



Lakeside Plantation

Community Development District

Patrick Lavoy, Chairman

Mary Martin, Vice Chairperson

Bonnie Benjamin, Assistant Secretary

Maria Chichelli, Assistant Secretary

Bud Sabol, Assistant Secretary

July 17, 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
July 17, 2024
6:00 p.m.

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

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

Meeting ID: 209 835 4607

Passcode: q8H0Vc

Zoom Phone #: 929-205-6099

Board of Supervisors Meeting

- I. Roll Call
- II. Pledge of Allegiance
- III. Audience Comments on Specific Items on the Agenda (Audience Comments Limited to 3 Minutes per Person)
- IV. District Engineer
- V. Business Administration
 - A. Approval of Minutes of the April 25, 2024 Meeting
 - B. Acceptance of Minutes of the April 25, 2024 Audit Committee Meeting
 - C. Approval of Minutes of the May 15, 2024 Meeting
 - D. Approval of Check Register
 - E. Balance Sheet & Income Statement
 - F. Special Assessment Receipts Schedule
- VI. New Business Items
 - A. Ratification of Reimbursement to Mary Martin
 - B. Consideration of Reimbursements to Pat Lavoy
 - C. Consideration of Reimbursement to John Whitman
 - D. Consideration of Invoice from Innotech Construction Services \$3,120
 - E. Consideration of Amenity Agreement with GMS
 - F. Consideration of Updated Management Agreement with GMS
 - G. Consideration of Revenue Sharing Agreement for Dance Instructor

- H. Consideration of Resolution 2024-07 Declaring Suprlus Tangible Property
- I. Consideration of Proposal from Nextwave Computers for Two New Office Computers
- J. Liaison Reports
 - 1. Superisor Chichelli (Landscape)
 - 2. Superisor Sabol (Aquatics)
 - i. Consideration of Shoreline Plan from Solitude
 - 3. Supervisor Lavoy (District Maintenance Items)
 - i. Consideration of Pergola Quotes
 - a. Florida Pergola
 - ii. Consideration of Fountain Quotes
 - a. Professional Fountain Services
 - 4. Supervisor Lavoy (Pool & Courts)
 - i. Proposal from CES for New Pool Equipment
 - 5. Supervisor Martin (Clubhouse & Facilities)
- VII. General Audience Comments
- VIII. Staff Reports
 - A. Attorney
 - B. District Manager
 - 1. Consideration of Resolution 2024-08 Adopting the Annual Meeting Schedule for Fiscal Year 2025
 - 2. Consideration of Resolution 2024-09 Appointing Savannah Szozda & Alexandra Wolfe as Assistant Treasurers of the District
 - C. Amenity Manager
 - 1. Report *(to be provided under separate cover)*
- IX. Supervisors Requests
- X. Next Regularly Scheduled Board Meeting is **August 21, 2024, at 6:00 p.m.** at Lakeside Plantation Clubhouse
- XI. Adjournment

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

SECTION 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 Thursday, **April 25, 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
Mike Eckert (<i>via Zoom</i>)	Kutak Rock, LLP
Brad Foran	District Engineer
Alex Murphy	WTS Operations Manager
Courtney Sears	WTS
Liz Rocque	Solitude
Residents	

*The following is a summary of the discussions and actions taken at the April 25, 2024 Board of Supervisors meeting of the Lakeside Plantation Community Development District. *Due to a technical issue with the audio, the beginning of the meeting was summarized using District Manager notes. The recording commenced during the Third Order of Business.*

FIRST ORDER OF BUSINESS

Roll Call

Ms. Lansford called the meeting to order at 6:02 p.m. and called the roll. A quorum was present.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

- **Modifications to the Agenda** (*ADDED*)

There was a request to amend the agenda to include discussion of the Traffic Enforcement Agreement renewal and insurance waiver.

On MOTION by Mr. LaVoy seconded by Ms. Martin with all in favor amending the agenda to include the discussion of Traffic Enforcement Agreement renewal and insurance waiver was approved.

**Recording commenced at this time.*

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:

- A Resident voiced concern about having four Board Members for the past two meetings and questioned where the fifth one was, as if there was a vote, there would be a tie. He could not stand WTS and requested that be allowed to ride out their contract until November, but that the Board figure out how to staff it, pay the employees and put together a Policy Manual. WTS should receive notice in July or August that their contract was going to be terminated with cause, but there was no reason at this meeting, for the Board to terminate them.
- A Resident thanked Ms. Courtney Sears of WTS for coordinating the Sock Hop and Breakfast with the Easter Bunny, as she and her daughter decorated everything herself, served a tremendous breakfast, all of the kids were happy and everyone had a wonderful time. She did a great job.
- Ms. Diane Raymond of 1509 Scarlett Avenue recalled discussion about asking Cypress Falls to repair signage and asked if anyone approached them to make it look more presentable. She asked if the camera equipment for the present security system was still being used or if it was at Ms. Margie Gertsmann's house. *Ms. Chichelli stated that the system was a phone system.* Finally, Ms. Raymond questioned why the CDD was planning to hire a full-time maintenance man, as they have not had one for a year.

- Mr. James Vredevoogd of 2422 Magnolia Circle noticed that the sidewalk repairs were underway and understood that they were going to cut the roots, but the roots were not cut under the sidewalk in front of his house, when they removed the concrete and questioned whether the work was being done in phases. Also, there used to be a matter of pride when they drove through the community, but now it looked like a third-rate mobile home park.

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

FOURTH ORDER OF BUSINESS

District Engineer

A. Consideration of Agreement with Lighthouse Engineering for District Engineering Services

Ms. Lansford recalled at the last meeting; the Board issued a Request for Qualifications (RFP) for District engineering services. Lighthouse Engineering (Lighthouse) was selected by the Board and authorized staff to negotiate a contract with Lighthouse, between the last meeting and this meeting. Mr. Brad Foran with Lighthouse was present to answer any questions. Mr. Brad Foran, the owner of Lighthouse, introduced himself to the Board. He worked with Ms. Lansford and Mr. Eckert for the past number of years in another CDD and was there to serve the Board on engineering matters, answer technical questions and be an extension of staff. They could also be used as a resource for information, comments or questions or just general knowledge. He been in the engineering field for 35 years, living in Safety Harbor and spending a great deal of time in Fort Myers, but they travel all over. Mr. Sabol pointed out that the District was in the middle of an erosion problem with Solitude and there may be some questions about the project later on. Mr. Foran confirmed that his firm handled erosion issues. Ms. Lansford presented an agreement with Lighthouse Engineering for engineering services, which was included in the agenda package.

On MOTION by Mr. LaVoy seconded by Mr. Sabol with all in favor the Agreement with Lighthouse Engineering for engineering services was approved.

Ms. Lansford provided Mr. Foran and Ms. Amy Palmer, who also worked at Lighthouse, a list of the current items that the Lakeside CDD Board was working on. Mr. Foran asked if the

Board wished for him to remain at the meeting. Mr. Sabol requested that Mr. Foran stay for the Solitude report.

- **Liaison Reports (6G)**
 - **Supervisor Sabol (Aquatics) – Solitude Erosion Repair Proposal**

Ms. Lansford reported that Mr. Sabol reached out to Solitude regarding the erosion repair around the lakes. Mr. Sabol recalled at the last meeting, the Board approved liaisons between the vendors and the Board and he was selected to handle aquatics. The District was under contract with Solitude for \$14,500 per year to maintain the ponds and lakes. A Resident, Mr. Dennis Madeiras, assisted him with his matter and they spoke with Solitude two months ago, about the ponds. Ms. Liz Rocque of Solitude was present to discuss the erosion problems.

Ms. Liz Rocque, Business Development Consultant, recalled that last year, she was asked by Ms. Gertsman to come out and take a look at the ponds, which had erosion issues. She took pictures, which she showed to the Board, showing previous erosion that was repaired with riprap, but the cause of the erosion was not addressed, which now caused a washout on the other side of the riprap, making craters and gouging out the pond bank. As it started to erode, it would get worse over and over and when it started to rain, it would wash it out even further. In her opinion, the longer they waited, the more of a fix it was going to be and the more money it would cost. The washouts occurred from downspout gutters that caused water to flow into swales in between houses and the water rushing through, would pull sediment. To remediate this, Solitude recommended installing a 12x12 catch basin drainage box that was connected to a 4-inch corrugated pipe that would go underground and out into the pond, to capture the water that was flowing through, instead of the water rolling over the surface and creating washouts. Along with that, in many of the areas, they would incorporate filter socks, which was a geotextile mesh that would be staked to the solid ground and the fabric would fold over on itself, be staked again and filled with material. This would be applied to the washout area and the sediment would be brought back in to fill in those holes, to encapsulate it, so it did not washout again.

Ms. Rocque presented a proposal, which included that cross section. After the sock was installed, sod would be placed on top of it and the root structure would grow into the material, creating millions of acre points, to prevent the sediment from going anywhere. In some sections, they felt that it was best to not only address the major washout area, for example, on Pond 14, by the Clubhouse, they propose shoring up the entire pond bank, because of the drop down, as it

would look strange just to do one small section, making it look pristine and then doing nothing to the rest of the pond bank. There was also another washout area to the south of the pond, which they would shore up with the socks and include any drainage boxes that were needed, so the water would have a place to go. They also looked at an area on Pond 10, which had geotubes, but the geotubes were failing, causing a washout, because once geotubes become exposed, nothing grows in them. That is why the socks that are staked to solid ground, were a benefit, because when the geotubes were installed, they stake it back, but once they were done filling those tubes, the stakes were removed, versus the socks, which always had stakes. In addition, the sod grows right in the material, so whenever there was a fluctuation of water, like when lake levels were low last August, the bags were exposed. If the socks were exposed and the water washes out any sod that was in the sock and was not stabilized, they could add more sod back onto it or weeds could grow into material. Therefore, if it becomes exposed, they could always add more sod, but as far as the geotubes, that would never be the case. Their recommendation was to install socks over the geotubes on Ponds 10, 13 and 14 and bring the grass back down to the water's edge or to the shelf.

Ms. Lansford asked if there was a cost for the socks project. Ms. Rocque stated that the cost was \$122,000, but it would be a permanent fix, due to the riprap and geotubes failing. Mr. Sabol asked if any one pond needed attention immediately. Ms. Rocque recommended repairing the washout areas on Ponds 13 and 14, because trenches were being made, which would not fix themselves and would continue to worsen, causing issues with the homeowner's property. Mr. Sabol pointed out that they had lakes and ponds and some areas that were not ponds and had a bunch of weeds with a small amount of water and questioned how to treat those. Ms. Rocque indicated that all of the ponds were stormwater retention ponds, but the areas that Mr. Sabol was referring to were littoral areas, which were actually shallow ponds where vegetation grew. On the main road driving into the community, there was a pond full of vegetation, which on their map, was identified as a wetland, but technically, it was a littoral pond or a floodplain compensation area. It could be called a number of different things, depending on their set plans for the community, but the purpose was to allow the native vegetation to grow and filter out the water. It was basically a cleaning system for the stormwater that goes into the ponds. Mr. Sabol asked if Solitude treated them separately. Ms. Rocque confirmed that Solitude treated them when they were onsite, but an additional contract was provided to add two additional areas, which

were currently not being maintained, which she referred to as Ponds 18 and 19. Ms. Lansford asked if the Board was interested in the socks project and if so, recommended phasing it out, like a District in Lee County was doing, so it did not deplete their budget.

Mr. Sabol agreed that they were short on money and asked if by mistake, someone caught a fish and ate it, whether the fish would be full of insecticides. Ms. Rocque did not recommend eating any fish out of the ponds, as they were stormwater retention ponds that were filled with fertilizer runoff, oil and pet waste. At a meeting that she attended earlier today, Ms. Rocque was asked if a pond could be tested for fecal chloroform and suggested that the Board think about what the ponds were used for, as their purpose was for stormwater, to prevent flooding during heavy rains, for wildlife and cleaning the water before it ends up in the gulf. Therefore, the ponds should not be using for swimming or eating anything out of them. However, if someone ate a fish out of the pond, Ms. Rocque could not say what would happen. Mr. LaVoy was in favor of having a phased approach of three to five years for the socks program and requested a proposal. Ms. Rocque would provide a breakdown of each pond, 13 for one year and 13 in another year. Ms. Lansford preferred that Ms. Rocque provide a breakdown in order of priority and phase it through the years. Mr. Eckert recommended that Mr. Foran look at piping directly from gutters into the pond, as many communities were designed to drain back to front and wanted to ensure whatever proposal the Board approved, did not violate their existing permits. Mr. Sabol suggested that the floor be open to audience questions or comments on the erosion repair.

Ms. Lansford opened the floor to audience comments. A Resident felt that it did not make sense to make repairs on Pond 13, because it only had two houses on it and no one even knew it was there. Ms. Monica Lewis of 1560 Scarlett Avenue noticed that the landscaper for the CDD property, cut the grass all the way to the pond bank and asked if it caused the erosion. Ms. Rocque explained if the grass was scalped, it would contribute to erosion over time and recommended implementing a no mow zone. There being no further comments, Ms. Lansford closed the floor to audience comments. *There was Board consensus for Ms. Rocque to provide a five-year plan for the filter socks, noting the priority areas.* Ms. Lansford asked if the Board wanted to add Ponds 18 and 19 to the Solitude contract, as it would increase the current contract amount by \$333 per month, bringing the total from \$11,592 to \$15,588. Mr. Sabol questioned what the Board would receive for an additional \$3,000. Ms. Rocque confirmed that it was for

four additional visits on Ponds 18 and 19. Mr. LaVoy felt that it made sense to include the additional ponds, as they had no choice. Ms. Martin agreed.

On MOTION by Mr. LaVoy seconded by Ms. Martin with all in favor the proposal with Solitude with the addition of Ponds 18 and 19 in the amount of an additional \$333 per month \$15,588 per year was approved.

Ms. Rocque and Mr. Foran left the meeting at this time.

FIFTH ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of the March 20, 2024 Meeting

Ms. Martin stated on Page 18, “*Ms. Benjamin*” should be “*Ms. Martin*” and on Page 21, the motion for the awning should be “*Discount Awning*” and not “*Cheetah*.”

On MOTION by Ms. Chichelli seconded by Mr. Sabol with all in favor the Minutes of the March 20, 2024 Meeting were approved as amended.

- **Approval of Minutes of the March 20, 2024 Audit Committee Meeting (ADDED)**

Ms. Lansford stated that the Audit Committee did not have any changes to the March 20, 2024 Audit Committee minutes and requested that the CDD Board formally approve the minutes.

On MOTION by Ms. Martin seconded by Mr. LaVoy with all in favor the Minutes of the March 20, 2024 Audit Committee Meeting were approved as presented.

B. Approval of Check Register

C. Balance Sheet & Income Statement

D. Special Assessment Receipts Schedule

Ms. Lansford presented the March Check Register in the amount of \$214,622.37, Unaudited Financial Statements for March 31, 2024 and Special Assessment Receipts Schedule.

On MOTION by Mr. LaVoy seconded by Ms. Chichelli with all in favor the March 2024 Check Register was approved.

SIXTH ORDER OF BUSINESS**New Business Items****A. Discussion of RFP for Amenity Services****1. Vesta Proposal****2. Review of GMS Administrative Oversight Proposal**

Ms. Lansford recalled that at the last meeting, the Board decided to table the Vesta proposal and discussion of the Request for Proposals (RFP) for amenity services. At that meeting, Mr. Jason Greenwood discussed about the amenity employees being GMS employees, GMS taking on the liability and processing payroll and the Board taking on management responsibilities. Along with the Vesta proposal, the Board received the oversight proposal from GMS. Mr. LaVoy noted that the Board only had a few choices. They could hold off and wait, do nothing, sign a new amenity management contract with Vesta or have GMS take over the payroll and the Board take over the management and day to day operations, providing the same services and a substantial amount of savings to the community. Ms. Lansford pointed out that the savings was over \$100,000. Mr. LaVoy felt that they had nothing to lose by trying and if there was an issue in six or seven months, they could put it back out for bid. Ms. Lansford confirmed that all GMS would be doing was adding on a service of 25% to whatever salary and benefits the employees had, just to take on the additional liability, HR and payroll processing, but not providing the management. However, in order to proceed, the Board would need to discuss the WTS contract. Ms. Murphy committed to either a 30 day or 60-day termination, as opposed to the 90-day termination that was in their contract. With the timing of either hiring new employees and transitioning, Ms. Lansford recommended the 60-day termination.

Mr. LaVoy reiterated his recommendation to proceed with GMS taking over the payroll and the Board taking over the management and day to day operations, as well as terminating the WTS contract with 60 days' notice, effective on July 1st. Ms. Martin agreed with the 60 days, in order to do it right, because if they did not try, they would always wonder. Ms. Chichelli would say no to Vesta, because if they did not do it right two years ago, they were not going to do it right again, but 60 days was tight, because they were going to be tied to hire someone and train them. However, if they had the right employees, 60 days would be fine and suggested seeing what happens. Mr. Sabol felt that 60 days was a good number, there were no personality

problems and the District was saving \$100,000. Ms. Lansford requested a motion to termination the services with WTS, with their last day being on June 30, 2024, due to the budget meeting next month, so that they could incorporate the savings in the budget.

On MOTION by Mr. LaVoy seconded by Ms. Martin with all in favor the termination of services with WTS on June 30, 2024 was approved.

Mr. Eckert reminded the Board, if they were going to be actively managing the employees, they would potentially lose some of the protections of hiring an independent contractor. Mr. LaVoy confirmed that the Board was aware of this.

On MOTION by Mr. LaVoy seconded by Mr. Sabol with all in favor the GMS administrative oversight proposal effective July 1, 2024 was approved.

Ms. Lansford pointed out that GMS would start the off-site work with the Chairman and discuss the hiring details, the termination and getting everything on board in the next 60 days.

B. Discussion of Agreement with WTS for Amenity Services

This item was discussed.

C. Consideration of Reimbursement

1. Pat LaVoy - \$500
2. John Whitman - \$196.78

On MOTION by Ms. Martin seconded by Mr. Sabol with all in favor the reimbursement checks as stated above were approved.

D. Report of Audit Committee

Ms. Lansford recalled that prior to this meeting, the Audit Committee met and selected Grau & Associates to serve as auditor and requested that the Board formalize this action.

On MOTION by Mr. LaVoy seconded by Ms. Martin with all in favor accepting the recommendation of the Audit Committee to select Grau & Associates as auditor was approved.

E. Consideration of Resolution 2024-05 Authorizing the Disposition of Surplus Tangible Personal Property

Ms. Lansford presented Resolution 2024-05, Authorizing the Disposition of Surplus Tangible Personal Property, which was included in the agenda package. This was in response to a resident request to purchase the tennis ball machine, which the CDD must declare as surplus property, in order to collect the funds, if it was under \$5,000. Ms. Murphy pointed out that originally, this model sold for \$2,300, but it was at least five or six years old and was not working. The resident offered \$100, as it would cost \$900 to repair it.

On MOTION by Mr. LaVoy seconded by Mr. Sabol with all in favor Resolution 2024-05 Authorizing the Disposition of Surplus Tangible Personal Property was adopted.

F. Discussion of Landscape Agreement with Villas II – Supervisor LaVoy

Ms. Lansford recalled that the Landscape Agreement was previously brought before the Board a year and a half ago, for the CDD to relinquish mowing the area within Villas II and for Villas II to take responsibility. At the time, Villas II did not want to agree to this agreement; however, Mr. LaVoy met with the HOA President. Mr. LaVoy confirmed that he asked the HOA President what it would take to get an agreement and all it took was removing two clauses out of the agreement, which District Counsel agreed with. Therefore, in order to proceed and get this agreement on paper, the agreement must be changed. Mr. LaVoy recommended proceeding, as they were the only ones who agreed to do this. Ms. Chichelli pointed out that the other HOAs were not on CDD property, but in the townhouses, no one had any problems with it and the only one who had an issue was Villas II and questioned which provisions Villas II had an issue with. Mr. LaVoy confirmed that the issue was with Paragraphs F and G. Ms. Lansford indicated that Mr. LaVoy provided the changes to Ms. Sarah Sandy and she agreed with them. Ms. Chichelli voiced concern about removing one paragraph, as there was an issue with the landscapers for the HOA, cutting too close to the water, which was why she questioned Solitude about it and questioned who would pay for any damage that Villas II caused. Mr. LaVoy pointed out that they

were maintaining the property since 2008. Ms. Chichelli recalled that they were maintaining it, but no one said anything about the erosion; however, if the attorney did not have a problem with it, she had no issue with it. Mr. LaVoy confirmed that District Counsel had no issues.

On MOTION by Mr. LaVoy seconded by Ms. Martin with all in favor removing Paragraphs F and G from the Villas II Landscape Agreement was approved.

Ms. Lansford reported that the landscape liaison would coordinate with LMP to get a reduced contract price for the District and removing that area from the District's contract, since the CDD was no longer maintaining it. In addition, Ms. Sandy would redact those paragraphs from the agreement and either she or Ms. Chichelli would provide it to Villas II for signature.

G. Liaison Reports

1. Supervisor Chichelli (Landscape)

Ms. Chichelli reported receiving several phone calls regarding the preserve areas and met with LMP. Some flowers were removed from the front area and believed that LMP would provide some quotes, but had not received them. Mr. LaVoy pointed out that there were some areas where it was not so bad.

2. Supervisor Sabol (Aquatics)

i. Solitude Erosion Repair Proposal

This item was discussed.

3. Supervisor LaVoy (District Maintenance Items)

Mr. LaVoy reported that the tennis court and pickleball fence projects were completed. The volunteers did a wonderful job on the clay and the tennis courts looked great. The awning should be installed by the end of the day or maybe earlier and would provide much needed shade for the players. As of tomorrow, the courts would be open. The sidewalk repairs were progressing very nicely. Regarding the resident's comment about tree roots, Mr. LaVoy pointed out that they were cut in front of his house. First they removed the concrete and then another crew came in and cut all of the roots, spray along the side, before they put back the concrete with rebar, which was a much better product. They were doing a great job. It was an extensive project,

but they were going to get through it. They should be completed in a couple of weeks, at a minimum. The power washing of the pergola in the front, would be completed tomorrow and the painting on Monday. The flooring should be installed by the first week in May. Ms. Martin noted that was the target date, as it depends on when they received the product. Mr. LaVoy reported that it was tentatively scheduled for May 1st and should take about 10 days. The pool was running great, but there were some issues with the hot tub, which were resolved today. They were exploring moving ahead with salt and UV lights for the sanitizing of the pool and as soon as he received financial data, from CES, on the return on investment, to change out the chlorine, it would be brought back to the Board; hopefully, by the next meeting, in order to get it into the budget.

4. Supervisor Martin (Clubhouse & Facilities)

Ms. Martin reported that the floor installation should be starting the first week in May, but as soon as she received a firm date, she would inform the Board. The gas meter was totally removed and no more gas was coming into the Clubhouse. The Event Group had a wonderful luncheon, last Monday and made a profit, which would go towards their next event. They had some great ideas, but if anyone had any ideas, should contact them or Ms. Sears

5. Supervisor LaVoy (Pool & Courts)

This item was discussed.

SEVENTH ORDER OF BUSINESS

General Audience Comments

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

- Ms. Donna Keller of 2395 Savannah Drive felt that the furniture was cramped in the card room and requested that it be reconfigured. In addition, the temperature in the room for the last wine and cheese was 87 degrees. The air conditioner was less than a year old and was told that the freon needed to be refilled. No one refilled the wine and cheese or the ice when it melted.
- Mr. Devon Poulos of 1255 Jonah Drive agreed with the A/C issue, because at the last HOA meeting, the room was hot. Also, Pond 7 was designed to have a jungle in the middle of it, to help filter the lake. He wanted to terminate WTS, but

wanted to know how they were handling conflicts, discipline and managing WTS and requested documentation, as there were many new policies. Mr. Poulos was not a tennis player but suggested taking the tennis revenue and setting it aside for the tennis players and placed into a special fund, in order to start funding projects through their tennis dues, which could be used for repairs. They could not wait for things to break down and not set up a Capital Project Funding Plan. If something had a six-year lifespan, the Board should budget and replace it in Year 4. This pool was moving in the right direction, as the pool equipment was 20 years old. Whoever was maintaining it, was doing a good job, as in four years, the pool had not been closed down. However, it would eventually need to be replaced. The money would have some return on investment, but the maintenance and upkeep were important. Although everyone wanted assessments to be lower, this was not the year to lower it. They should keep it the same and move forward.

- Mr. James Vredevoogd of 2422 Magnolia Circle applauded the direction that the Board was taking by maintaining the property. The list was ginormous of what needed to be done, as the property was not maintained for several years.

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

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being no comments, the next item followed.

B. District Manager

Ms. Lansford reported that she and Ms. Sandy reached out to the insurance company regarding the request of an individual in the community, that contacted Mr. LaVoy to ask about the waiver language. The insurance company did not recommend changing the waiver; however, they recommended that every volunteer review a Safety Manual prior to doing any volunteer work, which District Council agreed with and requested that whoever was in the office, provide it to them, in order to protect the District. *There was Board consensus to provide the Safety Manual to volunteers.* The Discussion on the Traffic Enforcement Agreement was actually regarding the Trespassing Affidavit, which she would provide to Ms. Sears and Ms. Murphy to

provide their contact information on and forward to the North Port Police Department. *There was Board consensus.*

1. Report on the Number of Registered Voters - 832

Ms. Lansford presented a letter from the Sarasota County Supervisor of Elections, which was included in the agenda package, reporting 832 registered voters in the District. It was for informational purposes.

2. Filing of Form 1 – <https://disclosure.floridaethics.gov>

Ms. Lansford reported that the link for filing Form 1 electronically, was listed on the agenda and on the Florida Commission on Ethics website. It was due on July 1st, but if it were not provided by September, the fine was \$25 per day.

3. Mandatory Training Course in Ethics Law, Sunshine Law & Public Records Law for Board Members

Ms. Lansford reminded Board Members to complete their mandatory training in ethics, Sunshine and Public Records Law by December 31st. An email was sent to the Board by District Counsel, earlier this morning. She was informed that Board Members were receiving spam emails and flyers offering courses for \$250, but there were free online courses, one of which was on the county website, for \$80. Board Members would not receive a certificate, as it was based on the honor system. The Proposed Budget would be presented at the May 15th meeting, which was at 6:00 p.m. Any questions should be provided to her or Ms. Murphy as soon as possible.

C. Amenities Manager

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

Ms. Murphy presented the Amenities Manager Report, which was included in the agenda package.

2. Consideration of Proposal from Sergeant's Electric for Electric Panels

Ms. Murphy presented a proposal from Sergeant's Electric for electric panels. Mr. LaVoy pointed out that Sergeant's provided two prices, but they decided not to proceed with either of them and was going to obtain an additional proposal, to ensure that they received the right value.

3. Consideration of Proposal from Fast Signs - ADDED

Ms. Murphy provided a proposal from Fast Signs in the amount of \$2,847.38, which was requested for the ponds and chairlift. Ms. Sears confirmed that the signage was for the two chairlift signs to say, *“Please See the Office to Unlock the Chairlift.”* There were also six umbrella signs saying, *“Please Close Your Umbrella at The End of the Day”* and 15 alligator signs. Ms. Martin noted on the other side of Lake Wilson by Cypress Falls, the sign was gone, but the pole remained. Ms. Sears stated that sign was included in the proposal.

NINTH ORDER OF BUSINESS**Supervisor’s Requests**

Mr. Sabol requested all of the invoices for the last five years for the pool for the next meeting, to be compared to the proposal from CES, as the pool was 22 to 23 years old and would need repairs. They did not have the money to repair it at this time and were spending too much money on chemicals, but CES had a program. At this time, Mr. Sabol recommended running the pool the way that it was currently being operated and discussing at the next meeting. Ms. Martin agreed with Ms. Keller about the furniture in the card room, as there were four huge chairs and questioned why they were keeping them. Ms. Murphy recalled that the last time this matter was brought up, there was a request to hold off on disposing of them until they were replaced. Ms. Martin pointed out when the flooring was replaced, the chairs had to be moved from room to room and was in favor of disposing of them. Ms. Lansford would provide a resolution at the next meeting to dispose of the chairs. Mr. LaVoy estimated approximately \$185,000 in reserves, taking into account the concrete, flooring, awning and painting, but not counting the tax receipts of \$441,000 that would be received in the Fall and requested that Ms. Chichelli start looking at the landscaping, such as improving the avenue around the Clubhouse. He felt that the District was in good shape and they would keep making investments, but they should monitor the budget.

TENTH ORDER OF BUSINESS**Next Scheduled Board Meeting is May 15,
2024 at 6:00 p.m. at Lakeside Plantation
Clubhouse**

Ms. Lansford announced earlier that the next meeting was scheduled for May 15, 2024 at 6:00 p.m. at this location and the Proposed Budget would be presented.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Sabol seconded by Mr. Lavoy with all in favor the meeting was adjourned at 7:14 p.m.

Secretary/Assistant Secretary

Chair/Vice Chair

SECTION B

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

The Audit Committee meeting of the Board of Supervisors of the Lakeside Plantation Community Development District was held on Thursday, **April 25, 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
Mike Eckert (<i>via Zoom</i>)	Kutak Rock, LLP

The following is a summary of the discussions and actions taken at the April 25, 2024 Audit Committee meeting of the Lakeside Plantation Community Development District. Due to a technical issue with the audio the meeting was summarized using District Manager notes.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Lansford called the Audit Committee meeting to order at 6:00 p.m. A quorum was present.

SECOND ORDER OF BUSINESS

**Audience Comments on Specific Items on
the Audit Committee Agenda**

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Review & Ranking of Audit Proposals

- A. Berger, Toombs, Elam, Gains & Frank**
- B. DiBartolomeo, McBee, Hartley & Barnes**

C. Grau & Associates

Ms. Lansford recalled at the March meeting, the Board appointed themselves as an Audit Committee, in order to issue a Request for Proposal (RFP) for auditing services and approved the form of notice and criteria that would be used to evaluate the proposals that were received. At the direction of the Audit Committee, staff sent out an RFP to six different auditing firms and three responses were received; one from Berger, Toombs, Elam, Gaines & Frank, one from DiBartolomeo, McBee, Hartley & Barnes and one from Grau & Associates. Along with the proposals, which were included in the agenda package, there was a criteria ranking form. For each criteria, the Board could award up to 20 points for a total of up to 100 points. The Board discussed the evaluation criteria and provided the following ranking: 1) Grau & Associates with 277 points, 2) Berger, Toombs, Elam, Gaines & Frank with 272 points and 3) DiBartolomeo, McBee, Hartley & Barnes with 242 points.

FOURTH ORDER OF BUSINESS**Acceptance of Minutes of the March 20, 2024 Meeting**

There were no changes to the minutes.

FIFTH ORDER OF BUSINESS**Other Business**

There being no comments, the next item followed.

SIXTH ORDER OF BUSINESS**Adjournment**

On MOTION by Ms. Chichelli seconded by Ms. Martin with all in favor the Audit Committee meeting was adjourned at 6:02 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION C

**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, **May 15, 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>via Zoom</i>	Kutak Rock, LLP
Amy Palmer <i>via Zoom</i>	District Engineer
Courtney Sears	WTS
Residents	

The following is a summary of the discussions and actions taken at the May 15, 2024 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Lansford called the meeting to order at 6:00 p.m. and called the roll. A quorum was 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. Bob Sixt of 1274 Jonah Drive questioned who was responsible for cleaning the walkway along the sidewalk to the clubhouse, as ivy was growing over everything and there were dead branches along the walkway. If it was the CDD's responsibility, why was it not being done?
- Mr. Ron Perry of 1663 Scarlett Avenue recalled bringing to the Board's attention earlier this year, that two checks bounced, due to insufficient funds and voiced concern that the Board did not question it. Recently a \$146.75 check bounced and he found it hard to believe that there were insufficient funds in the District's checking account to cover a check and felt that the GMS bookkeepers were incompetent. In the April financials, there was a payment of \$1,272 for chairlift repairs, but the violators were caught on video and their parents were supposed to pay for the repairs and asked if anyone was pursuing payment from the parents.

Ms. Lansford pointed out that GMS was not incompetent and it was actually a positive pay fraud from the bank, where they flag checks that were suspected of fraud. There was not an imbalance in the bank account. If the check was cashed, there would be a \$10 fee. It happened with Ms. Chichelli's check three times in a row. The bank reimbursed the District for a \$10 bounced check fee. It was enacted at the beginning of this year. Mr. LaVoy indicated that letters were sent to the parents and they were pursuing payment. Ms. Lansford confirmed that a check was received.

- Mr. Devon Poulos of 1255 Jonah Drive was happy to see that the Board was adopting a budget that was the same as the prior year and understood that not everyone was proportionately assessed the same fees. However, if they could get through the year keeping fees the same, the District would be in a better position and not lower fees, because it may have to be increased next year. When the bond was paid off, it would lower assessments, because they were no longer paying on the debt service, whereas for the townhomes, the debt service had already been paid. All they were paying were operation and maintenance (O&M) assessments.

Ten commercial units, including Subway and the gas station were paying CDD fees and the CDD should demand that they replace signs that were on CDD property and if not, the CDD should assess a fee for not being compliant, as their signs looked terrible.

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

FOURTH ORDER OF BUSINESS

District Engineer

Ms. Palmer reported that Mr. Brad Foran met with Mr. Sabol this week, to look at some of the ponds. Ms. Lansford asked if the Board wanted to discuss this matter and for Ms. Palmer to remain at the meeting, as there was an hourly rate charge for her to stay. Mr. LaVoy requested the report. Ms. Lansford stated at the last meeting, the Board requested that Solitude provide a breakdown of the pond erosion and the engineer met with Mr. Sabol onsite to look at the ponds. Mr. Sabol confirmed that he met with Mr. Foran, yesterday morning at 10:30 a.m. for an hour-and-a-half, driving through the entire community, looking at all of the ponds. The ponds that were having problems, were Ponds 10, 13 and 14. They also looked at all of the wetlands. Mr. Foran indicated Mr. Sabol that the ponds were not going to deteriorate any more than they were deteriorating at this time and for \$5,000 to \$6,000, they could look at the ponds in further detail and make a restoration plan. Some ponds were unsightly, but nothing needed to be done at this time, as money was tight. Regarding the wetlands, Mr. Foran informed him that if they fall under the Soil Conservation Act, they could not do anything, but Mr. Foran would confirm this and provide a report at the next meeting. The bottom line, as far as Mr. Foran was concerned, was the situation could be prolonged for a couple of years.

Ms. Palmer left the meeting.

FIFTH ORDER OF BUSINESS

Business Administration

A. Approval of Check Register

Ms. Lansford presented the April Check Register in the amount of \$45,669.88, which was included in the agenda package.

On MOTION by Ms. Martin seconded by Mr. Sabol with all in favor the April 2024 Check Register was approved.

B. Balance Sheet & Income Statement

Ms. Lansford presented the Unaudited Financial Statements for April 30, 2024, which were included in the agenda package.

