantation)	IN PROGRESS	Request for painting of the one across from clubhouse was submitted to FPL, we are awaiting scheduling. Box in front of community was replaced.

THANK YOU.



Lakeside Plantation CDD

SECTION 2

From: Tordsen, Gregory <gregory.tordsen@FTR.com>
Sent: Tuesday, March 5, 2024 3:42 PM
To: Courtney Sears <manager@lakesideplantationcdd.com>
Subject: Fiber Optic Internet & Phone for Businesses

Hi again -

Thank you for your time on the phone this today, I really appreciate it. Most businesses that I speak to in your area, I am able to save them money & give them a faster and more reliable internet service. I am confident that we can do the same for your good company.

Based on our phone conversation, here is what I have written down for your phone & internet situation at the office:

- You have internet & phone.
- You have 3 phone lines and internet. one is emergency line
- You have internet service that could be more consistent with better speed:
 - I suggest a quick & easy way to find out: go to the public website www.speedtest.net
In the middle of the website there will be a circle with the word "Go" on it.
Click it & the site will run a 10 to 30 second speed test.
- You have computers and security connected to the internet, and Wi-Fi needs among other items.
- Of high importance to your business, the internet & phone must have minimal to zero outages.

To compare, here are THREE proposals of an internet & phone package with Frontier's Fiber Optic Network - Most of my formal business partners choose **Package B or C** and would recommend here based on your overall business, internet usage and set up.

1. **500Mbps**
 - a. **500 Mbps** *Symmetrical Fiber Optic Internet.
 - i. * Symmetrical - meaning that both the upload & download speeds are the same. This reduces lag & glitching - especially during streaming, uploading large files, web-hosting, and during conference calls.
2. **3 Phone** (yes, you would be able to keep the same phone numbers if you like)
 - a. *Total monthly price of **\$139.96** month - one time 39.99*
3. **1 Gig per second - includes \$100 Gift card for successful installation**
 - a. **1 Gig/ 1 Gig** per second Symmetrical Fiber Optic Internet.
with 3 phone lines
 - b. **Total monthly price of \$149.96** - one time 39.99
4. **C) 2 Gig Per Second (2000/2000 MBPS)includes \$300 Gift card for successful installation**
- 3 Phone lines
 - a. *Total monthly price of **\$199.96** / month- one time 39.99*

All packages are eligible for a \$5.00 monthly discount if enrolled in Auto-Pay with an ACH or Credit/Debit card.

* Symmetrical - meaning that both the upload & download speeds are the same. This reduces lag & glitching during streaming, uploading large files, and during conference calls.

**Do you know what your current internet speeds are? I suggest a quick & easy way to find out: go to the public website www.speedtest.net

In the middle of the website there will be a circle with the word "Go" on it. Click it & the site will run a 10 to 30 second speed test.

All our Fiber offers come with the option to add Multi Security-pro for just \$4.99 per month to help keep up to 35 of your devices protected against cyber threats like malware and ransomware amongst others.

TOTALS INCLUDE ALL PRE-DETERMINED EQUIPMENT AND RELATED FEES -will explain more detail when we reconnect!

**Details from either of these plans can be adjusted if need be when we speak again.

I will plan to call you later this month if I don't hear sooner. You can call or email anytime you'd like.

Best regards,

Greg Tordsen

Account Executive, Commercial Sales

(855) 462-0601 ext. 10251

gregory.tordsen@ftr.com



FRONTIER FIBER OPTIC INTERNET HIGHLIGHTS

Greg Tordsen

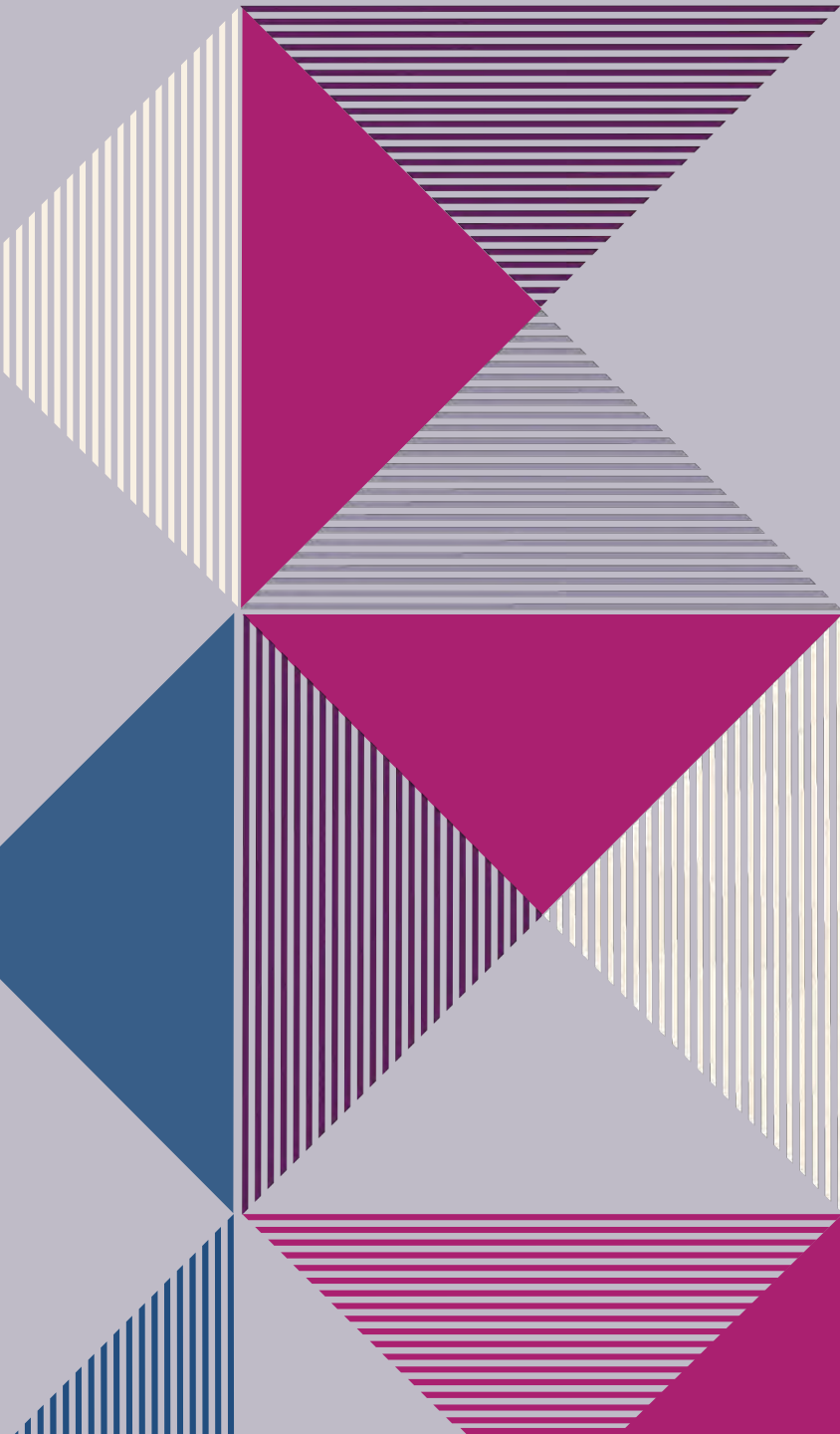
Commercial Account Executive and Fiber Sales



