

*Lakeside Plantation
Community Development District*

Agenda

January 20, 2021

AGENDA

Lakeside Plantation

Community Development District

219 East Livingston Street, Orlando, FL 32801

Phone: 407-841-5524 – Fax: 407-839-1526

January 13, 2021

Board of Supervisors
Lakeside Plantation
Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Lakeside Plantation Community Development District will be held **Wednesday, January 20, 2021 at 6:00 p.m. at the Lakeside Plantation Clubhouse, 2800 Plantation Blvd., North Port, Florida.** Following is the advance agenda for the meeting:

- I. Roll Call
- II. Audience Comments on Specific Items on the Agenda (*Speakers will fill out a card and submit it to the District Manager prior to beginning of the meeting*)
- III. Organizational Matters
 - A. Consideration of Resolution 2021-01 Electing Officers
- IV. District Engineer's Report
- V. Unfinished Business
- VI. New Business Items
 - A. Discussion of E-Verify Requirements for Special Districts
 - B. Consideration of Proposals for Landscape Enhancements
 - C. Discussion of COVID-19 Protocols
- VII. Business Administration
 - A. Approval of Minutes of December 16, 2020 Meeting
 - B. Approval of Check Register
 - C. Balance Sheet and Income Statement
- VIII. General Audience Comments
- IX. Staff Reports
 - A. District Counsel
 - B. District Manager
 - i. Action Items List
 - ii. Insurance Claim Statement of Loss
 - C. Amenities Manager - Monthly Report
 - i. Discussion of Current Pond Maintenance Agreement and Pond Maintenance Proposals
- X. Other Business
- XI. Supervisors' Requests
- XII. Adjournment

The second order of business is the Audience Comments on Specific Items on the Agenda. Speakers must fill out a Request to Speak form and submit it to the District Manager prior to the beginning of the meeting.

The third order of business is organizational matters. Section A is consideration of resolution 2021-01 electing officers. A copy of the resolution is enclosed for your review.

The fourth order of business is the District Engineer's Report. There is no back-up material. The fifth order of business is Unfinished Business. Any unfinished business will be discussed under this item.

The sixth order of business is New Business Items. Section A is discussion of E-Verify requirements for special districts. A memo from District Counsel is enclosed for your review. Section B is consideration of proposals for landscape enhancements. Copies of the proposals are enclosed for your review. Section C is discussion of COVID-19 protocols. There is no back-up.

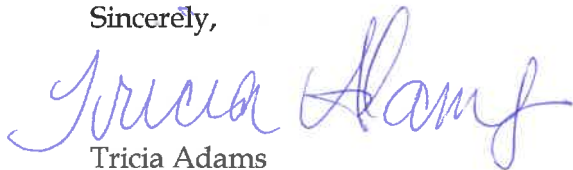
The seventh order of business is Business Administration. Section A is the approval of the minutes of the December 16, 2020 meeting. The minutes are enclosed for your review. Section B is approval of the check register enclosed for your review and Section C includes the balance sheet and income statement for your review.

The eighth order of business is General Audience Comments.

The ninth order of business is Staff Reports. Section B is the District Manager's report. Section 1 is the Action Items list for your review. Section 2 is insurance claim statement of loss. Section C is the Amenities Manager Report. Section 1 is discussion of current pond maintenance agreement and pond maintenance proposals.

Staff will provide any additional reports at the meeting. Additional support material may be provided under separate cover or distributed at the meeting, and the balance of the agenda will be discussed at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,



Tricia Adams
District Manager

Cc: Michael Eckert, District Counsel
Sarah Sandy, District Counsel
Andy Tilton, District Engineer
Brent Burford, District Engineer
Tamara Lorf, Amenities Manager
Roy Deary, Vesta

Enclosures

SECTION III

SECTION A

RESOLUTION 2021-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
LAKESIDE PLANTATION COMMUNITY DEVELOPMENT
DISTRICT ELECTING THE OFFICERS OF THE DISTRICT 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; and

WHEREAS, the Board of Supervisors of the District (“Board”) desires to elect the Officers of the District.

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

Section 1. _____ is elected Chairperson.

Section 2. _____ is elected Vice-Chairperson.

Section 3. _____ is elected Secretary.

Section 4. _____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.

Section 5. _____ is elected Treasurer.

Section 6. _____ is elected Assistant Treasurer.

Section 7. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 20th day of January, 2021.

ATTEST:

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

SECTION VI

SECTION A

Hopping Green & Sams

Attorneys and Counselors

MEMORANDUM

TO: District Managers

FROM: Hopping Green & Sams

DATE: December 2020

RE: Section 448.095, *Florida Statutes* / E-Verify Requirements

As you may be aware, the Florida Legislature recently enacted Section 448.095, *Florida Statutes*, which, generally speaking, requires that all employers verify employment eligibility using the United States Department of Homeland Security's "E-Verify" system. Specifically, Section 448.095(2)(a) provides:

"Beginning January 1, 2021, every public employer, contractor, and subcontractor shall register with and use the E-Verify system to verify the work authorization status of all newly hired employees. A public employer, contractor, or subcontractor may not enter into a contract unless each party to the contract registers with and uses the E-Verify system."

Section 448.095(1), F.S., defines "public employer" to be any "regional, county, local, or municipal government . . . that employs persons who perform labor or services for that employer in exchange for salary, wages, or other remuneration or that enters or attempts to enter into a contract with a contractor." Because all CDDs and stewardship districts (together, "Special Districts") enter into contracts with contractors (and many Special Districts have employees), all Special Districts are subject to the new E-Verify requirements.

As a District Manager, there are two steps that need to be taken:

1. Enroll your Special Districts on the E-Verify system, at: <https://www.e-verify.gov/>. An E-Verify enrollment checklist is available at <https://www.e-verify.gov/employers/enrolling-in-e-verify/enrollment-checklist>. In order to enroll, all Special Districts must enter into a memorandum of understanding ("MOU") which must be executed by the chairperson of each board. Under the MOU, the responsibilities of the Special Districts include provision of contact information, display of notices to prospective employees, completion of an E-Verify tutorial, familiarization with the E-Verify User Manual, and other obligations. Samples of the MOU and E-Verify User Manual are attached here.
2. On a going forward basis, include the following contract provision in Special District contracts:

E-VERIFY REQUIREMENTS

The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, 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 448.091, *Florida Statutes*.