On MOTION by Ms. Chichelli seconded by Ms. Martin with all in favor the Unaudited Financial Statements for April 30, 2024 were approved.

C. Special Assessment Receipts Schedule

Ms. Lansford presented the Special Assessment Receipts Schedule for Fiscal Year 2004, which was included in the agenda package.

SIXTH ORDER OF BUSINESS**New Business Items****A. Update of Landscape Agreement with Villas II**

Ms. Lansford reported that the revised Landscape Agreement with Villas II was sent to the President of the Villas II HOA, but it was not executed in time for the agenda package. Since there was no rush and the agreement had already been executed as of May 1st, it would be provided to the Board at the next meeting. In addition, Ms. Chichelli reached out to LMP to confirm the price reduction for the District of \$230 per month, which was included in the Proposed Budget and LMP would provide an addendum as of May 1st. Ms. Chichelli questioned when they could start cutting the grass. Ms. Lansford stated that would start on May 1st.

B. Consideration of Resolution 2024-06 Approving the Proposed Budget for Fiscal Year 2025 & Setting a Public Hearing Date for Adoption *(to be provided under separate cover)*

Ms. Lansford presented Resolution 2024-06, approving the Proposed Budget for Fiscal Year (FY) 2025 and setting the public hearing for August 21, 2024 at 6:00 p.m. at this location, which was included in the agenda package. There was no increase in assessments, due to the reduction in the amenity contract, which was over six figures and this budget would set the high watermark. The final budget would be adopted at the August 21st meeting. The Board could potentially lower the budget, but not go higher than the number that the Board approved tonight. However, if the Board wanted to raise it, they must wait until next fiscal year. Therefore, any large improvement projects, needed to be accounted for in this budget. Mr. LaVoy did not see an issue with not proceeding, as they were meeting the amounts set last year and this was the higher

watermark and the Board had several months to fine tune it. A resident recommended that some funds be placed into reserves, in order to do additional projects, which was a good suggestion. Mr. Sabol felt that was a fair assessment, as there was no reason at this time, to raise the budget. Ms. Martin and Ms. Chichelli agreed.

On MOTION by Mr. LaVoy seconded by Ms. Chichelli with all in favor Resolution 2024-06, approving the Proposed Budget for Fiscal Year 2025 and setting the public hearing for August 21, 2024 at 6:00 p.m. at this location was adopted.

C. Discussion of Capital Reserve Study *(to be provided under separate cover)*

Ms. Lansford received the updated Reserve Study from Reserve Advisors and forwarded it to the Board yesterday, as she did not receive it in time to make the agenda package. It would be included in the next agenda package for Board review and approval.

D. Acceptance of Engagement Letter with Grau & Associates to Perform the Audit for Fiscal Year 2024

Ms. Lansford recalled at the last meeting, that the Board accepted the recommendation of the Audit Committee to select Grau & Associates to complete the audit for this fiscal year.

On MOTION by Ms. Chichelli seconded by Ms. Martin with all in favor the engagement letter with Grau & Associates to perform the audit for Fiscal Year 2024 in the amount of \$4,200 was accepted.

E. Consideration of Reimbursement

1. Ron Perry - \$18.06

Ms. Lansford presented a reimbursement request from Mr. Ron Perry in the amount of \$18.06. These were being presented to the Board, because if an invoice was received and there was no motion approving it, it would be flagged in the system, so it was not paid. Ms. Chichelli asked if it was for electrical work. Mr. Perry explained when the new floodlights were installed, the existing work boxes were destroyed and they had to connect them into the new floodlights, but all of the electricity was turned off. Ms. Chichelli thought that they were not going to do any electrical work and would hire a certified and licensed electrician. Ms. Lansford recalled that Ms. Sandy mentioned at the March meeting, about residents and volunteers completing electrical

work, but there was no action from the Board. Ms. Chichelli asked if they were going to approve the reimbursement, even though they should not be doing that. Mr. LaVoy felt that it was good to inform their volunteers not to do any electrical work from now on.

On MOTION by Mr. LaVoy seconded by Ms. Martin with all in favor the reimbursement of \$18.06 for Mr. Ron Perry was approved.

F. Liaison Reports

1. Supervisor Chichelli (Landscape)

Ms. Chichelli reported that the flower beds were all dead and LMP was in the process of replacing them. The rain season should help the flowers to grow. She received an email from Ms. Lisa Wells, who was in charge of the landscaping at the townhomes, regarding the preserve area having Virginia Creeper. LMP would check the preserve area tomorrow. Lastly, there was an area in Lakeside Plantation on Jonah, which according to a map, was the townhomes responsibility. Mr. LaVoy questioned Ms. Chichelli's thoughts on moving ahead with landscaping around the Clubhouse and along Plantation Boulevard. Ms. Chichelli would like to proceed, if money was available. Mr. LaVoy wanted to hear her ideas.

2. Supervisor Sabol (Aquatics)

This item was discussed.

3. Supervisor LaVoy (District Maintenance Items)

Mr. LaVoy reported that the sidewalk repairs were completed in the neighborhoods, and were finishing the sidewalks by the pickleball court, which took some time, as it was 150 square feet. Hopefully, it would be completed tomorrow and they would do their walkthrough inspection. Ms. Sears confirmed that the gates arrived. Mr. Sabol asked if the concrete was cut and roots were removed. Mr. LaVoy stated that the contractor cut the concrete and removed roots, some that were large and hopefully the trees would survive.

4. Supervisor Martin (Clubhouse & Facilities)

Ms. Martin reported that new flooring was being installed in the library and according to the installer, the library would be completed this weekend. Then they would install the flooring

in the big room all next week, then move on to the meeting room and the adjoining room in the office, but she did not know if they would have time next week to get it all done. The office may have to wait until after those areas were completed, but it depends on the installation of the flooring in the meeting room. The installer would know more next week. Mr. LaVoy spoke to the installer, who informed him that the slab throughout the building was perfect with no cracks. All they had to do was scrape the glue off and be able to complete the job within a week.

5. Supervisor LaVoy (Pool & Courts)

This item was discussed.

SEVENTH ORDER OF BUSINESS

General Audience Comments

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

- Ms. Donna Keller of 2395 Savannah Drive recommended native plants for the landscaping, as they survive in this environment without water and fertilizer, that the Board contact a landscape designer, nursery owner or native plant expert and have a long-range plan. Ms. Chichelli indicated that she would be working with the District's landscaping company, LMP, who would provide pictures of plants, which she would provide to the Board. LMP was familiar with the Florida climate and should be able to provide good recommendations. However, at this time, they did not have a long-range plan, because they did not have the money.
- Ms. Diane Raymond of 1509 Scarlett Avenue recalled that last year, the Board discussed installing perennials, such as Crotons, which looked pretty and would save the District money, they would not have to constantly change out the flowers. She also spoke to a few people about the fountains up front, as tiles were starting to fall off and suggested installing stones and new lettering, to provide a fresh look.
- Ms. Lisa Wells of 1050 Jonah Drive felt that the report from Mr. Sabol about the ponds, was good news and agreed that some could be delayed for a few years, although they were unsightly, due to overgrowth. However, some lakes were starting to become an eyesore, especially on Plantation Boulevard, behind homes

on Jonah Drive, which were encroaching other ponds and requested that the Board consider these ponds now, as it could become a marsh. Mr. Sabol reported that Solitude was in charge of the ponds and they were paid \$14,500 to spray the ponds every two weeks, but sometimes weeds would still grow. Ms. Wells pointed out that just because they paid someone, did not mean that they were doing a good job.

- Mr. Devon Poulos of 1255 Jonah Drive agreed to what Ms. Wells said about the lakes, as the lake on the right, coming down Plantation Boulevard, looked like a swamp. According to Solitude, it was supposed to look like a swamp, but when they moved in, it had natural vegetation, but did not have cattails and requested that Solitude spray this lake, like y the lake between the townhomes, because every month, there was a major fish kill. He also requested that the Board keep in mind that pythons were moving further north and this was a perfect habitat for them to be in. There was a report at the townhomes about a large snake wrestling with an alligator on the side of a pond. Secondly, when Mr. Poulos was reviewing the Proposed Budget, he noticed that District Counsel fees were high and felt that they should be reduced, as \$25,000 was budgeted for 2024 and \$39,000 was projected for 2025. He liked Ms. Sandy but felt that she did not provide much guidance. With their new flooring, they needed to figure out between now and the end of the fiscal year, whether they wanted to be rental association or a private community. Mr. Poulos suggested that the Board contact Heron Creek Golf and Country Club in Venice and Plantation in Venice, to see what they were generating in revenue, as he believed that this community could generate revenue of \$35,000 off of rentals.
- Mr. Ron Perry of 1663 Scarlett Avenue asked what happened with the snake and the alligator that were wrestling. Mr. Poulos stated that the snake retreated.

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

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

Ms. Sandy reported that she was working with GMS on the amenity management contract and planned to bring an updated contract to the next meeting, as GMS made some updates to their general district management contract over the years, which were not reflected in the current version. In addition, GMS' Tampa office was now servicing the District rather than the GMS Central Florida office. Other than that, Ms. Sandy was working on the standard items that they provide. The Solitude Agreement that was approved at the last meeting, was sent out.

B. District Manager

Ms. Lansford reported that the next Board meeting was scheduled for June 19th at 6:00 p.m. at the Clubhouse and reminded the Board to complete their Form 1, Statement of Financial Interest by July 1 and file electronically with the Supervisor of Elections. If it was not filed by July 1st, they would impose a fine of \$25 per day. Ms. Sandy clarified that Form 1 was now electronically filed on a portal on the Florida Commission on Ethics website. Previously, a physical copy was filed with the Supervisor of Elections. Ms. Lansford reported that the ethics training was due to be completed by December 31st of this year. When a Supervisor completed their training, they would not receive a certificate of completion and was to be reported based on the honor system and on next year's Form 1, there would be a box to check off that the ethics training was completed.

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

Ms. Sears presented the Amenities Manager Report, under separate cover.

NINTH ORDER OF BUSINESS**Supervisor's Requests**

Mr. LaVoy stated that since they now had good numbers from Class A contractors, versus two years ago, when they provided high numbers, he recommended sending out surveys for residents, electronically, to provide input, so that the Board would have a good idea of what residents wanted, before the budget was finalized on August 21st. If the residents were in favor of it, the money that the District saved from the amenity contract, could be reinvested in the pergolas and fountains.

Ms. Chichelli understood that Mr. LaVoy and Ms. Martin were interviewing people for the amenity positions and questioned what would happen if they did not have consensus. Mr. LaRue indicated that he would bring in a third member, such as Ms. Lansford. Ms. Lansford pointed out that she could not serve as a conduit to pass information between one Board Member and another, due to the for the Sunshine Law and a resident could not serve as a conduit, even for the interview process. The Board must wait until the next Board meeting. Ms. Chichelli questioned how the two Supervisors were selected to perform the interviews. Ms. Lansford recalled that the Request for Proposals (RFP) that the Board approved, relinquished all control to the Chair and the Vice Chair in the Chair's absence, but the Vice Chair could not provide an update to the Chair until the next meeting. Ms. Chichelli voiced concern that it would take a long time to get the right people. Mr. LaVoy indicated that they had some candidates to interview, which in his perspective, were highly suitable and once they did the personal interviews, they could narrow it down to one person. Ms. Lansford pointed out it was expected that there would be a full update to the Board at the June 19th meeting and the candidates would be announced, as the start date was July 1st and the training was scheduled to start in mid-June. Mr. LaVoy admitted that it was a long process, as he reviewed 147 resumes for the full-time position. There were seven outstanding individuals and three responded positively. Two interviews were scheduled for tomorrow. Mr. LaVoy felt comfortable hiring good, experienced people, with his experience and the amount of people that he hired in his career.

Ms. Martin recalled discussing at the last meeting, about getting rid of the big brown wooden chairs, but no decision was made, because Ms. Sandy had to provide a resolution. Ms. Lansford explained that a resolution was prepared, to designate the chairs as surplus property. Ms. Sandy reported that she prepared the resolution and provided it to District staff to provide a description and estimated value of the chairs. Ms. Lansford indicated that once the information was received, it would be included in the agenda package. Mr. Sabol wanted the Board to be aware that some tennis, bocce ball and pickleball players, were non-residents and recommended that the Board devise a pass for non-residents that they would pay for.

- **General Audience Comments**

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

- Ms. Anna Shlossberg of 1539 Scarlett Avenue noted that there was just one pickleball court and requested that non-residents not be allowed to play, because some people were waiting in line to play. If she allocated two hours to play, she could only play for one hour.
- Mr. Devon Poulos of 1255 Jonah Drive felt comfortable with Mr. LaVoy interviewing the candidates, but suggested inviting them to attend the June 19th meeting, so that residents could provide input on the candidates. Ms. Anna Shlossberg of 1539 Scarlett Avenue was totally against deciding publicly who should be hired and trusted the opinion of Mr. LaVoy and Ms. Martin and whoever they chose. Ms. Lansford pointed out that there was no time, with the start date of July 1st, to do a survey, because the Board must review the results at a regularly scheduled meeting at a public setting, which would not be until August for a September 1st start date, which would leave the Clubhouse without staff for two months.
- Mr. Ron Perry of 1663 Scarlett Avenue pointed out if non-residents were playing pickleball, tennis and bocce ball, someone was letting them in and reminded residents not to open the gate to allow non-residents to come in.
- Ms. Frances Dobler of 1707 Scarlett Avenue agreed with Mr. Perry, as no one from the outside should be coming in and utilize what residents had to pay for.

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

TENTH ORDER OF BUSINESS

Next Scheduled Board Meeting is June 19, 2024 at 6:00 p.m. at Lakeside Plantation Clubhouse

Ms. Lansford announced earlier that the next meeting was scheduled for June 19, 2024 at 6:00 p.m. at this location.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Martin seconded by Ms. Chichelli with all in favor the meeting was adjourned at 6:53 p.m.

Secretary/Assistant Secretary

Chair/Vice Chair

SECTION D

Lakeside Plantation

Community Development District

Summary of Invoices

May 1, 2024 to June 30, 2024

Fund	Date	Check No.'s	Amount
General Fund	5/8/24	3295-3314	\$ 41,948.60
	5/9/24	3315-3316	\$ 696.78
	5/22/24	3317-3323	\$ 1,749.49
	5/23/24	3324-3330	\$ 33,586.39
	5/23/24	3331	\$ 18.06
	6/12/24	3332-3336	\$ 43,999.69
	6/24/24	3338	\$ 196.83
	6/27/24	3339-3342	\$ 26,118.06
			\$ 148,313.90
Capital Reserve Fund	5/8/24	147	\$ 18,645.60
	6/12/24	148	\$ 98,126.51
	6/27/24	149	\$ 14,075.00
	6/27/24	150	\$ 11,139.00
			\$ 141,986.11
Automatic Drafts			
Florida Power & Light	2200 Plantation Blvd - Clubhouse	\$ 1,651.23	
	2200 Plantation Blvd - Fountain	\$ 575.54	
	2200 Plantation Blvd - Pool	\$ 2,308.08	
North Port Utilities	2200 Plantation Blvd - Clubhouse	\$ 450.16	
	2200 Plantation Blvd - Fountain	\$ 54.24	
	2200 Plantation Blvd - Pool	\$ 508.17	
	2200 Plantation Blvd - Garbage Collection	\$ 370.64	
Frontier		\$ 167.66	
Comcast	2200 Plantation Blvd - Clubhouse	\$ 474.04	
ADT	2200 Plantation Blvd - Clubhouse	\$ 534.20	
Marlin Business Bank	Copier Contract Payment	\$ 209.72	
		\$ 7,303.68	
			\$ 155,617.58

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
5/08/24	00200	4/25/24	AS042520	202404 310-51300-11000	BOS MEETING 4/25/24	*	200.00		
		4/25/24	AS042520	202404 310-51300-11000	BOS MEETING 4/25/24	V	200.00-		
					ALAN SABOL			.00	003295
5/08/24	00014	4/30/24	1147410	202404 330-53800-48101	WATER	*	24.25		
					CULLIGAN WATER			24.25	003296
5/08/24	00397	4/04/24	AR108215	202404 330-53800-48200	PRINTER LEASE	*	44.46		
		4/04/24	AR108215	202404 330-53800-48200	PRINTER LEASE	V	44.46-		
					DEX IMAGING			.00	003297
5/08/24	00245	5/03/24	22396	202405 310-51300-45000	WORKERS COMP	*	356.00		
					EGIS INSURANCE ADVISORS			356.00	003298
5/08/24	00402	4/17/24	EST-2829	202404 330-53800-48101	SIGNS	*	2,847.38		
					FASTSIGNS			2,847.38	003299
5/08/24	00104	2/27/24	117252	202402 330-53800-48700	MAINTENANCE	*	421.48		
					FITNESS LOGIC			421.48	003300
5/08/24	00417	5/01/24	8	202405 310-51300-34000	MANAGEMENT FEES MAY24	*	3,825.00		
		5/01/24	8	202405 310-51300-35200	WEBSITE MAINT MAY24	*	72.00		
		5/01/24	8	202405 310-51300-35100	INFORMATION TECH MAY24	*	112.50		
		5/01/24	8	202405 310-51300-31300	DISSEMINATION SVC MAY24	*	83.33		
		5/01/24	8	202405 310-51300-42000	POSTAGE	*	381.20		
					GMS-TAMPA LLC			4,474.03	003301
5/08/24	00061	4/17/24	M1007223	202404 330-53800-51000	POOL SERVICE APR24	*	1,900.00		
					HOWARD'S POOL WORLD, INC.			1,900.00	003302
5/08/24	00371	4/30/24	3382831	202403 310-51300-31500	ATTORNEY FEES	*	5,229.55		

LKSD LAKESIDE PLANT SSZOZDA

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
		4/30/24	3382831 202403 310-51300-31500	ATTORNEY FEES	V	5,229.55-	
				KUTAK ROCK LLP			.00 003303
5/08/24	00388	4/01/24	182809 202404 320-53800-46400	LANDSCAPE MAINT APR24	*	12,836.64	
		5/01/24	183582 202405 320-53800-46400	LANDSCAPE MAINT MAY24	*	12,836.64	
		4/01/24	182809 202405 320-53800-46400	LANDSCAPE MAINT APR24	V	12,836.64-	
		5/01/24	183582 202405 320-53800-46400	LANDSCAPE MAINT MAY24	V	12,836.64-	
				LANDSCAPE MAINTENANCE PROFESSIONALS			.00 003304
5/08/24	00348	4/25/24	MM042520 202404 310-51300-11000	BOS MEETING 4/25/24	*	200.00	
				MARY MARTIN			200.00 003305
5/08/24	00401	4/25/24	PC042520 202404 310-51300-11000	BOS MEETING 4/25/24	*	200.00	
				PATRICK LAVOY			200.00 003306
5/08/24	00430	4/01/24	1386 202404 320-53800-47300	PAINTING- FINAL PMT	*	1,428.00	
				PRECISE PAINTING			1,428.00 003307
5/08/24	00424	2/07/24	21796 202402 330-53800-48103	REPLACE MIXER	*	1,147.44	
		4/30/24	22013 202404 330-53800-48103	MAINTENANCE	*	142.50	
				PRO AUDIO SERVICES			1,289.94 003308
5/08/24	00282	4/25/24	MC042520 202404 310-51300-11000	BOS MEETING 4/25/24	*	200.00	
		4/25/24	MC042520 202404 310-51300-11000	BOS MEETING 4/25/24	V	200.00-	
				MARIA J CHICHELLI			.00 003309
5/08/24	00362	12/15/23	57302 202312 330-53800-51000	MAINTENANCE	*	493.15	
		2/19/24	I47287 202402 330-53800-51000	MAINTENANCE	*	1,468.30	
		2/27/24	I49583 202402 330-53800-51000	MAINTENANCE	*	115.00	
		3/20/24	I50298 202403 330-53800-51000	MAINTENANCE	*	245.82	

LKSD LAKESIDE PLANT SSZOZDA

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	7/13/24	PAGE	3	
***	CHECK DATES	05/01/2024 - 06/30/2024 ***										LAKE SIDE PLANTATION - GENERAL BANK A LAKE SIDE PLANTATION			
CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #		
		4/03/24	I50743	202404	330	53800	51000			*	214.50				
			MAINTENANCE												
		4/03/24	I50744	202404	330	53800	51000			*	229.75				
			MAINTENANCE												
		4/22/24	I51359	202404	330	53800	51000			*	160.00				
			MAINTENANCE												
									SYMBIONT SERVICES CORP			2,926.52	003310		
5/08/24	00272	5/01/24	PSI07121	202405	320	53800	46000			*	966.00				
			LAKE MAINT MAY24												
									SOLITUDE LAKE MANAGEMENT LLC			966.00	003311		
5/08/24	00431	5/01/24	46896	202405	310	51300	35200			*	70.00				
			COMMUNITYXS HOSTING												
		5/01/24	46896	202405	310	51300	35200			V	70.00-				
			COMMUNITYXS HOSTING												
									VENTURESIN INC			.00	003312		
5/08/24	00369	5/01/24	12395617	202405	330	53800	12000			*	24,915.00				
			MANAGEMENT MAY24												
									WTS INTERNATIONAL, LLC			24,915.00	003313		
5/08/24	00052	2/06/24	75093	202402	330	53800	48103			*	34.99				
			NET REPLACEMENT CABLE												
		4/19/24	76173	202404	330	53800	52000			*	1,264.91				
			PROFESSIONAL NET												
		4/23/24	76215	202404	330	53800	52100			*	859.20				
			CLAY												
		2/06/24	75093	202404	330	53800	48103			V	34.99-				
			NET REPLACEMENT CABLE												
		4/19/24	76173	202404	330	53800	52000			V	1,264.91-				
			PROFESSIONAL NET												
		4/23/24	76215	202404	330	53800	52100			V	859.20-				
			CLAY												
									WELCH TENNIS COURTS, INC.			.00	003314		
5/09/24	00435	4/04/24	04042024	202404	330	53800	48101			*	196.78				
			HD & LOWES REIMBURSEMENT												
									JOHN WHITMAN			196.78	003315		
5/09/24	00401	2/29/24	47531	202402	330	53800	51000			*	500.00				
			REIMB- POOL PUMP REPAIR												
									PATRICK LAVOY			500.00	003316		
5/22/24	00200	5/15/24	AS051524	202405	310	51300	11000			*	200.00				
			BOS MEETING 5/15/24												
									ALAN SABOL			200.00	003317		
									LKSD LAKE SIDE PLANT SSZOZDA						

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
5/22/24	00436	4/08/24 0367 INTENRET APR24	202404 310-51300-51000	FRONTIER	*	167.66	167.66 003318
5/22/24	00061	2/29/24 W0-6340 MOTOR INSTALLATION	202403 330-53800-51000		*	110.00	
		4/03/24 TW25306 POOL SERVICE APR24	202404 330-53800-51000		*	185.00	
		4/05/24 TW25511 POOL SERVICE APR24	202404 330-53800-51000		*	299.36	
		4/25/24 TW26664 STENNER TUBE APR24	202404 330-53800-51000	HOWARD'S POOL WORLD, INC.	*	29.97	624.33 003319
5/22/24	00348	5/15/24 MM051524 BOS MEETING 5/15/24	202405 310-51300-11000	MARY MARTIN	*	200.00	200.00 003320
5/22/24	00401	5/15/24 PL051524 BOS MEETING 5/15/24	202405 310-51300-11000	PATRICK LAVOY	*	200.00	200.00 003321
5/22/24	00282	5/15/24 PC051524 BOS MEETING 5/15/24	202405 310-51300-11000	MARIA J CHICHELLI	*	200.00	200.00 003322
5/22/24	00041	5/01/24 297952 FIRE&SECURITY MONITORING	202405 330-53800-48400	SECURITY ALARM CORP.	*	157.50	157.50 003323
5/23/24	00200	4/25/24 AS042520 BOS MEETING 4/25/24	202404 310-51300-11000	ALAN SABOL	*	200.00	200.00 003324
5/23/24	00397	4/04/24 AR108215 PRINTER LEASE	202404 330-53800-48200	DEX IMAGING	*	44.46	44.46 003325
5/23/24	00371	4/30/24 3382831 ATTORNEY FEES	202403 310-51300-31500	KUTAK ROCK LLP	*	5,229.55	5,229.55 003326
5/23/24	00388	4/01/24 182809 LANDSCAPE MAINT APR24	202404 320-53800-46400		*	12,836.64	
		5/01/24 183582 LANDSCAPE MAINT MAY24	202405 320-53800-46400	LANDSCAPE MAINTENANCE PROFESSIONALS	*	12,836.64	25,673.28 003327
LKSD LAKESIDE PLANT SSZOZDA							

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
6/27/24	00388	4/01/24 182809	202404 320-53800-46400	LANDSCAPE MAINT APR24	V	12,836.64-	
		5/01/24 183582	202405 320-53800-46400	LANDSCAPE MAINT MAY24	V	12,836.64-	
				LANDSCAPE MAINTENANCE PROFESSIONALS			25,673.28-003327
5/23/24	00282	4/25/24 MC042520	202404 310-51300-11000	BOS MEETING 4/25/24	*	200.00	
		4/25/24 MC042520	202404 310-51300-49000	RETURN FEE	*	10.00	
				MARIA J CHICHELLI			210.00 003328
5/23/24	00431	5/01/24 46896	202405 310-51300-35200	COMMUNITYXS HOSTING	*	70.00	
				VENTURESIN INC			70.00 003329
5/23/24	00052	2/06/24 75093	202402 330-53800-48103	NET REPLACEMENT CABLE	*	34.99	
		4/19/24 76173	202404 330-53800-52000	PROFESSIONAL NET	*	1,264.91	
		4/23/24 76215	202404 330-53800-52100	CLAY	*	859.20	
				WELCH TENNIS COURTS, INC.			2,159.10 003330
5/23/24	00326	5/08/24 05082024	202405 330-53800-48101	HOME DEPOT REFUND	*	18.06	
				RON PERRY			18.06 003331
6/12/24	00417	6/01/24 9	202406 310-51300-34000	MANAGEMENT FEES JUNE24	*	3,825.00	
		6/01/24 9	202406 310-51300-35200	WEBSITE MAINTENANCE JUN24	*	72.00	
		6/01/24 9	202406 310-51300-35100	INFORMATION TECH JUNE24	*	112.50	
		6/01/24 9	202406 310-51300-31300	DISSEMINATION AGENT JUN24	*	83.33	
		6/01/24 9	202406 310-51300-42000	PRINTING JUNE24	*	3,851.75	
		6/01/24 9	202406 310-51300-42000	POSTAGE JUNE24	*	205.11	
				GMS-TAMPA LLC			8,149.69 003332
6/12/24	00371	5/28/24 3396053	202404 310-51300-31500	PROFESSIONAL SRVCS APR24	*	4,991.50	
				KUTAK ROCK LLP			4,991.50 003333
				LKSD LAKESIDE PLANT SSZOZDA			

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
6/27/24	00371	5/28/24 3396053	202404 310-51300-31500 PROFESSIONAL SRVCS APR24	KUTAK ROCK LLP	V	4,991.50-	4,991.50-003333
6/12/24	00388	6/06/24 184577	202406 320-53800-46400 IRRIGATION REPAIRS JUNE24	LANDSCAPE MAINTENANCE PROFESSIONALS	*	4,977.50	4,977.50 003334
6/12/24	00272	3/02/24 PSI05605	202403 320-53800-46000 LAKE MAINTENANCE MAR24	SOLITUDE LAKE MANAGEMENT LLC	*	966.00	966.00 003335
6/12/24	00369	6/01/24 12397735	202406 330-53800-12000 MANAGEMENT FEES JUNE24	WTS INTERNATIONAL, LLC	*	24,915.00	24,915.00 003336
6/24/24	00437	2/29/24 3921611	202403 310-51300-48000 LEGAL ADS MARCH24	APG FLORIDA	*	196.83	.00 003337
6/24/24	00437	2/29/24 3921611	202406 310-51300-48000 LEGAL ADS MARCH24	APG FLORIDA	V	196.83-	196.83 003338
6/27/24	00061	4/15/24 TW25991	202404 330-53800-51000 POOL LADDER & STEPS	HOWARD'S POOL WORLD, INC.	*	266.44	266.44 003339
6/27/24	00371	5/28/24 3396053	202404 310-51300-31500 GENERAL COUNSEL APR24	KUTAK ROCK LLP	*	4,991.50	4,991.50 003340
6/27/24	00388	4/01/24 182809	202404 320-53800-46400 LANDSCAPE MAINT. APR24	LANDSCAPE MAINTENANCE PROFESSIONALS	*	12,836.64	51,346.56 003341
		5/01/24 183582	202405 320-53800-46400 LANDSCAPE MAINT. MAY24		*	12,836.64	
		4/01/24 182809 -	202404 320-53800-46400 LANDSCAPE MAINT. APR24		P	12,836.64	
		5/01/24 183582 -	202405 320-53800-46400 LANDSCAPE MAINT. MAY24		P	12,836.64	
6/27/24	00106	4/01/24 3924752	202404 310-51300-48000 LEGAL AD APR24		*	103.04	

LKSD LAKESIDE PLANT SSZOZDA

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
		4/01/24 3924874	202404 310-51300-48000		*	75.30	
		LEGAL AD APR24		SUN NEWSPAPERS			178.34 003342
6/24/24 00437		2/29/24 3921611	202406 310-51300-48000		V	196.83-	
		LEGAL ADS MARCH24					
		2/29/24 3921611A	202403 310-51300-48000		P	196.83	
		LEGAL ADS MARCH24 - CORR		APG FLORIDA			.00 903337
6/24/24 00437		2/29/24 3921611	202403 310-51300-48000		V	196.83-	
		LEGAL ADS MARCH24					
		2/29/24 3921611B	202403 310-51300-48000		P	196.83	
		LEGAL ADS MARCH24 - CORR		APG FLORIDA			.00 913337
TOTAL FOR BANK A						148,313.90	
TOTAL FOR REGISTER						148,313.90	

LKSD LAKESIDE PLANT SSZOZDA

Attendance Confirmation
for
BOARD OF SUPERVISORS

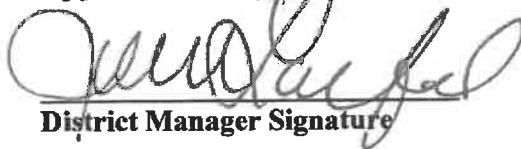
District Name: Lakeside Plantation CDD

Board Meeting Date: April 25, 2024

	<i>Name</i>	<i>In Attendance Please ✓</i>	<i>Fee Involved Yes / No</i>
1	Mary Martin	X	Yes (\$200)
2	Bud Sabol	X	Yes (\$200)
3	Patrick Lavoy	X	Yes (\$200)
4	Bonnie Benjamin	~~not present~~	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

4/25/24
Date

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

601-310-513 60-11000



better water. pure and simple.®

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

LAKESIDE PLANTATION
219 E LIVINGSTON STREET
ORLANDO, FL 32801

Approved
CS

330-53800-414101

IF PAYING BY CREDIT CARD, PLEASE CHECK CORRECT CARD AND FILL OUT BELOW			
☐	☐	☐	☐
CARD NUMBER		V. CODE	
SIGNATURE		EXP. DATE	
DATE 04/30/2024	PAY THIS AMOUNT 24.25	ACCOUNT NUMBER 1017805	
Pay By Date: May 15		AMOUNT PAID \$	

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

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

Page: 1

InvDate	InvNum	Location	Billed	Tax	Balance
Previous Balance: 03/31/2024					43.25
Location 1017805					
LAKESIDE PLANTATION 2200 PLANTATION BLVD					
04/07/2024		1017805	PO#		0.00
	PAYMENT		@		
04/16/2024		1017805	PO#		-43.25
	PAYMENT		@		
04/16/2024		1017805	PO#		-68.50
	PAYMENT		@		
04/26/2024	1147410	1017805	PO#		87.75
2413	5 GAL DRINKING WATER		11.000 @	7.75 85.25 0.00	
4201	DELIVERY FEE		1.000 @	2.50 2.50 0.00	
04/30/2024	1152163	1017805	PO#		5.00
3005	6 BOTTLE RACK		1.000 @	5.00 5.00 0.00	

Total Due by the 15th: 24.25

ACCOUNT IS CURRENT

Current	24.25	30day	0.00	60day	0.00	90day	0.00	Balance	24.25
---------	-------	-------	------	-------	------	-------	------	---------	-------

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

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

[illegible]



INVOICE

Customer	Lakeside Plantation Community Development District
Acct #	670
Date	05/03/2024
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	
Invoice Summary	\$ 356.00
Payment Amount	
Payment for:	Invoice#22396
WC100123675	

Thank You

Please detach and return with payment



Customer: Lakeside Plantation Community Development District

Invoice	Effective	Transaction	Description	Amount
22396	05/01/2024	New business	Policy #WC100123675 05/01/2024-10/01/2024 FIA WC Workers Compensation - New business Expense Constant - New business Due Date: 5/3/2024 <i>GA-310-51300 - 415000</i>	196.00 160.00
				Total
				\$ 356.00
FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349				

Thank You

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555	sclimer@egisadvisors.com	05/03/2024
Atlanta, GA 30374-8555		

fastsigns.com

Payment Terms: COD Customer

Created Date: 4/17/2024

DESCRIPTION: Alligator & Misc Signs

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

Installed: Lakeside Plantation Community Development
Courtney Sears
2800 Plantation Boulevard
North Port, FL 34289
US

Requested By: Courtney Sears
Email: manager@lakesideplantationcdd.com
Work Phone: (941) 276-7754
Tax ID: 85-8012611342C-1

Salesperson: Lisa Chrysler
Entered By: Lisa Chrysler

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	"Please see staff for access"	2	\$43.92	\$87.83
1.1	Aluminum - "Please see staff for access" Part Qty: 1 Width: 9.00" Height: 12.00" Sides: 1 - Thickness: 063 Aluminum - Vinyl Type: Standard Vinyl - Laminate Type: Cast Gloss 8518 Design/File Type - Design/File Type: Art Supplied/File Setup Rounded Corners - Rounded Corners: .5" Text: "Please see staff for access"			
2	"Please roll down umbrella after use"	6	\$22.63	\$135.75
2.1	Aluminum - "Please roll down umbrella after use" Part Qty: 1 Width: 9.00" Height: 12.00" Sides: 1 - Vinyl Type: Standard Vinyl - Laminate Type: Cast Gloss 8518 Design/File Type - Design/File Type: Art Supplied/File Setup Rounded Corners - Rounded Corners: .5" Text: "Please roll down umbrella after use"			
3	Warning Alligators in pond	15	\$38.66	\$579.95

001-330-53800-48101

3.1	Aluminum - Warning Alligators in pond Part Qty: 1 Width: 12.00" Height: 18.00" Sides: 1 - Vinyl Type: Standard Vinyl - Laminate Type: Cast Gloss 8518 - Traffic Blanks: 12" x 18" Traffic Blank Text: Warning Alligators in pond Design/File Type - Design/File Type: Art Supplied/File Setup Holes - Qty: 2.00 - Special Instructions: center top/bottom for U Channel post			
4	Posts	23	\$49.34	\$1,134.85
4.1	Posts - Posts Part Qty: 1 - Post Type: U-Channel Green - Post Length: 8'			
5	Installation & Minimum Trip Charge	1	\$909.00	\$909.00
5.1	Installation - Installation & Minimum Trip Charge - # of Hours: 6 Notes: Installation & Minimum Trip Charge ***customer to supply site map for install***			

Subtotal:	\$2,847.38
Taxes:	\$0.00
Grand Total:	\$2,847.38

Terms: Prepayment for orders under \$500, a 50% deposit on orders over \$500 with the balance due prior to installation or delivery. If you are picking up your order, the balance is due on pickup.