FIBER OPTIC INTERNET

Fiber Optic Internet is the internet of the future.

In the end, the most important factor is that you and your business can succeed using internet & phones as a tool for your business. A tool that can do its job for you without adding undue stress to your business flow.



FIBER HIGHLIGHTS

SPEED

DURABILITY & STRENGTH

RELIABILITY

SECURITY

SUPPORT THE NEWEST TECHNOLOGY

SPEED

Instead of using an electronic signal like traditional internet, fiber optic internet uses pulses of light to send the internet signal. So, the information can literally travel as fast as the speed of light. Fiber internet is the internet of the future.



DURABILITY & STRENGTH

Traditional internet signals travel about 100 meters before it is needed to be pushed further again by the infrastructure. Whereas a single fiber internet signal will travel about 25 miles on just one pulse. That's roughly 402 times longer than traditional internet.

Traditional internet infrastructure cables last about 5 years or so before needing to be replaced. Whereas fiber internet infrastructure lines last about 50 years. Infrastructure lasting 10 times longer than traditional internet.



RELIABILITY

Fiber internet networks can withstand 8 times more pressure on the wiring infrastructure compared to traditional internet networks.

Traditional internet reliability is subject to the weather elements, such as: moisture, severe weather storms, severe wind, extreme temperature changes, etc. Whereas, because of the durability of fiber and it being a light pulse instead of an electronic signal, fiber internet is resistant to the weather elements.



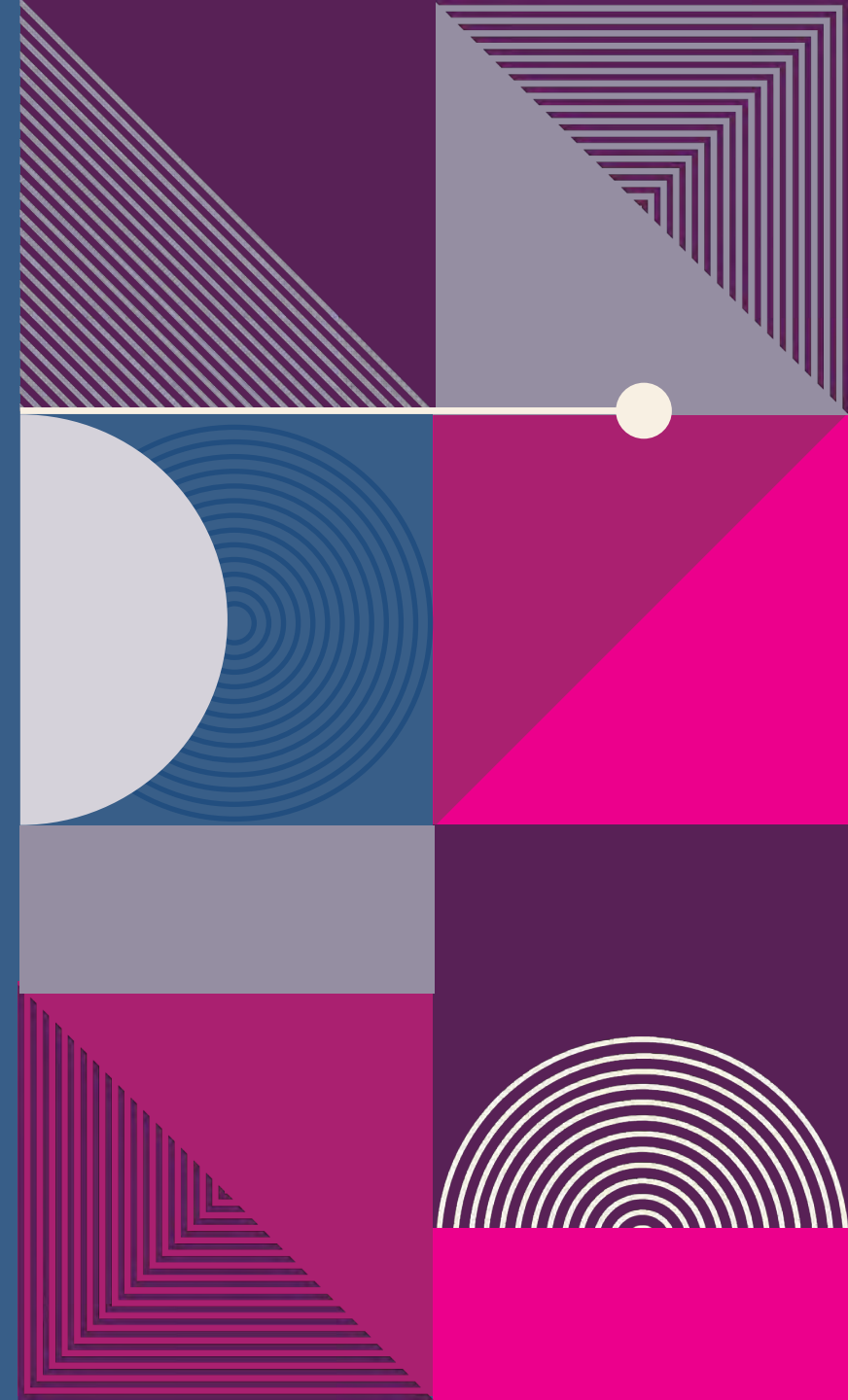
SECURITY

Due to the fact that fiber internet is sent with a light pulse compared to an electronic signal, it is virtually impossible for cyber-attacks to be able to tap into it.