If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

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.

Please let us know if you have any questions regarding the new law. We appreciate your attention to this matter, and can be reached at 850-222-7500.

SECTION B



Lakeside Plantation Final Quarter Projects 2020

Bloomings proposes to complete the following projects:

Install 17 – 3 gallon Croton Mammey Behind the pool - \$18 each - \$306.00 total

Install 13 – 3 gallon Croton Magnificent between the Croton Mammey and Picnic tables - \$18 each - \$234.00 total

Cut back Palmetto by door to Tennis court - \$40

Please review and advise.

Lakeside CDD Representative

Joe Lytle General Manager Bloomings



Lakeside CDD Pittisporum Replacment

Bloomings Landscape proposes to complete the following in the two declining pittisporum beds outside the clubhouse;

Removal and disposal of declining pittisporum in both beds

Install the same plants in each of the two beds

7-3 gallon Dwarf Island Ficus in each bed,	total of 14
5- 3 gallon Croton Mammey in each bed,	total of 10
15- 1 gallon Aztec Liriope in each bed ,	total of 30
9- 1 gallon Sedum 'Florida Friendly Gold' in each bed	total of 18
Install Pine Bark Mulch – 20 Bags	

Bloomings Landscape will provide labor and materials to complete the aforementioned services for a fee of \$1080.00, Which is due in full upon completion. The new plants will carry a 6 month warranty.

Joe Lytle Bloomings Landscape

Lakeside CDD Representative

SECTION VII

SECTION A

MINUTES OF MEETING
LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Lakeside Plantation Community Development District was held on Wednesday, December 16, 2020 at 6:00 p.m. at the Lakeside Plantation Clubhouse, 2200 Plantation Boulevard, North Port, Florida.

Present and constituting a quorum were:

Alan (Bud) Sabol <i>by phone</i>	Chairman
Joe Szewczyk	Assistant Secretary
Pina Chichelli	Assistant Secretary
Bill Roumy	Assistant Secretary
Bonnie Benjamin <i>by phone</i>	Supervisor

Also present were:

Tricia Adams	District Manager
Sarah Sandy <i>by phone</i>	District Counsel
Brent Burford <i>by phone</i>	District Engineer
Scott Smith	Vesta
Jamie Staubly	Vesta
Roy Deary <i>by phone</i>	Vesta
John Rice	Resident

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 6:00 p.m. and called the roll. Mr. Szewczyk, Ms. Chichelli and Mr. Roumy were present in person and Mr. Sabol and Ms. Benjamin were present by phone.

SECOND ORDER OF BUSINESS

Audience Comments on Specific Items on the Agenda (*Speakers will fill out a card and submit it to the District Manager prior to beginning of the meeting*)

Ms. Adams: Do we have any public callers on the telephone or any members of the audience who would like to make comments to the Board of Supervisors? If so, this is an opportunity. Hearing none,

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oaths of Office to Newly Elected Board Members

Ms. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Chichelli.

Ms. Adams: You are officially sworn in and will be participating in all actions that the Board takes tonight. Bonnie Benjamin was sworn in prior to the meeting and will be participating in all actions the Board takes tonight as well.

FOURTH ORDER OF BUSINESS

District Engineer's Report

Ms. Adams: Brent is on the telephone. Go ahead, Brent.

Mr. Burford: I spoke with the CDD Manager yesterday and was surprised that some of the issues with the tennis courts still haven't been addressed. She mentioned that the corrections to the fencing haven't been done and the lock has not been taken care of. So, I reached out today to the contractors. I contacted Stewart Fence and I spoke with Tim, who is Matt's brother. Matt was actually onsite doing the work. I have seen all of the details. The problems have been corrected with the exception of any repairs. He said that he would call them and get them on that tomorrow. So hopefully we can get that moving forward and get it addressed. I also spoke with Carlos at Ritzman Courts (Ritzman) regarding the lighting. He was very responsive, but said the District has not signed the contract. I told him that the District was happy that language was being included in the proposal stating that he would do an evaluation of the rest of the lighting system and provide a recommendation and pricing. I just sent him an email of what the Board would like to see. He said that he would move forward with it. I will follow up with him tomorrow to make sure he received the email and see where we are at. At this time, that is all I have to report, unless the Board has anything for me.

Mr. Sabol: He was there this morning. I want to speak to you also and we will get this matter straightened out as quickly as we can. Everybody has before them, the unfinished business letter.

Ms. Chichelli: Yes.

Mr. Sabol: What that letter stated was that the balance of the bulbs needs to be replaced and would still be less than \$1,000. They were supposed to provide reports on the condition of

the wiring at the time they were installed. I think we need open discussion on that and to move forward this evening. What does the rest of the Board think about that?

Mr. Roumy: I agree with you. If it's \$1,000, let's fix it to make people happy about playing tennis at night.

Mr. Szewczyk: So, this isn't just about the repair of the lights. We still have to take care of that. Whatever needs to be done. We know that more work is required out there and that was what Brent was talking about checking out the poles and the wiring, etc. I walked those courts the other night, messing around with my son. Two or three lights were out. Let's get them fixed and be done with it and then go and take care of the bigger things.

Mr. Roumy: I agree.

Ms. Adams: Board Members, my understanding is there may be an issue with at least two timers as well. So, in order to capture all of the small repairs with the bulbs and the fixtures, the Board may want to consider approving a not-to-exceed up to \$2,000. In addition to Ritzman, I believe that the amenity management team has been reaching out to other qualified tennis lighting vendors who have a very good reputation in this area. So, if the Board would like to approve a not-to-exceed, you can defer to the amenity management team to select a vendor to come in and do those bulb and timer replacements and complete the scope of work as outlined in the Engineer's Report dated October 29th.