If a credit card is provided for the deposit, the balance will be charged upon pickup, installation or delivery. Orders not picked up after 30 days of order completion will be considered abandoned and will be disposed of at the discretion of FASTSIGNS 174101 unless otherwise indicate or agreed in advance.

Thank you for choosing FASTSIGNS for your sign and graphic needs. BY PROCEEDING WITH THIS ORDER, YOU (the customer) HAVE ACCEPTED RESPONSIBILITY FOR VERIFYING ALL INFORMATION, QUANTITIES, MATERIALS AND PLACEMENT (IF PROVIDED) ARE CORRECT. FASTSIGNS will not be responsible (financially or otherwise) for any items not included on this estimate. Estimate pricing is based on the entirety. Any changes to or deletion of item(s) could change the quoted price of any line item - please contact us before approving an estimate that needs changes. Because each project is custom-made, customer acknowledges that there are no refunds or exchanges on placed orders. Due dates for job completion are based on our current production schedule once the artwork, deposit and all specifications necessary to complete the job are received and are not guaranteed. Estimates valid for 15 days. A proof and one correction are including in our pricing. Additional changes are considered design and are not included in pricing.

Signature: _____

Date: _____

4.25.24

License # ES12002217



Fitness Logic

380 Scarlet Blvd.
Oldsmar, FL 34677

Phone #

727-784-4964

Fax #

727-784-0223

E-mail

fitlogic@aol.com

Approved
CS

330-53800-48700

Invoice

Date	Invoice #
2/27/2024	117252

Bill To
Lakeside Plantation GMS - Lakeside Plantation 9145 Narcoossee Rd Ste. A206 Orlando, FL 32827

Location/Contact/Phone
Lakeside Plantation Lakeside Plantation 2200 Plantation Blvd, Contact: Tamara North Port, FL 34289

P.O. Number		Terms	Rep	Work Order #	Completed
		Net 10	MM	117635	2/26/2024
Item Code	Description	Quantity	Price Each	Amount	
Parts	Cable - 25'	1	125.99	125.99	
Parts	Cable - 20'	1	125.99	125.99	
Shipping	Shipping charges are estimated and subject to change. Standard Shipping: 7-10 business days	1	21.00	21.00	
Labor	Replace cable on Magnum functional trainer (Serial#95156) and cable on Paramount chest press (Serial#FL-150103028;Model#1500)	1.5	99.00	148.50	
Thank you for your business. Invoices over 30 Days will incur 1.5% Interest per month				Subtotal	\$421.48
				Sales Tax (0.0%)	\$0.00
				Total	\$421.48

Governmental Management Services- Tampa, LLC

1001 Bradford Way
TN 37763

Invoice

Date	Invoice #
5/1/2024	8

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

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
			5/1/2024			
Quantity	Item Code	Description			Price Each	Amount
	Management Fees	Management Fees- May 24 001-316-51300-34000			3,825.00	3,825.00
	Website Maintenan...	Website Maintenance- May 24 061-310-51300-35200			72.00	72.00
	Information Techno...	Information Tech- May 24 001-310-51300-351000			112.50	112.50
	Dissemination Agent	Dissemination Agent- May 24 001-310-51300-31300			83.33	83.33
	Reimbursed Expense	Postage 061-310-51300-42000			381.20	381.20

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

330-53800-51000

Invoice

Date

4/17/2024

Work Done At:	Invoice #	Terms	Due Date	Rep
LAKESIDE PLANTATION 2800 PLANTATION BLVD NORTH PORT, FL 34289	M1007223	NET 10	4/27/2024	DAVID
Quantity	Description	Serviced	Amount	
1	APRIL 2024 MONTHLY POOL SERVICE PLEASE NOTE YOU HAVE A PAST DUE BALANCE	4/17/2024	1,900.00	
			Total	\$1,900.00
			Payments/Credits	\$0.00
			Total Account Balance	\$4,297.89

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

LIC. # CPC 053310

POOL MAINTENANCE & REPAIRS

www.howardspoolworld.com

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

April 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. 3382831

Client Matter No. 12323-1

Notification Email: eftgroup@kutakrock.com

Jordan Lansford

Lakeside Plantation CDD

4530 Eagle Falls Place

Tampa, FL 33619

Invoice No. 3382831

12323-1

Re: General Counsel/Monthly Meeting

For Professional Legal Services Rendered

03/03/24	S. Sandy	0.40	126.00	Confer with proposers regarding amenity management RFP; confer with Beers regarding District records
03/04/24	S. Sandy	1.30	409.50	Confer regarding rules of procedure; confer with Beers regarding water lines; conduct research regarding same; confer regarding ADA website maintenance; confer regarding volunteer work
03/04/24	D. Wilbourn	1.00	175.00	Conduct due diligence on utility agreements and easements
03/05/24	S. Sandy	1.60	504.00	Confer with Deary and Nielsen regarding amenity management RFP; confer with Anderson regarding website maintenance agreement; confer with Beers regarding fountain improvements
03/05/24	D. Wilbourn	0.50	87.50	Compile and disseminate utility research
03/07/24	S. Sandy	0.20	63.00	Review CourtCo agreement revisions; confer regarding Chair expense authority

PRIVILEGED AND CONFIDENTIAL
ATTORNEY-CLIENT COMMUNICATION AND/OR WORK PRODUCT

001-310-51300-31500

KUTAK ROCK LLP

Lakeside Plantation CDD
April 30, 2024
Client Matter No. 12323-1
Invoice No. 3382831
Page 2

03/07/24	D. Wilbourn	0.50	87.50	Update and revise fence installation agreement
03/08/24	D. Wilbourn	0.50	87.50	Board meeting follow-up
03/15/24	S. Sandy	1.20	378.00	Review draft minutes and agenda; prepare website site hosting agreement; prepare for board meeting
03/17/24	G. Lovett	0.30	75.00	Monitor legislative process relating to matters impacting special districts
03/18/24	S. Sandy	0.30	94.50	Prepare website maintenance agreement
03/20/24	S. Sandy	5.20	1,638.00	Prepare for and attend board meeting; conduct follow-up regarding same
03/21/24	S. Sandy	0.50	157.50	Prepare notice of intent to negotiate for Lighthouse Engineering and form of engineering services agreement; review rate schedule for same; confer with Lavoy regarding same
03/21/24	D. Wilbourn	1.90	332.50	Prepare and transmit notice of intent to negotiate contract for engineering services; prepare engineering services agreement; communications with engineer
03/22/24	D. Wilbourn	0.70	122.50	Prepare flooring installation agreement; prepare awning installation agreement
03/26/24	S. Sandy	0.50	157.50	Prepare contract for flooring installation and district engineer services; confer regarding same; follow-up with Egis regarding waiver language; prepare cease and desist letter for Villas mowing
03/26/24	D. Wilbourn	1.30	227.50	Prepare flooring installation agreement; prepare cease and desist letter
03/27/24	S. Sandy	0.60	189.00	Prepare cease and desist letter to Villa's HOA; confer with Lavoy regarding Awning and paint proposals; prepare contract for Awning installation

KUTAK ROCK LLP

Lakeside Plantation CDD
April 30, 2024
Client Matter No. 12323-1
Invoice No. 3382831
Page 3

03/27/24	D. Wilbourn	1.10	192.50	Prepare awning installation agreement; revise and transmit cease and desist letter for review
03/28/24	D. Wilbourn	0.60	105.00	Revise and transmit cease and desist letter

TOTAL HOURS 20.20

TOTAL FOR SERVICES RENDERED \$5,209.50

DISBURSEMENTS

Freight and Postage 20.05

TOTAL DISBURSEMENTS 20.05

TOTAL CURRENT AMOUNT DUE \$5,229.55



Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
5/1/2024	183582

Bill To:

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

Property Information**Services for the month of May 2024**

Description	Qty	Rate	Amount
MONTHLY GROUND MAINTENANCE	1	12,836.64	12,836.64
EFFECTIVE SEPTEMBER 1, 2022			
001 - 320 - 53800 - 46466			

			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	5/31/2024	Balance Due	\$12,836.64



Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
4/1/2024	182809

Bill To:

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

Property Information

Services for the month of April 2024

Description	Qty	Rate	Amount
MONTHLY GROUND MAINTENANCE	1	12,836.64	12,836.64
EFFECTIVE SEPTEMBER 1, 2022			
320 - 53800 - 46400 001-3			

			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	5/1/2024	Balance Due	\$12,836.64

**Precise Painting**

3080 TUSKET AVE
NORTH PORT, FL 34286 US
941-458-1428
1precisepainting@gmail.com
1precisepainting.com

INVOICE

BILL TO
Patrick Lavoy
Plantation Entry
2200 Plantation Blvd
North Port, FL 34286
United States

INVOICE	1386
DATE	04/01/2024
TERMS	Due on completion.
DUE DATE	04/11/2024

DATE	ACTIVITY	AMOUNT	DUE
	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 material warranty.	1,428.00	70.00 % of 2,040.00

BALANCE DUE

\$1,428.00

001-320-53800-47301



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

330-53800-48103

INVOICE: 21796

Project Number: 18949

Invoice Date:

02/07/2024

For :

Client #:C12087
Lakeside Plantation
Mic System Mixer

Bill to:

Lakeside Plantation
2200 PlantationBlvd
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: 941-276-7754c

Terms: Due on Receipt

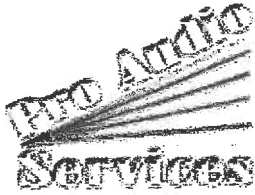
Invoice Date: 02/07/2024

Product Code: A

Qty	Mfr-Part No.	Description	Unit Price	Extended
		Replace existing mixer Existing unit is failing		
1	Shure-SCM800	Eight-Ch Mic Mixer w/EQ per Ch, AC only, 1 Rack	827.44	827.44
		Labor to Install and Test		320.00
				=====
		Subtotal		1147.44
Removed old mixer. Checked current settings. Installed new mixer and copied settings. Labeled channels.				
Upon turning it on in the room, found that in the speakers was getting distortion. Traced back to a M - 01F module in TOA. We are sending line level signal to Mike input. Tuned settings to sound as good as possible. Recommend a line level input module. Also found that the mic jack on the wall is falling apart.				
Customer would like a quote for One female, single gang, XLR wall plate stainless steel				

Fax: 941/423-5501

Balance Due: \$ 1,147.44



Approved
CS

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

330-53800-48103

INVOICE: 22013

Project Number: 19177

Invoice Date:

04/30/2024

For :

Client #: C12087
Lakeside Plantation
Hum in Speakers in Main R

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: 941-276-7754c

Terms: Due on Receipt

Invoice Date: 04/30/2024

Authorized Agent: Courtney Sears

Product Code: S

Qty	Mfr-Part No.	Description	Unit Price	Extended
		4-5-2024 Courtney calls the office		
		Courtney reports a hum in the speakers in the Main Room. Can we come take a look?		
		4/8/24 Tech Alex and Justin On Site		570.00
		Found that gain structure had been changed by someone. Reset gain structure.		
		Adjusted 3 volume controls.		
		Fixed all issues - tested and re-trained on use.		
		Customer Courtesy		-427.50
				=====
		Subtotal		142.50

Fax: 941/423-5501

Balance Due: \$ 142.50

**Symbiont
Service
Corp.**



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

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

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

*Approved
CS*

330-53800-51000

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

Phone Number: (941) 276-7754

Work Order #: 57302

Transaction Date: 12/15/2023

Terms: Net

Invoice #: i47193

Assigned Tech: Jonathan W.

Item	Description	Price	Amount	Equipment
Notes	Met Frank on site. Pool heaters won't get over 82. Checked All 5 Heaters and Found Only 2 out of the 5 are working properly. -Symbiont (#2) PH090ARGSWHM Serial # 210601966 **Unit 2 is on but not running. Checked and found unit has a bad compressor. Tested with MegaOhm meter and it failed. Capacitor also bad. Need to return to replace Compressor, TXV, Filter Drier, and Start Components. Also need Acid Away and 80 oz (5 lb) of 410a Refrigerant. Unit is still under AquaCal Full Warranty. -Symbiont (#4) PH090ARAEWNE Serial # 1082581-B07 **Unit 4 is iced over. Had to defrost unit first and then diagnose. Found system low on 407c Refrigerant. Found leak at the Refrigerant Receiver. (Bottom has completely rusted off). Receiver needs to be replaced and unit holds 80 oz (5 lb) of r407c Refrigerant. (With the age of the unit, I would suggest to just cut receiver out and bypass it instead of replacing it). -Symbiont (#5) PH090ARAEWNE Serial # 1082580-B07 **Checked over unit and found it is starting to ice up also but it's due to water flow. Coil is dirty. Freezes cleaned the coil and everything broke up inside. Have a lot better flow. Reset and restarted unit. Pressures are 88/240 with 11 SH. -Now 4 out of the 5 heaters are Running. Set heat for 88. -Called Frank at the end to let me know everything that has happen.	\$0.00	\$0.00	210601966
SERVICE CALL	Service Call - Regular Hours (Zone 1, 2, 3, 6)	\$115.00	\$115.00	1082581-B07
MSCNLR74120	Non-Listed Labor Only Repair (no parts, please specify)	\$288.00	\$288.00	1082581-B07
407C-n	Refrigerant 407C (Not Super Charged). Per Pound	\$35.10	\$70.20	1082581-B07



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Item	Description	Price	Amount	Equipment
Consumables	Misc. Shop Supplies	\$19.95	\$19.95	1082581-B07

Agreement Savings \$39.80

Subtotal: \$493.15

Total: \$493.15

Payments: \$0.00

Balance Due: \$493.15

Date	Auth #	Method
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Bill to
Lakeside Plantation
c/o Governmental Management Services
219 E. Livingston St.
Orlando, FL 32801

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330-53800-51000

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

Phone Number: (941) 276-7754

Work Order #: 57521

Transaction Date: 2/19/2024

Terms: Net

Invoice #: i47287

Assigned Tech: Jonathan W.

Item	Description	Price	Amount	Equipment
INFO	Pool Heater #4 Model: PH090ARAEWNE Serial: 1082581-B07	\$0.00	\$0.00	
	Replace receiver and recharge system with 407c. *Replace replacement over repair-Bottom has completely rusted off*			
WARR-PL	Warranty: One year parts and labor on the above repair	\$0.00	\$0.00	
RECEIVER2016	Receiver Liquid Line 5082	\$156.15	\$156.15	1082581-B07
RCAC1120000	Charge System With 407C with Additive	\$86.40	\$691.20	1082581-B07
MSCNLR83240	Labor Only Repair	\$576.00	\$576.00	1082581-B07
TRIP CHARGE	Shipping and Handling	\$25.00	\$25.00	
Consumables	Misc. Shop Supplies	\$19.95	\$19.95	210601966
Notes	Met Frank on site and went over everything I was working on and repairing today. -Symbiont #4 MN# PH090ARAEWNE SN# 1082581-B07 -Replaced parts, put system into vacuum, and filled with 407c refrigerant. -Reset and restarted unit. -Check operations, everything is running properly at this time. -Also working on other units today, all the time associated with this work order is not all on this one unit.	\$0.00	\$0.00	1082581-B07

Agreement Savings \$158.15

Subtotal: \$1,468.30

Total: \$1,468.30

Payments: \$0.00

Balance Due: \$1,468.30

Date	Auth #	Method
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Englewood, FL 34224

Phone: (941) 474-9306
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Fax: (941) 473-9306
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Bill to
Lakeside Plantation
c/o Governmental Management Services
219 E. Livingston St.
Orlando, FL 32801

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CS*

330-53800-51000

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

Phone Number: (941) 276-7754

Work Order #: 60221

Transaction Date: 2/27/2024

Terms: Net

Invoice #: i49583

Assigned Tech: Jonathan W.

Item	Description	Price	Amount	Equipment
Notes	It's after 6 by the time I got here and can't get ahold of anyone. Still looked at the units. The spa heater breaker isn't tripped and unit isn't tripping breaker but it doesn't matter because NO heaters including the Spa heater is not working because there is No Pool Pump right now. The Pool Company pulled out the main Pool Pump so there isn't anything heater I can actually check. This is why the Spa Heater is actually showing LP5 Error Code because it has No Pool Water.		\$0.00	\$0.00
SERVICE CALL	Service Call - Regular Hours (Zone 1, 2, 3, 6)	\$115.00	\$115.00	
			Subtotal:	\$115.00
			Total:	\$115.00
			Payments:	\$0.00
			Balance Due:	\$115.00
Date	Auth #	Method		

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Englewood, FL 34224

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Fax: (941) 473-9306
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Bill to
Lakeside Plantation
c/o Governmental Management Services
219 E. Livingston St.
Orlando, FL 32801

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

*Approved
ES*

330-53800-51000

Phone Number: (941) 276-7754

Work Order #: 61216

Transaction Date: 3/20/2024

Terms: Net

Invoice #: i50298

Assigned Tech: William H.

Item	Description	Price	Amount	Equipment
DIAG FEE (PM)	Diagnostic Fee (PM)	\$38.00	\$38.00	210302439
Notes	Found spa heaters wiring had burnt off the contactor and also had a failed capacitor replaced the 80 mfd capacitor and repaired the wiring turned heater back on and checked for proper function system is running correctly at this time.	\$0.00	\$0.00	210302439
SERVICE CALL	Service Call - Regular Hours (Zone 1, 2, 3, 6)	\$115.00	\$115.00	210302439
ECRC0800015	Replace 80 MFD 440v Motor Run Capacitor	\$80.21	\$80.21	210302439
ELCT0010005	Minor Electrical Repair Using Standard Wire Terminal Kit.	\$12.61	\$12.61	210302439

Agreement Savings \$10.31

Subtotal: \$245.82

Total: \$245.82

Payments: \$0.00

Balance Due: \$245.82

Date	Auth #	Method
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Englewood, FL 34224

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

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

330-53800-51000

Phone Number: (941) 276-7754

Work Order #: 61880

Transaction Date: 4/3/2024

Terms: Net

Invoice #: i50743

Assigned Tech: Brian B.

Item	Description	Price	Amount	Equipment
Notes	04-03-2024		\$0.00	\$0.00 210302439
	Status: Complete			
	Symptom: WSPH No Heat			
	Work Performed: Found basket spa pump jammed full of debris restricting water flow to spa heater. Also had pool flow issues as well. Advised filters need to be cleaned.			
SERVICE CALL	Service Call - Regular Hours (Zone 1, 2, 3, 6)	\$115.00	\$115.00	210302439
MSCNLR50040	Non-Listed Labor Only Repair (No Parts, Please Specify).	\$99.50	\$99.50	210302439

Agreement Savings \$11.05

Subtotal: \$214.50

Total: \$214.50

Payments: \$0.00

Balance Due: \$214.50

Date	Auth #	Method
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Symbiont Service Corp.
4372 North Access Road
Englewood, FL 34224

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

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

Approved
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330-53800-51000

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

Phone Number: (941) 276-7754

Work Order #: 61723

Transaction Date: 4/3/2024

Terms: Net

Invoice #: i50744

Assigned Tech: Brian B.

Item	Description	Price	Amount	Equipment
Notes	04-03-2024		\$0.00	\$0.00 210601842
	Status: Complete			
	Symptom: No flow			
	Work Performed: Found one valve going to heaters turned off, turned valve back on, heaters are barely getting enough water to operate, filters are dirty and need to be cleaned.			
SERVICE CALL	Service Call - Regular Hours (Zone 1, 2, 3, 6)	\$115.00	\$115.00	210601842
DIAG FEE	Diagnostic Fee (No PM)	\$40.50	\$40.50	210601842
MSCNLR40030	Non-Listed Labor Only Repair (No Parts, Please Specify).	\$74.25	\$74.25	210601842

Agreement Savings \$12.75

Subtotal: \$229.75

Total: \$229.75

Payments: \$0.00

Balance Due: \$229.75

Date	Auth #	Method
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**Symbiont
Service
Corp.**



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

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

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

*Approved
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330-53800-51000

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

Phone Number: (941) 276-7754

Work Order #: 62665

Transaction Date: 4/22/2024

Terms: Net

Invoice #: i51359

Assigned Tech: Miles M.

Item	Description	Price	Amount	Equipment
Notes	Status: complete	\$0.00	\$0.00	
	Problem reported: spa heater not running			
	Diagnostic: found heater set to cooling mode @ 104 set point. Switched unit over to heating and unit immediately kicked on. Unit is starving for spa water flow. Need pool company to address flow issue			
	Conclusion: heater is running but with suboptimal flow			
SERVICE CALL	Service Call - Regular Hours (Zone 1, 2, 3, 6)	\$115.00	\$115.00	
DIAG FEE	Diagnostic Fee (No PM)	\$45.00	\$45.00	

You could have saved \$4.50

Subtotal: \$160.00
Total: \$160.00
Payments: \$0.00
Balance Due: \$160.00

Date	Auth #	Method
------	--------	--------



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

320-53800-416000

INVOICE

Page: 1

Invoice Number: PSI071215
Invoice Date: 5/1/2024

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

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

Ship Via
Ship Date 5/1/2024
Due Date 5/31/2024
Terms Net 30

Customer ID L2077
P.O. Number
P.O. Date 5/1/2024
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance May Billing 5/1/2024 - 5/31/2024 Lakeside Plantation Cdd LAKE ALL		1	1	966.00	966.00

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

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

VenturesIn.com, Inc.

P.O. Box 272855
Tampa FL 33688-2855



Invoice

Date	Invoice #
5/1/2024	46896

Bill To:

Lakeside Plantation CDD
C/O GMS-Tampa FL, LLC
4530 Eagle Falls Place
Tampa, FL 33619

For additional information, or for questions about your bill,
call (813) 205-0054, or email danderson@venturesin.com.

Please visit us on the web at www.venturesin.com

Due Date	P.O. No.	Terms	Project
5/1/2024		Due on receipt	
Description	Qty	Rate	Amount
CommunityXS Application Hosting	1	40.00	40.00
Email Essentials - Professional Email	3	10.00	30.00
001-310-51300-35200			

Payment Instructions

Do not send cash. Please reference the invoice number on your check or money
order and make payable to: VenturesIn.com, Inc.

Late Fee Policy

A late fee of 5% per month will be assessed on the unpaid total balance due when
more than 30 days past due.

Subtotal	\$70.00
Sales Tax (0.0%)	\$0.00
Total	\$70.00
Payments/Credits	\$0.00
Balance Due	\$70.00



Invoice

Bill To

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

Invoice Number:

12395617

Date:

5/1/2024

Terms Code:

Due on receipt

Due Date:

5/1/2024

PO:

Invoice Description: May 2024 - Management

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

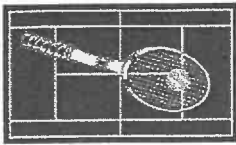
Subtotal \$24,915.00**Tax (0%)** \$0.00**Invoice Total** \$24,915.00**Total Paid** \$0.00**Balance Due** \$24,915.00***Please note our remittance options have changed :*****ACH/Wire Transfers:**

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

001-330-53800-12000



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

Approved
CS

330-5380052000

Invoice

Date	Invoice #
4/19/2024	76173

Bill To
Governmental Management Services, Attn: ... Lakeside Plantation 4530 Eagle Falls Place Tampa FL 33619 United States

Ship To
Margie Gerstmann Lakeside Plantation 2200 Plantation Blvd. North Port FL 34289 United States

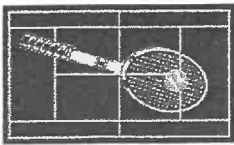
Terms	PO #	Due Date
Net 30	Courtney Sears	5/19/2024
Sales Rep	Ship Via	Ship Date
Kimberly Valencia	FedEx Ground	4/19/2024

Notes

Quantity	Units	Description	Options	Unit Price	Amount
4	ea	WTC 3.0 DTS Professional Net		183.99	735.96
4	ea	Professional Net Post Reel - New Style "Regular Price \$95.99"	Color: Black	90.99	363.96

Thank you for your business.	Subtotal	1,099.92
	Shipping Cost (FedEx Ground)	164.99
	Total	\$1,264.91

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



Approved
CS

Invoice

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

330-53800-418103

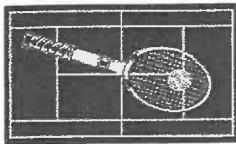
Date	Invoice #
2/6/2024	75093

Bill To
Governmental Management Services, Attn: ... Lakeside Plantation 4530 Eagle Falls Place Tampa FL 33619 United States

Ship To
Margie Gerstmann Lakeside Plantation 2200 Plantation Blvd. North Port FL 34289 United States

Terms		PO #	Due Date		
Net 30		Courtney Sears	3/7/2024		
Sales Rep		Ship Via	Ship Date		
Kimberly Valencia		FedEx Ground	2/6/2024		
Notes					
Quantity	Units	Description	Options	Unit Price	Amount
1	ea	Net Replacement Steel Cable		29.99	29.99
Thank you for your business.			Subtotal		29.99
			Shipping Cost (FedEx Ground)		5.00
			Total		\$34.99

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



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

Approved
CS

330-53800-52100

Invoice

Date	Invoice #
4/23/2024	76215

Bill To	
Governmental Management Services,	Attn: ...
Lakeside Plantation	
4530 Eagle Falls Place	
Tampa FL 33619	
United States	

Ship To
Margie Gerstrmann
Lakeside Plantation
2200 Plantation Blvd.
North Port FL 34289
United States

Terms	PO #	Due Date
Net 30	Courtney Sears	5/23/2024
Sales Rep	Ship Via	Ship Date
Kimberly Valencia		4/23/2024

Notes

1 Pallet of HydroBlend 50lb bags delivered on our clay truck. -

Quantity	Units	Description	Options	Unit Price	Amount
1.4		Hydroblend 50lb Each pallet is 1.4 tons or 56 bags	Size: 50lb	453.00	634.20
1		Delivery to Sarasota, Pasco, Polk, Hardee, Desoto Counties		225.00	225.00

Thank you for your business.	Total	\$859.20
------------------------------	-------	----------

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: May 15, 2024

001 310 51300 * 11000

	<i>Name</i>	<i>In Attendance Please ✓</i>	<i>Fee Involved 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****



Page 1 of 4

\$167.66

New Internet Provider

001-310-51300-51000

ANY TYPE ANYWHERE SUPPORT

Our new MyFrontier® app makes it easy to manage your account, make a payment, track your orders and get support on the go.

frontier.com/resources/myfrontier-mobile-app

WAYS TO PAY YOUR BILL



frontier.com/
signupforautopay



800-801-6652



MyFrontier app



FRONTIER

P.O. Box 211579
Eagan, MN 55121-2879

6790 0007 NO RP 08 04082024 NNNNNNYN 01 000537 0002

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



\$

FRONTIER
PO BOX 740407
CINCINNATI, OH 45274-0407



98000894142355000408240000000000000000167665



Date of Bill
Account Number

4/08/24
941-423-5500-040824-5

CURRENT BILLING SUMMARY

Local Service from 04/08/24 to 05/07/24

Qty Description 941/423-5500.0

Basic Charges

	Charge
3 Frontier Business Voice	59.97
Federal USF Recovery Charge	12.75
City Communications Services Tax	4.59
FL State Communications Services Tax	3.60
FL State Gross Receipts Tax	1.71
3 Sarasota Co VOIP 911 Surcharge	1.20
3 FL Telecommunications Relay Service	.27
FL State Gross Receipts Tax	.09
Total Basic Charges	84.18

Non Basic Charges

Business Fiber Internet 1 Gig	84.99
Printed Bill Fee	3.49
Frontier Provided 4port ATA	.00
Auto Pay Discount	-5.00
Total Non Basic Charges	83.48

TOTAL 167.66

YOUR SELECTED INTRALATA LONG DISTANCE COMPANY IS:

VoIP

YOUR SELECTED INTERLATA LONG DISTANCE COMPANY IS:

VoIP

CUSTOMER TALK

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$167.66 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Frontier would like to offer you products and services that best meet your needs by using information about services you have already purchased from Frontier. To do this, Frontier has the right to share your customer proprietary network information (CPNI) among our affiliates. CPNI is information available to us solely by virtue of our relationship about your current telecommunications and interconnected VoIP services, how you use them, and the related billing of those services. Protecting the confidentiality of your CPNI is your right and our duty under federal law. You may choose not to allow us to use your CPNI to offer you additional products or services, such as, long distance, High-Speed Internet, or bundled packages. If Frontier's use of your customer information for this purpose is acceptable to you, you do not need to take any action. Your consent to Frontier's use of your CPNI will be inferred after thirty (30) days. If you wish to restrict Frontier's use of your CPNI, you may call 1-877-213-1556 or visit frontier.com/resources/cpni. Even if you consent to Frontier's use of your CPNI, as described above, you can change your mind at any time and contact customer service to make that change. Any restriction of Frontier's use of your CPNI will stay in effect until you notify us otherwise. If you choose to restrict access to your CPNI, your service will not be affected - you will continue to receive the same high quality services from Frontier. You should know that restricting Frontier's use of your CPNI will not eliminate all of our marketing contacts with you. You may still receive marketing contacts that are not based on your restricted CPNI. Frontier takes the privacy of customer information seriously and appreciates the opportunity to provide high quality communications services to you.

The Federal Communications Commission (FCC), in conjunction with the Federal Trade Commission (FTC), established a National Do Not Call Registry for consumers who do not wish to receive many kinds of telemarketing calls. Telemarketers that call numbers on either the federal or state registries are subject to substantial fines. Telemarketers must also unblock their numbers and transmit their Caller ID information. More information about federal Do Not Call requirements is available in 47 CFR Section 64.1200 at www.fcc.gov/ and in 16 CFR Part 310 at www.ftc.gov/enforcement/rules. Telemarketers can access the Do-Not-Call list at www.telemarketing.donotcall.gov/. Questions? Please contact customer service.

HOWARD'S POOL WORLD, INC.

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

12419 SW COUNTY RD 769
LAKE SUZY, FL 34269

PAST DUE

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

*Approved
CS*

Invoice

Date

330-53800-1000

4/25/2024

Work Done At:		Invoice #	Terms	Due Date	Rep
LAKESIDE PLANTATION 2800 PLANTATION BLVD NORTH PORT, FL 34289		TW26664	NET 10	5/5/2024	DAVID
Quantity	Description		Serviced	Amount	
1	#2 STENNER TUBE		4/25/2024	29.97	

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

LIC. # CPC 053310

POOL MAINTENANCE & REPAIRS

www.howardspoolworld.com

HOWARD'S POOL WORLD, INC.

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

12419 SW COUNTY RD 769
LAKE SUZY, FL 34269

PAST DUE

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

Approved
CS

Invoice

Date

330-53800-51000

4/5/2024

Work Done At:		Invoice #	Terms	Due Date	Rep
LAKESIDE PLANTATION 2800 PLANTATION BLVD NORTH PORT, FL 34289		TW25511	NET 10	4/15/2024	DAVID
Quantity	Description		Serviced	Amount	
1	PLM 200 RE		4/5/2024	299.36	

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

LIC. # CPC 053310

POOL MAINTENANCE & REPAIRS

www.howardspoolworld.com

HOWARD'S POOL WORLD, INC.

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

12419 SW COUNTY RD 769
LAKE SUZY, FL 34269

PAST DUE

Approved

CS

330-53800-51000

Bill To

LAKESIDE PLANTATION
2200 PLANTATION BLVD
NORTH PORT, FL 34289

Invoice

Date

2/29/2024

Work Done At:		Invoice #	Terms	Due Date	Rep
LAKESIDE PLANTATION 2800 PLANTATION BLVD NORTH PORT, FL 34289		WO-6340	NET 10	3/10/2024	SG
Quantity	Description		Serviced	Amount	
1	SERVICE CALL installed customer motor			110.00	

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

LIC. # CPC 053310

POOL MAINTENANCE & REPAIRS

www.howardspoolworld.com

HOWARD'S POOL WORLD, INC.

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

12419 SW COUNTY RD 769
LAKE SUZY, FL 34269

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

PAST DUE

Approved
CS

Invoice

Date

330-53800-51000

4/3/2024

Work Done At:		Invoice #	Terms	Due Date	Rep
LAKESIDE PLANTATION 2800 PLANTATION BLVD NORTH PORT, FL 34289		TW25306	NET 10	4/13/2024	DAVID
Quantity	Description		Serviced		Amount
1	DIVE		4/3/2024		150.00
4	4" FLOOR RETURN		4/3/2024		35.00

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

LIC. # CPC 053310

POOL MAINTENANCE & REPAIRS www.howardspoolworld.com

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



Invoice Number
Sale Date
Due Date

297952
5/1/2024
5/11/2024

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

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

Description	Qty.	Net	Tax	Total
Monitoring-Commercial-Fire-Basic	3			
For: Lakeside Plantation-F at 2200 Plantation Blvd. North Port, FL 34286 Period Covered: 05/01/2024 to 07/31/2024 inclusive.				
Monitoring-Commercial-Security-Basi	3			
For: Lakeside Plantation at 2200 Plantation Blvd. North Port, FL 34289 Period Covered: 05/01/2024 to 07/31/2024 inclusive.				
TOTALS		\$157.50	\$0.00	\$157.50

001-330-53800-48400

Return Stub Below

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

Customer : Lakeside Plantation CDD



Acct. Bal.		\$157.50	Amount Remitted		Invoice Number	297952
Payment Method		Check ☐	Check Number		Bill Payer ID	11765
Charge* ☐		Card Number		CSID		
Name On Card			Date Remitted		Billing Zipcode	
Signature				Exp Date		
				Card ID		

*Please Note : If paying by charge card, we can only accept payment by : American Express, Discover, Mastercard, Visa

Please remit to : SAC - Corporate Headquarters, 17776 Toledo Blade Boulevard, Port Charlotte, FL 33948

Inv # 297952

APG Florida
Classified Advertising
23170 Harborview Rd
Port Charlotte, FL 33980

02/29/24

Account: 297693	Date: 02/29/24
Name: AMANDA FERGUSON	Ad Date: 03/02/24
Company: LAKESIDE PLANTATION CDD	Class: 14
Address: GOVERNMENTAL MANAGEMENT SVCS	Ad ID: 3921611
4530 EAGLE FALLS PLACE	Ad Taker: ADOUGLAS
TAMPA, FL 33619	Sales Person: 200
	Words: 642
	Lines: 149
	Agate Lines: 167
	Depth: 17.597
	Inserts: 1
	Description: RFQ for

Other Charges:	\$0.00	Gross:	\$196.83
Discount:	\$0.00		
Surcharge:	\$0.00	Paid Amount:	- \$0.00
Credits:	\$0.00		
Bill Depth:	17.597	Amount Due:	\$196.83

Publication	Start	Stop	Inserts	Cost
Venice (VG)	03/02/24	03/02/24	1	\$196.83

Ad Note:

Customer Note:

001-310-51300-48000

We Appreciate Your Business!
Thank You AMANDA FERGUSON !