SUPPORT THE NEWEST TECHNOLOGY

As fiber internet signals can travel as fast as the speed of light, as modems & routers continue to develop higher speed capacity in future years, they will continue to get closer to being able to capture the full speed capacity of fiber internet: which is handling up to 60 Terabytes per second. That is 300,000 times faster than the high-end average internet speeds out in the business internet marketplace for businesses like yours right now. Fiber internet is the internet of the future.





FRONTIER'S FIBER OPTIC NETWORK

DIRECT - NOT SHARED

PURE-PLAY

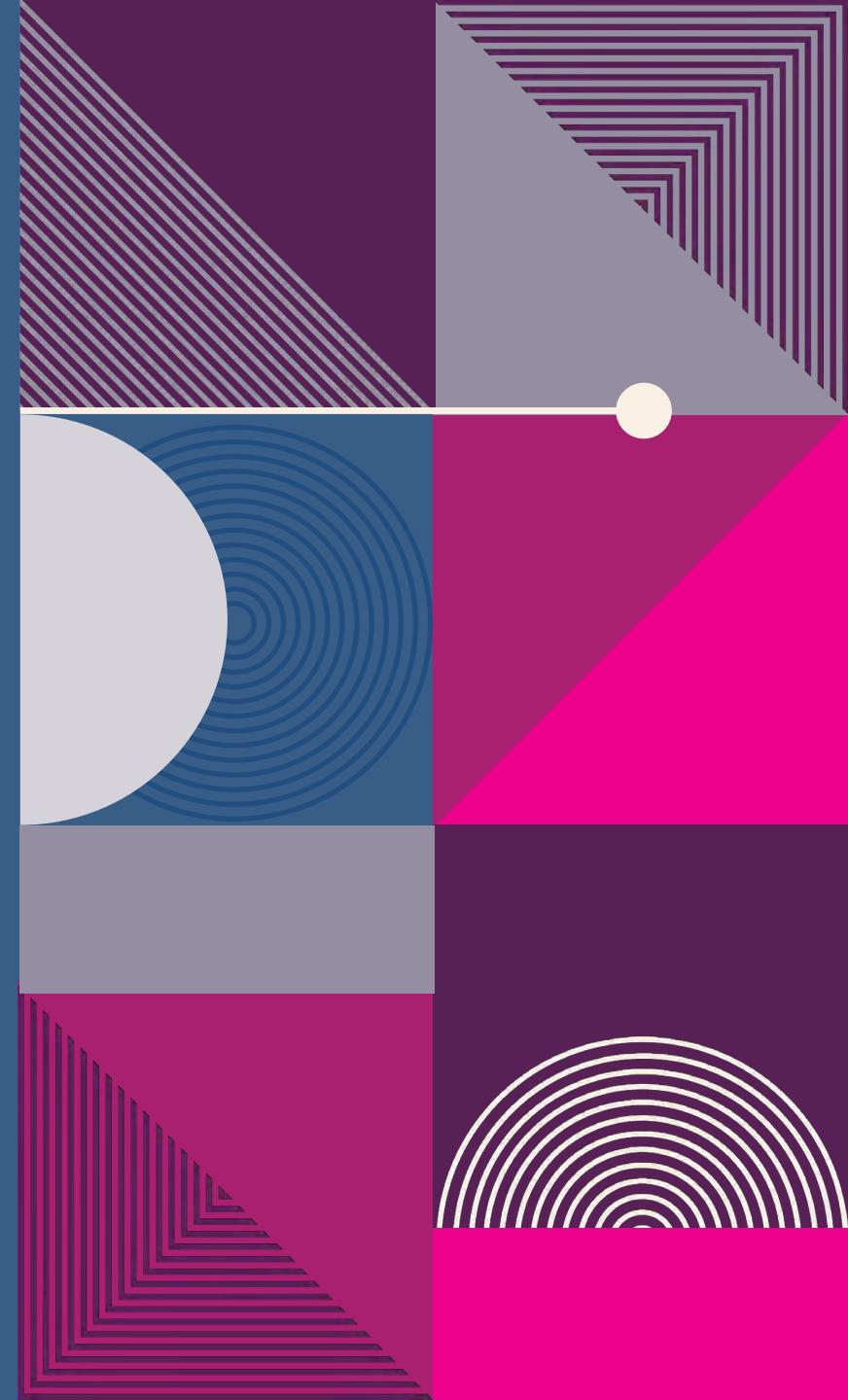
COST SAVINGS

RELIABILITY

LARGEST IN THE USA

DIRECT - NOT SHARED

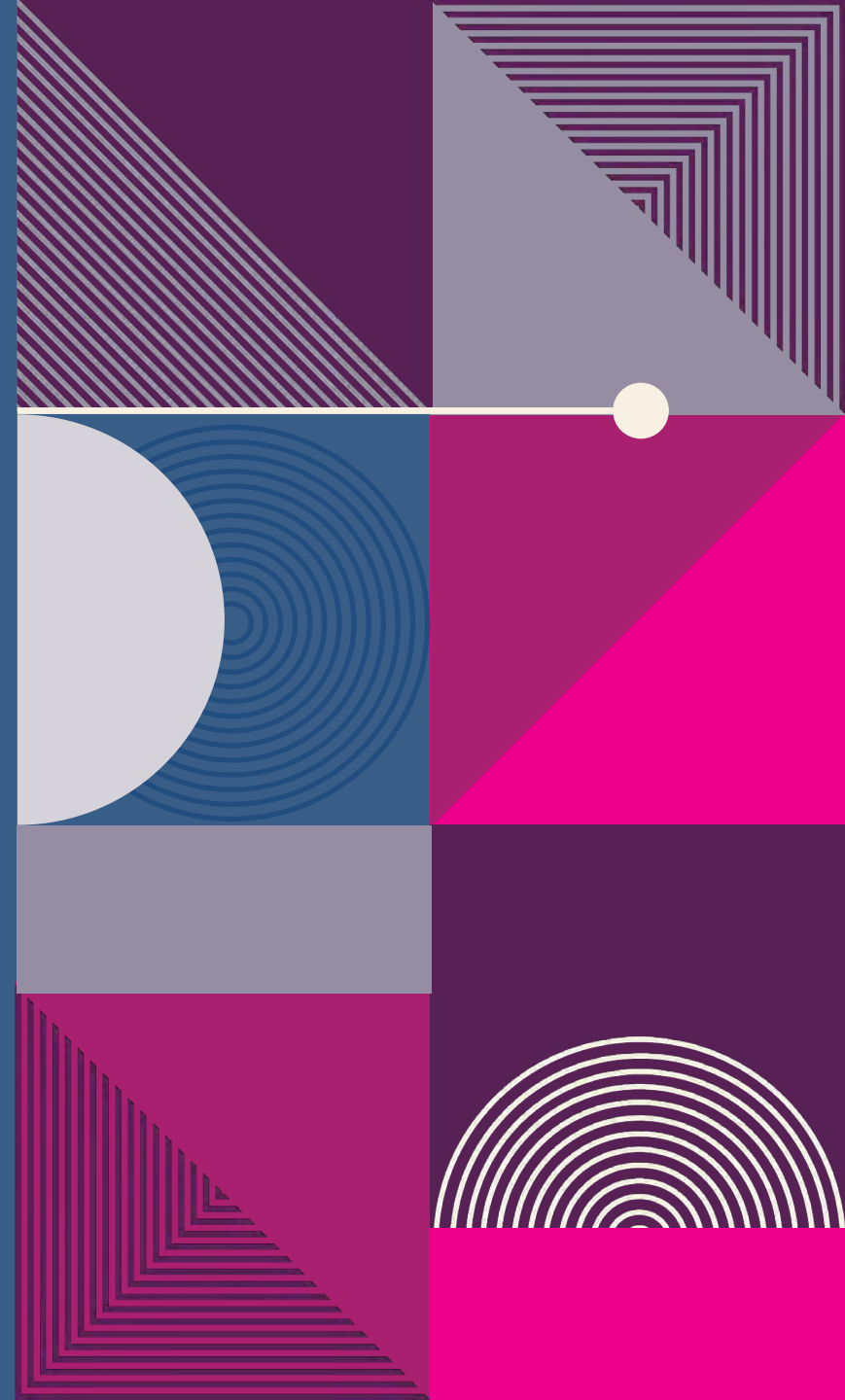
With Frontier Business Fiber internet, the fiber signal to your business is direct to your building. It is NOT part of a shared network with other buildings in the neighborhood. In comparison to a shared Fiber internet - many homes and businesses notice this during "high-traffic" internet hours where speeds are slower, laggy & possibly glitchy at times. Frontier's Fiber Optic Network does NOT do a shared fiber signal. It is ONLY direct to your building. This maximizes your internet for your business no matter what and when others nearby you are doing with their internet.