Mr. Sabol MOVED to approve a not-to-exceed amount of \$2,000 for a vendor to be selected by the Amenity Manager to provide the tennis court light bulbs, ballasts and timers plus an inspection and report of lighting system as outlined in the Engineer's Report dated October 29, 2020 and Ms. Chichelli seconded the motion.

Ms. Adams: Is there any discussion?

Mr. Roumy: Who is going to supervise the job once they are here? Who is going to tell them what to do?

Ms. Adams: We have the scope outlined in the Engineer's Report and an onsite amenity management team.

Mr. Smith: Correct. The amenity management team can watch them when they are here, but would not be qualified to sign off on the work once it is done. I think the Engineer would probably be the one to sign off on it since he put the scope together. Not just replacing the bulbs.

I'm talking about the larger project once that moves forward. The bulbs being replaced is not a problem. It's very simple. It doesn't take an expert to oversee that work. Some of this other work is going to be something the Board will approve at another time. I think this is something you may want to take a closer look at.

Mr. Roumy: Oversee what?

Mr. Smith: Oversee a large construction project.

Mr. Roumy: No. To oversee what he is going to be doing because they missed a lot when they installed the fence. So, I wonder if they are qualified to do electrical work.

Mr. Smith: Amenity staff is not qualified. We do large project oversight. That is something your District Engineer would be more qualified for. Our staff puts on events and oversees the facility. They are not qualified for large projects, but are qualified to oversee the bulb replacements.

Mr. Szewczyk: What about the timers?

Mr. Smith: Yes, we can oversee that. The items the District Engineer outlined, this gentleman can give a larger proposal for, because it would have a totally different scope.

Mr. Szewczyk: I think we are just concerned with the immediate fix.

Mr. Smith: Absolutely.

Mr. Szewczyk: Fine. Let's go.

Ms. Adams: Do we have any further discussion? If not, we have a not-to-exceed \$2,000 for lighting repairs as outlined in the Engineer's Report with the addition of whatever timers are needed.

On VOICE VOTE with all in favor approving a not-to-exceed amount of \$2,000 for a vendor to be selected by the Amenity Manager to provide the tennis court light bulbs, ballasts and timers plus inspection and report of lighting system as outlined in the Engineer's Report dated October 29, 2020 was approved.

Mr. Roumy: How soon will this be done?

Mr. Smith: I also spoke with Ritzman the other day and they were responsive to me. I did tell them what we were looking for and asked them to include the rest of this language in there. He did not include it. He just sent back the original proposal. He did say verbally that he was willing to do this once they were hired. So, he was responsive. It sounds like he's ready to go.

He's willing to do it. I think we should take a look at the larger projects and maybe get additional proposals. That's why we reached out to other companies who are willing to come by and take a look at it. I will reach out to Ritzman tomorrow morning and let them know that the Board approved the proposal to do this job. Then we will get a start date.

Ms. Adams: Just to clarify. The work has been approved, but we are deferring to the Amenity Manager to select the vendor to provide a proposal to the specifications provided by the District Engineer in addition to timers that may be needed. We don't have that proposal to approve, but the work is approved in a not-to-exceed amount. Before we cut Brent loose tonight, I just want to mention one item that is a new item that Brent will be taking over. It appears that there is a drainage swale on the north side of Magnolia behind some residential homes where water has recently been ponding in that area and not flowing freely as perhaps it has been designed so Brent is going to do some further investigation to see if there is a possibility that some of the mature landscaping may be an issue in that area. He will be reporting his findings at a future Board meeting.

Mr. Roumy: What about the ponding behind the tennis courts where the lights are? There is pond there where the water collects. It doesn't belong there. Maybe he should come and look at it too.

Ms. Adams: This is the first that I am aware of this issue. Perhaps Scott is aware of it. So, let's take a look at that and see what we need to do.

Mr. Roumy: It is right behind the electrical board.

Ms. Adams: I'm sure that they are taking copious notes.

Mr. Szewczyk: That is work that should've been completed satisfactorily when we put the cement there. There was additional work that was supposed to be done regarding the landscaping to move that water down to the pond. Now I can't say for sure off the top of my head, whether that work was done or approved by our engineer.

Ms. Adams: Okay.

Mr. Szewczyk: I think it was, but I'm not sure. So, I think we need to dig a little because there was that part of the project when we redid the electrical area out there.

Ms. Adams: Understood. Brent, I don't know if you are prepared to speak to that issue while you are on the phone now or if you need to investigate any further. Did you hear the concerns regarding the water ponding behind the tennis courts?

Mr. Burford: Yes. We can have it graded. The water was drained to the swale. One thing that I mentioned before was that with all of the clay on all of these courts draining off, it is going to be a constant maintenance issue. At some point in time, the clay has to be removed and disposed of. Otherwise, it just keeps building up until it is above the drain to be established. Then water can't flow. So, it does require some maintenance to keep it going. No matter where you put it, that clay is going to build up and it is going to be a maintenance issue no matter what your solution is. So, it will require maintenance.

Mr. Roumy: Can we put an 8-inch or 10-inch pipe all the way to the pond?

Mr. Burford: I would not recommend extending it all the way to the pond. Then again, as I just stated, you can put an 8-inch or 24-inch pipe in there, but that sediment, that clay is going to build up in that pipe. At some point in time, it will need maintenance to keep it clean and keep the water flowing.

Mr. Sabol: That was explained to us by Brent when we started this issue and he explained to us that it would be a maintenance problem. So, when that clay builds up once a month, every six weeks, our maintenance people should scrape it up and dispose of it.

Mr. Szewczyk: Okay, so do we know whether that has been done. Maybe that is something we need to look at as far as the regularly scheduled maintenance as it pertains to the grounds.

Ms. Adams: Right.

Mr. Szewczyk: It sounds like something that needs to be taken care of now and on a regular basis.

Ms. Adams: Right.

Mr. Smith: We will look into it and get it on the schedule and report back our findings at the next Board meeting.

Mr. Szewczyk: Okay.

Mr. Burford: It is not anything different than your stormwater pipes or your drainage system. Over time, sediment is still at the bottom. It becomes clogged and they have to be inspected and cleaned periodically.