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

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

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All applicants interested must submit eight (8) copies of Standard Form No. 330 and Qualification Statement by 12:00 p.m. on March 18, 2024 to the attention of Jordan Lanford, Governmental Management Services - Tampa, 4530 Eagle Falls Place, Tampa, Florida 33619 ("District Manager's Office").

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

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

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00). Additional information and requirements regarding protests are set forth in the District's Rules of Procedure, which are available from the District Manager. Publish: 03/02/24 001-310-51300-48000

Governmental Management Services- Tampa, LLC

1001 Bradford Way
TN 37763

Invoice

Date	Invoice #
6/1/2024	9

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

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
			6/1/2024			
Quantity	Item Code	Description			Price Each	Amount
	Management Fees	Management Fees- June 24 061-310 - 51300 - 34000			3,825.00	3,825.00
	Website Maintenan...	Website Maintenance- June 24 061-310 - 51300 - 35200			72.00	72.00
	Information Techno...	Information Tech- June 24 061-310 - 51300 - 35100			112.50	112.50
	Dissemination Agent	Dissemination Agent- June 24 061-310 - 51300 - 31700			83.33	83.33
	Printing	Printing 061-310 - 51300 - 42000			3,851.75	3,851.75
	Reimbursed Expense	Postage			205.11	205.11

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

May 28, 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. 3396053

Client Matter No. 12323-1

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3396053
12323-1

Re: General Counsel/Monthly Meeting

For Professional Legal Services Rendered

04/01/24	S. Sandy	0.40	126.00	Confer with Egis regarding waiver language; conduct follow-up regarding same
04/02/24	S. Sandy	0.50	157.50	Confer with Greenwood and Lansford regarding amenity staffing proposal
04/04/24	S. Sandy	0.30	94.50	Confer with Lavoy regarding Villas cease and desist letter
04/07/24	S. Sandy	1.10	346.50	Confer with Lavoy regarding Villas HOA landscape cost share agreement; update agreement regarding same; confer with Lavoy regarding form waivers and workers comp policy for volunteers
04/08/24	D. Wilbourn	0.50	87.50	Update and revise volunteer waiver
04/12/24	S. Sandy	0.20	63.00	Prepare ADT agreement; confer regarding same
04/12/24	D. Wilbourn	0.50	87.50	Prepare security installation agreement
04/17/24	S. Sandy	1.30	409.50	Review draft agenda and minutes; confer regarding same; prepare fitness equipment maintenance addendum; prepare updated

PRIVILEGED AND CONFIDENTIAL
ATTORNEY-CLIENT COMMUNICATION AND/OR WORK PRODUCT

001-310-51300 - 31500

KUTAK ROCK LLP

Lakeside Plantation CDD

May 28, 2024

Client Matter No. 12323-1

Invoice No. 3396053

Page 2

04/17/24	D. Wilbourn	0.50	87.50	volunteer waiver and handbook; confer with Lavoy regarding same; review GMS proposal for amenity staff; confer regarding same; prepare surplus property resolution
04/18/24	S. Sandy	1.30	409.50	Prepare agreement for gym equipment maintenance
04/18/24	D. Wilbourn	0.90	157.50	Review draft minutes; prepare updated volunteer waiver and safety guide; prepare Villas landscape agreement and surplus property resolution and memo
04/19/24	M. Eckert	0.60	228.00	Revise volunteer waiver and guidelines; prepare resolution declaring surplus and donations
04/19/24	S. Sandy	0.20	63.00	Review agenda; prepare for board meeting
04/24/24	S. Sandy	2.60	819.00	Confer with Lansford regarding amenity staff proposal
04/25/24	M. Eckert	2.80	1,064.00	Prepare for Board meeting
04/25/24	S. Sandy	0.60	189.00	Prepare for and attend board meeting; follow up
04/26/24	S. Sandy	0.80	252.00	Confer with Nelson regarding GMS amenity management proposal
04/26/24	D. Wilbourn	0.90	157.50	Conduct meeting follow-up
04/28/24	S. Sandy	0.20	63.00	Due diligence review of chair lift incident and replacement; prepare surplus property resolution; prepare termination letter to WTS
04/29/24	S. Sandy	0.30	94.50	Prepare FY 2024-2025 budget documents
04/30/24	D. Wilbourn	0.20	35.00	Confer regarding public records request; confer with Lansford regarding landscape agreement with Villas II HOA
TOTAL HOURS		16.70		Prepare agreement with Solitude

KUTAK ROCK LLP

Lakeside Plantation CDD

May 28, 2024

Client Matter No. 12323-1

Invoice No. 3396053

Page 3

TOTAL FOR SERVICES RENDERED

\$4,991.50

TOTAL CURRENT AMOUNT DUE

\$4,991.50



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
6/6/2024	184577

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

Property Information

Estimate #
88621

Work Order #

PO / PA #

Description	Qty	Rate	Amount
2 areas were shown by Pat to create swale slopping from tennis courts by removing a 10' wide strip of sod to remove soil and reinstall sod. 2nd area is directly behind the tennis courts to remove sod and dig down to remove soil to create a swale and then reinstall sod. Work includes labor, machine cost, prep work and trenching, and irrigation modification.			
Labor and sod cutter rental	1	4,125.00	4,125.00
Irrigation Modifications/ Adjustments	1	852.50	852.50
001-320-53800-46400			
Total			\$4,977.50
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
		Net 30	7/6/2024
Payments/Credits			\$0.00
Balance Due			\$4,977.50



INVOICE

Page: 1

Please Remit Payment to:

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

Invoice Number: PS1056051
Invoice Date: 3/2/2024

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 3/2/2024
Due Date 4/1/2024
Terms Net 30

Customer ID L2077
P.O. Number
P.O. Date 3/2/2024
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance March Billing 3/1/2024 - 3/31/2024 Lakeside Plantation Cdd LAKE ALL		1	1	966.00	966.00

001-320-53800-46000

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:

12397735

Date:

6/1/2024

Terms Code:

Due on receipt

Due Date:

6/1/2024

PO:

Invoice Description: Jun 2024 - Management

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

Subtotal \$24,915.00

Tax (0%) \$0.00

Invoice Total \$24,915.00

Total Paid \$0.00

Balance Due \$24,915.00

001-330-53800-12000

Please note our remittance options have changed :

ACH/Wire Transfers:

Bank: M&T Bank
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

HOWARD'S POOL WORLD, INC.

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

12419 SW COUNTY RD 769
LAKE SUZY, FL 34269

PAST DUE

Bill To

LAKESIDE PLANTATION
2200 PLANTATION BLVD
NORTH PORT, FL 34289

Invoice

Date

4/15/2024

Work Done At:		Invoice #	Terms	Due Date	Rep
LAKESIDE PLANTATION 2800 PLANTATION BLVD NORTH PORT, FL 34289		TW25991	NET 10	4/25/2024	DAVID
Quantity	Description		Serviced	Amount	
2	METAL STEP		4/15/2024	141.94	
2	LADDER BOLT KIT TO AFFIX STEPS		4/15/2024	101.40	
2	LADDER BUMPER		4/15/2024	23.10	
		001-330-53800-51000			
			Total	\$266.44	
			Payments/Credits	-\$131.37	
			Total Account Balance	\$1,968.57	

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

www.howardspoolworld.com

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

May 28, 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. 3396053

Client Matter No. 12323-1

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3396053
12323-1

Re: General Counsel/Monthly Meeting

For Professional Legal Services Rendered

04/01/24	S. Sandy	0.40	126.00	Confer with Egis regarding waiver language; conduct follow-up regarding same
04/02/24	S. Sandy	0.50	157.50	Confer with Greenwood and Lansford regarding amenity staffing proposal
04/04/24	S. Sandy	0.30	94.50	Confer with Lavoy regarding Villas cease and desist letter
04/07/24	S. Sandy	1.10	346.50	Confer with Lavoy regarding Villas HOA landscape cost share agreement; update agreement regarding same; confer with Lavoy regarding form waivers and workers comp policy for volunteers
04/08/24	D. Wilbourn	0.50	87.50	Update and revise volunteer waiver
04/12/24	S. Sandy	0.20	63.00	Prepare ADT agreement; confer regarding same
04/12/24	D. Wilbourn	0.50	87.50	Prepare security installation agreement
04/17/24	S. Sandy	1.30	409.50	Review draft agenda and minutes; confer regarding same; prepare fitness equipment maintenance

PRIVILEGED AND CONFIDENTIAL
ATTORNEY-CLIENT COMMUNICATION AND/OR WORK PRODUCT

001-310-51700-31500

KUTAK ROCK LLP

Lakeside Plantation CDD

May 28, 2024

Client Matter No. 12323-1

Invoice No. 3396053

Page 2

				addendum; prepare updated volunteer waiver and handbook; confer with Lavoy regarding same; review GMS proposal for amenity staff; confer regarding same; prepare surplus property resolution
04/17/24	D. Wilbourn	0.50	87.50	Prepare agreement for gym equipment maintenance
04/18/24	S. Sandy	1.30	409.50	Review draft minutes; prepare updated volunteer waiver and safety guide; prepare Villas landscape agreement and surplus property resolution and memo
04/18/24	D. Wilbourn	0.90	157.50	Revise volunteer waiver and guidelines; prepare resolution declaring surplus and donations
04/19/24	M. Eckert	0.60	228.00	Review agenda; prepare for board meeting
04/19/24	S. Sandy	0.20	63.00	Confer with Lansford regarding amenity staff proposal
04/24/24	S. Sandy	2.60	819.00	Prepare for Board meeting
04/25/24	M. Eckert	2.80	1,064.00	Prepare for and attend board meeting; follow up
04/25/24	S. Sandy	0.60	189.00	Confer with Nelson regarding GMS amenity management proposal
04/26/24	S. Sandy	0.80	252.00	Conduct meeting follow-up
04/26/24	D. Wilbourn	0.90	157.50	Due diligence review of chair lift incident and replacement; prepare surplus property resolution; prepare termination letter to WTS
04/28/24	S. Sandy	0.20	63.00	Prepare FY 2024-2025 budget documents
04/29/24	S. Sandy	0.30	94.50	Confer regarding public records request; confer with Lansford regarding landscape agreement with Villas II HOA
04/30/24	D. Wilbourn	0.20	35.00	Prepare agreement with Solitude
TOTAL HOURS		16.70		

KUTAK ROCK LLP

Lakeside Plantation CDD

May 28, 2024

Client Matter No. 12323-1

Invoice No. 3396053

Page 3

TOTAL FOR SERVICES RENDERED	\$4,991.50
-----------------------------	------------

TOTAL CURRENT AMOUNT DUE	<u>\$4,991.50</u>
--------------------------	-------------------



Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
5/1/2024	183582

Bill To:

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

Property Information**Services for the month of May 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	5/31/2024	Balance Due	\$12,836.64

001-320 - 53800 - 46400



Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
4/1/2024	182809

Bill To:

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

Property Information**Services for the month of April 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	5/1/2024	Balance Due	\$12,836.64

001-320-53800-46400

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

04/01/24

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT REQUEST FOR
PROPOSALS FOR ANNUAL
AUDIT SERVICES**

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

Acct#: 297693	Date: 04/01/24
	Ad Date: 04/03/24
	Class: 14
	Ad ID: 3924752
	Ad Taker: ADOUGLAS
AMANDA FERGUSON	Sales Person: 200
LAKESIDE PLANTATION CDD	Words: 307
GOVERNMENTAL MANAGEMENT SVCS	Lines: 78
4530 EAGLE FALLS PLACE	Agate Lines: 87
TAMPA, FL 33619	Depth: 9.208
Telephone: (407) 841-5524	Inserts: 1
	Description: NOTICE OF

Other Charges:	\$0.00	Gross:	\$103.04
Discount:	\$0.00		
Surcharge:	\$0.00	Paid Amount:	- \$0.00
Credits:	\$0.00		
Bill Depth:	9.208	Amount Due:	\$103.04

Publication	Start	Stop	Inserts	Cost
Venice (VG)	04/03/24	04/03/24	1	\$103.04

Ad Note:

Customer Note:

001-310-51300-48000

The Lakeside Plantation Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2024, with an option for four additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Sarasota County, Florida, and has a general fund, a capital reserve fund and debt service fund.

Each auditing entity submitting a proposal must be authorized to do business in Florida, hold all applicable state and federal professional licenses in good standing, duly licensed under Chapter 473, Florida Statutes, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Recording Secretary at 4530 Eagle Falls Place, Tampa, FL 33619, via e-mail at aferguson@gms-tampa.com, and by telephone at (813) 344-4844.

Proposers must provide an electronic copy of their proposal to the District Recording Secretary Amanda Ferguson at aferguson@gms-tampa.com. Proposals must be received by **5:00 p.m. on Wednesday, April 17, 2024**. Proposals received after this time will not be eligible for consideration. The District reserves the right to reject any and all proposals, make modifications to the scope of the work, and waive any minor informalities or irregularities in proposals as it deems appropriate. Please direct all questions regarding this Notice to the District Manager.

Lakeside Plantation Community Development District
Jordan Lansford, District Manager
Publish: 04/03/24
297693 3924752

We Appreciate Your Business!
Thank You AMANDA FERGUSON !

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

04/01/24

**NOTICE OF QUALIFYING
PERIOD FOR CANDIDATES
FOR THE BOARD OF
SUPERVISORS OF THE
LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

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

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: 04/10/24
297693 3924874

Acct#: 297693	Date: 04/01/24
AMANDA FERGUSON	Ad Date: 04/10/24
LAKESIDE PLANTATION CDD	Class: 14
GOVERNMENTAL MANAGEMENT SVCS	Ad ID: 3924874
4530 EAGLE FALLS PLACE	Ad Taker: ADOUGLAS
TAMPA, FL 33619	Sales Person: 200
Telephone: (407) 841-5524	Words: 243
	Lines: 57
	Agate Lines: 64
	Depth: 6.736
	Inserts: 1
	Description: LSP.ADVGEN

Other Charges:	\$0.00	Gross:	\$75.30
Discount:	\$0.00		
Surcharge:	\$0.00	Paid Amount:	- \$0.00
Credits:	\$0.00		
Bill Depth:	6.736	Amount Due:	\$75.30

Publication	Start	Stop	Inserts	Cost
Venice (VG)	04/10/24	04/10/24	1	\$75.30

Ad Note:

Customer Note:

001-310-51300-48006

We Appreciate Your Business!
Thank You AMANDA FERGUSON !

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/08/24	00057	4/30/24	INV-0004	202404 600-53800-60000	FENCE INSTALLATION	*	18,645.60		
					COURTCO.			18,645.60	000147
6/12/24	00054	5/02/24	59159	202405 600-53800-60000	CONCRETE MAY24	*	98,126.51		
					ALPHA FOUNDATIONS			98,126.51	000148
6/27/24	00059	6/21/24	1293	202406 600-53800-60000	AWNING COMPLETION	*	14,075.00		
					DISCOUNT AWNINGS			14,075.00	000149
6/27/24	00058	5/01/24	1426	202405 600-53800-48103	FINAL PAYMENT	*	11,139.00		
					CHEETAH FLOORING OUTLET			11,139.00	000150
TOTAL FOR BANK C							141,986.11		
TOTAL FOR REGISTER							141,986.11		

LKSD LAKESIDE PLANT SSZOZDA



INVOICE

INV-000435

Balance Due
\$18,645.60

CourtCo

Tax ID : 882676895
1617 Hendry Street
Suite 407
Fort Myers Florida 33901
U.S.A

Bill To
Lakeside Plantation
2200 Plantation Drive
North Port
34289 Florida
U.S.A

Invoice Date : 04.30.2024
Terms : Net 30
Due Date : 05.30.2024
P.O.# : SO-00057

#	Item & Description	Qty	Rate	Amount
1	Fence Installation SCOPE OF WORK The Contractor will demolish approximately 580lf of existing perimeter fencing and dispose of the debris in dumpsters provided by the Contractor. Note: Fencing will remain on the north side of both tennis courts as well as one gate between the courts on the south side. Layout to remain the same as existing. The Contractor will demolish existing fencing mesh, top rail, and one line post on the north/northeast side of the pickleball court approximately 64' long and dispose of the debris in dumpsters provided by the Contractor. The Contractor will supply and install approximately 580' x 1 3/4" mesh x 10' tall 9-gauge fencing with vinyl coated wire, all necessary hardware, and one pedestrian gate. Line posts to be 2 1/2" OD and corner posts to be 3" OD. Top rail to be all 1 5/8" with corners braced with middle rail. Bottom rail to be installed on all of the new fencing. The Contractor will install two 10' wide, double swing equipment gates in the tennis fencing. One where existing in the western battery of courts and on the eastern battery it will be at center court on the east wall. The Contractor will NOT reinstall a gate on the east side of the western battery of courts. This will be closed off. The Contractor will supply and install one new line post at the pickleball courts, approximately 64' of top rail, and 64' of matching black vinyl mesh. The Contractor will remove the gate at the pickleball court and	0.34	54,840.00	18,645.60

031-600-53800-60000

#	Item & Description	Qty	Rate	Amount
	replace with mesh using all the appropriate hardware. The Contractor shall thoroughly and expediently clean up all drums, trash, etc. upon job completion.			
			Sub Total	18,645.60
			Total	\$18,645.60
			Balance Due	\$18,645.60

Notes

Thanks for your business.



Jon Quintero
Alpha Foundation Specialists, LLC
1755 Benchmark Ave
Fort Myers, FL 33905
Phone : 2397226920

Invoice Date: 5/2/2024
Job Number: 59159
Submitted To: Pat And Lakeside Plantation CDD
Address: 2200 Plantation Blvd North Port, FL 34289
Job Location: 2200 Plantation Blvd North Port, FL 34289
Phone: 2392411160

Product	QTY	Amount
Concrete Lifting		\$98,126.51
5 Year Annual Service Plan	1	
Fuel Surcharge	1	
SettleStop PolyRenewal	1725	
Unlisted Product (ADD NOTES)	600	
Notes: Poly foam inject lift and stabilize		
Engineering A	1	
Mobilization	5	
Permit Package A	1	
Unlisted Product (ADD NOTES)	140	
Notes: Concrete Remove & Replace (as specified)		
Unlisted Product (ADD NOTES)	2578	
SubTotal		\$98,126.51
Deposit Paid		\$0.00
Total Of Partial Payments		\$0.00
Final Payments		\$0.00

031 - 600 - 53800 - 60000

Product	QTY	Amount
Adjustments		\$0.00
Balance Due		\$98,126.51

Discount Awnings
6620 19th Street East, Unit 111
Sarasota, FL 34243
9417946451



INVOICE

BILL TO

Patrick Lavoy
3789 Acline Rd
Unit C1
Punta Gorda, FL 33950

Lakeside

INVOICE # 1293

DATE 06/21/2024

TERMS Due on receipt

DATE OF COMPLETION

06/20/2024

DESCRIPTION	AMOUNT
New Awnings	28,150.00
Qty: 10	
Fabric: Pacific Blue	
Deposit paid	-14,075.00

BALANCE DUE

\$14,075.00

031- 600- 53800- 60000

CHEETAH FLOORING OUTLET OF NOKOMIS, INC.
 621 N. TAMIAMI TRL
 NOKOMIS, FL 34275-3172 US
 941-480-9663
 cheetahflooring@yahoo.com
 WWW.CHEETAHFLOORINGOUTLET.COM

Invoice



BILL TO
LAKESIDE PLANTATION 2800 Plantation Boulevard North Port, FL 34287

SHIP TO
LAKESIDE PLANTATION 2800 Plantation Boulevard North Port, FL 34287

INVOICE #	DATE	TOTAL DUE	DUE DATE		ENCLOSED
1426	05/01/2024	\$11,139.00	05/01/2024		

DESCRIPTION / #OF BOXES	SQ. FT /PIECES	PRICE	AMOUNT
NEW GLUE DOWN LVP IN CLUBHOUSE			
CASCADE PLUS L020P, COLOR: TBD, 7WX48LX20mil wear layerX2.5mmT, 41.99 s/f PER BOX, 85 BOXES	3,569.15	2.49	8,887.18
PRESSURE SENSITIVE ADHESIVE, 1 GALLON PAIL 750-900 sf COVERAGE PER PAIL	4	249.00	996.00
FULL SPREAD GLUE INSTALLATION OF LVP IN STRAIGHT ORIENTATION, INCLUDES REMOVAL AND DISPOSAL OF EXISTING COMMERCIAL CARPET, (SUBSTRATE PREPARATION IS AN ADDITIONAL COST)	3,569.15	3.75	13,384.31
INSTALLATION AND INCLUDES WHITE QUARTER ROUND	544	3.75	2,040.00
SHIPPING CHARGE, INBOUND	1	250.00	250.00
ADDITIONAL WORK AND MATERIALS			
SUBSTRATE PREPARATION ON CLUBHOUSE CONCRETE SLAB EXPANSION JOINT., GRIND AND SKIM AREA TO GET FLAT FOR NEW LVP INSTALLATION.	1	820.00	820.00
EXISTING BASEBOARD IN OFFICE WAS INSTALLED INCORRECTLY. WE WILL SUPPLY AND INSTALL NEW SECTION OF BASEBOARD IN OFFICE.	1	96.00	96.00

WE APPRECIATE YOUR BUSINESS AND LOOK FORWARD TO HELPING YOU AGAIN SOON!

SUBTOTAL	26,473.49
TAX	0.00
TOTAL	26,473.49
PAYMENT	15,334.49
BALANCE DUE	\$11,139.00

INVOICE TERMS:

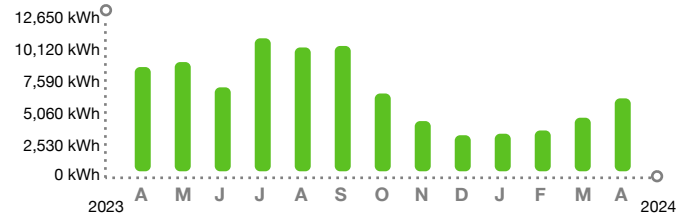
Cheetah Flooring Outlet of Nokomis, Inc.(CFO). Any lawsuit or legal action filed against CFO will be at the customers expense. The customer will be responsible to pay all legal fees, attorneys fees, and court costs for CFO. I, the undersigned, hereby agree that in the event of default in the payment of any amount due and any costs incurred by CFO to collect this debt you will repay!

**Electric Bill Statement****For:** Mar 25, 2024 to Apr 24, 2024 (30 days)**Statement Date:** Apr 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****\$792.53**

TOTAL AMOUNT YOU OWE

May 15, 2024

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	701.62
Payments received	-701.62
Balance before new charges	0.00

Total new charges	792.53
-------------------	--------

Total amount you owe	\$792.53
-----------------------------	-----------------

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after July 16, 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 May 05, 2024. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

An approved rate decrease is in effect. Rates will decrease again in May.
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 *

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

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:

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

\$792.53

TOTAL AMOUNT YOU OWE

May 15, 2024

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: Account Number:
LAKESIDE PLANTATION 57421-67439
COMM DEVELOPMENT
DIST

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	701.62
Payment received - Thank you	-701.62
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge:	\$30.21
Non-fuel: (\$0.028120 per kWh)	\$176.87
Fuel: (\$0.037280 per kWh)	\$234.49
Demand: (\$13.02 per KW)	\$286.44

Electric service amount 728.01

Gross receipts tax (State tax) 18.68

Franchise fee (Reqd local fee) 45.17

Taxes and charges 63.85

Regulatory fee (State fee) 0.67

Total new charges \$792.53

Total amount you owe \$792.53

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	- Previous	x Const	= Usage
kWh used	96093	95464	10	6290
Demand KW	2.20		10.00	22

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 24, 2024	Mar 25, 2024	Apr 25, 2023
kWh Used	6290	4620	8990
Service days	30	31	32
kWh/day	209	149	280
Amount	\$792.53	\$701.62	\$1,076.89

KEEP IN MIND

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

Download the app

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

[Download now](#)

Programs for your business

Discover rebates, tips and tools to save on your bill - plus, business solutions.

[Find resources](#)

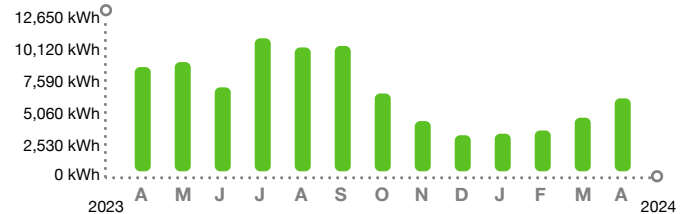
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not 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:** Mar 25, 2024 to Apr 24, 2024 (30 days)**Statement Date:** Apr 24, 2024**Account Number:** 57421-67439**Service Address:**2800 PLANTATION BLVD # CLBHSE
NORTH PORT, FL 34289**LAKESIDE PLANTATION COMM DEVELOPMENT DIST,**
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TOTAL AMOUNT YOU OWE

May 15, 2024

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

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Balance before new charges	0.00

Total new charges	792.53
-------------------	--------

Total amount you owe	\$792.53
-----------------------------	-----------------

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(See page 2 for bill details.)

KEEP IN MIND

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An approved rate decrease is in effect. Rates will decrease again in May.
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)



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57421-67439

ACCOUNT NUMBER

\$792.53

TOTAL AMOUNT YOU OWE

May 15, 2024

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: LAKESIDE PLANTATION
COMM DEVELOPMENT
DIST

Account Number: 57421-67439

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	701.62
Payment received - Thank you	-701.62
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge:	\$30.21
Non-fuel: (\$0.028120 per kWh)	\$176.87
Fuel: (\$0.037280 per kWh)	\$234.49
Demand: (\$13.02 per KW)	\$286.44

Electric service amount 728.01

Gross receipts tax (State tax) 18.68

Franchise fee (Reqd local fee) 45.17

Taxes and charges 63.85

Regulatory fee (State fee) 0.67

Total new charges \$792.53

Total amount you owe \$792.53

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	- Previous	x Const	= Usage
kWh used	96093	95464	10	6290
Demand KW	2.20		10.00	22

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 24, 2024	Mar 25, 2024	Apr 25, 2023
kWh Used	6290	4620	8990
Service days	30	31	32
kWh/day	209	149	280
Amount	\$792.53	\$701.62	\$1,076.89

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.
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***ESTIMATED BILL*****For:** Mar 25, 2024 to Apr 24, 2024 (30 days)**Statement Date:** Apr 30, 2024**Account Number:** 04126-05586**Service Address:**

2800 PLANTATION BLVD # FNTN

NORTH PORT, FL 34289

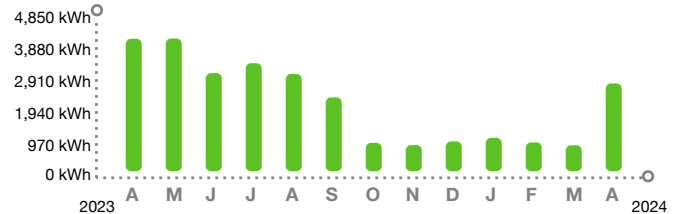
LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DIST,
Here's what you owe for this billing period.

CURRENT BILL**\$391.42**

TOTAL AMOUNT YOU OWE

May 21, 2024

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	131.07
Payments received	-131.07
Balance before new charges	0.00

Total new charges	391.42
-------------------	--------

Total amount you owe	\$391.42
-----------------------------	-----------------

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

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after July 22, 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 May 11, 2024. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

An approved rate decrease is in effect. Rates will decrease again in May.
Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

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



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04126-05586

ACCOUNT NUMBER

\$391.42

TOTAL AMOUNT YOU OWE

May 21, 2024

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: Account Number:
LAKESIDE PLANTATION 04126-05586
COMMUNITY
DEVELOPMENT DIST

BILL DETAILS

Amount of your last bill	131.07
Payment received - Thank you	-131.07
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.78

Non-fuel: (\$0.082130 per kWh) \$238.51

Fuel: (\$0.037280 per kWh) \$108.26

Electric service amount 359.55

Gross receipts tax (State tax) 9.23

Franchise fee (Reqd local fee) 22.31

Taxes and charges 31.54

Regulatory fee (State fee) 0.33

Total new charges \$391.42

Total amount you owe \$391.42

FPL automatic bill pay - DO NOT PAY

ESTIMATED BILL

METER SUMMARY

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

Usage Type	Estimated	-	Previous	=	Usage
kWh used	73206		70302		2904

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 24, 2024	Mar 25, 2024	Apr 25, 2023
kWh Used	2904	859	4382
Service days	30	31	32
kWh/day	96	27	136
Amount	\$391.42	\$131.07	\$655.34

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.
- Your current month's bill is an estimate based on prior consumption. This is because we were unable to obtain an actual meter reading on your scheduled read date. Rest assured, no action is required from you. For more information, visit [FPL.com/Meters](https://www.fpl.com/meters).

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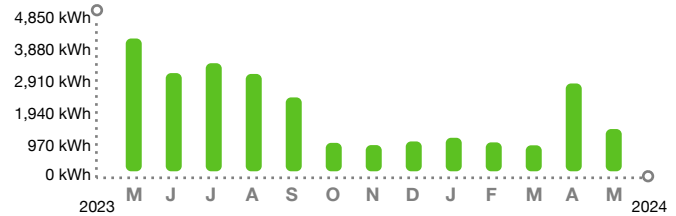
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**Electric Bill Statement****For:** Apr 24, 2024 to May 24, 2024 (30 days)**Statement Date:** May 24, 2024**Account Number:** 04126-05586**Service Address:**2800 PLANTATION BLVD # FNTN
NORTH PORT, FL 34289**LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DIST,**
Here's what you owe for this billing period.**CURRENT BILL****\$184.12**

TOTAL AMOUNT YOU OWE

Jun 14, 2024

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	391.42
Payments received	-391.42
Balance before new charges	0.00
Total new charges	184.12
Total amount you owe	\$184.12

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after August 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 June 04, 2024. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

An approved rate decrease is in effect. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

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LAKESIDE PLANTATION
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04126-05586

ACCOUNT NUMBER

\$184.12

TOTAL AMOUNT YOU OWE

Jun 14, 2024

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: LAKESIDE PLANTATION
COMMUNITY
DEVELOPMENT DIST
Account Number: 04126-05586

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	391.42
Payment received - Thank you	-391.42
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.78

Non-fuel: (\$0.082130 per kWh) \$114.75

Fuel: (\$0.029780 per kWh) \$41.60

Electric service amount 169.13

Gross receipts tax (State tax) 4.34

Franchise fee (Reqd local fee) 10.49

Taxes and charges 14.83

Regulatory fee (State fee) 0.16

Total new charges \$184.12

Total amount you owe \$184.12

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KJ00314. Next meter reading Jun 25, 2024.

Note(s): Your meter has changed.

Usage Type	Current	Usage
kWh used	00719	1397

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 24, 2024	Apr 24, 2024	May 24, 2023
kWh Used	1397	2904	4391
Service days	30	30	29
kWh/day	46	96	151
Amount	\$184.12	\$391.42	\$636.01

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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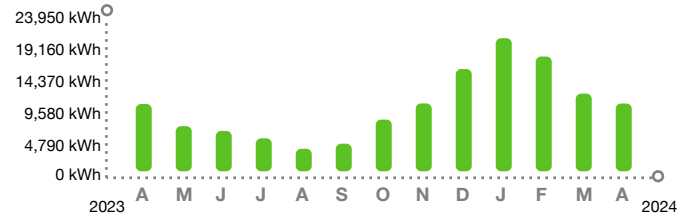
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**Electric Bill Statement****For:** Mar 25, 2024 to Apr 24, 2024 (30 days)**Statement Date:** Apr 24, 2024**Account Number:** 84595-15071**Service Address:**2800 PLANTATION BLVD #POOL & TENNIS
NORTH PORT, FL 34289**LAKESIDE PLANTATION COMM DEVELOPMENT DIST,**
Here's what you owe for this billing period.**CURRENT BILL****\$1,387.58**

TOTAL AMOUNT YOU OWE

May 15, 2024

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	1,526.66
Payments received	-1,526.66
Balance before new charges	0.00

Total new charges	1,387.58
Total amount you owe	\$1,387.58

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after July 16, 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 May 05, 2024. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

An approved rate decrease is in effect. Rates will decrease again in May.
Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

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

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84595-15071

ACCOUNT NUMBER

\$1,387.58

TOTAL AMOUNT YOU OWE

May 15, 2024

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: LAKESIDE PLANTATION
COMM DEVELOPMENT
DIST

Account Number: 84595-15071

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	1,526.66
Payment received - Thank you	-1,526.66
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge:	\$30.21
Non-fuel: (\$0.028120 per kWh)	\$311.12
Fuel: (\$0.037280 per kWh)	\$412.47
Demand: (\$13.02 per KW)	\$520.80

Electric service amount 1,274.60

Gross receipts tax (State tax) 32.71

Franchise fee (Reqd local fee) 79.09

Taxes and charges 111.80

Regulatory fee (State fee) 1.18

Total new charges \$1,387.58

Total amount you owe \$1,387.58

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	86206		75142		11064
Demand KW	40.30				40

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 24, 2024	Mar 25, 2024	Apr 25, 2023
kWh Used	11064	12684	10985
Service days	30	31	32
kWh/day	368	409	343
Amount	\$1,387.58	\$1,526.66	\$1,431.11

KEEP IN MIND

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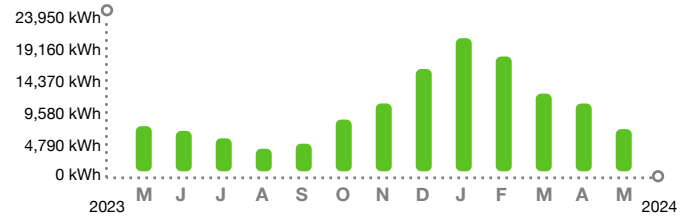
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**Electric Bill Statement****For:** Apr 24, 2024 to May 24, 2024 (30 days)**Statement Date:** May 24, 2024**Account Number:** 84595-15071**Service Address:**2800 PLANTATION BLVD #POOL & TENNIS
NORTH PORT, FL 34289**LAKESIDE PLANTATION COMM DEVELOPMENT DIST,**
Here's what you owe for this billing period.**CURRENT BILL****\$920.50**

TOTAL AMOUNT YOU OWE

Jun 14, 2024

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	1,387.58
Payments received	-1,387.58
Balance before new charges	0.00

Total new charges	920.50
-------------------	--------

Total amount you owe	\$920.50
-----------------------------	-----------------

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

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84595-15071

ACCOUNT NUMBER

\$920.50

TOTAL AMOUNT YOU OWE

Jun 14, 2024

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: Account Number:
LAKESIDE PLANTATION 84595-15071
COMM DEVELOPMENT
DIST

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	1,387.58
Payment received - Thank you	-1,387.58
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge:	\$30.21
Non-fuel: (\$0.028120 per kWh)	\$193.63
Fuel: (\$0.029780 per kWh)	\$205.07
Demand: (\$13.02 per KW)	\$416.64

Electric service amount 845.55

Gross receipts tax (State tax) 21.70

Franchise fee (Reqd local fee) 52.47

Taxes and charges 74.17

Regulatory fee (State fee) 0.78

Total new charges \$920.50

Total amount you owe \$920.50

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KL84533. Next meter reading Jun 25, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	93092		86206		6886
Demand KW	32.43				32

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 24, 2024	Apr 24, 2024	May 24, 2023
kWh Used	6886	11064	7371
Service days	30	30	29
kWh/day	229	368	254
Amount	\$920.50	\$1,387.58	\$1,117.74

KEEP IN MIND

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City of North Port Utilities

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

SERVICE ADDRESS			
2800 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-156052	18-29	04/24/2024	05/15/2024

Total Current Charges	\$212.15
Balance Forward	\$0.00
Total Amount Due	\$212.15



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

000043123000156052000000212152

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	04/24/2024	05/15/2024

Last Bill Amount	\$212.15
Payments	-\$212.15
Adjustments	\$0.00
Balance Forward	\$0.00

Rate Class: COMMERCIAL

Last payment amount/date: \$212.15 04/17/2024

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
03/18/2024 - 04/18/2024	31.0	54830746	1.0000	TGAL	415.00	410.00	5.00
Previous year Usage						04/23	33.00

Service	Consumption	Charge	Total
WA Base facility chg		\$58.51	
WA Usage block 1	5.00	\$26.80	
WA Paper Bill Fee	0.00	\$2.00	
TOTAL WATER			\$87.31
SE Base facility chg		\$86.99	
SE Consumption	5.00	\$37.85	
TOTAL SEWER			\$124.84

Total Current Charges	\$212.15
Balance Forward	\$0.00
Total Amount Due	\$212.15

Smother cooking fires carefully by sliding the lid over the pan then turn off the burner. Leave the lid on and do not move the pan until completely cool.