PURE-PLAY

Pure-Play means that Fiber lines are 100% all the way from the source to the location. Countless other fiber internet providers that offer fiber have fiber networks that are not Pure-Play: meaning that some or even much of the line from the source to the business or home is not fully fiber - some of the line isn't fiber, but traditional cable internet lines instead.

Frontier does all Pure-Play lines from source to location for its Fiber Optic Business Internet. There are NO breaks in the line of having inferior cable lines make-up some of the network from source to location.



COST SAVINGS

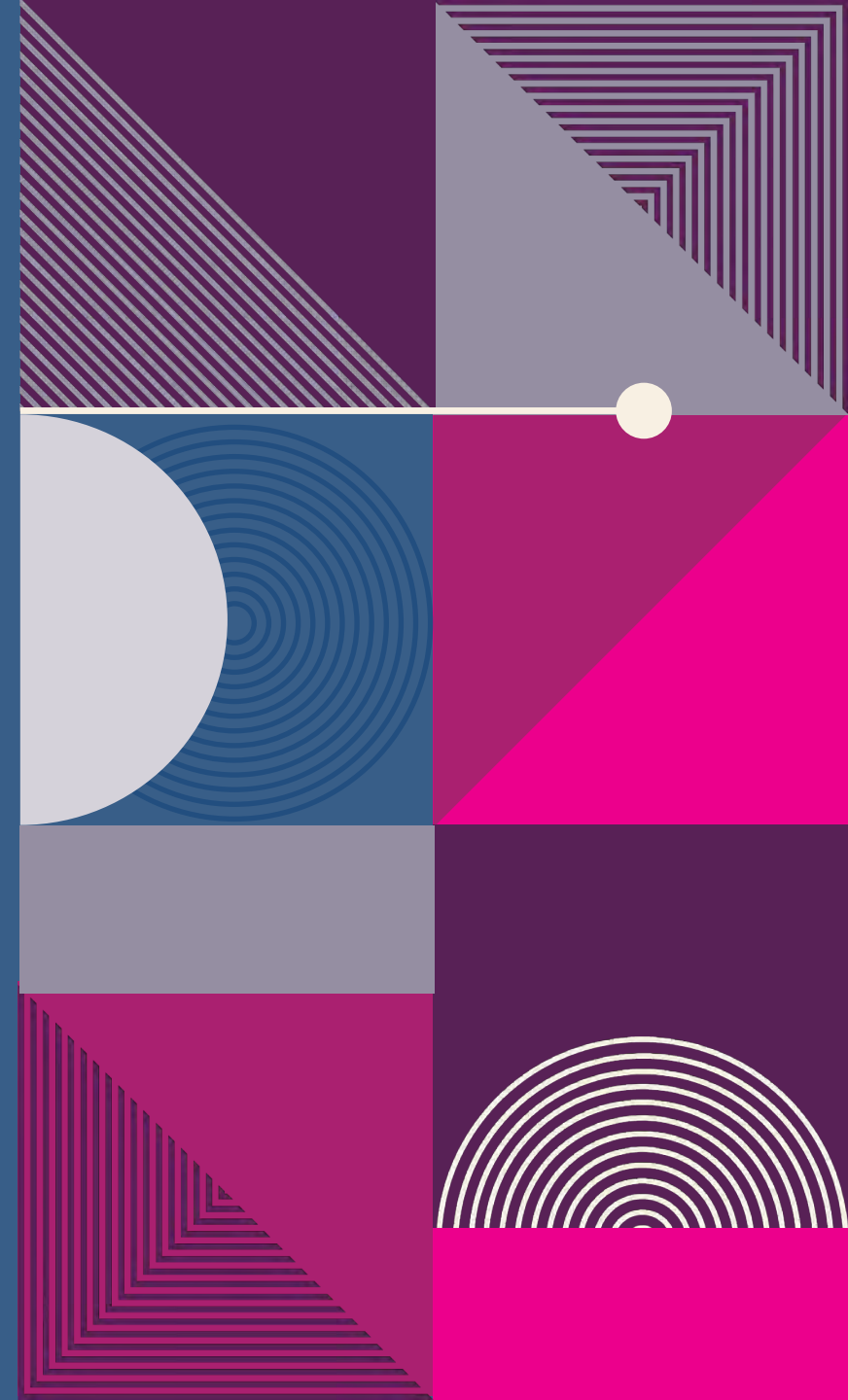
Fiber internet with Frontier is surprisingly much less expensive than people might believe it to be. If you think about the durability of it (less cost in fixing broken lines, etc), and the reliability of it (less service calls to correct problems), it does make sense that we can offer it for less money than traditional internet.