Ms. Adams: It sounds good. Are there any other issues for Brent while he is on the phone?

Mr. Sabol: None from me.

Ms. Adams: Thank you Brent.

Mr. Burford left the meeting.

FIFTH ORDER OF BUSINESS

Unfinished Business

Ms. Adams: We didn't have any items listed that are not going to be addressed under the Amenity Manager's Report.

SIXTH ORDER OF BUSINESS

New Business Items

A. Consideration of Agreement with Berger, Toombs, Elam, Gaines & Frank to Provide Auditing Services for Fiscal Year 2020

Ms. Adams: We included in your agenda package, an agreement with Berger, Toombs, Elam, Gaines & Frank (Berger, Toombs). Last year, the District entered into up to a five-year agreement for annual auditing services. An annual audit is required each year. The Board budgeted \$3,185 for the current fiscal year. The proposal is for \$3,185, which is consistent with the terms of the agreement. So, staff would be seeking a motion to approve the agreement unless there is any further discussion on this issue. Sarah, did you have any comments regarding the agreement with Berger, Toombs?

Ms. Sandy: I do. I requested that the Board approve it subject to District Counsel's review. The comments that I have are ones that Berger, Toombs agreed to incorporate in the past that we don't think should be an issue.

Ms. Adams: So, a motion to approve would be subject to District Counsel review.

On MOTION by Mr. Szewczyk seconded by Mr. Roumy with all in favor the agreement with Berger, Toombs, Elam, Gaines & Frank to provide auditing services for Fiscal Year 2020 in a not-to-exceed amount of \$3,185 subject to District Counsel review was approved.

B. Ratification of Mold Remediation Proposal with WrightWay Emergency Services

Ms. Adams: We have a proposal in the agenda package from WrightWay Emergency Services (WrightWay). However, subsequent to the publication of the agenda package, we have revised proposals for HVAC cleaning and to take the next steps to fully restore the kitchen break

room with new drywall, painting, etc. Amenity and District management staff have been working with the District's insurer. They approved these proposals. This is an active insurance claim and we expect to be compensated from insurance. I don't yet have the schedule of coverage, but that should be ready for the next meeting. Let me provide a few other details before we get to Board action on this item. The duct cleaning has been coordinated with the onsite amenity team. It's actually scheduled the 17th and 18th, in the next two days. Following that, early next week on the 21st and 22nd, WrightWay will be back. They will be in the kitchen doing the drywall restoration as well as the painting. The amenity management team is also coordinating with the cabinet installation, which is what started the discovery of this mold. They will be onsite and be able to complete the project by mid-January with the cabinet installation. I tend to be more conservative and say mid-month, but the 9th is what the vendor is indicating right now as the date of completion.

Mr. Roumy: On the reports they gave us, what is Location 1 5097 and Location 2? I don't see it anywhere.

Ms. Adams: They did provide a legend with the locations. It seemed like they gave some of the areas their own names.

Mr. Roumy: I tried to find out where the locations are.

Ms. Adams: I will be happy to follow up with the vendor. They may have noted some specific duct locations that were not included in the legend. If that's the case, I would be happy to follow up with you, Supervisor Roumy.

Mr. Roumy: Yes, because according to the numbers it is not really, really bad. Right?

Ms. Adams: Yes. They perceive and the insurance company agrees that this was probably a long-standing water issue where it dripped behind the sink. It can easily be addressed and fully restored. There is no anticipation that there is a chronic condition in the clubhouse. I think that's a good point that this was probably due to water seeping behind the backsplash area. So, they are anticipating that it will be fully restored and the kitchen will be like new once the work is completed.

Mr. Roumy: Another thing is are we having trouble with the air conditioner, which is why we have all of this humidity inside of the clubhouse.

Ms. Adams: I'm not aware of any deficiencies with the HVAC system.

Mr. Roumy: They say that the fan was set was ON instead of AUTO. Right? So even though it was set to ON, you have high humidity. Is the air conditioner working properly?

Ms. Adams: Yes. I believe that WrightWay made a recommendation to onsite staff to change that setting to AUTO instead of ON and I believe that change has been made. That was discovered early on in this process.

Mr. Szewczyk: I think what Bill is saying is if it is ON, then the fan is on all the time. The A/C must be active to actually be blowing the humidity out of the air. AUTO would be the better choice anyways.

Ms. Adams: Right.

Mr. Szewczyk: I think this is close to a 20-year-old building. It's Florida. Water drips anywhere. I'm dreading when I remodel my bathroom, but I think this mold is something that goes with the territory, especially in a facility of this age. Who knows how long water was dripping. I think we have been replacing parts of our air conditioning system over the last couple of years. I think it was there and it just needs to be taken care of.

Mr. Roumy: Maybe the intake has a problem because you are putting cold air in, but you are not putting enough air out. That's why there is high humidity.

Mr. Sabol: Maybe we should have someone come in and look at it just to make sure the air conditioner is working correctly.

Mr. Roumy: I agree.

Mr. Sabol: The facility is getting older. There is no doubt about that. It's just as Joe was saying. This is Florida and humidity is high. Maybe there is a problem there. So, we should have someone check that. Maybe Scott can notify somebody.

Mr. Smith: We can get somebody to do that.

Mr. Szewczyk: Just do an overview.

Ms. Adams: We will look into if there is a current Preventative Maintenance Agreement with an HVAC company that regularly changes the filters and addresses those issues. If that was in place, that would be the vendor to call on. If that is not in place, that would be something the amenity management team can check into.

Mr. Roumy: Thank you.

Mr. Szewczyk: It could not be this is simple, but as I look above us, maybe a return needs to be moved a little bit for better the air flow. That could be part of the inspection. Okay, where

are the returns and is this a relatively efficient set up? It can't hurt. We may as well take a look at anything that can possibly be involved with it.

Mr. Roumy: I agree.