City of North Port Utilities

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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	05/24/2024	06/14/2024

Total Current Charges	\$238.01
Balance Forward	\$0.00
Total Amount Due	\$238.01



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

000043123000156052000000238018

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	05/24/2024	06/14/2024

Last Bill Amount	\$212.15
Payments	-\$212.15
Adjustments	\$0.00
Balance Forward	\$0.00

Rate Class: COMMERCIAL

Last payment amount/date: \$212.15 05/16/2024

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
04/18/2024 - 05/17/2024	29.0	54830746	1.0000	TGAL	422.00	415.00	7.00
Previous year Usage						05/23	7.00

Service	Consumption	Charge	Total
WA Base facility chg		\$58.51	
WA Usage block 1	7.00	\$37.52	
WA Paper Bill Fee	0.00	\$2.00	
TOTAL WATER			\$98.03
SE Base facility chg		\$86.99	
SE Consumption	7.00	\$52.99	
TOTAL SEWER			\$139.98

Total Current Charges	\$238.01
Balance Forward	\$0.00
Total Amount Due	\$238.01

May is National Drowning Prevention Month. Prevent drownings by using layers of protection including adult active supervision installing physical barriers and becoming CPR certified.



City of North Port Utilities

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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	04/24/2024	05/15/2024

Total Current Charges	\$27.12
Balance Forward	\$0.00
Total Amount Due	\$27.12



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

000043123000154658000000027126

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	04/24/2024	05/15/2024

Last Bill Amount	\$27.12
Payments	-\$27.12
Adjustments	\$0.00
Balance Forward	\$0.00

Rate Class: COMMERCIAL

Last payment amount/date: \$27.12 04/17/2024

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
03/18/2024 - 04/18/2024	31.0	36607560	1.0000	TGAL	1695.00	1695.00	0.00
Previous year Usage						04/23	15.00

Service	Consumption	Charge	Total
WA Base facility chg		\$25.12	
WA Paper Bill Fee	0.00	\$2.00	
TOTAL WATER			\$27.12

Total Current Charges	\$27.12
Balance Forward	\$0.00
Total Amount Due	\$27.12

Smother cooking fires carefully by sliding the lid over the pan then turn off the burner. Leave the lid on and do not move the pan until completely cool.



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	05/24/2024	06/14/2024

Total Current Charges	\$27.12
Balance Forward	\$0.00
Total Amount Due	\$27.12



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

000043123000154658000000027126

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	05/24/2024	06/14/2024

Last Bill Amount	\$27.12
Payments	-\$27.12
Adjustments	\$0.00
Balance Forward	\$0.00

Rate Class: COMMERCIAL

Last payment amount/date: \$27.12 05/16/2024

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
04/18/2024 - 05/17/2024	29.0	36607560	1.0000	TGAL	1695.00	1695.00	0.00
Previous year Usage						05/23	16.00

Service	Consumption	Charge	Total
WA Base facility chg		\$25.12	
WA Paper Bill Fee	0.00	\$2.00	
TOTAL WATER			\$27.12

Total Current Charges	\$27.12
Balance Forward	\$0.00
Total Amount Due	\$27.12

May is National Drowning Prevention Month. Prevent drownings by using layers of protection including adult active supervision installing physical barriers and becoming CPR certified.



City of North Port Utilities

4970 City Hall Blvd
North Port, FL 34286-4100
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SERVICE ADDRESS			
2800 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154656	18-29	04/27/2024	05/18/2024

Total Current Charges	\$343.79
Balance Forward	\$0.00
Total Amount Due	\$343.79



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

000043123000154656000000343797

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

SERVICE ADDRESS 2800 PLANTATION BLVD

*** OFF CYCLE AUTO PAY ***

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154656	18-29	04/27/2024	05/18/2024

Last Bill Amount	\$339.48
Payments	-\$339.48
Adjustments	\$0.00
Balance Forward	\$0.00

Rate Class: COMMERCIAL

Last payment amount/date: \$142.94 04/17/2024

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
03/19/2024 - 04/18/2024	30.0	80005382	1.0000	TGAL	5694.00	5659.00	35.00
Previous year Usage						04/23	33.00

Service	Consumption	Charge	Total
WA Base facility chg		\$114.14	
WA Usage block 1	20.00	\$107.20	
WA Usage block 2	15.00	\$120.45	
WA Paper Bill Fee	0.00	\$2.00	
TOTAL WATER			\$343.79

Total Current Charges	\$343.79
Balance Forward	\$0.00
Total Amount Due	\$343.79

Smother cooking fires carefully by sliding the lid over the pan then turn off the burner. Leave the lid on and do not move the pan until completely cool.



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SERVICE ADDRESS			
2800 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154656	18-29	05/24/2024	06/14/2024

Total Current Charges	\$164.38
Balance Forward	\$0.00
Total Amount Due	\$164.38



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

000043123000154656000000164383

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	05/24/2024	06/14/2024

Last Bill Amount	\$343.79
Payments	-\$343.79
Adjustments	\$0.00
Balance Forward	\$0.00

Rate Class: COMMERCIAL

Last payment amount/date: \$343.79 05/20/2024

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
04/18/2024 - 05/17/2024	29.0	80005382	1.0000	TGAL	5703.00	5694.00	9.00
Previous year Usage						05/23	39.00

Service	Consumption	Charge	Total
WA Base facility chg		\$114.14	
WA Usage block 1	9.00	\$48.24	
WA Paper Bill Fee	0.00	\$2.00	
TOTAL WATER			\$164.38

Total Current Charges	\$164.38
Balance Forward	\$0.00
Total Amount Due	\$164.38

May is National Drowning Prevention Month. Prevent drownings by using layers of protection including adult active supervision installing physical barriers and becoming CPR certified.

SECTION E

Lakeside Plantation
Community Development District

Unaudited Financial Reporting
June 30, 2024



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4	<u>Capital Reserve</u>
5	<u>Debt Service Series 1999</u>
6-7	<u>Month to Month</u>
8	<u>Long Term Debt Report</u>
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Lakeside Plantation
Community Development District
Combined Balance Sheet
June 30, 2024

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 31,559	\$ -	\$ -	\$ 31,559
Debit Card Account	\$ 3,627	\$ -	\$ -	\$ 3,627
Money Market Account	\$ 798,224	\$ -	\$ -	\$ 798,224
Capital Reserve Account	\$ -	\$ 94,652	\$ -	\$ 94,652
Due from General Fund	\$ -	\$ -	\$ 15,430	\$ 15,430
Due from Other	\$ 2,137	\$ -	\$ -	\$ 2,137
Prepaid Expenses	\$ -	\$ -	\$ -	\$ -
Deposits	\$ 517	\$ -	\$ -	\$ 517
<u>Investments:</u>				
State Board of Administration	\$ 555	\$ 246,699	\$ -	\$ 247,254
<u>Series 1999</u>				
Reserve	\$ -	\$ -	\$ 82,861	\$ 82,861
Revenue	\$ -	\$ -	\$ 43,284	\$ 43,284
Total Assets	\$ 836,619	\$ 341,351	\$ 141,575	\$ 1,319,545
Liabilities:				
Accounts Payable	\$ 18,998	\$ -	\$ -	\$ 18,998
Accrued Expenses	\$ 966	\$ -	\$ -	\$ 966
Deferred Revenue	\$ -	\$ -	\$ -	\$ -
Due to Capital Reserve	\$ -	\$ -	\$ -	\$ -
Due to Debt Service	\$ 15,430	\$ -	\$ -	\$ 15,430
Total Liabilities	\$ 35,395	\$ -	\$ -	\$ 35,395
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ -	\$ -	\$ -	\$ -
Deposits	\$ 517	\$ -	\$ -	\$ 517
Restricted for:				
Debt Service - Series 1999	\$ -	\$ -	\$ 141,575	\$ 141,575
Assigned for:				
Capital Reserves	\$ -	\$ 341,351	\$ -	\$ 341,351
Unassigned	\$ 800,707	\$ -	\$ -	\$ 800,707
Total Fund Balances	\$ 801,225	\$ 341,351	\$ 141,575	\$ 1,284,150
Total Liabilities & Fund Balance	\$ 836,619	\$ 341,351	\$ 141,575	\$ 1,319,545

Lakeside Plantation

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending June 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
Revenues:				
Assessments- Tax Roll	\$ 1,199,840	\$ 1,199,840	\$ 1,179,644	\$ (20,195)
Tennis Club	\$ 20,000	\$ 15,000	\$ 13,380	\$ (1,620)
Activities	\$ 10,000	\$ 7,500	\$ 9,154	\$ 1,654
Clubhouse Rentals	\$ 5,000	\$ 3,750	\$ 1,695	\$ (2,055)
Miscellaneous	\$ 1,500	\$ 1,125	\$ 5,102	\$ 3,977
Interest Earnings	\$ 50	\$ 38	\$ 73	\$ 36
Insurance Proceeds	\$ -	\$ -	\$ 71,462	\$ 71,462
Total Revenues	\$ 1,236,390	\$ 1,227,252	\$ 1,280,511	\$ 53,259
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 9,000	\$ 7,220	\$ 1,780
District Manager	\$ 45,900	\$ 34,425	\$ 34,425	\$ -
District Counsel	\$ 25,750	\$ 19,313	\$ 28,184	\$ (8,872)
District Engineer	\$ 14,000	\$ 10,500	\$ 2,944	\$ 7,556
Disclosure Report	\$ 1,000	\$ 750	\$ 750	\$ 0
Trustee Fees	\$ 4,000	\$ 6,361	\$ 6,361	\$ -
Audit Fees	\$ 3,350	\$ 2,513	\$ -	\$ 2,513
Postage, Phone, Faxes, Copies	\$ 1,500	\$ 1,125	\$ 5,491	\$ (4,366)
General Liability Insurance	\$ 8,308	\$ 8,308	\$ 7,003	\$ 1,305
Legal Advertising	\$ 2,000	\$ 1,500	\$ 1,895	\$ (395)
Dues, Licenses & Fees	\$ 175	\$ 131	\$ 175	\$ (44)
Other Current Charges	\$ 3,000	\$ 2,250	\$ 9,036	\$ (6,786)
Property Insurance	\$ 16,309	\$ 16,309	\$ 29,766	\$ (13,457)
Information Technology	\$ 1,350	\$ 1,013	\$ 1,013	\$ -
Website Administration	\$ 864	\$ 648	\$ 788	\$ (140)
Office Supplies	\$ -	\$ -	\$ 168	\$ (168)
Total General & Administrative	\$ 139,506	\$ 114,144	\$ 135,218	\$ (21,074)
<u>Operations & Maintenance</u>				
Field Expenditures				
Road & Sidewalk Repairs & Maintenance	\$ 17,000	\$ 12,750	\$ -	\$ 12,750
Common Area Renewal & Maintenance	\$ 10,000	\$ 7,500	\$ -	\$ 7,500
Street Light/Decorative Light	\$ 1,000	\$ 750	\$ -	\$ 750
Landscape Maintenance - Contract	\$ 155,000	\$ 116,250	\$ 120,227	\$ (3,977)
Landscape Maintenance - Other	\$ 10,000	\$ 7,500	\$ 1,811	\$ 5,689
Lake Maintenance	\$ 13,000	\$ 9,750	\$ 8,694	\$ 1,056
Electric Utility Services - Entrance Feature	\$ 7,500	\$ 5,625	\$ 1,791	\$ 3,834
Water Utility Services - Entrance Feature	\$ 3,000	\$ 2,250	\$ 3,216	\$ (966)
Repairs & Maintenance - Entrance Feature	\$ 5,000	\$ 3,750	\$ 177	\$ 3,573
Hurricane Expenses	\$ -	\$ -	\$ 13,625	\$ (13,625)
Subtotal Field Expenditures	\$ 221,500	\$ 166,125	\$ 149,541	\$ 16,584

Lakeside Plantation

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending June 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
Amenity Expenditures				
Personnel Services (Management Contract)	\$ 296,600	\$ 222,450	\$ 221,856	\$ 594
Activities	\$ 22,000	\$ 16,500	\$ 12,828	\$ 3,672
License/Fees	\$ 2,000	\$ 1,500	\$ -	\$ 1,500
General Supplies	\$ 10,000	\$ 7,500	\$ 11,475	\$ (3,975)
Maintenance	\$ 15,000	\$ 11,250	\$ 12,383	\$ (1,133)
Renewals & Replacements	\$ -	\$ -	\$ 1,767	\$ (1,767)
Office Supplies	\$ 3,500	\$ 2,625	\$ 794	\$ 1,831
Security	\$ 3,000	\$ 2,250	\$ 4,395	\$ (2,145)
AED	\$ 500	\$ 375	\$ -	\$ 375
Telephone & Internet Services	\$ 6,000	\$ 4,500	\$ 3,990	\$ 510
Exercise Equipment	\$ -	\$ -	\$ 2,351	\$ (2,351)
Janitorial Supplies	\$ 2,500	\$ 1,875	\$ 1,447	\$ 428
Pool Furniture	\$ -	\$ -	\$ 1,143	\$ (1,143)
Electric Utility Services - Clubhouse	\$ 14,000	\$ 10,500	\$ 6,847	\$ 3,653
Gas Utility	\$ 250	\$ 188	\$ 105	\$ 83
Garbage Collection	\$ 2,100	\$ 1,575	\$ 1,440	\$ 135
Water Utility Services - Clubhouse	\$ 6,000	\$ 4,500	\$ 3,612	\$ 888
Electric Utility Services - Tennis Courts/Pool	\$ 18,000	\$ 13,500	\$ 13,044	\$ 456
Pool Cleaning	\$ 10,200	\$ 7,650	\$ 13,300	\$ (5,650)
Pool Maintenance - Other	\$ 10,000	\$ 7,500	\$ 7,371	\$ 129
Tennis Courts - Maintenance	\$ 5,000	\$ 3,750	\$ 2,929	\$ 821
Tennis Courts - Programs	\$ -	\$ -	\$ 983	\$ (983)
Water Utility Services - Tennis Courts/Pool	\$ 7,500	\$ 5,625	\$ 1,746	\$ 3,879
Subtotal Amenity Expenditures	\$ 434,150	\$ 325,613	\$ 325,807	\$ (195)
Total Operations & Maintenance	\$ 655,650	\$ 491,738	\$ 475,348	\$ 16,389
Total Expenditures	\$ 795,156	\$ 605,882	\$ 610,566	\$ (4,684)
Excess (Deficiency) of Revenues over Expenditures	\$ 441,234		\$ 669,945	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ (441,234)	\$ (150,000)	\$ (150,000)	\$ -
Total Other Financing Sources/(Uses)	\$ (441,234)	\$ (150,000)	\$ (150,000)	\$ -
Net Change in Fund Balance	\$ -		\$ 519,945	
Fund Balance - Beginning	\$ -		\$ 281,280	
Fund Balance - Ending	\$ -		\$ 801,225	

Lakeside Plantation

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
<u>Revenues</u>				
Interest	\$ -	\$ -	\$ 7,875	\$ 7,875
Total Revenues	\$ -	\$ -	\$ 7,875	\$ 7,875
<u>Expenditures:</u>				
Bank Fee	\$ -	\$ -	\$ 359	\$ (359)
Capital Outlay	\$ 87,400	\$ 87,400	\$ 224,621	\$ (137,221)
Total Expenditures	\$ 87,400	\$ 87,400	\$ 224,981	\$ (137,581)
Excess (Deficiency) of Revenues over Expenditures	\$ (87,400)		\$ (217,106)	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ 441,234	\$ -	\$ 150,000	\$ 150,000
Total Other Financing Sources (Uses)	\$ 441,234	\$ -	\$ 150,000	\$ 150,000
Net Change in Fund Balance	\$ 353,834		\$ (67,106)	
Fund Balance - Beginning	\$ 532,815		\$ 408,457	
Fund Balance - Ending	\$ 886,649		\$ 341,351	

Lakeside Plantation

Community Development District

Debt Service Fund Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 174,203	\$ 174,203	\$ 179,964	\$ 5,761
Assessments - Direct Bill	\$ 8,842	\$ 8,842	\$ 8,842	\$ -
Interest	\$ -	\$ -	\$ 4,480	\$ 4,480
Total Revenues	\$ 183,045	\$ 183,045	\$ 193,286	\$ 10,241
Expenditures:				
Interest - 11/1	\$ 38,399	\$ 38,399	\$ 38,399	\$ -
Principal - 5/1	\$ 105,000	\$ 105,000	\$ 105,000	\$ -
Interest - 5/1	\$ 38,399	\$ 38,399	\$ 38,399	\$ -
Total Expenditures	\$ 181,798	\$ 181,798	\$ 181,798	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 1,248		\$ 11,489	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 1,248		\$ 11,489	
Fund Balance - Beginning	\$ 53,267		\$ 130,086	
Fund Balance - Ending	\$ 54,515		\$ 141,575	

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	\$ 9,229	\$ 24,854	\$ 12,746	\$ 54,315	\$ -	\$ -	\$ -	\$ 1,179,644
Tennis Club	\$ -	\$ -	\$ 5,350	\$ 1,610	\$ 460	\$ 300	\$ 1,635	\$ 3,225	\$ 800	\$ -	\$ -	\$ -	\$ 13,380
Activities	\$ 1,017	\$ 585	\$ 1,043	\$ 68	\$ 1,638	\$ 1,244	\$ 2,003	\$ 1,287	\$ 269	\$ -	\$ -	\$ -	\$ 9,154
Clubhouse Rentals	\$ -	\$ -	\$ 390	\$ -	\$ 525	\$ 90	\$ 570	\$ 60	\$ 60	\$ -	\$ -	\$ -	\$ 1,695
Miscellaneous	\$ 485	\$ 2,175	\$ 333	\$ -	\$ 285	\$ 252	\$ 75	\$ 1,086	\$ 411	\$ -	\$ -	\$ -	\$ 5,102
Interest Earnings	\$ 4	\$ 3	\$ 8	\$ 11	\$ 11	\$ 12	\$ 10	\$ 7	\$ 7	\$ -	\$ -	\$ -	\$ 73
Insurance Proceeds	\$ -	\$ -	\$ 72,859	\$ (1,397)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 71,462
Total Revenues	\$ 1,506	\$ 347,273	\$ 660,900	\$119,219	\$ 37,067	\$ 11,128	\$ 29,147	\$ 18,411	\$ 55,862	\$ -	\$ -	\$ -	\$ 1,280,511
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 1,000	\$ 1,800	\$ -	\$ 1,000	\$ 800	\$ 1,020	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ 7,220
District Manager	\$ 3,825	\$ 3,825	\$ 3,825	\$ 3,825	\$ 3,825	\$ 3,825	\$ 3,825	\$ 3,825	\$ 3,825	\$ -	\$ -	\$ -	\$ 34,425
District Counsel	\$ 3,306	\$ 4,681	\$ 2,324	\$ 3,677	\$ 3,976	\$ 5,230	\$ 4,992	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,184
District Engineer	\$ 1,713	\$ 480	\$ -	\$ -	\$ -	\$ 751	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,944
Disclosure Report	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ -	\$ -	\$ -	\$ 750
Trustee Fees	\$ 1,590	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,771	\$ -	\$ -	\$ -	\$ 6,361
Audit Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage, Phone, Faxes, Copies	\$ 89	\$ -	\$ 239	\$ 105	\$ 303	\$ 175	\$ 143	\$ 381	\$ 4,057	\$ -	\$ -	\$ -	\$ 5,491
General Liability Insurance	\$ 7,003	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,003
Legal Advertising	\$ 608	\$ 74	\$ 74	\$ 151	\$ 151	\$ 437	\$ 327	\$ 74	\$ -	\$ -	\$ -	\$ -	\$ 1,895
Dues, Licenses & Fees	\$ -	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Other Current Charges	\$ 3,149	\$ 383	\$ 427	\$ 383	\$ 3,174	\$ 441	\$ 431	\$ 295	\$ 352	\$ -	\$ -	\$ -	\$ 9,036
Property Insurance	\$ 29,546	\$ -	\$ -	\$ -	\$ 220	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,766
Information Technology	\$ 113	\$ 113	\$ 113	\$ 113	\$ 113	\$ 113	\$ 113	\$ 113	\$ 113	\$ -	\$ -	\$ -	\$ 1,013
Website Administration	\$ 72	\$ 72	\$ 72	\$ 72	\$ 72	\$ 72	\$ 142	\$ 142	\$ 72	\$ -	\$ -	\$ -	\$ 788
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 168	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 168
Total General & Administrative	\$ 52,097	\$ 11,686	\$ 7,157	\$ 9,407	\$ 12,717	\$ 12,147	\$ 11,023	\$ 5,713	\$ 13,272	\$ -	\$ -	\$ -	\$ 135,218
<u>Operations & Maintenance</u>													
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	\$ 12,837	\$ 12,837	\$ 12,837	\$ 17,534	\$ -	\$ -	\$ -	\$ 120,227
Landscape Maintenance - Other	\$ 485	\$ 303	\$ -	\$ 754	\$ -	\$ -	\$ -	\$ -	\$ 270	\$ -	\$ -	\$ -	\$ 1,811
Lake Maintenance	\$ 966	\$ 966	\$ 966	\$ 966	\$ 966	\$ 966	\$ 1,932	\$ 966	\$ -	\$ -	\$ -	\$ -	\$ 8,694
Electric Utility Services - Entrance Feature	\$ 350	\$ 143	\$ 133	\$ 150	\$ 165	\$ 144	\$ 131	\$ 391	\$ 184	\$ -	\$ -	\$ -	\$ 1,791
Water Utility Services - Entrance Feature	\$ 749	\$ 581	\$ 607	\$ 559	\$ 612	\$ 27	\$ 27	\$ 27	\$ 27	\$ -	\$ -	\$ -	\$ 3,216
Repairs & Maintenance - Entrance Feature	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 177	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 177
Hurricane Expenses	\$ 2,820	\$ 10,805	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,625
Subtotal Field Expenditures	\$ 18,206	\$ 25,634	\$ 14,542	\$ 15,264	\$ 14,580	\$ 13,974	\$ 15,104	\$ 14,221	\$ 18,015	\$ -	\$ -	\$ -	\$ 149,541

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	\$ 24,915	\$ 24,915	\$ 24,915	\$ 24,915	\$ -	\$ -	\$ -	221,856
Activities	\$ 1,930	\$ 1,038	\$ 2,558	\$ 1,452	\$ 2,572	\$ 1,397	\$ 911	\$ 609	\$ 361	\$ -	\$ -	\$ -	12,828
License/Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
General Supplies	\$ 2,439	\$ 1,803	\$ 312	\$ 1,023	\$ 650	\$ 579	\$ 3,785	\$ 886	\$ -	\$ -	\$ -	\$ -	11,475
Maintenance	\$ 717	\$ 896	\$ 1,329	\$ 2,112	\$ 3,525	\$ 116	\$ 2,206	\$ 1,483	\$ -	\$ -	\$ -	\$ -	12,383
Renewals & Replacements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,651	\$ 116	\$ -	\$ -	\$ -	1,767
Office Supplies	\$ 212	\$ 99	\$ -	\$ 228	\$ 11	\$ 53	\$ 191	\$ -	\$ -	\$ -	\$ -	\$ -	794
Security	\$ 252	\$ 1,135	\$ 436	\$ 267	\$ 414	\$ 747	\$ 267	\$ 610	\$ 267	\$ -	\$ -	\$ -	4,395
AED	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Telephone & Internet Services	\$ 520	\$ 412	\$ 412	\$ 564	\$ 438	\$ 438	\$ 564	\$ 642	\$ -	\$ -	\$ -	\$ -	3,990
Exercise Equipment	\$ 175	\$ 145	\$ -	\$ -	\$ 421	\$ 1,445	\$ -	\$ 165	\$ -	\$ -	\$ -	\$ -	2,351
Janitorial Supplies	\$ 19	\$ 924	\$ 140	\$ 29	\$ -	\$ 146	\$ 132	\$ 58	\$ -	\$ -	\$ -	\$ -	1,447
Pool Furniture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,143	\$ -	\$ -	\$ -	1,143
Electric Utility Services - Clubhouse	\$ 1,183	\$ 888	\$ 689	\$ 573	\$ 569	\$ 592	\$ 702	\$ 793	\$ 859	\$ -	\$ -	\$ -	6,847
Gas Utility	\$ 16	\$ 16	\$ 16	\$ 16	\$ 41	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	105
Garbage Collection	\$ 168	\$ 168	\$ 185	\$ 185	\$ 177	\$ 185	\$ 185	\$ -	\$ 185	\$ -	\$ -	\$ -	1,440
Water Utility Services - Clubhouse	\$ 172	\$ 777	\$ 346	\$ 477	\$ 928	\$ 251	\$ 212	\$ 212	\$ 238	\$ -	\$ -	\$ -	3,612
Electric Utility Services - Tennis Courts/Pool	\$ 839	\$ 1,123	\$ 1,313	\$ 1,759	\$ 2,171	\$ 2,004	\$ 1,527	\$ 1,388	\$ 921	\$ -	\$ -	\$ -	13,044
Pool Cleaning	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ -	\$ -	\$ -	\$ -	\$ -	13,300
Pool Maintenance - Other	\$ -	\$ 577	\$ 499	\$ 1,984	\$ 2,193	\$ 456	\$ 1,585	\$ -	\$ 77	\$ -	\$ -	\$ -	7,371
Tennis Courts - Maintenance	\$ -	\$ 240	\$ 530	\$ -	\$ 35	\$ 859	\$ 1,265	\$ -	\$ -	\$ -	\$ -	\$ -	2,929
Tennis Courts - Programs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 859	\$ -	\$ 124	\$ -	\$ -	\$ -	983
Water Utility Services - Tennis Courts/Pool	\$ 147	\$ 170	\$ 129	\$ 197	\$ 255	\$ 197	\$ 143	\$ 344	\$ 164	\$ -	\$ -	\$ -	1,746
Subtotal Amenity Expenditures	\$ 34,415	\$ 36,037	\$ 36,187	\$ 37,201	\$ 41,217	\$ 36,278	\$ 41,347	\$ 33,754	\$ 29,371	\$ -	\$ -	\$ -	325,807
Total Operations & Maintenance	\$ 52,621	\$ 61,671	\$ 50,729	\$ 52,465	\$ 55,797	\$ 50,252	\$ 56,452	\$ 47,976	\$ 47,386	\$ -	\$ -	\$ -	475,348
Total Expenditures	\$ 104,718	\$ 73,357	\$ 57,886	\$ 61,872	\$ 68,513	\$ 62,399	\$ 67,474	\$ 53,688	\$ 60,658	\$ -	\$ -	\$ -	610,566
Excess (Deficiency) of Revenues over Expenditures	\$(103,212)	\$ 273,915	\$ 603,015	\$ 57,346	\$(31,446)	\$(51,272)	\$(38,327)	\$(35,277)	\$(4,797)	\$ -	\$ -	\$ -	669,945
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$(150,000)	\$ -	\$ -	\$ -	(150,000)
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$(150,000)	\$ -	\$ -	\$ -	(150,000)
Net Change in Fund Balance	\$(103,212)	\$ 273,915	\$ 603,015	\$ 57,346	\$(31,446)	\$(51,272)	\$(38,327)	\$(35,277)	\$(154,797)	\$ -	\$ -	\$ -	519,945

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	\$	82,861
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)
LESS: PRINCIPAL PAYMENT 5/1/24	\$	(105,000.00)
Current Bonds Outstanding	\$	1,000,000

SECTION F

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2024

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

ON ROLL ASSESSMENTS

							86.76%	13.24%	100.00%
Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	O&M Portion	1999 Debt Service	Total
11/28/23	10/01/2023-11/13/2023	\$187,454.94	\$0.00	(\$10,197.53)	\$0.00	\$177,257.41	\$153,794.77	\$23,462.64	\$177,257.41
11/30/23	11/14/2023-11/19/2023	\$223,157.24	\$0.00	(\$3,347.36)	\$0.00	\$219,809.88	\$190,714.79	\$29,095.09	\$219,809.88
12/21/23	11/20/2023-11/30/2023	\$448,068.45	\$0.00	(\$6,721.03)	\$0.00	\$441,347.42	\$382,928.55	\$58,418.87	\$441,347.42
12/28/23	12/01/2023-12/15/2023	\$231,669.12	\$0.00	(\$3,475.04)	\$0.00	\$228,194.08	\$197,989.21	\$30,204.87	\$228,194.08
01/31/24	12/15/2023-12/31/2023	\$134,902.06	\$0.00	(\$2,023.53)	\$4,190.53	\$137,069.06	\$118,925.94	\$18,143.12	\$137,069.06
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
03/29/24	02/01/2024-02/29/2024	\$10,798.72	\$0.00	(\$161.98)	\$0.00	\$10,636.74	\$9,228.81	\$1,407.93	\$10,636.74
04/30/24	03/01/2024-03/31/2024	\$28,202.27	\$0.00	(\$423.03)	\$866.63	\$28,645.87	\$24,854.16	\$3,791.71	\$28,645.87
05/31/24	04/01/2024-04/30/2024	\$14,914.13	\$0.00	(\$223.71)	\$0.00	\$14,690.42	\$12,745.93	\$1,944.49	\$14,690.42
06/28/24	05/01/2024-05/31/2024	\$63,554.33	\$0.00	(\$953.31)	\$0.00	\$62,601.02	\$54,314.85	\$8,286.17	\$62,601.02
TOTAL		\$ 1,382,677.47	\$ -	\$ (28,125.86)	\$ 5,057.16	\$ 1,359,608.77	\$ 1,179,644.42	\$ 179,964.35	\$ 1,359,608.77

98%	Net Percent Collected
\$23,276.37	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 CDD
FY2024 - Operating Account
Reimbursement Request Form

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

Employee Name: Mary Martin

Date	
7/2/2024	Sump Pump
	\$249.00

Total


Employee Signature

Jordan Lansford
Manager Signature



Port Charlotte 10PM 34289

Port Charlotte 10PM

34289

Menu Quotes List Lakes

Order #WG64838899

Placed on: Jun 20, 2024

Billing Information

Courtney Sears

1771 Scarlett Ave
NORTH PORT FL 34289

Payment Method: VISA ***4193

Item

Price/Item

Qty

Line Total

Delivery (1 item)

2800 Plantation Blvd , NORTH PORT, FL 34289

DEWALT 1/2 hp. Stainless Steel/Cast Iron Submersible Sump Pump

\$249.00

1

\$249.00

Expect it on Jun 21

Subtotal

\$249.00

Delivery

\$0.00

Sales Tax

\$0.00

Total

\$249.00

You Saved

\$0.00

Need help?

Online Customer Support:
1-800-430-3376

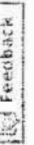
Call 7 days a week:
6 a.m. to 2 a.m. EST

Download Our App

How can we help?