Tracking my phone call conversations over the past year: over 95% of the businesses I have spoken to, my offer of Frontier Fiber Optic Business Internet is much less expensive than their current internet provider.



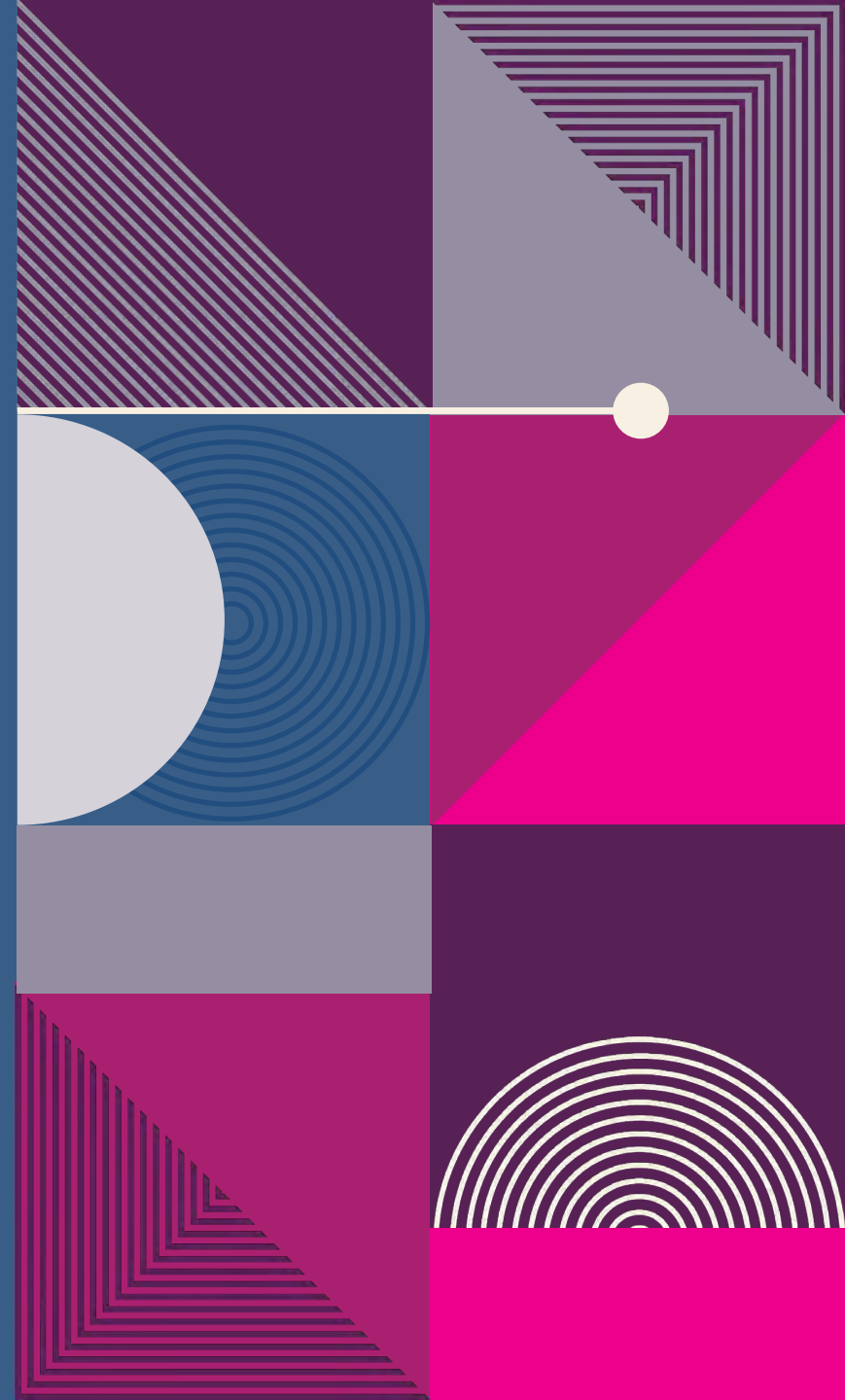
LARGEST IN THE USA

Frontier is currently laying more Pure-Play fiber network lines than any other communications company in the USA. We are proud of our Fiber Optic Network and are pro's at doing so, having more practice doing so than any other company in the nation. We also lay it all underground for safety & reliability.



RELIABILITY

Due to all the reasons listed above, and then some, Frontier boasts a 99.99% reliability of internet connectivity to your business. Since I have worked with Frontier, so far, not once has a fiber customer of mine told me that they have internet connectivity issues.