Ms. Adams: I sent out under separate cover two proposals provided by WrightWay. Again, the scope was changed in order to do the duct cleaning for the HVAC system as well as restoration of the drywall and painting. There is one proposal in the amount of \$16,174.96 and another in the amount of \$7,590.71. I believe that the Board could take these as one motion. These have been approved by the District's insurer as part of the claim. Is there any further discussion? If not, staff would be seeking a motion for approval.

Mr. Szewczyk: How did we settle on WrightWay?

Ms. Adams: I believe that the amenity management team in consultation with the Chairman had some familiarity with WrightWay and their ability to perform restoration work. The District's insurance agent also interfaced with WrightWay and it has been a positive experience.

Mr. Szewczyk: Okay.

On MOTION by Mr. Szewczyk seconded by Ms. Chichelli with all in favor the proposals from WrightWay Emergency Services for mold remediation in the amount of \$16,175 and mold restoration in the amount of \$7,590 were approved.

C. Discussion of Change in Amenity Staffing

Ms. Adams: The community was recently notified as well as Board members that Nathan who had been staffed here in several different capacities over the years, resigned from his position due to health reasons. We have had Mr. Scott Smith from Vesta with hands on management and the recruitment of an amenity management leader onsite. So, I am going to turn the floor over to him for an update. This is an item for discussion only. It doesn't require any Board action tonight.

Mr. Smith: Good evening everybody. I have been with Vesta for almost five months now. Previously I was with another large District management amenity company for 12 years in Tampa. I recognize most of you because I have been on your Zoom calls, but it is nice to meet everybody face to face. Nathan was here for five years. He was a good employee; however, he moved on for personal reasons. Sometimes change can be a good thing and it can bring on new

opportunities. We have been sourcing candidates the last few weeks. We posted it immediately. It's very serious that we get this right. We are taking this very seriously because we want to get the right person this time. Nathan started from the bottom and worked his way up. This time we want to bring in somebody a little bit more seasoned, a little more experienced who can bring some new ideas and some new light to the position. Unfortunately, I'm still sourcing candidates, because we've conducted a couple of interviews and haven't found anybody that we were really excited with. We don't want to just pick somebody. We want to make sure that we get it right. I actually interviewed somebody this morning who I'm very excited about and we are moving forward with setting up a final interview with the Board Chairman this Friday morning. She came very highly recommended from a Manager that I worked with personally who works over at the Venetian. I worked with someone at my former company who recommended this individual. I used to work with her. They worked together for many years at a different company and I'm very excited. She also has some event experience and property management experience. I know that we are not doing events at this time, but Nathan used to do a lot of events here. That's a big part of the scope of service. So, once we are back to operating at full capacity once the pandemic is over, we are going to make sure we have somebody who has those capabilities as well. So hopefully all of this will move forward. We had a very promising interview this morning and I think if all goes well on Friday, we might get somebody in here very quickly. Anyway, that is our update on staffing. We will do our full Manager's Report at another time, but we can discuss staffing at this time.

Mr. Szewczyk: I know that we need to get somebody in that spot. Nathan was here for five years and did a good job, but I would like to see someone a little more seasoned with maybe a little more supervising background. I look forward to your final decision and moving on.

Mr. Smith: Thank you. I'm very excited.

Mr. Sabol: I have some questions for Scott. The bathrooms are not completed yet. They look like they are probably 90% to 95% completed. Can you give me an update on when this job will be completed? What is the problem there?

Mr. Smith: Sure. I am happy to do so. I gave Tricia an update earlier today. I have spoken with the handyman, Ed, numerous times on Monday, Tuesday and called him on Friday. He didn't call me back, so I called him on Monday. We connected and he apologized. He has been sick. I said, "Everyone has heard this. You were supposed to be here over the weekend." He did

not show up. He promised to be here that night and back on Tuesday and have it finished by Wednesday. He texted me on Monday evening at 7:00 p.m. and said, "You won't believe this, but I'm in the hospital with a fractured toe. I promise to be there on Tuesday." Tuesday comes and I received a text.

Mr. Sabol: It sounds like a story here. The man should receive a letter to finish this job or he is going to be liable for the job.

Mr. Smith: I apologize for taking you down a long road. Our last conversation was last evening. I told him, "If you can't come back this evening, I recommend attending the Board meeting tomorrow night so you can talk to the Board directly, if you want to continue with the job." He says he does, but there has been excuse after excuse. He promised that he would be here. He is not present this evening.

Mr. Sabol: Okay. Does the Board have any objections to me meeting at 11:30 a.m. on Friday with the applicant for the job?

Mr. Roumy: I would like to meet with him.

Mr. Sabol: So, I will meet with him at 11:30 a.m. on Friday and report to the Board. Okay?

Mr. Roumy: Okay.

Mr. Smith: To meet with who?

Ms. Adams: Bud was checking with with the Board Members regarding being delegated to meet with the amenity manager candidate.

Mr. Sabol: There's a complication. In the last six years or thereabouts, you have had five Managers. All of these Managers have not been trained to be Managers. That's why we ran into so many problems. Nathan was a good person when he was there. That is when he failed. We have to really review this so we get this right, because we have some responsibility for this office and the people in the community are upset. It is time for us to hire the right person. Okay? You have to hire a Manager that is going to be there 40 hours a week, not sporadic, for 16 hours and give excuses. It is very important that you do this. Thank you.

Mr. Smith: I understand and agree.

Ms. Sandy: While I think it is important to have the Chair meet with the applicant, I want to note for the Board that we have a contract with Vesta to hire the applicant, so I think the Board needs to communicate with Vesta on what it is that we are seeking, while not interfering

with their hiring because then it could be seen as the District Directly hiring an employee as opposed to doing it per the contract that we have. I think the Board should communicate to Vesta now what exactly it is looking for and have that conversation amongst the Board. I just want to caution the Board not to get too involved in the hiring process.

Mr. Sabol: We know that Vesta was hired by us and it is up to Vesta to hire the proper person, but I think there needs to be more correspondence to his superiors. I know that Scott has only been here for five months, but we need more communication with each other and tell them what we expect. We can talk on Friday. Alright?