Call 1-866-333-3551 | Text 78465

Provide Feedback



BANK Credit CARD Statement

06/25/24	06/25/24	WALMART.COM 800-925-6278 AR #2405523J109WZB40F	[REDACTED]
06/22/24	06/22/24	CONSUMER CELLULAR INC WWW.CONSUMERCOR #2475542HZ3HQMRS5D5	[REDACTED]
06/22/24	06/22/24	GOOGLE *YouTube TV g.co/helppay#CA #2469216HY325E6HQW	[REDACTED]
06/21/24	06/21/24	ONLINE PAYMENT THANK YOU #7414718HX36HHRXH5	[REDACTED]
06/21/24	06/21/24	ROSS STORES #1548 NORTH PORT FL #2461043HY03R2HL4J	[REDACTED]
06/20/24	06/20/24	HOMEDEPOT.COM 800-430-3376 GA #2494301HX09FK3RF2	\$249.00
06/18/24	06/18/24	AMZN Mktp US*2V3E30TJ3 Amzn.com/billWA #2469216HS2Z5E78Y5	[REDACTED]
06/17/24	06/17/24	NIC MYDMVPORTAL EGOV.COM FL #2405523HS04PZR4N0	[REDACTED]
06/15/24	06/15/24	WALGREENS #10145 NORTH PORT FL #2444500HR00NZPVG1	[REDACTED]
06/15/24	06/15/24	WALMART.COM 8009256278 800-966- 6546 AR #2444500HP8PRFR7LE	[REDACTED]
06/15/24	06/15/24	FSP*FLIP FLOP SHOPS NORTHNORTH PORT FL #2444500HP8PRFR7FA	[REDACTED]
06/14/24	06/14/24	WALMART.COM 8009256278 800-966- 6546 AR #2444500HP8PRFR7HV	[REDACTED]
06/13/24	06/13/24	RANGER RICK/ZOOBKS PUB 800-611- 1599 VA #7469216HM34H09TW1	[REDACTED]
06/07/24	06/07/24	RANGER RICK/ZOOBKS PUB 800-611- 1599 VA #2469216HF2ZSS6G7M	[REDACTED]
06/05/24	06/05/24	WAL-MART #0721 PORT CHARLOTTFL #2422638HEBLH2N4XL	[REDACTED]

SECTION B

Lakeside Plantation CDD
FY 2024 - Operating Account
Reimbursement Request Form

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

Employee Name: Patrick Lavoy

Date	
June 5, 2024	Mike's Billiard Services \$525.00 Relocate table, replace runner, rebalance and position
06/28/2024	EMMI \$1,397.89 Replace 5 hp pool pump motor, reassemble, replace diffuser o'rings, flange o'rings. Pump brass sleeves

Patrick Lavoy 7/9/2024

Total



6115 31st Street East
Bradenton, FL 34203
Phone: (941) 351-5858

INVOICE

Invoice No.:	48343
Invoice Date:	6/28/2024

Sold To:	DAIKIN APPLIED AMERICAS, INC. PO BOX 1551 MINNEAPOLIS, MN 55440	Ship To: LAKESIDE PLANTATION PATRICK
----------	---	--

Order	Order Date	Sales Rep	Ship Date	Ship Via	Terms
	6/28/2024	LLL	6/28/2024		CC

Customer PO		Job No.	J17094 LAKSIDE ...	Due Date	6/28/2024
-------------	--	---------	--------------------	----------	-----------

Item #	Description
	5HP 1PH EQ POOL PUMP - FOUND FLOODED. REPLACE MOTOR (MOD FOR EQ APPLICATION), SEAL AND GASKETS.
EJM502B	US 5HP 3600RPM 184JM ODP 1PH
BRASS 7/8X1X2	PUMP BRASS SLEEVE EQ PUMPS
PS360	PAC SEAL 1.00"
O-459	EQ DIFFUSER O-RING
SHOP SUPPLY	MISC JOB MATERIALS
O-522	EQ PUMP FLANGE O-RING 356780
Labor-MADER	Labor
FREIGHT	SHIPPING & HANDLING

Subtotal	\$1,397.89
Sales Tax (7.5%)	\$0.00
Total	\$1,397.89

Signature: _____ Date: _____

MIKE'S Billiard Services

PATRICK
LAUDY

Home Office - 3375 34th Street North, Suite 103, St. Petersburg, FL 33713-2460

Telephone - Local (727)522-8731 Fax (727)521-9402

Toll Free - (800)887-2630 Combat Veteran Owned

Invoice # _____

(920)

239-241-1160

Stairs: _____ Yes ☒ No

Mileage fees: \$2.00 per mile
on moves more than 20 miles

Dispatch Time: _____

Date of Job: Thursday, 6th June, 2024 Start Time: 11:00

Base Charge: \$525.00

Add on Charge: _____

Opt, Chalk Charge: _____

Sales Tax 7%: 36.75

7 % discount if paid by cash or check

Total Charge: _____

Method of Payment: _____ CASH or Credit Card ☒ or Check #: _____

Customer was notified payment is C.O.D. by cash or check and due @ time of service

N6 initials _____ date _____ time _____

1 HOUR

Client's Name/Contact Rep: LAKEVIEW PLANTATION

HEADS

Table Located @/ MOVE TO: 2200 PLANTATION BLVD

UP

City/State/ZipCode: NORTHPORT, FL 34289

CALL

Home Phone #: _____ Cell: 239-241-1160

Job Type: ROOM MOVE, FLIP, ROTATE, FIX

Color of Cloth: _____ Table Size 8' New or Used 3PC Drop

Move From: _____

From Phone #: _____

Extra: THEY TRIED TO MOVE IT

E-Mail Address: _____

Booked Date: 6/5/24 TA KEK55 & K66 RUBBER ON ALL RECO VIB JOBS

I have walked around the table with the IC technician sent to work on my table and at this time,
by signing below, accept that it is level and I am Satisfied with the work.

Client's Signature: Mary Morton Date: 6/6/2024

MUST SIGN BOTH SIDES

Charges: Stair Charge is \$100.00 per flight of stairs Stairs Charge: _____

Any add't work is between Client and IC and will not fall under company liability

As independent contractors - if work order is not signed by crewmember no payment will be issued.

Crew Members: _____ & _____

Your Sale Receipt from Mikes Billiards Supply

1 message

Mikes Billiards Supply <notifications@spoton.com>

Thu, Jun 6, 2024 at 12:33 PM

Reply-To: Mikes Billiards Supply <mikesbilliards@gmail.com>

To: mikesbilliards@gmail.com

Mikes Billiards Supply

3375 34th St N Ste 103,St Petersburg, FL 33713

(727) 432-2172

June 6th, 2024 at 12:32 PM

\$561.75

Subtotal	\$525.00
Tax @ 7.00%	\$36.75
Total	\$561.75
Payment	\$561.75
visa...6936, 11/27	

Lakeside Plantation CDD

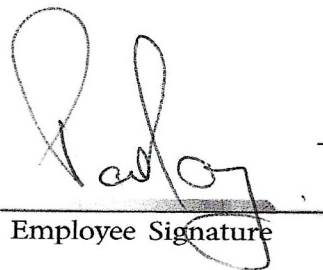
FY2024 - Operating Account Reimbursement Request Form

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

Employee Name:

PATRICK LAUOY

Date	
7.13.2024	AZTEC PLUMBING
	See Attached
	DRAIN
	SYSTEM
	REPAIR.


Employee Signature

\$ **Total**
1984.50

Manager Signature



Aztec Plumbing & Drains
12410 Metro Pkwy, Fort Myers, Florida
33966
(239) 542-BATH
www.aztecplumbing.net
CFC 1427446

Invoice 187549425
Invoice Date 7/13/2024
Completed Date 7/13/2024
Technician Brandon Ambrose
Customer PO
Payment Term Collect at Time of Service

Billing Address

LAKESIDE COMMUNITY OF PLANTATION
2200 Plantation Boulevard
North Port, FL 34289 USA

Job Address

LAKESIDE COMMUNITY OF PLANTATION
2200 Plantation Boulevard
North Port, FL 34289 USA

Description of work

HAND DIG 2' DISCHARGE PIPE FROM POOL EQUIPMENT DRAIN, INSTALL DIRECTIONAL 6' Y ON EXISTING 6' RISER, INSTALL ACCESSABLE CLEAN OUT FOR FUTURE USE, PRICE \$2205

Spent morning getting new fittings and retrieving excavator from shop when I return got rained out for hours have to return Saturday morning at 8 AM to finish repair

Return to job site installed 6 inch wye with 2 inch bushing to run 2 inch pressure PVC discharge line into wye and backfilled

Task #	Description	Quantity	Price	Total
MISC1	HAND DIG 2' DISCHARGE PIPE FROM POOL EQUIPMENT DRAIN, INSTALL DIRECTIONAL 6' Y ON EXISTING 6' RISER, INSTALL ACCESSABLE CLEAN OUT FOR FUTURE USE, PRICE \$2205	1.00	\$2,205.00	\$2,205.00

Paid On	Type	Memo	Amount
7/8/2024	Credit Card	Approved 10% Deposit	\$220.50
7/13/2024	Credit Card		\$1,984.50
			Potential Savings \$0.00
			Sub-Total \$2,205.00
			Tax \$0.00
			Total Due \$2,205.00
			Payment \$2,205.00
			Balance Due \$0.00

The Aztec Promise
We're Prompt.
We're Polite.
We're Professional.

I, the undersigned, acknowledge that the work I have agreed to have Aztec Plumbing & Drains complete has been explained to my satisfaction and that the price was given to me before the work began. I am aware that upon completion of the work I am responsible for full payment of the agreed upon price by Cash, Check, Visa, MasterCard, Discover American Express or a provided financing option. I am also aware that Aztec Plumbing & Drains is not responsible for any additional repairs necessary to complete this work and that I will be notified of any price increase before the work continues. Aztec Plumbing & Drains is not responsible for any material that may need to be repaired or replaced due to the work being performed.

Transaction ID:

NT-9597886186

Mikes Billiards Supply

3375 34th St N Ste 103, St Petersburg, FL 33713

[Privacy Policy & Terms of Service](#)

SECTION C

SARAHNAH

Check Request

District	<u>LAKESIDE</u>	Date	<u>7/9/24</u>
Payable to	<u>JOHN WHITMAN</u>		
Amount Requested	<u>153.05</u>	Account Number	
Requested By	<u>Harold Myers</u>		
Description of Need	<u>SUPPLIES for pool - tennis</u>		
Approved By	<u>H Myers</u>	Signature	<u>Harold Myers</u>
Received By		Signature	

1536 SCARLETT AVE
NORTH PORT FL 34289



How doers
get more done.

19690 COCHRAN BLVD.
PORT CHARLOTTE, FL 33948 (941)6250783

0201 00009 02262 06/25/24 01:26 PM
SALE CASHIER LYNNE

611942039494 DWV PIPE <A> 17.74
2" X 10' PVC40-DWV PE PIPE
090489439248 5/4X6-8 STD <A>
5/4X6-8FT STD PT GC WEATHERSHIELD
606.08 36.48
611942033386 FITTING <A> 3.67
2" DWV REPAIR COUPLING HXH
611942033874 2" PVC ELBOW <A> 7.78
2 IN. PVC DWV 90-DEGREE LONG TURN SP
0000-189-154 FITTING <A> 13.85
4" DWV MALE ADAPTER HXMP

SUBTOTAL 79.52
SALES TAX 5.57
TOTAL \$85.09

XXXXXXXXXXXX8360 VISA USD\$ 85.09
AUTH CODE 05429C/0090881 TA
Chip Read
AID A0000000031010 VISA CREDIT

*pool sump pump - drain
330 53800 5/100*

0201 06/25/24 01:26 PM



0201 09 02262 06/25/2024 7561

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 09/23/2024



How doers
get more done.

19690 COCHRAN BLVD.
PORT CHARLOTTE, FL 33948 (941)6250783

0201 00010 85877 05/12/24 07:43 AM
SALE CASHIER PENNY

090489439248 5/4X6-8 STD <A>
5/4X6-8FT STD PT GC WEATHERSHIELD
605.98 35.88

SUBTOTAL 35.88
SALES TAX 2.51
TOTAL \$38.39

XXXXXXXXXXXX8360 VISA USD\$ 38.39
AUTH CODE 00218C/4105493 TA
Chip Read
AID A0000000031010 VISA CREDIT

0201 05/12/24 07:43 AM



0201 10 85877 05/12/2024 9218

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 08/10/2024

*wood for piping
At pool for step.*

330 53800 5/100

\$:

85.09
29.57
38.39
153.05



How doers
get more done.

19690 COCHRAN BLVD.
PORT CHARLOTTE, FL 33948 (941)6250783

0201 00051 11935 06/20/24 12:47 PM
SALE CASHIER PENNY

040235751285 30 SEC GAL <A,S> 9.98
30 SECONDS 0/DR 1280Z
030699701728 SRTY KT SN <A> 8.98
SECURITY STRIKE KIT SN
0000-163-479 CHAIN <A>
PROOF COIL CHA'TN ZINC 3/16"X1'
4@2.17 8.68

SUBTOTAL 27.64
SALES TAX 1.93
TOTAL \$29.57

XXXXXXXXXXXX7215 DEBIT USD\$ 29.57
AUTH CODE 002918
Chip Read Verified By PIN
AID A00000000980840 US DEBIT

0201 06/20/24 12:47 PM



0201 51 11935 06/20/2024 5561

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 09/18/2024

*chains tennis court
gate billiard's
cleaner - chairs
330 - 53800 5/100*

SECTION D

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

DATE

TERMS

DUE DATE

1109-73(395)

04/23/2024

Due on receipt

05/23/2024

DATE	ACTIVITY	DESCRIPTION	AMOUNT
04/20/2024		Service Notes:	
		Found system low on refrigerant. Performed a leak check and found a leak in the liquid line solder joint; this is an existing line. Cut out and replaced the bad section of line, evacuated it and recharged. System running OK now.	
	Sales	Materials: R-410A	2,700.00
	Sales	Materials: Torch & Vac	45.00
	Sales	Labor: Technician - 3 Hours	375.00

The section of line that was leaking was a pre-existing line and not part of the new installation. The warranty does not apply to this repair today. Charges are for Labor and Materials to fix a leak at a weld joint on a pre-existing copper line to return the system to functioning capacity.

BALANCE DUE

\$3,120.00

Job Invoice

SOLD TO Lakeside Clubhouse

DATE ORDERED
4/20/24

CUSTOMER ORDER #

JOB LOCATION

STARTING DATE

TERMS

[illegible]

DATE COMPLETED

AUTHORIZED SIGNATURE

GRAND TOTAL

2745 -

3120 00

SECTION E

AGREEMENT FOR AMENITY MANAGEMENT SERVICES

This Agreement (“**Agreement**”) is effective as of June 1, 2024, by and between:

Lakeside Plantation Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in the City of North Port, Sarasota County, Florida whose mailing address is 4530 Eagle Falls Place, Tampa, Florida 33619 (“**District**”); and

Governmental Management Services-Tampa, LLC, a Florida limited liability company, with a mailing address of 4530 Eagle Falls Place, Tampa, Florida 33619 (“**Contractor**”, together with District, “**Parties**”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes*, by ordinance adopted by the City of North Port, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District owns, operates, and maintains certain amenity facilities (“**Facilities**”); and

WHEREAS, the District desires to enter into an agreement with an independent contractor to provide amenity management services; and

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

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

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

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

SECTION 2. DESCRIPTION OF WORK AND SERVICES.

A. The District desires that the Contractor provide professional amenity

management, assistant amenity management, and maintenance services within presently accepted standards. Upon all Parties signing this Agreement, the Contractor shall provide the District with the Services identified in **Exhibit A**.

B. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.

C. The Contractor shall provide the Services as shown in **Section 3** of this Agreement. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.

D. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.

SECTION 3. SCOPE OF SERVICES. The Contractor will provide amenity management, assistant amenity management, and maintenance services for the Facilities. The duties, obligations, and responsibilities of Contractor are to provide the material, tools, skill and labor necessary for the Services attached as **Exhibit A**. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this Agreement controls.

SECTION 4. MANNER OF CONTRACTOR'S PERFORMANCE. The Contractor agrees, as an independent contractor, to undertake work and/or perform the Services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards. The performance of the Services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

A. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.

B. The Contractor agrees that the District shall not be liable for the payment of any work or services not included in **Section 3** unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.

C. The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and

systems pertinent to the Contractor's services.

- (1) The District hereby designates the Chair, or his or her designee, to act as its representative ("**District Representative**").
- (2) Upon request by the District Representative, the Contractor agrees to meet with the District Representative to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.

D. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

SECTION 5. COMPENSATION; PAYMENT TERMS.

A. Fees and Expenses:

1. A schedule of fees for the Services is attached hereto as **Exhibit B**, and incorporated herein. The District shall pay the Contractor for the Services in accordance with the schedule of fees in **Exhibit B**. For purposes of the Contractor's compensation for the Services, the District shall compensate the Contractor only for those Services provided under the terms of this Agreement.
2. Unless otherwise specified by this Agreement, the Contractor will invoice the District for the Services as soon as may be practicable in advance of each month and in the amounts set forth in Exhibit B. The fees for those services which are not being requested at the time this Agreement is approved will be provided to the District at such time as those services are required and requested by vote of the Board of Supervisors. All invoices shall be due and payable by the District within forty-five (45) days from the date of receipt of a correctly submitted invoice or as otherwise provided by the Prompt Payment Act, Chapter 218.70, *Florida Statutes*. Invoices not paid within forty-five (45) days of presentation shall be charged interest on the balance due at the maximum legally permissible rate.
3. Fees for the Services may be negotiated annually by the Parties. Any amendment to Services fees must comply with the amendment procedure in this Agreement.

4. In the event the District authorizes a requested change in the scope of Services, Contractor shall submit, in writing to the District, a request for a fee amendment corresponding to the change in Services being requested, if it has not already done so. Any change in the scope of requested services and the corresponding fee amendment shall comply with the amendment procedure in this Agreement. Such amendment must be validly executed by the Parties before Contractor is authorized to begin providing services pursuant to the change in scope and the revised fees are adopted.
5. For the purposes of this Agreement, an out-of-pocket expense is an unexpected expense that the Contractor or one of its subcontractors, if applicable, incurs during the performance of the Services, as provided in this Agreement. Such out-of-pocket expenses are included in the fees shown in **Exhibit B**. Out-of-pocket expenses incurred in connection with performance under this Agreement will be subject to reimbursement at cost. These expenses include, but are not limited to, airfare, mileage, transportation/parking, lodging, postage, and copies.

B. Payment Terms.

1. **Services.** Services will be billed monthly pursuant to the schedule shown in **Exhibit B**.
2. **Additional Services.** Additional Services, as such term is defined on **Exhibit B**, will either be billed monthly at the Contractor's proposed hourly rate or per occurrence both as authorized by the District and negotiated by the Parties.
3. **Out-of-Pocket Expenses.** Out-of-Pocket expenses not included under the Services of the Contractor will be billed monthly as incurred, subject to the \$1,000 limitation set forth on **Exhibit B**.

C. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workers' Compensation,

Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

D. Should the District desire additional work or services, or to add additional areas to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.

E. The Contractor shall maintain records conforming to usual accounting practices. As soon as may be practicable at the beginning of each month, the Contractor shall invoice the District for all services performed in the prior month and any other sums due to the Contractor. The Contractor may cease performing services under this Agreement if any payment due hereunder is not paid within forty-five (45) days of the invoice date. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.

SECTION 6. INSURANCE.

A. The Contractor shall maintain throughout the term of this Agreement the following insurance:

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

- B. Except with respect to Professional Liability and Workers' Compensation insurance policies, the District, its staff, consultants, and supervisors shall be named as additional insured, on a primary non-contributory basis, on each insurance policy described above. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- C. If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 7. INDEMNIFICATION.

- A. Contractor Indemnification. The Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault.
- B. District Indemnification. To the extent allowable under applicable law (and only to the extent of the limitations of liability set forth in Section 768.28, Florida Statutes), except to the extent caused by the negligence, reckless, and/or willful misconduct of the Contractor, the District agrees to indemnify, defend, and hold harmless the Contractor and its officers,

supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that Contractor may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent or intentionally wrongful acts or omissions of the District. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the Contractor may be entitled and shall continue after the Contractor has ceased to be engaged under this Agreement. In addition to any other conditions and/or limitations set forth herein, the District shall be obligated to indemnify Contractor only if such indemnification obligation is covered by the District's insurance.

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

SECTION 8. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 9. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 10. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately

discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 11. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 12. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 13. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

SECTION 14. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all Services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

SECTION 15. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

SECTION 16. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 17. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 18. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 19. ENFORCEMENT OF AGREEMENT. A default by either Party under this Agreement shall entitle the other Party to all remedies available at law or in equity. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing Party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 20. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement.

SECTION 21. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the Parties.

SECTION 22. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 23. NOTICES. All notices, requests, consents and other communications under this Agreement ("**Notice**" or "**Notices**") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

A. If to District:	Lakeside Plantation Community Development District 4530 Eagle Falls Place Tampa, Florida 33619 Attn: District Manager
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JLansford@gms-tampa.com

With a copy to:

Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel
Sarah.Sandy@KutakRock.com

6. If to the Contractor:

Governmental Management Services-Tampa, LLC
4530 Eagle Falls Place
Tampa, Florida 33619
Attn: President
DMossing@gmstnn.com

With a copy to:

Governmental Management Services-Tampa, LLC
4530 Eagle Falls Place
Tampa, Florida 33619
Attn: Chief Operating Officer
KNelson@gmstnn.com

And:

Governmental Management Services-Tampa, LLC
2400 E. Commercial Blvd, Ste 820
Fort Lauderdale, FL 33308
Attn: Kurt Zimmerman, Registered Agent
kurt@zimmermanlaw.com

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notices on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth in this Agreement.

SECTION 24. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations,

covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 25. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Sarasota County, Florida.

SECTION 26. COMPLIANCE WITH PUBLIC RECORDS LAWS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is District Manager, **Jordan Lansford** (“Public Records Custodian”). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 344-4844, INFO@GMS-TAMPA.COM, 4530 EAGLE FALLS PLACE, TAMPA, FLORIDA 33619.

SECTION 27. E-VERIFY REQUIREMENTS. The Contractor shall comply with and perform all applicable provisions of Section 448.095, Florida Statutes. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of this Agreement.

SECTION 28. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 29. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 30. COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

SECTION 31. COMPLIANCE WITH SECTION 20.055, *FLORIDA STATUTES*. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

SECTION 32. SCRUTINIZED COMPANIES STATEMENT. Contractor certifies it: (i) is not in violation of Section 287.135, Florida Statutes; (ii) is not on the Scrutinized Companies with Activities in Sudan List; (iii) is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; (iv) does not have business operations in Cuba or Syria; (v) is not on the Scrutinized Companies that Boycott Israel List; and (vi) is not participating in a boycott of Israel. If the Contractor is found to have submitted a false statement with regards to the prior sentence, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List, has engaged in business operations in Cuba or Syria, and/or has engaged in a boycott of Israel, the District may immediately terminate the Contract.

SECTION 33. TERM. The initial term of this Agreement commences on June 1, 2024, and

continues until September 30, 2025 (**“Initial Term”**), unless terminated earlier by either party in accordance with the provisions of this Agreement. This Agreement shall automatically renew for additional one-year terms (**“Renewal Terms”**), unless terminated pursuant to its terms. The Contractor acknowledges that the prices of this Agreement are firm, and that the Contractor may change the prices only with the District’s written consent, as evidenced by a vote of the District’s Board of Supervisors. The District will consider price adjustments each twelve (12) month period to compensate for market conditions and the planned workload of the District to be performed during the next twelve (12) month period. Evidence of price or fee adjustments will be approved by the Board in its adopted or amended Fiscal Year Budget.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

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

Attest:

**LAKESIDE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

By: Patrick Lavoy

Its: Secretary / Assistant Secretary

Its: Chair, Board of Supervisors

**GOVERNMENTAL MANAGEMENT
SERVICES-TAMPA, LLC**

Witness

By: _____

Print: _____

Its: _____

- Exhibit A:** Scope of Services
- Exhibit B:** Schedule of Fees
- Exhibit C:** Amenity Management Payroll Calculator
- Exhibit D:** GMS FLSA Job Descriptions
- Exhibit E:** Certificate Of Insurance

Exhibit A:
Scope of Services

STANDARD ON-GOING SERVICES (“SERVICES”): These services will be provided on a recurring basis and are commonly referred to as the basic services necessary for the normal and routine functioning of the District Amenity Center management.

1. AMENITY MANAGEMENT:

STAFFING DESCRIPTIONS	
1) Amenities / Office Coordinator	▪ This is a full-time on-site position that is benefits eligible. ▪ See also Exhibit D for additional FLSA duties “GMS Amenity Manager”
2) Amenities Attendant #1	▪ This is a part-time on-site position that is benefits ineligible. ▪ The weekly work hour schedule will have seasonal variability ▪ See also Exhibit D for additional FLSA duties “GMS Amenity Attendant”
3) Amenities Attendant #2	▪ This is a part-time on-site position that is benefits ineligible. ▪ The weekly work hour schedule will have seasonal variability ▪ See also Exhibit D for additional FLSA duties “GMS Amenity Attendant”
4) Maintenance and Custodial Technician	▪ This is a part-time on-site position that is benefits ineligible. ▪ The weekly work hour schedule will have seasonal variability ▪ See also Exhibit D for additional FLSA duties “GMS Maintenance Technician”
<i>Services and processes can be changed with mutual written consent of the CDD and GMS-Tampa</i>	

Exhibit A:
Scope of Services

KEY AMENITY MANAGEMENT SERVICES RESPONSIBILITIES

- 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

Exhibit A:
Scope of Services

KEY AMENITY MANAGEMENT SERVICES RESPONSIBILITIES

- 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

Services and processes can be changed with mutual written consent of the CDD and GMS-Tampa

2. ADDITIONAL SERVICES:

All other requested items not specifically denoted in **Exhibit A** or **Exhibit B** will be subject to either a flat rate proposal or an hourly rate proposal to the District.

Exhibit B:
Schedule of Fees

STANDARD ON-GOING SERVICES (“SERVICES”): These services will be provided on a recurring basis and are commonly referred to as the basic services necessary for the normal and routine functioning of the District Amenity Center management.

1. AMENITY MANAGEMENT SERVICES:

Service Descriptions & Fee Schedule	GMS Fiscal Year 2024 Fees *
Amenity Management Services: • GMS will charge a % of total payroll and benefit expenses as the administration fee for providing Amenity For District Employees. • The monthly GMS Fee amounts are variable based on actual payroll expenses. (Recruiting Dependent Costs) <u>Illustrative Example:</u> • If the actual payroll summary report was for \$6,796.39 and the employee benefit costs is \$1,000.00 • The GMS fees would be \$1,949.10 [25% of \$7,796.39] • See Also Exhibit C • “D – Burden - Liability And Overhead \$”	25% of all Payroll or Employee Related Costs
Additional Services: • All other requested items not specifically denoted in Exhibit B will be subject to either a flat rate proposal or an hourly rate proposal to the District • The Hourly rate for the District Manager is \$175/Hour. • The Hourly rate for the District Accountant is \$125/Hour. • The Hourly rate for the Director of Amenity Management is \$125/Hour. • The Hourly rate for the District Administrative Assistant is \$80/Hour.	To Be Negotiated

Exhibit B:
Schedule of Fees

Service Descriptions & Fee Schedule	GMS Fiscal Year 2024 Fees *
Out-of-Pocket Reimbursable Expenses • Reimbursable expenses to be itemized on invoicing each month. • Written pre-approval from the District Manager or District must be included for any recruiting or other reimbursable expenses over \$1,000.00 a month.	At GMS Standard Rate or Costs
Facility Maintenance and Repair Services. • GMS has a comprehensive on-site and insured maintenance service for small to medium-sized projects which can be provided at the direction of the District Board Of Supervisors and/or the District Manager. \$50.00/Hour + Expenses.	\$50.00/Hour + Expenses
*Fees reflect the Annual Budget for Services for Fiscal Year 2024 with dates effective October 1st, 2023, through September 30th, 2024. For Fiscal Year 2025, with dates effective October 1st, 2024, through September 30th, 2025, the GMS fees will be negotiated and will be reflected in the Adopted 2025 Budget.	

2. ADDITIONAL SERVICES:

All other requested items not specifically denoted in Exhibit A or Exhibit B will be subject to either a flat rate proposal or an hourly rate proposal to the District.

Exhibit C: Amenity Management Payroll Calculator

The schedule below is an illustrative schedule that includes sample employee expenses related to the Amenity Center Management Services.

GMS-TAMPA -Lakeside Plantation CDD Amenity Staff Calculator - Effective 2024-05-01						
Anticipated Hours Per Week		24.0	40.0	28.0	16.0	108
Anticipated Hours Per Year		1,248	2,080	1,456	832	5,616
Anticipated Hourly Rate		\$ 22.00	\$ 30.00	\$ 18.00	\$ 18.00	
		Part Time Maintenance	Full Time Amenity Manager	Part Time Amenity Attendant #1	Part Time Amenity Attendant #2	
	Rates	Annual	Annual	Annual	Annual	Total
A) Salary/Wages *		\$27,456	\$62,400	\$26,208	\$14,976	\$131,040
<i>Recruiting Dependent Salary/Wage Estimates</i>						
Employment Cost:						
Social Security (6.20%)	6.20%	\$1,702	\$3,869	\$1,625	\$929	\$8,124
Medicare (1.45%)	1.45%	\$398	\$905	\$380	\$217	\$1,900
Workers' Compensation Rate By Class	Maintenance \$4.00	\$0.86	\$1,098	\$537	\$225	\$1,989
State Unemployment (2.70% - \$8,000)	2.70%	\$216	\$216	\$216	\$216	\$864
Federal Unemployment (0.6% - \$8,000)	0.60%	\$48	\$48	\$48	\$48	\$192
Employer Liability Insurance	Monthly \$20.83	\$250	\$250	\$250	\$250	\$1,000
Payroll Processing (Certipay)	Monthly \$30.00	\$360	\$360	\$360	\$360	\$1,440
Health Insurance	Monthly \$693.71	\$0	\$8,325	\$0	\$0	\$8,325
Short-Term/Long-Term Disability	Monthly \$171.30	\$0	\$2,056	\$0	\$0	\$2,056
Dental	Monthly \$30.57	\$0	\$367	\$0	\$0	\$367
Vision	Monthly \$6.04	\$0	\$72	\$0	\$0	\$72
401K	4.00%	\$0	\$2,496	\$0	\$0	\$2,496
Phone (\$75 per month)	\$ - \$75.00	\$0	\$0	\$0	\$0	\$0
Computer and Software	Monthly \$41.67	\$0	\$0	\$0	\$0	\$0
Uniforms-Golf Shirts	Annual \$250.00	\$0	\$0	\$0	\$0	\$0
Bonus (GMS Evaluates Annually In October)	Annual TBD	\$0	\$0	\$0	\$0	\$0
Vehicle:						
Insurance		\$0	\$0	\$0	\$0	\$0
Gas/mileage - 15,000 miles per year @ \$0.67 per mile		\$0	\$0	\$0	\$0	\$0
Burden - Employment Cost		\$4,073	\$19,500	\$3,104	\$2,148	\$28,825
Burden - Employment Cost %		15%	31%	12%	14%	22%
B) Total Employment Cost		\$31,529	\$81,900	\$29,312	\$17,124	\$159,865
<i>Salary/Wages plus Benefits, Bonus, Processing Expenses</i>						
C) Staff Burden - Liability and Overhead %		25.0%	25.0%	25.0%	25.0%	25.0%
<i>GMS will Charge 25% of Actual Total Employment Costs</i>						
D) Burden - Liability and Overhead \$		\$7,882	\$20,475	\$7,328	\$4,281	\$39,966
<i>Estimated GMS Service Fees For Amenity Management</i>						
E) Total Employment Cost		\$39,411	\$102,375	\$36,640	\$21,406	\$199,831
<i>Estimated Amenity Center Staffing Expenses</i>						
Hourly Rate		\$31.58	\$49.22	\$25.17	\$25.73	\$35.58

Illustrative

* The GMS Fee basis in this chart is illustrative. GMS recruiting will occur as close as possible to these market salary/wage figure estimates for each approved position. Any material staffing expense changes will be discussed with the Board during Monthly Board Meetings. GMS will charge 25% of the actual "B) Total Employment Costs" as our service fee.

Exhibit D:
GMS Position Guides

For the positions outlined in Exhibit A, attached are the GMS position guides which include the key FLSA and physical requirement duties.

GMS will revise duties periodically as described in our GMS Handbook.



GMS JOB TITLE: Amenity Manager
FLSA Status: Exempt
HOURS: Full Time (40+ hours per week)

GMS COMPANY OVERVIEW:

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We are a close-knit team of achievers that work passionately together to support our customers. We at GMS will give you the tools and support you need to grow your career with us in ways that are rewarding, fulfilling, and fun. Please visit our website at www.govmgtsvc.com for additional information on our organization and the quality services we provide.

JOB SUMMARY AND PURPOSE OF THE JOB:

The Amenity Manager Role "Team Member (TM)" oversees the clubhouse facility during the hours set by the Board of Supervisors and provides excellent customer service to residents. The Amenity Manager also provides exemplary service in a manner consistent with the values and mission of the assigned District and/or GMS. He or she performs all responsibilities while demonstrating outstanding customer service skills as it relates to this function. This includes working interdepartmentally, as well as, with our external customers.

PRIMARY RESPONSIBILITIES AND DUTIES include but are not limited to the following:

- ◆ Must be familiar with the Clubhouse Rules and Regulations
- ◆ Greet persons entering facility, schedule and maintain reservation calendars.
- ◆ Ability to communicate concerns and updates to club members in a tactful and discrete manner.
- ◆ Answering phones in a professional manner and take ownership of the matters addressed on the phone, meaning that the TM will have to find the answer to the provided question or solution to the presented problem.
- ◆ Respond quickly to members concerns or inquiries.
- ◆ Conduct hourly rounds of the clubhouse and pool deck to monitor usage, cleanliness, and any other items that should be reported to either the TM, clubhouse manager, and/or the District Manager.
- ◆ Maintain a safe, clean, and friendly environment for the members. Maintain a proactive approach for safety and risk management.
- ◆ Must know the procedures for tracking inventory.
- ◆ May issue access cards to eligible residents.
- ◆ May assist with resident notification or special events.
- ◆ May be responsible for planning and oversight of all special events at the district.
- ◆ Report any problems and/or any accident or incident to the TL before the end of shift. Notify the team of any situations regarding the operation of the facility such as: broken equipment, facility damages, disciplinary concerns, and members' concerns.
- ◆ As part of being a team player: being available to substitute shifts as needed, with the understanding that same benefit will be reciprocal.
- ◆ Must be available to work weekends and some holidays.
- ◆ Understand pool and gym capacity and enforce associated rules for usage.
- ◆ Attend staff meetings. May also attend monthly Board Of Supervisor Meetings and produce a monthly report for those meetings.
- ◆ To comply with all other duties deemed necessary by management.

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SUPERVISORY RESPONSIBILITIES AND DUTIES:

- ◆ None, however, may provide additional oversight to maintenance personnel, lifeguards, pool monitors or pool attendants.

COMPETENCIES:

- ◆ High Ethical Standards and Integrity
- ◆ Great Teamwork Skills and Demonstrated Collaboration Style. Maintains composure in challenging situations.
- ◆ Strong Attention to Detail
- ◆ Superior Communication, Writing, and Organizational Skills
- ◆ Self-Motivated, Able to Meet Pressing Time-Sensitive Requirements
- ◆ Demonstrates a commitment to the District and/or the GMS organization's philosophy of high quality, professionalism, and organizational culture
- ◆ English is required. Bi-lingual (Spanish and English) a plus. Multiple language fluency is desirable
- ◆ Must be able to read and write. Demonstrate excellent communication skills both verbal and written. Possess the ability to follow written and verbal directions.
- ◆ Must be at the legal required age.
- ◆ Must possess computer literacy skills with intermediate command of computer hardware/software required.
- ◆ For some District clients, CPR certification is a requirement of this position; the hiring manager will share this required if needed. For those Districts that require this certification, if the TM is not CPR certified it will be necessary that the TM obtains the certifications within 3 months, it is the obligation of the TL to make sure the TM gets scheduled to receive the proper training and the certification.
- ◆ Must be a team player as all the functions will require to interact with other team members.
- ◆ Ability to successfully complete mandatory training (Online and/or in person)

WORK ENVIRONMENT:

The physical environment requires the employee to work both inside and outside in heat/cold, wet/humid, and dry/arid conditions. May be requested to work overtime and weekends for special program events.