SUMMARY

What do you need your internet to do for you and your business?

For me, I want my internet to do its job without causing problems for me.

With Frontier, our internet does so much more than not causing problems; we are solving problems as well.



THANK YOU

Greg Tordsen

855-462-0601 ext 10251

Or email me

Hours 8a-4:30p M-F CST

SECTION IX

SECTION A

SECTION 1



EMPIRE TODAY - TAMPA

9319 PEACH PALM AVENUE TAMPA FL 33619
866-588-2308 commercialbusiness@empire-today.com

Quote Number: FL003884

Date: Feb 14, 2024 11:00 AM

PO Number: 1-7455751549

Bill To: Lakeside Plantation Community
PAT LAVOY
2800 PLANTATION BOULEVARD
NORTH PORT FL 34289
239-241-1160
941-423-5500
patlavoycdd@gmail.com

Ship To: Lakeside Plantation Community
PAT LAVOY
2800 PLANTATION BOULEVARD
NORTH PORT FL 34289
239-241-1160
patlavoycdd@gmail.com

Item	Quantity
ALLIANCE - LVP: TO BE DETERMINED Rooms: Great Room, Multi-Purpose Room, Office, Server, Card Room, Billiards Room	3691.52 SF
Take up- Glue Down Carpet Rooms: Great Room, Card Room, Billiards Room	287.02 SY
Take up- Laminate/ Floating Floor Rooms: Multi-Purpose Room, Office, Server	840.97 SF
SKIM COAT- SINGLE LAYER OF PATCH - WORKROOM Rooms: Great Room, Multi-Purpose Room, Office, Server, Card Room, Billiards Room	3424.14 SF
QUARTER RD- WHITE PAINTABLE - WHITE PAINTABLE: QUARTER RD- WHITE PAINTABLE Rooms: Great Room, Multi-Purpose Room, Office, Server, Card Room, Billiards Room	416.00 LF
INSTALL TRANSITION STRIPS - MARKET Rooms: Great Room, Multi-Purpose Room, Office, Card Room, Billiards Room	64.00 LF

Total: \$27,983.90

Notes:

Payment Terms: 50% Deposit with the balance due Net 30 Days from the completion of the installation. Credit Terms require the approval of Empire Today's Commercial Credit Department.

- 1) Take up and haul away of the existing glued down carpeting.
- 1a) Take up and haul away of the existing floated laminate flooring.
- 2) Floor preparation of concrete subfloor
- 3) New white quarter round trim

Quote Number: FL003884
Date: Feb 14, 2024

Customer: Lakeside Plantation Communit...
Proposal Page 1

Notes (continued):

- 4) Vinyl transitions to OUT/CER/CON where needed
- 5) No furniture - Customer to remove from each space
- 6) No stairs
- 7) Daytime Labor - Charlotte County

General Terms and Conditions:

I agree that if at, or before the time of installation, Empire Today determines that actual conditions require additional work beyond the scope of this Proposal, I will be presented with a Proposal for the additional work required and either (1) I will be responsible for the repair or replacement and all charges related thereto, or (2) if able, Empire Today will perform the additional work approved and I agree to pay Empire Today an additional amount for this work.

It is agreed and understood by and between the parties listed below, that this Agreement and any Quotes, Terms, Diagrams, and Addendum(s), constitutes the entire understanding between the parties, and there are no written or spoken understandings changing or modifying any of the terms of this agreement. This Agreement may not be changed or its terms modified or varied in any way unless such changes are in writing and signed by both the Buyer(s) and Empire.



■ ALLIANCE TO BE DETERMINED

■ INSTALL TRANSITION STRIPS

Quote Number: FL003884
 Date: Feb 14, 2024

Customer: Lakeside Plantation Communit...
 Proposal
 Page 3



Room: Great Room



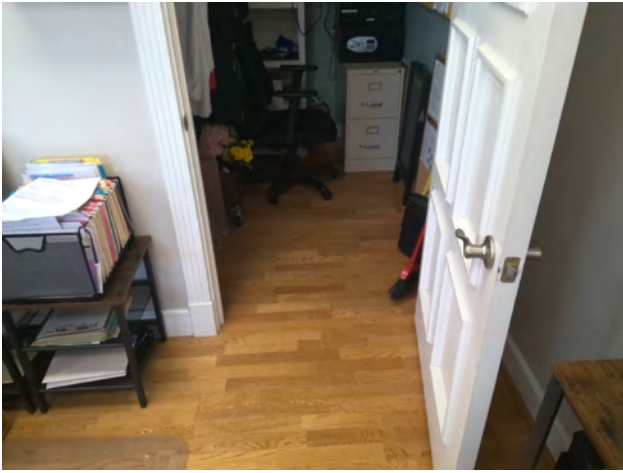
Room: Great Room



Room: Dance Floor



Room: Office



Room: Server



Room: Card Room



Room: Billiards Room

----- Forwarded message -----

From: **The Home Depot Home Services** <home_services_no_reply@homedepot.com>

Date: Wed, Feb 14, 2024 at 12:24 PM

Subject: Your Flooring Quote for Installation is Ready!

To: patlavoycdd@gmail.com <patlavoycdd@gmail.com>



1

Get excited - your flooring quote is ready!




Hi, Patrick!

Your itemized flooring quote below includes the cost of labor and materials. After your purchase, we'll call installation.