Mr. Szewczyk: I agree with you, Bud. As Chair, I would defer to you in speaking about this, but as far as I'm concerned, this isn't our job. Our job is to hire Vesta. Vesta's job is to hire their employees. If we are not happy with Vesta, then we say goodbye to Vesta, not an individual employee. I have always stayed out of the hiring process. We hired a company and we decide whether we are happy with that company or not, not any specific individual. So, I will defer to you, Bud, on passing whatever information that you feel is required about that position, but it's Vesta's decision in the long run and that's the way it has to be.

Mr. Roumy: I have a few items for Scott. The hurricane season is over, so the wind screen on the courts have to put back on. According to the contract, the fence contractor needs to come back here and reinstall those wind screens. The wind screens need to be put up as soon as possible.

Mr. Smith: I will talk with Mike.

Mr. Roumy: Secondly, we used to have a court roller, which is a heavy piece of equipment that has to be used on a court regularly. It is broken. I asked Nathan who broke it and how, so in the future, we avoid breaking that roller again. He is looking to see if it is under warranty. I didn't ask if it was under warranty. It is an expensive piece of equipment. Now we have to purchase another one. It was supposed to last forever.

Mr. Smith: We did check with the company first. It's two years old and not under warranty, but our maintenance staff said they are confident that they can fix it so it will be in working condition again.

Mr. Roumy: So, when are they going to fix it? They have to be rolled and it has to be fixed right away. It is a priority of maintenance to fix it.

Mr. Smith: I understand. We just discussed it yesterday.

Mr. Roumy: Are you going to take care of the court issue?

Mr. Smith: We will call Stewart and try to put that on a punch list for them.

Mr. Roumy: As well as the lighting issues. Now, the membership for 2020-2021, no one is talking about it. I have a list and the fees for 2021. Are we going to start charging people to come and play tennis? This is the amenity group that has to take care of it.

Mr. Smith: Are you talking about changing the prices?

Mr. Roumy: Either you have to raise fees or ask for more money. People have been playing free for the last four months.

Mr. Sabol: When everything gets settled down, the Steering Committee, which maybe you could be a part of, can review and amend whatever they want in the Tennis Rules. I'm not saying that the Board will pass it. They can amend it and bring it to a Board Meeting. That's the only way we are going to settle that because we have been running back and forth about this issue.

Mr. Roumy: No. I'm talking about the membership. People from the outside have to pay a membership to play tennis. I'm not talking about the Steering Committee that John is involved with. I'm talking about the membership. Are we going to start sending notices to the members so they can pay for 2021?

Mr. Sabol: Yes.

Ms. Adams: Supervisor Roumy, what I hear you saying is that you want to see the rules that are in place, enforced, fees collected and for the amenity management team to move forward with the tennis program.

Mr. Roumy: Family memberships are \$550. We spent a lot of money on courts, lights, fence and everything else. Are we going to raise the \$550 or keep it the same? I'm asking the Supervisors. Are we going to eat the fence and lighting costs or raise membership fees?

Mr. Szewczyk: The fence would be covered under the Reserve Study. That is all built in over a 30-year period. The tennis membership is not necessarily paying for that fence. That is all part of the amenity package. I think rates can only be changed through a process.

Ms. Adams: Yes. The Board adopted a certain fee schedule after a duly noticed meeting that was published in the classified legal section of the newspaper. There is a legal notice requirement and a formal process if the Board wants to raise fees. The budget for Fiscal Year 2021 was adopted based on the current fee schedule. If the Board would want to raise fees, the

Board has discretion to direct staff to prepare a legal notice and schedule a rate hearing, which would be scheduled at an upcoming meeting. Typically, when fees are adopted, there tends to be a little fluidity in there and the ability to increase a certain percentage. What I think is important right now is staff reviews what has been currently adopted by the Board and reports back at the January meeting. It can be set up based on your current rules and your current fee schedule. If the Board wants to make a change then you can direct legal counsel and District Management staff to prepare a legal notice and to set a rate hearing at a future time.

Mr. Szewczyk: Okay. Correct me if I'm wrong, but I think part of what Bill is saying is that regardless of the fee, we have this document in place. Aren't we on top of who owes us money for current memberships and do we need to check those tennis courts? I envision sending renewal notices out to all of our members that haven't paid. Give them a couple of weeks and if not, start going out to the tennis courts and say, "Hey, you haven't paid, hand me a check." That's a little drastic, but I think that is what Bill is asking for. Are we in a position in these times to making sure the membership is up to date, people are up to date on their payments and if not, politely ask them to leave until they are paid off?

Mr. Smith: We can put together a nice little summary, dig a little deeper into it and put together a summary of where we stand now and send it off to the Board before the meeting.

Mr. Szewczyk: I'm okay. I think that it's your job to create the letter and send it out. Get these people to pay. When I look at the financials, some of our revenue projections, based on COVID-19, we are not going to come anywhere near them, so let's get what we can.

Mr. Smith: We can summarize that in the summary.

Mr. Szewczyk: Okay, let's start checking.

Mr. Roumy: Thank you, Joe. Another item I have for you are the light posts leading to the lake are leaning. They are going to fall.

Mr. Smith: Okay. Do you know what he is talking about?

Mr. Szewczyk: The ones along the walkway.

Mr. Roumy: Leading to the lake.

Mr. Smith: Okay. We will look into it.

Mr. Roumy: I think it's an easy fix for our maintenance guy to put half a bag of cement in each post, straighten it out and it's done. We don't have to get an electrician.

Mr. Smith: We should be able to just reset the posts.

Mr. Roumy: Maybe our maintenance guy can do this.

Mr. Smith: We will certainly look into whether he can do it.

Mr. Roumy: Because it doesn't look good. Things don't look good in this area. The playground is a mess.

Ms. Chichelli: The light that you were talking about, I asked Nathan and he said that he was waiting for someone to come out.

Mr. Szewczyk: I think for the posts itself, he can get some quick drying cement and add water to just reset it.

Mr. Roumy: In a couple of hours, you are done.

Mr. Smith: It is something our maintenance man can do. I'm sure that he will be happy to do it. He's very proactive and likes to try to do everything he can.