PHYSICAL DEMANDS:

Ability to lift up to 40 lbs. work in an upright standing or sitting position for long periods of time. Handle, grasp and lift objects and packages. Reach with hands and arms. Communicate, receive and exchange ideas and information by means of the spoken and written word. Ability to quickly and easily navigate the property/building as required to meet the job functions. Complete all required forms.

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of the job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

TRAVEL AND AVAILABILITY REQUIREMENTS:

May be required to travel for training sessions off-site on an ad-hoc basis. May be occasionally required to cover assignments for front desk staff when needed. Ability to work extended hours and weekends based on scheduling needs.

EDUCATION AND EXPERIENCE QUALIFICATIONS:

- ◆ Entry Level position. High School diploma or equivalent.
- ◆ One (1) or Two (2) years of front desk or club house attendant experience preferred. Strong customer service skills required. Effective verbal and written communication skills.



RESTRICTIVE COVENANTS:

GMS requires applicants to disclose if they are subject to any restrictive covenants or commitments that would potentially or reasonably impact GMS business. Examples are non-solicitation agreements, non-compete agreements, etcetera.

BENEFITS:

One of the many advantages of working at GMS and its family of companies is the great benefits that we offer to you and your eligible dependents. We offer benefits that foster the health and well-being of you and your family such as medical, dental, and vision coverage along with programs to enhance your financial security such as disability, life insurance, and a 401K retirement plan just to name a few.

GMS benefits are offered to full-time employees working greater than 30 hours per week.

AAP/EEO STATEMENT:

GMS provides equal employment opportunities (EEO) to all applicants for employment without regard to race, color, religion, gender, sexual orientation, gender identity or expression, creed, citizenship status, ancestry, pregnancy, childbirth or related medical conditions, national origin, age, disability, genetic information, marital status, amnesty, or status as a covered veteran in accordance with applicable federal, state, and local laws. GMS complies with applicable state and local laws governing non-discrimination in

employment in every location in which the company has facilities. This policy applies to all terms and conditions of employment, including, but not limited to, hiring, placement, promotion, termination, layoff, recall, transfer, leaves of absence, compensation, and training. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

DRUG-FREE WORKPLACE

In compliance with the Drug-Free Workplace Act of 1988, GMS has a longstanding commitment to provide a safe, quality-oriented, and productive work environment consistent with the standards of the community in which the company operates. Alcohol and drug abuse pose a threat to the health and safety of GMS employees and the security of the company's equipment and facilities. For these reasons, GMS is committed to the elimination of drug and alcohol use and abuse in the workplace.

OTHER DUTIES MAY BE ASSIGNED

The above statements reflect the general information considered necessary to describe the principal functions of the job and should not be construed as a detailed description of all work requirements that may be inherent in the position. Nothing in this job description restricts management's right to assign or reassign duties and responsibilities to this job at any time and for any reason. Further, your signature on this job description does not change the at-will nature of your employment.

WANT TO JOIN US?

Interested candidates should email their CV or resume to Alison Mossing at AMOSSING@GMSNF.COM or Brian Young at BYOUNG@GMS-TAMPA.COM.

A background check may be required for this position and GMS offers market-competitive compensation that is commensurate with an applicant's education and experience.



GMS JOB TITLE: Clubhouse Attendant
FLSA Status: Exempt
HOURS: Full Time (40+ hours per week)

GMS COMPANY OVERVIEW:

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JOB SUMMARY AND PURPOSE OF THE JOB:

The Clubhouse Attendant Role “Team Member (TM)” oversees the clubhouse facility during the hours set by the Board of Directors and provides excellent customer service to residents. The Clubhouse Attendant also provides exemplary service in a manner consistent with the values and mission of the assigned District and/or GMS. He or she performs all responsibilities while demonstrating outstanding customer service skills as it relates to this function. This includes working interdepartmentally, as well as, with our external customers.

PRIMARY RESPONSIBILITIES AND DUTIES include but are not limited to the following:

- ◆ Must be familiar with the Clubhouse Rules and Regulations
- ◆ Greet persons entering facility, schedule and maintain reservation calendars.
- ◆ Ability to communicate concerns and updates to club members in a tactful and discrete manner.
- ◆ Answering phones in a professional manner and take ownership of the matters addressed on the phone, meaning that the TM will have to find the answer to the provided question or solution to the presented problem.
- ◆ Respond quickly to members concerns or inquiries.
- ◆ Conduct hourly rounds of the clubhouse and pool deck to monitor usage, cleanliness, and any other items that should be reported to either the TM, clubhouse manager, and/or the District Manager.
- ◆ Maintain a safe, clean, and friendly environment for the members.
- ◆ Must know the procedures for tracking inventory.
- ◆ May issue access cards to eligible residents.
- ◆ May assist with resident notification or special events.
- ◆ Report any problems and/or any accident or incident to the TL before the end of shift. Notify the team of any situations regarding the operation of the facility such as: broken equipment, facility damages, disciplinary concerns, and members' concerns.
- ◆ As part of being a team player: being available to substitute shifts as needed, with the understanding that same benefit will be reciprocal.
- ◆ Must be available to work weekends and some holidays.
- ◆ Maintain a proactive approach for safety and risk management.
- ◆ Understand pool and gym capacity and enforce associated rules for usage.
- ◆ Attend staff meetings.
- ◆ To comply with all other duties deemed necessary by management.

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SUPERVISORY RESPONSIBILITIES AND DUTIES:

- ◆ None

COMPETENCIES:

- ◆ High Ethical Standards and Integrity
- ◆ Great Teamwork Skills and Demonstrated Collaboration Style. Maintains composure in challenging situations.
- ◆ Strong Attention to Detail
- ◆ Superior Communication, Writing, and Organizational Skills
- ◆ Self-Motivated, Able to Meet Pressing Time-Sensitive Requirements
- ◆ Demonstrates a commitment to the District and/or the GMS organization's philosophy of high quality, professionalism, and organizational culture
- ◆ English is required. Bi-lingual (Spanish and English) a plus. Multiple language fluency is desirable
- ◆ Must be able to read and write. Demonstrate excellent communication skills both verbal and written. Possess the ability to follow written and verbal directions.
- ◆ Must be at the legal required age.
- ◆ Must possess computer literacy skills with intermediate command of computer hardware/software required.
- ◆ For some District clients, CPR certification is a requirement of this position; the hiring manager will share this required if needed. For those Districts that require this certification, if the TM is not CPR certified it will be necessary that the TM obtains the certifications within 3 months, it is the obligation of the TL to make sure the TM gets schedule to receive the proper training and the certification.
- ◆ Must be a team player as all the functions will require to interact with other team members.
- ◆ Ability to successfully completed mandatory training (Online and/or in person)

WORK ENVIRONMENT:

The physical environment requires the employee to work both inside and outside in heat/cold, wet/humid, and dry/arid conditions. May be requested to work overtime and weekends for special program events.

PHYSICAL DEMANDS:

Ability to lift up to 40 lbs. work in an upright standing or sitting position for long periods of time. Handle, grasp and lift objects and packages. Reach with hands and arms. Communicate, receive and exchange ideas and information by means of the spoken and written word. Ability to quickly and easily navigate the property/building as required to meet the job functions. Complete all required forms.

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of the job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

TRAVEL AND AVAILABILITY REQUIREMENTS:

May be required to travel for training sessions off-site on an ad-hoc basis. May be occasionally required to cover assignments for front desk staff when needed. Ability to work extended hours and weekends based on scheduling needs.

EDUCATION AND EXPERIENCE QUALIFICATIONS:

- ◆ Entry Level position. High School diploma or equivalent.
- ◆ One (1) or Two (2) years of front desk or club house attendant experience preferred. Strong customer service skills required. Effective verbal and written communication skills.



RESTRICTIVE COVENANTS:

GMS requires applicants to disclose if they are subject to any restrictive covenants or commitments that would potentially or reasonably impact GMS business. Examples are non-solicitation agreements, non-compete agreements, etcetera.

BENEFITS:

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employment in every location in which the company has facilities. This policy applies to all terms and conditions of employment, including, but not limited to, hiring, placement, promotion, termination, layoff, recall, transfer, leaves of absence, compensation, and training. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

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The above statements reflect the general information considered necessary to describe the principal functions of the job and should not be construed as a detailed description of all work requirements that may be inherent in the position. Nothing in this job description restricts management's right to assign or reassign duties and responsibilities to this job at any time and for any reason. Further, your signature on this job description does not change the at-will nature of your employment.

WANT TO JOIN US?

Interested candidates should email their CV or resume to Alison Mossing at AMOSSING@GMSTNN.COM or Brian Young at BYOUNG@GMS-TAMPA.COM.

A background check may be required for this position and GMS offers market-competitive compensation that is commensurate with an applicant's education and experience.

GMS JOB TITLE: Maintenance Technician
FLSA Status: Hourly, Non-Exempt
HOURS: Full Time (40+ hours per week)



GMS COMPANY OVERVIEW:

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JOB SUMMARY AND PURPOSE OF THE JOB:

The Maintenance Technician helps maintain the grounds, facilities, and amenities of our clients. He or she ensures that all assigned maintenance tasks and projects are carried out in a professional and satisfactory manner. If the client is a Community Development District, he or she will adhere to the assigned practices of that client.

The Maintenance Technician also provides exemplary service in a manner consistent with the values and mission of GMS. He or she performs all responsibilities while demonstrating outstanding customer service skills representative of GMS service practices as it relates to this function. This includes working interdepartmentally, as well as, with our external customers.

PRIMARY RESPONSIBILITIES AND DUTIES include but are not limited to the following:

- ◆ Reviews and completes work orders assigned by Maintenance Supervisor or Operations Manager or Amenity Manager at client locations.
- ◆ Routinely inspects community and advises supervisor of any issues or makes corrections.
- ◆ Utilizes and maintains equipment in a proper, safe, and effective manner.
- ◆ Maintains working relationships with community staff.
- ◆ Properly performs casual labor, such as lifting/moving heavy items as directed by supervisor.
- ◆ Makes general carpentry, electrical, plumbing, mechanical, minor community/building repairs, and other outdoor equipment repairs as long as a permit is not required to complete the job.
- ◆ Maintains records, photos and other maintenance reports as directed by supervisor.
- ◆ Reports need for major repairs to Amenity Manager or Operations Manager or supervisor.
- ◆ Pressure washes decks, sidewalks, entrances, signs, furniture, playgrounds/equipment, lights, or any other maintenance requests from an Operations Manager or Amenity Manager.
- ◆ Assist with hurricane preparation of property.
- ◆ Performs any assigned maintenance tasks and projects not limited to painting, concrete work, various amenity maintenance tasks, pressure washing, cleaning, signage maintenance. This is a general handyman position with a great deal of tasks involved.
- ◆ Ensures all safety precautions and procedures are followed while performing duties in compliance with OSHA guidelines and requirements.
- ◆ Follow the assigned district policies, including safety policies, and comply with all local, State, and Federal regulations at all times
- ◆ Responds to resident requests and/or complaints when requested to by supervisor.
- ◆ May be assigned other duties by Amenity Manager or Operations Manager.

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1001 Bradford Way
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SUPERVISORY RESPONSIBILITIES AND DUTIES:

- ◆ None

COMPETENCIES:

- ◆ High Ethical Standards and Integrity
- ◆ Great demonstrated collaboration style that maintains composure in challenging situations.
- ◆ Strong Attention to Detail
- ◆ Self-Motivated, able to Meet Pressing Time-Sensitive Requirements.
- ◆ Experience with Project Related Work

WORK ENVIRONMENT:

Work will be divided between indoor and outdoor work. The proportion of indoor to outdoor work will fluctuate. May be exposed to weather conditions such as heat, cold or rain while working outdoors. Gear and/or accommodations will be provided when possible or prudent.

PHYSICAL DEMANDS:

Ability to lift 50 lbs. following appropriate safety procedures: Work in an upright standing position for long periods of time. Crawl in small and tight spaces. Ability to work in different environmental working conditions (e.g., heat, cold, wind, rain). Walk and climb stairs. Handle, grasp, feel objects and equipment. Reach with hands and arms. Communicate, receive, and exchange ideas and information by means in both spoken and written forms. Ability to navigate property/buildings quickly and easily as required to meet the job functions. Repeat various motions with wrists, hands, and fingers. Ability to detect auditory and/or visual emergency alarms. Ability to work extended/flexible hours and weekends based on project requirement. Driving when necessary (may be required to possess a valid Florida Driver's License.) Ability to climb ladders and work at heights above ground level (maximum 12-16 ft.).

The physical demands described here are representative of those that must be met by an employee to successfully perform essential functions of the job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

TRAVEL:

- ◆ May be required to travel for training on an ad-hoc basis.
- ◆ Ability to work extended hours and weekends based on project requirement.
- ◆ Ability to respond to emergencies to convey availability in a timely manner as directed by supervisor.
- ◆ Maintains a Valid Driver's License.

EDUCATION AND EXPERIENCE QUALIFICATIONS:

Education/Training/Certifications/Licenses:

- ◆ High school diploma or equivalency preferred.

Experience/Knowledge/Skills:

- ◆ Requires a minimum of (2) year's general experience in building trades, repair, and maintenance or handy work.
- ◆ Effective written and verbal communication skills.
- ◆ Strong customer service, communication and interpersonal skills required.

Computer Literacy:

- ◆ Command of computer hardware/software is preferred, but not required.



RESTRICTIVE COVENANTS:

GMS requires applicants to disclose if they are subject to any restrictive covenants or commitments that would potentially or reasonably impact GMS business. Examples are non-solicitation agreements, non-compete agreements, etcetera.

BENEFITS:

One of the many advantages of working at GMS and its family of companies is the great benefits that we offer to you and your eligible dependents. We offer benefits that foster the health and well-being of you and your family such as medical, dental, and vision coverage along with programs to enhance your financial security such as disability, life insurance, and a 401K retirement plan just to name a few.

GMS benefits are offered to full-time employees working greater than 30 hours per week.

All applicants are required to pass a pre-employment physical, drug screening, background check, and have reliable transportation, current auto insurance and a valid driver's license.

AAP/EEO STATEMENT:

GMS provides equal employment opportunities (EEO) to all applicants for employment without regard to race, color, religion, gender, sexual orientation, gender identity or expression, creed, citizenship status, ancestry, pregnancy, childbirth or related medical conditions, national origin, age, disability, genetic information, marital status, amnesty, or status as a covered veteran in accordance with applicable federal, state, and local laws. GMS complies with applicable state and local laws governing non-discrimination in

employment in every location in which the company has facilities. This policy applies to all terms and conditions of employment, including, but not limited to, hiring, placement, promotion, termination, layoff, recall, transfer, leaves of absence, compensation, and training. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

DRUG-FREE WORKPLACE

In compliance with the Drug-Free Workplace Act of 1988, GMS has a longstanding commitment to provide a safe, quality-oriented, and productive work environment consistent with the standards of the community in which the company operates. Alcohol and drug abuse pose a threat to the health and safety of GMS employees and the security of the company's equipment and facilities. For these reasons, GMS is committed to the elimination of drug and alcohol use and abuse in the workplace.

OTHER DUTIES MAY BE ASSIGNED

The above statements reflect the general information considered necessary to describe the principal functions of the job and should not be construed as a detailed description of all work requirements that may be inherent in the position. Nothing in this job description restricts management's right to assign or reassign duties and responsibilities to this job at any time.

WANT TO JOIN US?

Interested candidates should email their CV or resume to Alison Mossing at amossing@rmsnf.com or Clayton Smith at csmith@gmscfl.com

GMS offers market-competitive compensation that is commensurate with an applicant's education and experience. All applicants are required to pass a pre-employment physical, drug screening, background check, have reliable transportation and current auto insurance.

Exhibit E:
Certificate of Insurance



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
07/09/2024

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 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 Zelen Risk Solutions, Inc. 7964 Devoe Street Jacksonville FL 32220	CONTACT NAME: Holly Howe PHONE (A/C, No, Ext): (904) 262-8080 FAX (A/C, No): (904) 262-1444 E-MAIL ADDRESS: holly@zelenrisk.com
INSURER(S) AFFORDING COVERAGE	
INSURER A: Security National Insurance Company	
INSURER B: Hiscox Insurance Company	
INSURER C: RetailFirst Insurance Company	
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
A	☒ COMMERCIAL GENERAL LIABILITY			SES1799877 04	05/21/2024	05/21/2025	EACH OCCURRENCE \$ 1,000,000
	☐ CLAIMS-MADE ☒ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
							MED EXP (Any one person) \$ 5,000
							PERSONAL & ADV INJURY \$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:						GENERAL AGGREGATE \$ 2,000,000
							PRODUCTS - COM/OP AGG \$ 2,000,000
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$
	☐ ANY AUTO						BODILY INJURY (Per person) \$
	☐ ALL OWNED AUTOS						BODILY INJURY (Per accident) \$
	☐ HIRED AUTOS						PROPERTY DAMAGE (Per accident) \$
	☐ SCHEDULED AUTOS						
	☐ NON-OWNED AUTOS						
	UMBRELLA LIAB						EACH OCCURRENCE \$
	☐ EXCESS LIAB						AGGREGATE \$
	☐ DED ☐ RETENTION \$						
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			0520-59463	09/01/2023	09/01/2024	☒ PER STATUTE ☐ OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	☐ Y ☐ N					E.L. EACH ACCIDENT \$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below	N/A					E.L. DISEASE - EA EMPLOYEE \$ 1,000,000
							E.L. DISEASE - POLICY LIMIT \$ 1,000,000
B	Professional			MPL4245121.23	09/05/2023	09/05/2024	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, Lakeside Plantation CDD, the district, its staff, consultants and supervisors are additional insureds with respect to the general liability when required by written contract on a primary and non-contributory basis.

CERTIFICATE HOLDER Lakeside Plantation CDD 4530 Eagle Falls Place Tampa, FL 33619	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 <i>Vicky M. Zelen</i> <HH>
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ACORD 25 (2014/01)

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SECTION F

AGREEMENT FOR DISTRICT MANAGEMENT SERVICES

This Agreement (“**Agreement**”) is effective as of August 1, 2024 (“**Effective Date**”), by and between

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

GOVERNMENTAL MANAGEMENT SERVICES - TAMPA, LLC, a Florida limited liability company, with a mailing address of 4530 Eagle Falls Place, Tampa, Florida 33619 (“**Manager**” or “**GMS-Tampa**,” together with District, “**Parties**”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes*, by ordinance adopted by the City of North Port, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District and Governmental Management Services – Central Florida, LLC (“**GMS-CF**”), previously entered into an agreement for the provision of district management services, dated June 7, 2013 (“**Prior Agreement**”); and

WHEREAS, this Agreement supersedes and replaces, in its entirety, the Prior Agreement, which GMS-CF acknowledged in its Acknowledgement attached hereto; and

WHEREAS, the District desires to enter into an agreement with Manager to provide district management services all as further set forth in **Exhibit A** attached hereto (“**Services**” or “**District Management Services**”) and Manager has agreed to provide such Services; and

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

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

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

SECTION 2. SCOPE OF SERVICES. Manager agrees to provide the Services as set forth in **Exhibit A**, attached hereto and incorporated by reference herein.

SECTION 3. FEES AND TERMS OF SERVICES; TERM.

A. All Services will be completed on a timely basis in accordance with the District needs and statutory requirements.

B. The District agrees to compensate the Manager in accordance with the Schedule of Fees set forth in **Exhibit B**, attached hereto and incorporated by reference herein. Payment shall be made in equal monthly installments at the beginning of each month and may be amended annually as evidenced by the annual budget (“**Annual Budget**”) approved by the Board of Supervisors of the District (“**Board**”). All invoices are due and payable when received.

C. The initial term of this Agreement commences on August 1, 2024, and continues until September 30, 2024, unless terminated earlier by either Party in accordance with the provisions of this Agreement. Thereafter this Agreement shall automatically renew each Fiscal Year (i.e., October 1 to September 30th of the following year) of the District, unless otherwise terminated by either Party. The District will consider price adjustments each twelve (12) month period to compensate for market conditions and the planned workload of the District to be performed during the next twelve (12) month period. Evidence of price or fee adjustments will be approved by the Board in its adopted or amended Annual Budget.

SECTION 4. INDEMNIFICATION.

A. To the extent allowable under applicable law (and only to the extent of the limitations of liability set forth in Section 768.28, *Florida Statutes*), except to the extent caused by the negligence, reckless, and/or willful misconduct of the Manager, the District agrees to indemnify, defend, and hold harmless the Manager and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that Manager may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the grossly negligent or intentionally wrongful acts or omissions of the District. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the Manager may be entitled and shall continue after the Manager has ceased to be engaged under this Agreement.

B. The Manager agrees to indemnify, defend, and hold harmless the District and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that the Manager may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the failure to perform under this Agreement or at law, or grossly negligent, reckless, and/or intentionally wrongful acts or omissions of the Manager. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District may be entitled and shall continue after the Manager has ceased to be engaged under this Agreement.

SECTION 5. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing herein shall be construed to waive or limit the District’s sovereign immunity limitations of liability as provided in Section 768.28, *Florida Statutes*, or other applicable law. Nothing in this Agreement shall

inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

SECTION 6. TERMINATION.

A. This Agreement may be terminated as follows: (1) By the District for “good cause,” which shall include misfeasance, malfeasance, nonfeasance or dereliction of duties by the Manager which termination may be immediate; or (2) By the Manager or District, for any reason, upon 60 days written notice.

B. Upon any termination of this Agreement: (1) the Manager shall be entitled to payment for all Services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Manager; and (2) the Manager will make all reasonable effort to provide for an orderly transfer of the books and records of the District to the District or its designee.

SECTION 7. SUCCESSORS; ASSIGNMENT. The rights and obligations of the District as defined by this Agreement shall inure to the benefit of and shall be binding upon the successors and assigns of the District. Neither the District nor the Manager may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 8. NOTICES. All notices required in this Agreement shall be sent by certified mail, return receipt requested, or express mail with proof of receipt to the Parties as follows:

A. If to District: Lakeside Plantation Community
Development District
4530 Eagle Falls Place
Tampa, Florida 33619
Attn: Chairperson

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel
Sarah.Sandy@KutakRock.com

B. If to Manager: Governmental Management Services-
Tampa, LLC
4530 Eagle Falls Place
Tampa, Florida 33619
Attn: President, Darrin Mossing
DMossing@gmstnn.com

With copies to: Governmental Management Services-
Tampa, LLC
4530 Eagle Falls Place

Tampa, Florida 33619
District Manager
JLansford@gms-tampa.com

Governmental Management Services-
Tampa, LLC
4530 Eagle Falls Place
Tampa, Florida 33619
Attn: Chief Operating Officer
KNelson@gms-tampa.com

Governmental Management Services-
Tampa, LLC
2400 E. Commercial Blvd, Ste 820
Fort Lauderdale, FL 33308
Attn: Kurt Zimmerman, Registered Agent
kurt@zimmermanlaw.com

SECTION 9. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Sarasota County, Florida.

SECTION 10. E-VERIFY REQUIREMENTS. The Manager, on behalf of itself and its subcontractors, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. The Manager further agrees that the District is a public employer subject to the E-Verify requirements provided in Section 448.095, *Florida Statutes*, and such provisions of said statute are applicable to this Agreement, including, but not limited to registration with and use of the E-Verify system. The Manager agrees to utilize the E-Verify system to verify work authorization status of all newly hired employees. The Manager shall provide sufficient evidence that it is registered with the E-Verify system before commencement of performance under this Agreement. If the District has a good faith belief that the Manager is in violation of Section 448.09(1), *Florida Statutes*, or has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. The Manager shall require an affidavit from each subcontractor providing that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Manager shall retain a copy of each such affidavit for the term of this Agreement and all renewals thereof. If the District has a good faith belief that a subcontractor of the Manager performing work under this Agreement is in violation of Section 448.09(1), *Florida Statutes*, or has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District promptly notify the Manager and order the Manager to immediately terminate its subcontract with the subcontractor. The Manager shall be liable for any additional costs incurred by the District as a result of the termination of any contract, including this

Agreement, based on Manager's failure to comply with the E-Verify requirements referenced in this subsection.

SECTION 11. SEVERABILITY. In the event that any provision of this Agreement shall be determined to be unenforceable or invalid by a court such unenforceability or invalidity shall not affect the remaining provisions of the Agreement which shall remain in full force and effect.

SECTION 12. AMENDMENTS. Any amendment or change to this Agreement shall be in writing and executed by all Parties.

SECTION 13. ACKNOWLEDGEMENT. The District acknowledges that the Manager is not a Municipal Advisor or Securities Broker, nor is the Manager registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, the District acknowledges that the Manager does not provide the District with financial advisory services or offer investment advice.

SECTION 14. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement. The Parties hereby acknowledges that the Prior Agreement is terminated and replaced in its entirety by the execution of this Agreement. GMS-CF also acknowledges that the Prior Agreement is terminated and replaced in its entirety by the execution of this Agreement pursuant to its Acknowledgement attached hereto.

SECTION 15. INSURANCE. The Manager shall, at its own expense, maintain insurance during the performance of the Services with limits of liability not less than the following:

Workers' Compensation	Statutory
General Liability	
<i>Bodily Injury (including contractual)</i>	\$1,000,000
<i>Property Damage (including contractual)</i>	\$1,000,000
Commercial Crime/Fidelity Insurance	\$1,000,000
Professional Liability Insurance	\$2,000,000
Automobile Liability (if applicable) *	\$1,000,000
<i>Bodily Injury and Property Damage</i>	
<i>Covering owned, non-owned, and hired</i>	
<i>vehicles</i>	

**Automobile liability insurance is required if the Manager will use any vehicles on-site, including owned, non-owned, and hired vehicles.*

Except with respect to Professional Liability and Workers' Compensation insurance policies, the District, its staff, consultants, and supervisors shall be named as additional insured, on a primary non-contributory basis, on each insurance policy described above. The Manager shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

SECTION 16. COMPLIANCE WITH PUBLIC RECORDS LAWS. Manager understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Manager agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Manager acknowledges that the designated public records custodian for the District is District Manager, **Jordan Lansford** ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, the Manager shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Manager does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Manager's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Manager, the Manager shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats:

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 344-4844, INFO@GMS-TAMPA.COM, 4530 EAGLE FALLS PLACE, TAMPA, FLORIDA 33619

SECTION 17. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions,

representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 18. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 19. COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

SECTION 20. ENFORCEMENT OF AGREEMENT. A default by either Party under this Agreement shall entitle the other Party to all remedies available at law or in equity. In the event that either the District or the Manager is required to enforce this Agreement by court proceedings or otherwise, then the prevailing Party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 21. COMPLIANCE WITH SECTION 20.055, *FLORIDA STATUTES*. The Manager agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

SECTION 22. SCRUTINIZED COMPANIES STATEMENT. Manager certifies it: (i) is not in violation of Section 287.135, *Florida Statutes*; (ii) is not on the Scrutinized Companies with Activities in Sudan List; (iii) is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; (iv) does not have business operations in Cuba or Syria; (v) is not on the Scrutinized Companies that Boycott Israel List; and (vi) is not participating in a boycott of Israel. If the Manager is found to have submitted a false statement with regards to the prior sentence, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List, has engaged in business operations in Cuba or Syria, and/or has engaged in a boycott of Israel, the District may immediately terminate the Agreement.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the Effective Date.

Attest:

**LAKESIDE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

By: Patrick Lavoy

Its: Secretary / Assistant Secretary

Its: Chair, Board of Supervisors

**GOVERNMENTAL MANAGEMENT
SERVICES-TAMPA, LLC**

By: _____

Witness

Print: _____

Its: _____

Exhibit A: Scope of Services
Exhibit B: Schedule of Fees
Exhibit C: Certificate of Insurance

ACKNOWLEDGMENT OF GMS-CF
SIGNATURE PAGE

The undersigned hereby acknowledges that the Prior Agreement is terminated and replaced in its entirety by the execution of the Agreement for District Management Services by and between the Lakeside Plantation Community Development District and Governmental Management Services – Tampa, LLC dated the Effective Date thereof (“**Agreement**”). Capitalized terms not otherwise defined herein shall have the meanings as defined in the Agreement.

**GOVERNMENTAL MANAGEMENT
SERVICES – CENTRAL FLORIDA, LLC**

By: _____

Witness

Print: _____

Its: _____

Date: _____

EXHIBIT A
SCOPE OF SERVICES

**GENERAL MANAGEMENT, ADMINISTRATIVE, AND ACCOUNTING
SERVICES**

This engagement is for the Manager to provide District Management Services for the District. The duties and responsibilities include, but are not limited to the following:

Meetings, Hearings, Workshops, Etc.

- The Manager will organize, conduct, and provide minutes for all meetings of the District. This includes, but is not limited to, scheduling meetings, providing agenda packages and meeting materials in the form requested by the District Board of Supervisors, and publishing Board meeting, public hearing notices, and landowner election notices pursuant to Florida law.
- The Manager will consult with the District Board of Supervisors and its designated representatives, and when necessary, organize such meetings, discussions, project site visits, workshops, and hearings as may pertain to the administration and accomplishment of the various projects and services provided by the District.

Records

- The Manager will maintain “Record of Proceedings” for the District within the boundaries of the local government in which the District is located and include meeting minutes, agreements, resolutions and other records required by law or contract and provide access to such records as necessary for proper District function or compliance with Florida’s public records laws.

District Operations

- The Manager will act as the primary point of contact for District-related matters.
- The Manager will consult with and advise the District on matters related to the operation and maintenance of the District’s public infrastructure.
- The Manager will make recommendations and assist in matters relating to solicitation, approval, rejection, amendment, renewal, and cancellation of contracts for services to the District. In advance of expiration of contracts, the Manager will advise the Board as to need for renewal or additional procurement activities and implement same.
- On or before October 1st of every year, the Manager will prepare an annual inventory of all District owned tangible personal property and equipment in accordance with all applicable rules and standards.

- The Manager will recommend and advise the Board, in consultation with the District Engineer of the appropriate amount and type of insurance and be responsible for procuring all necessary insurance.
- The Manager will ensure compliance with all statutes affecting the District by performing the following tasks (and such other tasks required by law but not specifically identified herein):
 - File name and location of the Registered Agent and Office location annually with Department of Community Affairs and the County.
 - Provide legal description and boundary map as provided by District Engineer to the Supervisor of Elections
 - Provide the regular meeting schedule of the Board to County.
 - File all required financial reports to the Department of Revenue, Auditor General, the County, and other governmental agencies with jurisdiction in compliance with Florida law.
 - File request letter to the Supervisor of Election of the County for number of registered voters as of April 15, each year. Report annually the number of registered voters in the District by June 1, of each year.
 - Transmit Public Facilities Report and related updates to appropriate agencies.
 - Prepare and file annual public depositor report.

Accounting and Reporting

- The Manager will implement an integrated management reporting system compliant with Generally Accepted Accounting Principles (GAAP) for government and fund accounting which will allow the District to represent fairly and with full disclosure the financial position of the District. The District's accounting activities will be overseen by a degreed accountant.
- The Manager will prepare reports as appropriate under applicable law, accounting standards, and bond trust indenture requirements. The Manager will track the District's general fund and bond fund activities and provide monthly and annual financial statements (including budget to actual summary).
- The Manager will administer the processing, review and approval, and timely payment of all invoices and purchase orders.
- The Manager will oversee District's capital and general fund accounts.
- The Manager will recommend and implement investment policies and procedures pursuant to State law and provide Cash Management services to obtain maximum earnings for District operations through investment of surplus funds to the State Board of Administration.

Audits

- The Manager will provide audit support to auditors for the required Annual Audit, and will ensure completion and submission of audit and Annual Financial Statements to the County, Auditor General, and other appropriate government entities in compliance with Florida law.

Budgeting

- The Manager will prepare and provide for a proposed budget for Board approval and submission to County in compliance with state law. The Manager will prepare final budget and backup material for and present the budget at all budget meetings, hearings and workshops. The Manager will ensure that all budget meetings, hearings, and workshops are properly noticed.
- The Manager will administer the adopted budget and prepare budget amendments on an ongoing basis as necessary.

Capital Program Administration

- The Manager will maintain proper capital fund and project fund accounting procedures and records.
- The Manager will coordinate with District staff to provide for appropriate bid and or proposal/qualification processes for Capital Project Construction.
- The Manager will oversee and implement bond issue related compliance, i.e., coordination of annual arbitrage report, transmittal of annual audit and budget to the trustee, transmittal of annual audit to bond holders and underwriters, annual/quarterly disclosure reporting, etc.

Maintenance Contract Administration

- Upon direction by the District's Board of Supervisors and upon mutual agreement of the parties hereto, Manager will provide Maintenance Contract Administration for District in general accordance with the fees outlined in Exhibit A. The parties further understand and recognize that the scope and number of contracts to be administered under said fee may be limited and/or multiple fees may be required. Any Maintenance Contract Administration shall be by separate agreement between the parties.

FINANCIAL SERVICES

Assessments & Revenue Collection

- The Manager will develop and administer the annual assessment roll for the District. This includes administering the tax roll for the District for assessments collected by the County and administering assessments for Off Tax Roll parcels/lots.
- The Manager will provide payoff information and pre-payment amounts as requested by property owners, and collect prepayment of assessments as necessary.
- The Manager will monitor development of the District and perform Assessment True-up Analysis when appropriate.
- The Manager will issue estoppel letters as needed for property transfers.
- The Manager will maintain the District's Lien Book, in which is recorded the details of any District debt and the related debt service assessments. The Lien Book will account for all District debt and show the allocation of debt principal to assessed properties within the District.

DISTRICT RESPONSIBILITIES

The District shall provide for the timely services of its legal counsel, engineer and any other consultants, contractors or employees, as required, for the Manager to perform the duties outlined in this Contract. Expenses incurred in providing this support shall be the sole responsibility of the District.

EXHIBIT B
SCHEDULE OF FEES

STANDARD ON-GOING SERVICES (“SERVICES”): These services will be provided on a recurring basis and are commonly referred to as the basic services necessary for the normal and routine functioning of the District Management Services.