Your Project Total

[Purchase Now](#)

\$27,359.00
 This quote expires on
 02/19/2024
[Review Floor Plan](#)

 Call our direct flooring line
1-800-216-0796

Floor Type	Room Type	Description	Material	Labor	Line Total
1.VCT	DANCE FLOOR,HM OFFC,CLOS1,BALL ROOM,LIBRARY,PLAYRM	1009-623-454 - Lifeproof Clermont Elm 22 mil 8.7 x 48 Style: IT2202015L (3634.81 SF at 20.10 SF/BOX)	\$13696.03	\$13697.97	\$27394.00

Material - DANCE FLOOR,HM OFFC,CLOS1,BALL ROOM,LIBRARY,PLAYRM

Quantity	Description	Unit	Unit Price	Price
181.00	1009-623-454 - Lifeproof Clermont Elm 22 mil 8.7 x 48 Style: IT2202015L (3634.81 SF at 20.10 SF/BOX)	BOX(ES)	\$68.13	\$12331.53
58.00	Butter Rum Quarter Round @ 94"/PC (Special Order) (1006-470-297/MQND-05694)	Each	\$10.98	\$636.84
10.00	Butter Rum 4-in-1 Molding (Vinyl) @ 78"/PC (Special Order) (1006-470-301/V4IN1-05708)	Each	\$36.98	\$369.80
7.00	Butter Rum 4-in-1 Molding (Vinyl) @ 78"/PC (Special Order) (1006-470-301/V4IN1-05708)	Each	\$36.98	\$258.86
1.00	Recommendation: A touch up kit is not included in this order. We recommend this (SKU 1000-015-465 at a cost of \$14.37) to touch up any damages that might occur after installation. If this is desired it can be added to the quote.	Each	\$0.00	\$0.00
1.00	Note: The installation of Lifeproof LVP does not require acclimation; however the product should be stored in a climate controlled area and stacked away from direct sunlight. (i.e. NOT garages, exterior porches, or outdoor areas)	Each	\$0.00	\$0.00
1.00	Delivery Fee	Each	\$99.00	\$99.00
1.00	Due to the large number of items being delivered, carry-in may not be available. If this is desired, once the product is received by the store, a store associate can contact the third party delivery company to discuss	Each	\$0.00	\$0.00

feasibility of this service. If it is available, it will cost approximately \$273.00.

Subtotal: \$13696.03
 \$0.00
 Material Total: \$13696.03

Labor - DANCE FLOOR, HM OFFC, CLOS1, BALL ROOM, LIBRARY, PLAYRM

Quantity	Description	Unit	Unit Price	Price
3634.81	Vinyl Plank Install (Click Snap)	SF	\$2.79	\$10141.1195
114.00	Custom Labor Remove Existing Qtr Rnd	LF	\$1.00	\$114.00
455.00	Custom Labor Install new shoe molding/quarter round	LF	\$1.20	\$546.00
796.00	Custom Labor Remove and Haul Away Floating Laminate Floor		\$1.50	\$1194.00
2.00	Custom Labor Basic furniture moving (light furniture)	Each	\$40.00	\$80.00
1.00	Custom Labor Customer responsible for removing all personal items ,emptying cabinets and desks . the customer must move all electronics installer will not disassemble and or reassemble desk or cubicles refrigerator must be disconnected and water line disconnected	Each	\$0.00	\$0.00
1.00	Custom Labor Advise customer for possible unforeseen once existing floor is removed. Additional labor, prep, and/or materials, may apply..	Each	\$0.00	\$0.00
1.00	Custom Labor Customer must review and confirm all areas are correct and ready for install prior to purchase	Each	\$0.00	\$0.00
1.00	Custom Labor chairs and table moving	Each	\$200.00	\$200.00
2587.00	Rip up and haul away glue down carpet	SF	\$0.55	\$1422.85
1.00	Customer responsible to Move Items Note:Marble/pool table (any type) in PLAYRM	Each	\$0.00	\$0.00
1.00	Customer is responsible for any and all permit fees required. If a permit fee is included in a quote, it is our best estimate of the required permit fees. In some cases, additional permit or building fees may be required and it is the customer's responsibility to pay for those fees. The	Each	\$0.00	\$0.00

store or installer will contact the customer before installation to apprise them of any additional permit fees required by their municipality.

1	<ul style="list-style-type: none"> Customer did not indicate whether they have heat or not. Customer must ensure that heat is running for at least three days at a minimum temperature of 65 degrees before installation can be scheduled. 	Each	\$0	\$0
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Installer Issue:

1	<ul style="list-style-type: none"> This is a commercial job. Installers must review and approve diagrams and quote, and possibly do a site visit, before quote is completed. 	Each	\$0	\$0
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Resolution:The install is good to go – if the customer wants us to move the table and chairs – see below the custom labor

1	<ul style="list-style-type: none"> Customer did not indicate whether they have electricity or not. Customer must ensure that they have electricity available before installation can be scheduled. 	Each	\$0	\$0
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1	<ul style="list-style-type: none"> Floor may be unlevel and may require additional labor. Unable to inspect due to existing carpet down. 	Each	\$0	\$0
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1	<ul style="list-style-type: none"> Once existing flooring is removed, installers might discover defects/conditions that need to be addressed. If that is the case, additional charges may apply. 	Each	\$0	\$0
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Subtotal: \$13697.97

Labor Total: \$13697.97

SubTotal:	\$27394.00
Credit for Deposit/Measure	\$-35.00
Grand Total:	\$27359.00

Why Home Depot Installers?



Affordable

We offer a wide range of affordable financing options, including The Home Depot Consumer Credit Card and the Home Depot Project Loan. [Apply Now](#)



Licensed

The Home Depot's flooring installation professionals and contractors are local, insured, and undergo a thorough background screening process.



Backed by The Home Depot

All labor, products and installation for your project are 100% backed by The Home Depot.



Subfloor Evaluation

We'll evaluate your subfloor and existing condition your floor to help ensure a smooth installation of new floors.