Mr. Szewczyk: I agree with you because I happened to meet him at the front entrance and I complained that the walkway underneath all of the Bougainvillea, some of the blocks were coming up. The next time I went through there, less than a week later, it had been worked on. So, I agree with you.

Mr. Smith: Yes, he's been here.

Mr. Szewczyk: When you mention something to him, he gets on it.

Mr. Smith: He's been here for about two months and as so far, he seems to be a good hire.

Ms. Chichelli: Joe, Nathan was supposed to send somebody to fix the blocks.

Mr. Szewczyk: I did notice because I do walk out here a couple of times a week. It's a lot better.

Mr. Roumy: One more thing, are the lights on a timer?

Ms. Staubly: They are on a timer.

Mr. Roumy: Someone has to fix the timer.

Ms. Staubly: They may need to be replaced entirely to a different system. An issue that we are noticing is when the lights go off, sometimes the players will forcibly try to turn them back on and actually damage it.

Mr. Smith: Is this on the tennis courts?

Mr. Roumy: No. The entire site.

Ms. Staubly: The lights for the site are on a timer.

Mr. Roumy: Maybe someone has to change it.

Ms. Staubly: How would you like the timer?

Mr. Roumy: I don't know.

Mr. Szewczyk: Just check it.

Mr. Smith: We will take a look at it and see if it needs to be adjusted. Maybe the time has changed a little bit and still needs some adjustment.

Mr. Szewczyk: When we get zapped by lightning every once in a while, it throws it off. I haven't noticed personally that they were out of whack.

Mr. Smith: Thank you for bringing that to our attention. We will look at that tomorrow.

Mr. Sabol: A lot of these issues that you are discussing has been brought up with Nathan. He was supposed to look at all of these things and give us his opinion. Okay?

Mr. Roumy: I'm done.

Ms. Adams: Do we have any other discussion regarding the amenity staffing at this time?

Mr. Szewczyk: I don't.

Mr. Roumy: No.

SEVENTH ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of October 21, 2020 Meeting

Ms. Adams: Included in your agenda package is a draft of the October 21, 2020 minutes. A motion to approve the minutes would be subject to a couple of minor changes that I noted regarding errors and who was speaking at the time. There were a couple of places where my name needed to be inserted. Do any Board Members have any comments or corrections for the meeting minutes?

Ms. Chichelli: George wasn't there.

Ms. Adams: If there are no other comments or corrections on the minutes, we need a motion to approve.

On MOTION by Mr. Szewczyk seconded by Mr. Roumy with all in favor the Minutes of the October 21, 2020 Meeting were approved as amended.

Mr. Sabol: You are moving too fast. I wanted to have a conversation. Is Scott still there?

Ms. Adams: Yes.

Mr. Sabol: We have a problem with our sidewalk. I want to know who is responsible. We have some cracked sidewalks and I want an opinion from Sarah. I know who is responsible for the sidewalks in the community, but are we responsible for the sidewalks going to the amenities? If not, who is responsible for those cracks and when the sidewalks have to be fixed?

Ms. Sandy: Bud, I would have to research more about it.

Mr. Sabol: Okay. Thank you. That is something you need to look into because we may have a difference of opinion on that. If you would look into that and report back to us, I would appreciate it. Thank you.

Ms. Sandy: Is it between the District being responsible versus some other entity?

Mr. Sabol: The question is who is responsible for the sidewalks in the amenity section? Is it up to amenity staff to inspect those?

Ms. Sandy: You are asking if it is something in the amenity management contract that amenity management staff would handle?

Mr. Sabol: Right.

Ms. Sandy: I see.

Mr. Szweczyk: I think that's something that the amenity company would do on a semi-annual or even annual basis, where Nathan used to go around and check for any damages. Then the sidewalk guy would come out. I know in the past, that was something that the amenity company would oversee.

Mr. Smith: We can certainly have a maintenance person look into that.

Mr. Deary: I will defer to District Counsel and their legal opinion. In our view of our agreement, probably similar to what Joe just said, we are responsible for the management maintenance upkeep of the Amenity Center. It would probably be hard to disagree that the sidewalks adjoining or part of the Amenity Center are part of that scope. It is a matter of periodically just checking those. We shouldn't have a problem with that. If we've done it in the past, I'm comfortable with that.

Mr. Smith: If it's a matter of our maintenance person driving a golf cart around the community four times a year looking for cracks and things that are starting to come up, and then reporting that back to District Staff and seeing if it's something that the District needs to get involved in because of routing or meeting with vendors to show them where the repairs need to be and sending pictures back to District Staff or the District Engineer, wherever it needs to go to

prove that it was done correctly, I'm sure that it's something we can do. Not necessarily something that is in our contract and in our scope, but certainly something we have done in the past and are still willing to do. If that answers your question.

Mr. Szewczyk: There's sort of an overriding theme here when it comes to the amenity company and it's something that various Supervisors have brought up in the past, which is having a maintenance schedule posted where you go four times a year and check the sidewalks. It would be nice if we could see what this schedule is. I know that there are things done around here all the time. It has been requested for so long that it might be something that we would like to see, just so we are not missing anything. Just like we can talk about the sidewalks, even though it is attached to the Amenity Center, the sidewalks on Plantation Boulevard we are not responsible for. Those belong to the City, but the ones running along the lake and along the tennis courts, we are responsible for. I just want to see an overall schedule. I'm not asking for one immediately because I know that we are in a transition period here, but somewhere down the line. Some of these things, might not fall under contract, but you have done them in the past. I'm just trying to put everything together. I love having systems in place.

Mr. Roumy: Joe, I think you are reading my mind. I would like to see, like he says, routine work, short-term projects and long-term projects, so everybody knows what is going on around here.

Mr. Smith: What if we put together an annual schedule four times per year or twice a year and maybe a weekly schedule of things that are done weekly. Obviously daily tasks and special things that come up like painting the chairs that we did this past week or two, is something that we would report on in our monthly Manager's Report. So, we wouldn't put that on there because that just happens as needed. That sounds like what you are looking for.

Mr. Szewczyk: That would be great.