1. DISTRICT MANAGEMENT SERVICES:

Services Description	Fiscal Year 2024 GMS Fees *	Fiscal Year 2025 GMS Fees **
Management, Administrative, and Accounting Services • Annual Fee paid in equal monthly payments (plus reimbursables) • Our Agreement contemplates 12 meetings and 1 workshop	\$45,900	\$54,500
Annual Assessment Administration • (Beginning with the first assessment to individual unit owners, direct assessment or utilizing tax collector)	Included	Included
Information Technology Fees & Annual Website Maintenance • Annual Fee paid in equal monthly payments • (Does not include cost of creation of ADA compliant website, if applicable)	\$2,214	\$2,281
Dissemination Agent Services • Annual Fee for 1st Bond Issuance • (\$1,000 for each additional series of Bonds)	\$1,000	\$1,000

2. OTHER FEES SCHEDULE:

Item	Cost
Agenda Package Hardcopy (if Applicable)	\$2.50 per regular Agenda Mtg.
Copy	\$0.15 / black and white page
Binders, Envelopes, Storage Boxes, and other Office Supplies	Actual Cost
USPS / FedEx / UPS	Actual Cost
Conference Calls	Actual Cost
Offsite Physical Records Storage and Archival	\$50.00 / Month
Additional Services Available:	Cost
Other Services ** - New Bond Issuance Cost (per bond issue) - Refinance Bond Issuance Cost (per bond issue) - Debt Service Assessment Methodology Preparation - SERC Preparation & Assistance w/ Petition - Prepaid Estoppel Letter – One Lot - Prepaid Estoppel Letter – Multiple Lots - Prepaid Estoppel Letter – Partial Payoffs - Annual Construction Accounting Fee (while active) - Annual Fee for 1st Bond Issuance (\$1,000 for each additional series of Bonds)	\$25,000 \$15,000 \$20,000 \$5,000 \$100 \$250 \$500 \$2,500 \$3,000
Extended or Extra Board Meetings: Any extra meeting(s) or meeting duration exceeding a 3-hour duration may be charged a meeting overage fee.	\$250/hr.
Facility Maintenance and Repair Services. GMS has a comprehensive on-site and insured maintenance service for small to medium size projects which can be provided at the direction of the District Board Of Supervisors and/or the District Manager.	\$50.00/Hour Plus Reimbursable Expenses

Item	Cost
Additional Services: • All other requested items not specifically denoted in Exhibit "B" will be subject to either a flat rate proposal or an hourly rate proposal to the District • The Hourly rate for the District Manager is \$175/Hour. • The Hourly rate for the District Accountant is \$125/Hour. • The Hourly rate for the Director of Amenity Management is \$125/Hour. • The Hourly rate for the District Administrative Assistant is \$80/Hour. • The Hourly rate for Field Operations Management is \$100/Hour.	To Be Negotiated
Out-of-Pocket Reimbursable Expenses • Reimbursable expenses to be itemized on invoicing each month. • Written pre-approval from the District Manager or District must be included for any recruiting or other reimbursable expenses over \$1,000.00 a month.	At GMS Standard Rate or Costs
* Fees reflect the Annual Budget for services For Fiscal Year 2024 with dates effective October 1st, 2023, through September 30th, 2024. ** For Fiscal Year 2025, with dates effective October 1st, 2024, through September 30th, 2025, the GMS fees will be reflected in the Adopted 2025 Budget.	

EXHIBIT C
CERTIFICATE OF INSURANCE



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
07/09/2024

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 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 Zelen Risk Solutions, Inc. 7964 Devoe Street Jacksonville FL 32220	CONTACT NAME: Holly Howe PHONE (A/C, No, Ext): (904) 262-8080 FAX (A/C, No): (904) 262-1444 E-MAIL ADDRESS: holly@zelenrisk.com INSURER(S) AFFORDING COVERAGE INSURER A: Security National Insurance Company INSURER B: Hiscox Insurance Company INSURER C: RetailFirst Insurance Company INSURER D: INSURER E: INSURER F:
INSURED Governmental Management Services-Tampa, LLC 1001 Bradford Way Kingston TN 37763	NAIC #

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 SUBR INSR	WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY			SES1799877 04	05/21/2024	05/21/2025	EACH OCCURRENCE \$ 1,000,000
	☐ CLAIMS-MADE ☒ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
							MED EXP (Any one person) \$ 5,000
							PERSONAL & ADV INJURY \$ 1,000,000
							GENERAL AGGREGATE \$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COM/OP AGG \$ 2,000,000
	OTHER:						\$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$
	☐ ANY AUTO						BODILY INJURY (Per person) \$
	☐ ALL OWNED AUTOS	☐ SCHEDULED AUTOS					BODILY INJURY (Per accident) \$
	☐ HIRED AUTOS	☐ NON-OWNED AUTOS					PROPERTY DAMAGE (Per accident) \$
							\$
	UMBRELLA LIAB	☐ OCCUR					EACH OCCURRENCE \$
	EXCESS LIAB	☐ CLAIMS-MADE					AGGREGATE \$
	☐ DED ☐ RETENTION \$						\$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	☐ Y / ☐ N	N / A	0520-59463	09/01/2023	09/01/2024	☒ PER STATUTE ☐ OTH-ER
	ANY PROPRIETARY/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						E.L. EACH ACCIDENT \$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$ 1,000,000
							E.L. DISEASE - POLICY LIMIT \$ 1,000,000
B	Professional			MPL4245121.23	09/05/2023	09/05/2024	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, Lakeside Plantation CDD, the district, its staff, consultants and supervisors are additional insureds with respect to the general liability when required by written contract on a primary and non-contributory basis.

CERTIFICATE HOLDER

Lakeside Plantation CDD 4530 Eagle Falls Place Tampa, FL 33619	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 <i>Vicky M. Zelen</i> <HH>
--	--

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ACORD 25 (2014/01)

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SECTION H

RESOLUTION 2024-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT CLASSIFYING SURPLUS TANGIBLE PERSONAL PROPERTY; AUTHORIZING DISPOSITION OF SURPLUS TANGIBLE PERSONAL PROPERTY PURSUANT TO F.S. § 274.06; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

[FOR PROPERTY VALUED AT LESS THAN \$5,000.00]

WHEREAS, the Lakeside Plantation Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, as such, the District is a governmental unit within the meaning of Chapter 274, *Florida Statutes* (“**Governmental Unit**”); and

WHEREAS, the District has purchased and owns certain furniture, equipment, and/or other personal property as listed in more detail in the attached **Exhibit A** (“**Surplus Property**”); and

WHEREAS, the District desires to classify the Property as surplus tangible personal property, and to determine that the Property is obsolete and that continued use of the Property is uneconomical, inefficient to maintain, and/or serves no useful function; and

WHEREAS, the District has considered the best interests of the District, and the value and condition of the Property, and

WHEREAS, the District desires to dispose of the Property for value to any person, or for value without bids to the state, to any Governmental Unit, or to any political subdivision as defined in Section 1.01, *Florida Statutes*; or, if neither sale nor donation can reasonably be accomplished, the District hereby determines that the Property is without commercial value and desires to destroy or abandon it, all in accordance with the provisions of Chapter 274, *Florida Statutes*; and

WHEREAS, the District believes that disposing of the Property in this fashion is the most efficient and cost-effective means of disposing of the Property; and

WHEREAS, the District has estimated the value of the respective pieces of Property to be less than Five Thousand Dollars (\$5,000.00), or without commercial value; and

WHEREAS, the District believes that it is in its best interests to dispose of the Property in this fashion.

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

SECTION 1. INCORPORATION OF RECITALS. All of the representations, findings and determinations contained within the recitals stated above are recognized as true and accurate and are expressly incorporated into this Resolution.

SECTION 2. CLASSIFICATION OF SURPLUS TANGIBLE PERSONAL PROPERTY. The District hereby classifies the Property as surplus tangible personal property, and hereby determines that the continued use of the Property is uneconomical, inefficient to maintain, and/or serves no useful function.

SECTION 3. DISPOSITION OF SURPLUS TANGIBLE PERSONAL PROPERTY. The District hereby directs and authorizes staff to dispose of the Property for value to any person, or for value without bids to the state, to any Governmental Unit, or to any political subdivision as defined in Section 1.01, *Florida Statutes*; or, if sale cannot reasonably be accomplished, by donating, destroying or abandoning it, all in accordance with the provisions of Chapter 274, *Florida Statutes*. Staff may dispose of the respective pieces of Property to different persons, at different times. Although referenced jointly, it is the intent of the District to dispose of the Property separately to the extent it is in the best interest of the District.

SECTION 4. 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.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect immediately upon the passage and adoption of this Resolution by the Board of Supervisors of the District.

PASSED AND ADOPTED this 17th day of July, 2024.

ATTEST:

**LAKESIDE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Description of Surplus Property

Clubhouse Chairs and Table

Estimated Value: \$300







SECTION I

Nextwave Computers

2401 Tamiami Trail

Unit D

Port Charlotte, FL 33952

Phone: 941-764-5800

Fax: 941-764-0094

www.nextwavecomputers.com

Have A Great Day!!! :)

Order:**35688**

7/09/2024 10:09AM

Date Due: 7/16/2024

Station: 1

Account: 17855

Code: 17855

By: RAY

W: 941 423-5500

Page 1

Terms: CASH

PO #: VERBAL

Ray Banville

Bill To:

Harold Customer
Lakeside Plantation CDD
2200 Plantation Blvd
North Port, FL 34289

Ship To:

Harold Customer
Lakeside Plantation CDD
2200 Plantation Blvd
North Port, FL 34289
United States

Notes: 7/09/2024 10:08AM

replace current workstations.
setup new pc on network.
create user logons with existing godaddy 365 accounts.
setup ms office applications with onedrive and email.
copy email and data from previous account.
copy browser bookmarks and data.
centralize data with 365 for better management
share data with other 365 accounts per customer needs
setup printers and scanners.

SKU	Description	Quantity	B'rdr	Price	Discount	Total	T
DELINSP3030	DELL INSPIRON 3030	2.00	2.00	869.99	0.00	1739.98	Y
ONSITE	ONSITE	4.00	4.00	120.00	0.00	480.00	N

SubTotal: 2,219.98
SalesTax: 121.80
Tax Exem: 0.00
TOTAL: 2,341.78
Total Paid: 0.00
Change Due: 0.00
Remaining Balance: 2,341.78

SECTION J

SECTION 2

SECTION i



Estimate

Shoreline Restoration Repair

SOLitude Lake Management
1320 Brookwood Drive, Suite H
Little Rock, AR 72202
888.480.LAKE
www.solitudelakemanagement.com

PROJECT NAME: Lakeside Plantation CDD

SOLitude Contact: Liz Rocque

978-501-5072
liz.rocque@solitudelake.com

LOCATION:

Estimate Date: June 6, 2024

Expires On: August 6, 2024

Pond 8- Between 1909-1911 Scarlett Ave.-
Install 1 drain box and drain pipe into the pond.
Install fill in the eroded area and cover it with Bahia sod.
\$1,429.00

Pond 10- Between 1588-1592 Scarlett Ave.-
Install 1 drain box and drain pipe into the pond.
Install fill in the eroded area and cover it with Bahia sod.
\$1,429.00

Pond 10- Between 1562-1664 Scarlett Ave.-
Install 1 drain box and drain pipe into the pond.
Install fill in the eroded area and cover it with Bahia sod.
\$1,429.00

Pond 10- Between 1552-1554 Scarlett Ave.-
Install 1 drain box and drain pipe into the pond.
Install fill in the eroded area and cover it with Bahia sod.
\$1,429.00

Pond 11- Between 1563-1559 Scarlett Ave.-
Install 3 drain boxes and 3 drain pipes into the pond.
Install fill in the eroded area and cover it with Bahia sod.
\$3,571.00

Pond 13- Between 1416-1424 Dixie Lane -
Install 1 drain box and drain pipe into the pond.
Install fill in the eroded area and cover it with Bahia sod.
\$1,643.00

Pond 14- Behind 1868 Scarlett Ave.-
Install 1 drain box and drain pipe into the pond.
Install fill in the eroded area and cover it with Bahia sod.
\$1,429.00

Pond 14- Behind 1520 Scarlett Ave./tennis courts-
Install 1 drain box and drain pipe into the pond.
Install fill in the eroded area to recreate the swale and cover it with Bahia sod.
\$1,429.00

Note: All drain box installations will have 2" of concrete installed around the box to the top of box. Concrete is installed dry with water added. Anchors will be added to the end of each drain pipe to prevent them from popping up.

Grand Total (USD):

\$1,429.00 - \$13,788.00

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



Estimate

Shoreline Restoration Repair

SOLitude Lake Management
1320 Brookwood Drive, Suite H
Little Rock, AR 72202
888.480.LAKE
www.solitudelakemanagement.com

CUSTOMER RESPONSIBILITIES

- Marking sprinkler heads, irrigation intakes or other structures, otherwise SOLitude will not be responsible for damages to unmarked equipment or structures
- Identify access points and staging areas for equipment and for fill delivery and storage during the project
- Watering/irrigating new sod, seed or plantings immediately following installation to ensure survival of living shoreline.

WARRANTY

- The warranty for wash-out areas is for 30 days. If the first heavy rain event occurs after 30 days, we will come out, inspect, and repair as necessary.

ACCEPTANCE OF ESTIMATE

- A formal contract document will be forwarded for signature.

Signature

Date

Notes / Terms

This estimate is for the work scope and materials as described above. Modifications, additional or inclusions will be at an additional cost to the customer.

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

SECTION 3

SECTION i

SECTION a



QUOTE

Quote Number: 2024-1044
Quote Date: May 15, 2024
Quote Expires: Jun 14, 2024
Page: 1

QUOTED TO:

Lakeside CDD
2200 Plantation Blvd
North Port, Fl 34289

JOB ADDRESS:

Lakeside CDD
2200 Plantation Blvd
North Port, FL 34289

Tel 239.241.1160

Customer ID		Good Thru	Payment Terms	Sales Rep	
Lakeside CDD		6/14/24	Prepaid	DRB	
Quantity	Item	Description		Unit Price	Amount
2.00	> Pergola	QUOTATION SUBJECT TO FINAL ENGINEERING AND/OR PERMITTING REQUIREMENTS AS NECESSARY		18,500.00	37,000.00
24.00	CPT	CUSTOM MANUFACTURED FREESTANDING 'RADIUSED' PERGOLAS - 12' x 70' (linear) with the following specifications: - Main Beams @ 'doubled' 2x12 SYP PT - Rafters @ 2x8 @ 16" oc SYP PT - 2x4 purlins @ 12" oc SYP PT 6x6 CPT Connector / Florida Approved bolted into top of existing concrete columns			
1.00	> Dumpster	Rental of Dumpster: 10 Cu Yards Capacity (note that any Local Municipal Permit Fees will be additional eg Coral Gables)		475.00	475.00
	> OPTIONS	The Following are available options - please delete / add where needed to arrive at the total			
1.00	> Paint	By others - but we can quote - please note for best results SYP should be allowed to dry out properly from the chemicals used to treat		750.00	750.00

I HAVE READ AND AGREE WITH THE TERMS AS SET FORTH BELOW

Subtotal	Continued
Sales Tax	Continued
TOTAL	Continued

NAME SIGNATURE DATE

Terms & Conditions

Unless otherwise detailed above in the body of this quote, a 50% deposit is required prior to the commencement of all jobs, with an additional 40% to be made after the structure is substantially completed, prior to the installation of any accessories, including electrical, painting etc. The final balance of 10% is due immediately upon completion of the job. In the case of 'Permitted' jobs a 30% deposit is required with an additional 30% due upon commencement of work + reimbursement of permit fees paid. 30% is due on completion of the construction prior to final inspection and installation of any accessories such as electrical, plumbing, painting etc.; 10% is due upon passing Final Inspection and installation of all accessories and painting if applicable. Notwithstanding the above however, additional progress payments may be requested by Florida Pergola ("FP") depending on the nature of the work. Change Orders are subject to approval by FP and requires full payment immediately once approved by both parties. FP may suspend work until all payments due are brought up to date. Any claims for construction defects are subject to the notice and cure provisions of Chapter 558, Florida Statutes. Customer agrees to a waiver of FI Statute 489.126(2), as allowed by provision contained therein. Any special tools and or tool rentals if applicable is at Customers expense. Customer responsible for obtaining any necessary permits as may be required. Customer agrees not to hold FP responsible for any delays such as from or by weather, obtaining of Engineering Plans, City Permitting, necessary materials supplied from Vendors or any other delay. If the governing Municipality is unable to issue the Permit under any & all circumstances, including a variance, and with no possible approval based on any modifications which such Municipality could accept, FP will refund the total amount minus the Engineering Fees and 20% of the contract amount. Customer agrees to the confidentiality of this contract and not to divulge to any other third-party matters relating to this contract in any manner, at any time unless under Court order.

Customer agrees that FP may bill for the difference in costs of material if such costs are increased by more than 10% from the date the Quote is signed to actual procurement/installation. Customer has the right to secure necessary material immediately upon execution of this contract and store at his/her residence (or some other facility under customers control). Customer agrees to be responsible for all material delivered to jobsite and for the cost of such replacement if becomes unusable due to damage by others. The parties herein acknowledge that any delivery dates stated on the contract are approximate only and the parties agrees that delay in delivering the products &/or services shall not be reason for cancellation of this contract. Deposits/payments are non-refundable after the third business day. Customer agrees that if any other Contract is created based on the contents of this quote, these Terms & Conditions contained herein shall be implied and deemed as accepted and shall form an integral part of such separate agreement or contract: if there arises any material conflict between said new contract and these Terms and Conditions, then it is agreed that these Terms and Conditions shall govern.

Customer acknowledges that wood is a natural product and agrees NOT to hold FP responsible for any blemish, warping, splitting or any other defect which may occur during and after installation of work. FP reserves the right to cancel any job whether in full or any line item on the signed contract/quotation by giving the customer 24 hours' notice either verbally or in writing and returning customer's deposit less prorated costs incurred for said job &/or line item(s). Contract may be terminated by customer by payment of a "Termination for Convenience" fee of 50% of the balance due on the contract. It is agreed that the Customer shall be responsibility for the dumping of any fill/dirt excavations removed from digging required foundations and for ensuring that area to be worked is level & free from any & all fixtures or aboveground/underground utilities as well as for providing suitable access to the work site and for any replacement of affected landscaping. FP shall be responsible for leaving the area free of material brought to the job site, however Customer agrees that these may be left at the curbside for Municipal Garbage collection. Customer agrees that any claim customer has arising out of this contract shall be resolved by confidential Arbitration via written notice and customer payment of relevant fees and provided that the request is timely filed and not barred via the statute of limitations. Arbitrator shall be the American Arbitration Association or other mutually agreed upon Arbitrator. FP reserves the right to assign this contract upon the giving of notice in writing to the customer.

Payments when due from customer are independent of customers own receipt of payment from others: this is not a 'Pay When Paid' contract. Customer agrees to pay any and all costs associated with the collection of any amounts due to FP in the enforcement of any term in this Agreement, inclusive of legal fees & courts costs should this be deemed necessary, and costs incurred in the placement and release of any Liens necessary in such collection efforts. I/we hereby acknowledge that I/we have been made aware of the Consumer informational requirements for Florida Construction contracts as provided in Appendix A, attached. Customer may request a separate printed copy of these Terms and Conditions for any clarification required.



QUOTE

Quote Number: 2024-1044
Quote Date: May 15, 2024
Quote Expires: Jun 14, 2024
Page: 2

QUOTED TO:

Lakeside CDD
2200 Plantation Blvd
North Port, Fl 34289

JOB ADDRESS:

Lakeside CDD
2200 Plantation Blvd
North Port, FL 34289

Tel 239.241.1160

Customer ID		Good Thru	Payment Terms	Sales Rep	
Lakeside CDD		6/14/24	Prepaid	DRB	
Quantity	Item	Description		Unit Price	Amount
1.00	Engineering	Signed & Sealed Engineering Drawings		1,250.00	1,250.00
1.00	PermitProcessi	Processing of permit including notarizing / copies / filing Notice of Commencement with County Court etc. Does not include actual City permit fee which will be.		375.00	375.00

I HAVE READ AND AGREE WITH THE TERMS AS SET FORTH BELOW

Subtotal	39,850.00
Sales Tax	
TOTAL	39,850.00

NAME

SIGNATURE

DATE

Terms & Conditions

Unless otherwise detailed above in the body of this quote, a 50% deposit is required prior to the commencement of all jobs, with an additional 40% to be made after the structure is substantially completed, prior to the installation of any accessories, including electrical, painting etc. The final balance of 10% is due immediately upon completion of the job. In the case of 'Permitted' jobs a 30% deposit is required with an additional 30% due upon commencement of work + reimbursement of permit fees paid. 30% is due on completion of the construction prior to final inspection and installation of any accessories such as electrical, plumbing, painting etc.; 10% is due upon passing Final Inspection and installation of all accessories and painting if applicable. Notwithstanding the above however, additional progress payments may be requested by Florida Pergola ("FP") depending on the nature of the work. Change Orders are subject to approval by FP and requires full payment immediately once approved by both parties. FP may suspend work until all payments due are brought up to date. Any claims for construction defects are subject to the notice and cure provisions of Chapter 558, Florida Statutes. Customer agrees to a waiver of FI Statute 489.126(2), as allowed by provision contained therein. Any special tools and or tool rentals if applicable is at Customers expense. Customer responsible for obtaining any necessary permits as may be required. Customer agrees not to hold FP responsible for any delays such as from or by weather, obtaining of Engineering Plans, City Permitting, necessary materials supplied from Vendors or any other delay. If the governing Municipality is unable to issue the Permit under any & all circumstances, including a variance, and with no possible approval based on any modifications which such Municipality could accept, FP will refund the total amount minus the Engineering Fees and 20% of the contract amount. Customer agrees to the confidentiality of this contract and not to divulge to any other third-party matters relating to this contract in any manner, at any time unless under Court order.

Customer agrees that FP may bill for the difference in costs of material if such costs are increased by more than 10% from the date the Quote is signed to actual procurement/installation. Customer has the right to secure necessary material immediately upon execution of this contract and store at his/her residence (or some other facility under customers control). Customer agrees to be responsible for all material delivered to jobsite and for the cost of such replacement if becomes unusable due to damage by others. The parties herein acknowledge that any delivery dates stated on the contract are approximate only and the parties agrees that delay in delivering the products &/or services shall not be reason for cancellation of this contract. Deposits/payments are non-refundable after the third business day. Customer agrees that if any other Contract is created based on the contents of this quote, these Terms & Conditions contained herein shall be implied and deemed as accepted and shall form an integral part of such separate agreement or contract: if there arises any material conflict between said new contract and these Terms and Conditions, then it is agreed that these Terms and Conditions shall govern.

Customer acknowledges that wood is a natural product and agrees NOT to hold FP responsible for any blemish, warping, splitting or any other defect which may occur during and after installation of work. FP reserves the right to cancel any job whether in full or any line item on the signed contract/quotation by giving the customer 24 hours' notice either verbally or in writing and returning customer's deposit less prorated costs incurred for said job &/or line item(s). Contract may be terminated by customer by payment of a "Termination for Convenience" fee of 50% of the balance due on the contract. It is agreed that the Customer shall be responsibility for the dumping of any fill/dirt excavations removed from digging required foundations and for ensuring that area to be worked is level & free from any & all fixtures or aboveground/underground utilities as well as for providing suitable access to the work site and for any replacement of affected landscaping. FP shall be responsible for leaving the area free of material brought to the job site, however Customer agrees that these may be left at the curbside for Municipal Garbage collection. Customer agrees that any claim customer has arising out of this contract shall be resolved by confidential Arbitration via written notice and customer payment of relevant fees and provided that the request is timely filed and not barred via the statute of limitations. Arbitrator shall be the American Arbitration Association or other mutually agreed upon Arbitrator. FP reserves the right to assign this contract upon the giving of notice in writing to the customer.

Payments when due from customer are independent of customers own receipt of payment from others: this is not a 'Pay When Paid' contract. Customer agrees to pay any and all costs associated with the collection of any amounts due to FP in the enforcement of any term in this Agreement, inclusive of legal fees & courts costs should this be deemed necessary, and costs incurred in the placement and release of any Liens necessary in such collection efforts. I/we hereby acknowledge that I/we have been made aware of the Consumer informational requirements for Florida Construction contracts as provided in Appendix A, attached. Customer may request a separate printed copy of these Terms and Conditions for any clarification required.

SECTION ii

SECTION a

ESTIMATE

Professional Fountain Services
LLC
2227 Stratford Dr
Sarasota, FL 34232

PFS@Professionalfountainservices.c
om
(941) 320-8279



Bill to
Patrick Lavoy
Lakeside Plantation CDD
2200 Plantation Blvd
Plantation, Blvd 34289

Ship to
Patrick Lavoy
Lakeside Plantation CDD
2200 Plantation Blvd
Plantation, Blvd 34289

Estimate details
Estimate no.: 1885
Estimate date: 05/02/2024

#	Date	Product or service	Description	SKU	Qty	Rate	Amount
1.	05/02/2024	Fountain Service	ARCHITECTURAL FOUNTAIN SYSTEM: COMPLETE INSTALLATION OF TWO FEATURE 5HP B116 MOTORS W THE SPECK PUMPS SLEEVE, SEAL & GASKET COMPLETE REPLUMBING OF THE FILTRATION SYSTEM TWO 1HP SUPERFLO PUMP/MOTOR COMPLETE FOR FILTRATION SYSTEM TWO COMPLETE HAYWARD FILTERS TWO INLINE CHLORINATORS W TABLETS TWO AUTOFILL VALVES W FLOAT INSTALLATION OF TWO SUMP PUMPS TWO TIMERS START UP ON BOTH FOUNTAINS		2	\$13,846.87	\$27,693.74
2.	05/02/2024	Fountain Service	ARCHITECTURAL FOUNTAIN SYSTEM: COMPLETE INSTALLATION OF TWENTY COOL WHITE LED LIGHTS W STAND 24V TWO POWER SUPPLY		20	\$760.00	\$15,200.00

Total **\$42,893.74**

Note to customer

This is an estimate for Lakeside Plantation. All of the above will be serviced on two Architectural Fountain systems. Estimate may be subject to change.

*There is a one year warranty on all new parts.

If you have any questions please call or email us.

SECTION 4

SECTION i



MECHANICAL EQUIPMENT PACKAGE

Package #261506-R2

Lakeside Plantation C.D.D.

Saline Modernization Systems for Pool & Spa - Budget Proposal

Consultant: Scott Holtrey
WQA: Iris Murray
Fax:
Date: 07/08/24

ATTN:

SITE:

Lakeside Plantation CDD
Patrick Lavoy
2800 Plantation Blvd.
North Port, FL 34289

Lakeside Plantation CDD
Patrick Lavoy
2200 Plantation Blvd.
North Port, FL 34289

Phone: (941) 423-5500

Fax:

Order Description

Chlorking Saline Modernization Systems for Pool & Spa

Pool:
Gallons: 75,000
GPM: 260
Batherload: 52
Permit: 58-60-01251

Spa
Gallons: 1,400
GPM: 60
Batherload: 10
Permit: 58-60-01252

Order Items

Description	Code	Quantity
28 lb/day Saline Chlorination System - Switch Mode <i>Pool - Outdoor Mount</i> 28 lb/day Saline Chlorination System - Switch Mode Technology Industrial-grade electronic components for long system life Water Cooled Switch Mode Power Supply Self-cleaning, clear view, Hi-output 15,000-hour Reactor Chamber Integrated sidestream flow switch, and isolation valves Integral Salinity monitoring requires relay module, saturator tank and feeder. ORP interface for optional CES Controller with auto-switchover Systems carry NSF Std 50, and UL 1081 Certifications 3-Year Limited ChlorKing Factory Warranty Max input is 15 Amps @ 208-240V, 1PH, 30A GFCI Breaker Required, 50/60Hz Electronics: 20" W x 20" H, Cell Housing: 13" W x 28" H	CH CHLOR 25.0SM	1
Special Note Regarding Saline System Sizing <i>DOH stand alone sizing is 18.7 based on a 260 GPM</i> Even though the CES saline sizing guide specifies an upsized unit in order to qualify as a Department of Health (DOH) stand alone treatment system, a significant portion of annual chlorine production can be achieved with the above sizing. The CES control system upgrade provides seamless switch-over between saline chlorinator and highly-recommended DOH redundant feed system, while allowing the Saline Chlorinator or NexGen Feeder to remain in the primary position, thus maximizing chlorination savings.	CB Saline Sizing	0



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MECHANICAL EQUIPMENT PACKAGE



Package #261506-R2

Lakeside Plantation C.D.D.

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Salt Saturated Feeder, 30 Gallon (ChlorKing)	CP SSFEEDER30	1
Salt Saturated Feeder, 30 Gallon (ChlorKing) For use with CES Automatic Salinity Control Packages Includes float tank 30 gallon, auto water level control, and dissolving tank Capacity - 300 Lbs of Salt Discontinued...replaced by SSFEEDER30S		
85 GPD Fixed Rate Stenner Feeder,#5,120V,1/4	BC 85MFL5A1S	1
85 GPD Fixed Rate Stenner Feeder,#5,120V,1/4		
BECSys Solid Gold Band ORP Sensor, 36" Cable - 2 YR	CK 9660038	1
BECSys Solid Gold Band ORP Sensor, 36" Cable - 2 YR for use with BECSys2, 3, 5, 7		
6.0 lb/day Saline Chlorination - System Switch Mode	CH CHLOR 5.0 MSM	1
<i>Spa</i> 6.0 lb/day Saline Chlorination System-Modular Design Industrial-grade electronic components for long system life Water-cooled for 24/7 operation at full output, 3,500-5,000 salt range, Self-cleaning, clear view, Hi-output Reactor Chamber with 1" plumbing, Integrated flow switch, and isolation valves for 20 GPM sidestream Integral Salinity monitoring. requires relay module, saturator tank and feeder.. ORP interface for optional CES Controller with auto-switchover Systems carry NSF Std 50, and UL 1081 Certifications 3-Year Limited ChlorKing Factory Warranty on Cell Stack when Saturated Salt Feeder is Installed. See Factory Warranty for Details. 9" w x 12" h (Power supply), 11" w x 15" h (Cell Housing), Max input is 4 amps @ 240V, 8 amps @ 120V, 15 amp GFCI breaker req. 50/60Hz		
Special Note Regarding Saline System Sizing	CB Saline Sizing	0
<i>DOH stand alone sizing is 4.3 based on a 60 GPM</i> Even though the CES saline sizing guide specifies an upsized unit in order to qualify as a Department of Health (DOH) stand alone treatment system, a significant portion of annual chlorine production can be achieved with the above sizing. The CES control system upgrade provides seamless switch-over between saline chlorinator and highly-recommended DOH redundant feed system, while allowing the Saline Chlorinator or NexGen Feeder to remain in the primary position, thus maximizing chlorination savings.		
ChlorKing5000RB Salt Feed Relay interface box	CP CK5000RB	1
Connects to ChlorKing Switch Mode (SM) Models to enable salt feed. Comes standard with 30, 55, or 100 Salt Saturated Feeder packages, or otherwise must be ordered separately. Also requires saturated salt dissolving tank and self priming chemical feeder to complete entire salinity control package.		
85 GPD Fixed Rate Stenner Feeder,#5,120V,1/4	BC 85MFL5A1S	1
85 GPD Fixed Rate Stenner Feeder,#5,120V,1/4		
BECSys Solid Gold Band ORP Sensor, 36" Cable - 2 YR	CK 9660038	1
BECSys Solid Gold Band ORP Sensor, 36" Cable - 2 YR for use with BECSys2, 3, 5, 7		
Outdoor equipment mounting wall 4' x 4'	JC WallOut4x4	2



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Package #261506-R2

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Installation, less electric CB ISU 1

Chlor 25 lb & Chlor 5 lb

Installation and Factory Start-up of treatment equipment. Includes parts and labor for installation. Electrical work, permits (if applicable) by others. Includes final review, CES training manual, full system and maintenance training per CES Operator Training Checklist, and on-site Warranty Administration. One year warranty on all installation workmanship.

Building Department Permits are Not Included and, if specified as being provided, will be charged as an additional cost.

Factory Equipment Finance Agreement Purchase Option CB EFA 1

Let equipment "pay its own way" out of savings in power, gas, water, labor, chemicals, maintenance & liability:

EFA Purchase at \$ 1210.95 per month for 60 months,

EFA Purchase at \$ 1433.2 per month for 48 months,

EFA Purchase at \$ 1780.05 per month for 36 months,

EFA Purchase at \$ 2492.08 per month for 24 months,

Own equipment at end of EFA for \$1,

See Funding Source information for exact rates and terms.

Additional Information

Electric, Installation or Permit if required is not included; Freight is Estimated

Subtotal	49,916.67
Adjustment	0.00
CC Surcharge	1,497.50
Total	51,414.17
Estimated Shipping	942.03
Tax	0.00
Grand Total	52,356.20

Please click link below to digitally accept this proposal

Signature

Date

We are pleased to submit the above package for your consideration.

1. Please complete and return the delivery schedule if attached to this package, it is designed to help coordinate delivery dates that best coincide with your construction and draw schedules.
2. It is your responsibility to provide the required permits, bonds and acceptable electrical connections. Proof of these requirements must be presented to CES on demand.
3. You may incur restocking fees if you choose to return any items included in this package to CES. Restocking fees vary per manufacturer.
4. Any changes to this order must be made in writing to CES.
5. Freight charges are estimates only and the actual freight costs may be different at time of shipping.
6. If capital dollars are not readily available, you may acquire this package through a lease or rent to own arrangement pending lending source approvals.
7. Payment terms are subject to the credit agreement you have on file with CES.
8. Orders over \$5,000 paid by credit card will incur a 3% processing fee.

This estimate is valid for 30 days from the above date after which the estimate may be subject to change.

Your signature above is considered your acceptance of this proposal and is subject to all terms and conditions of your credit arrangement with CES.
THANK YOU!



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SECTION VIII

SECTION B

SECTION 1

RESOLUTION 2024-08

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE
FOR FISCAL YEAR 2023-2024; AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Lakeside Plantation Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Sarasota County, Florida; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board desires to adopt annual meeting schedule for the Fiscal Year beginning October 1, 2024, and ending September 30, 2025 (“Fiscal Year 2024-2025”), attached as **Exhibit A**.

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

SECTION 1. The Fiscal Year 2024-2025 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** are hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 17th day of August 2024.

ATTEST:

**LAKESIDE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairman

Exhibit A: Fiscal Year 2024-2025 Annual Meeting Schedule

Exhibit A

**NOTICE OF MEETINGS
LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the **Lakeside Plantation Community Development District** will hold their meetings for **Fiscal Year 2024-2025 on the third Wednesday of every month at 6:00 p.m. at the Lakeside Plantation Clubhouse, 2800 Plantation Blvd., North Port, FL 34289**, unless otherwise indicated as follows:

October 16, 2024
November 20, 2024
January 15, 2025
February 19, 2025
March 19, 2025
April 16, 2025
May 21, 2025
June 18, 2025
July 16, 2025
August 20, 2025
September 17, 2025

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained from the District Manager at 4530 Eagle Falls Place, Tampa, FL 33619.

A meeting may be continued to a date, time and place as evidenced by motion of the majority of Board Members participating at that meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at a meeting because of a disability or physical impairment should contact the District Office at (813) 344-4844 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of proceedings and that accordantly, 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
Lakeside Plantation Community Development District

SECTION 2

RESOLUTION 2024-09

**A RESOLUTION DESIGNATING OFFICERS OF THE
LAKESIDE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of the Lakeside Plantation Community Development District at a regular business meeting held on July 17, 2024 desires to elect the below recited persons to the offices specified.

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

1. The following persons were elected to the offices shown, to wit:

Savannah Szozda

Assistant Treasurer

Alexandra Wolfe

Assistant Treasurer

PASSED AND ADOPTED THIS 17th DAY OF JULY, 2024.

Chairman / Vice Chairman

Secretary / Assistant Secretary