— Your Home Depot Home Services Team

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You may request to be removed from the list by calling 1-800-553-3199 or mailing your request to Customer Care at:

The Home Depot, Attn: Privacy Official
 2455 Paces Ferry Road, N.W.
 Atlanta, GA 30339-4024, USA

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SECTION 2

Discount Awning

by AwSigns

6620 19th Street East, Unit 111

Sarasota, FL 34243

(941) 794 - 6451

State License # SCC131153102

Email: kim@discountawningsinc.com

Manufacturers of Custom Canvas Products for Commercial and Residential since 1988 Anr

Customer Contact Information

Name: Lakeside Plantation
Attn: Patrick Lavoy
Address: 3789 Acline Rd. Unit C1
Punta Garda, FL 33950
Phone: (239) 241-1160
Email: patrick.lavoy@daikinapplied.com

Date: 16-Jan-24

Project Address (if different from above)

2200 Plantation Drive, North Port FL

Project Scope

This quote is submitted for the fabrication and installation of ten (10) awning of various dimensions. Price includes fabric of your choice. Price specifically excludes permitting, engineering and the resurfacing of courts after installation of awnings

Number of Awning	Awning to Frame	Type of Awning
10	Stapled on	New Frame and Awning
Fabric Selected	Fabric Color	Manufacturer
4637	Forest Green	Sunbrella
Valance Type	Valance Color	Trim Color
Flat	Same	None

Detailed Project Scope

Walkway Awning	13' x 36' (Guttered A Frame)	1	Cost	\$ 28,150
Tennis Courts	10' x 5' (2 posts)	4	Cost	\$ 12,840
Pickle Ball Court	10' x 5' (2 posts)	2	Cost	\$ 6,420
Bacci Court	10' x 7' (2 posts)	3	Cost	\$ 13,482
Permit Required	Yes			
Structure to Connect to	We can install on concrete surface or cut into the concrete and install.			

Project Cost
\$ 60,892
Deposit Paid
\$ 30,446

Balance Due on Completion
\$ 30,446
Signature to Begin Job

NOTE: UNSIGNED ESTIMATES / CONTRACTS ARE VALID FOR 60 DAYS. CUSTOMER SIGNATURE OR RECEIPT OF REQUIRED DEPOSIT CONSTITUTES A BINDING CONTRACT ON BOTH PARTIES. WE WARRANTEE OUR WORK FOR ONE YEAR FROM THE DATE OF COMPLETION. ALL AWNINGS/MATERIALS WILL REMAIN THE PROPERTY OF DISCOUNT AWNINGS UNTIL FULL PAYMENT IS RECEIVED.

SECTION 3

Powered by Experience.
Driven by Excellence.™

ADT Commercial

Proposal



Proposal prepared for:

LAKESIDE PLANTATION COMMUNITY

Presented by:

Peter Suchanek

941-504-4119 | 6/6/2023

Sales Agreement ID: 891622374

Proposal pricing is valid for 30 days

Powered by Experience. Driven by Excellence.


















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

Coverage across the US

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



Product and service offerings

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

Integrated system design and implementation offerings

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

Tuesday, June 6, 2023

LAKESIDE PLANTATION COMMUNITY

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

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

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

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

Sincerely,

Peter Suchanek

941-504-4119 / psuchanek@adt.com

Equipment and Investment Statement for: Pool Video Verification

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

Theory of Operation:

CCTV System

Theory of Operations:

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

SOW:

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

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

The Customer is responsible for:

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

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

Video Alarm Verification

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

Recurring Services:

Description	Amount
Video	\$230.00
<hr/>	
Sub Total Monthly Charge:	\$230.00

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

Proposal pricing is valid for 30 days

Investment Summary

Total Proposal Option

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

*Plus applicable tax

Proposal pricing is valid for 30 days

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

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

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

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

OUR GUIDING PRINCIPLES

Customers are Our True North

Our reputation is based on how we serve our customers.

Our People are the Difference

We strive to be the best technically-trained team in the business.

Dedicated to Commercial

We are 100% focused on our commercial customers.

One Ideal Partner

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

800.799.1204

adtdotcom/commercial



4,500+
Employees



150
Locations

ADT Commercial

SECTION 4

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

Estimate

ADDRESS
Lakeside Plantation 2800 Plantation Blvd North Port, FL 33948

ESTIMATE #	DATE	EXPIRATION DATE
2057	09/12/2023	10/12/2023

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Sales	Middle Pergola Pressure Wash, 1 coat of Conditioner/Primer and 1 coat of an exterior 10 YR paint; includes labor & materials.	2,550.00
	Expiration Date	All Estimates are good for 30 Days from the date they are sent. After 30 Days the estimate will need to be re-quoted.	0.00
	Escalation Clause	We reserve the right to increase the cost of materials if the material costs escalate between the time of estimate and the time of material acquisition.	0.00
	Deposit on Invoice	a 50% Deposit on the Invoice is required to initiate a contract. The escalation clause remains in effect until the deposit is received.	0.00

Exterior - Middle Pergola PW & Paint

TOTAL

\$2,550.00

Accepted By

Accepted Date

Precise Painting
 3060 TUSKET AVE
 NORTH PORT, FL 34286 US
 941-456-1426
 1precisepainting@gmail.com
 1precisepainting.com

Estimate 1681



ADDRESS Patrick Lavoy Plantation Entry 2200 Plantation Blvd North Port, FL 34286 United States	DATE 03/07/2024	TOTAL \$2,040.00	EXPIRATION DATE 04/07/2024
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ACTIVITY	DESCRIPTION	AMOUNT
24 Painting	Painting Exterior Pergola Excluding. Scope of work; Pressure wash all areas to be painted. Place masking and protection. Apply Sherwin-Williams Chalk/Sealer, Make any minor Repairs to step cracks with elastomeric cement crack patch. Re caulk any failed caulking. Paint with Sherwin-Williams Duration Exterior Satin Paint Satin 10-year labor and material warranty.	2,040.00
33 Project Acceptance	<p>Project Acceptance for Painting Contractor Tricia Gibbs of DG&TG INC dba Precise Painting. The undersigned proposes to complete the work mentioned above for the amount in said estimate, and according to the terms thereof: 30% due at signing. 30% at 50 % completion. 40% at completion. I acknowledge and accept the terms and conditions of this estimate.</p> <p>Client: _____ Date: _____ Please Note: *Any alteration or deviation from the above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate on this estimate. All agreements are contingent upon accidents, or delays beyond our control. ****Bid includes all labor and material for above referenced project SPECIAL NOTE: The products being used for this project that are being supplied by manufacturer with the application process of the specified material(S) will be in strict accordance to the requirements outlined by said manufacturer. Property owner to have water, electric, access to restrooms, and power at time of service. Property Owner is also responsible to move all furniture, pictures, ornamental potted plants, patio furniture, grilles, etc.. ***** WARRANTY: All labor and material warrantied in conjunction with the paint manufacturer's warranty.</p>	0.00

TOTAL	\$2,040.00
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THANK YOU.

Accepted By

Accepted Date