Ms. Chichelli: Just going back to the sidewalks, I spoke to Nathan about it and he said that he already started something because we had some problems in some areas.

Mr. Smith: I believe we just had some work done recently, from what I was told.

Ms. Adams: That was stated in October. Perhaps there were some sidewalk grinds and some sidewalk pours.

Ms. Chichelli: It was around June, July and October when we had Bradley Ray Concrete out, but I mentioned it to him after that because I noticed some areas needed to be checked. He said that he was going to do it.

Mr. Szewczyk: Okay, well if they are presenting a danger, then we need to look at that.

Ms. Adams: It's a priority.

Mr. Smith: Can you tell me where those locations are, so we can make sure we get somebody to look at them?

Ms. Chichelli: Yes.

Ms. Adams: If there is no more discussion regarding amenity management issues, we will discuss the Check Register.

B. Approval of Check Register

Ms. Adams: Two Check Registers were provided in your previous agenda package; one was for October. That meeting was cancelled so that one is still pending approval. The Check Run Summary for October was provided to the Board under separate cover. The Check Run as well as the detail was sent via email today. The Check Register for October is in the amount of \$34,749.03. Included in your agenda package is the November Check Register under Tab B in the amount of \$50,855.98. The detail was included in the agenda package. At this time, I am ready to answer any questions. If not, we are seeking a motion to approve the Check Registers.

Mr. Szewczyk: I have two questions. When was the last time we looked at a possible alternative to SOLitude? Do you remember? They are the only company that I could ever remember doing this. Have we ever looked to see if we can get a better deal with anyone else? I remember us doing that in a long time.

Ms. Adams: I don't have the answer, but I'm happy to research the current agreement if any, with SOLitude for aquatic maintenance services and bring back information should the Board want to solicit for other proposals for that same scope of services. We will confirm the scope and loop the District Engineer in as well.

Mr. Szewczyk: Okay. It has been a while so it never hurts to make sure that we are still getting a good deal. There was a water bill that went from \$140 to \$662. Do we know what happened? That was such a big jump. I don't know what section of the development that entails. The last bill was \$142 and this one was \$662.60. For a jump like that, either we refilled the

swimming pool that I didn't know about or there was some big problem. Do we know what that entailed?

Ms. Adams: We will have to check into that.

Mr. Smith: We did not refill the swimming pool.

Mr. Szewczyk: I just saw that as a drastic jump. We either need to find out what happened or what might still be happening. That's all I had.

Ms. Adams: Do we have any other questions or comments regarding the October and November Check Registers?

Ms. Chichelli: I don't.

On MOTION by Mr. Szewczyk seconded by Ms. Chichelli with all in favor the October and November Check Registers were approved.

C. Balance Sheet and Income Statement

Ms. Adams: Included under Tab C in your agenda package are the unaudited financial statements through November 30, 2020. No action is required by the Board. These are provided for informational purposes. If you have questions, we can discuss those.

EIGHTH ORDER OF BUSINESS

General Audience Comments

Ms. Adams: We have another opportunity for general audience comments. Do any members of the audience have any comments to discuss items on the agenda that you would like to bring to the Board's attention? State your name and address and try to limit your comments to three minutes.

Resident (John Rice, Magnolia Circle): Thank you very much. I wasn't planning on saying anything. The meeting is very interesting, but someone pushed my button with one of the topics. Can I assume correctly that the members of the Board of Supervisors have seen and are okay with a well written up to date job description for the new job they are interviewing for?

Ms. Adams: I will mention for the audiences benefit, this is not a question and answer session. This is an opportunity for you to make comments to the Board of Supervisors. They can choose to address that later in the agenda under Supervisor's requests or other business.

Resident (John Rice, Magnolia Circle): Thank you.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Adams: Sarah, do you have anything else for the Board?

Ms. Sandy: I don't have anything to report on at this time unless the Board has any specific questions.

Ms. Chichelli: I don't.

B. District Manager

i. Action Items List

Ms. Adams: I have a couple of minor updates for the Board. Next month in January on your agenda, will be the Election of Officers. This is typical after the General Election has been conducted. Also, the District management website has been updated to reflect your new elected Supervisors. Also, District management staff has been working with Pina who has been very diligent and persistent working with Blooming's on your landscape maintenance contract. There are a few items that have recently been down under the care of the landscape maintenance company. You may have noticed that there were three declining Palms on the Boulevard. They were reviewed by an Arborist on behalf of Blooming's. Their recommendation was to remove them. He said it was likely Fusarium Wilt. So those were removed at a cost of \$250 each. Also, some work was approved between District management staff in coordination with Pina. Bill and other Supervisors may have noted that there are some improvements along the tennis courts. Seventeen new Xorias were planted there. Also, they have been cutting back the Palmettos. There is some sod scheduled for installation in between the playground and tennis courts. That has been approved, but the work is still pending with Blooming's.

Mr. Szewczyk: So, everything that was in our package for the November meeting is proceeding?

Ms. Adams: Some of that was approved. There is a proposal for a larger amount that was held back. We are waiting for Blooming's to catch up on their current workload to review the budget and we are anticipating at your January meeting, some additional landscape enhancement proposals.

Mr. Szewczyk: Okay. I just wanted to get that done.

Ms. Adams: So those relatively minor items have been approved. The only one that is still pending completion is that sod installation.

Ms. Chichelli: Plus, the mulch.

Ms. Adams: Yes. The mulch that had been discussed at numerous meetings. The invoice recently came through and was held back. They have not been paid yet because mulch installation around the clubhouse is still pending.

Mr. Szewczyk: Okay.

Ms. Chichelli: They should be finished?

Mr. Szewczyk: I would think that Blooming's would be a little more receptive to our requests these days, being that the HOA for the single-family homes has a new landscaper. So that had to hurt. I'm hoping that they see that as a signal that people in Lakeside Plantation are not entirely happy with how they are working and hopefully they step their game up.

Ms. Chichelli: Joe, I did remind them of that. I told them, "*You need to follow the contract.*"

Ms. Adams: Pina has been meeting with the contractor on a regular basis as well as District and amenity management staff. She is starting to see more traction with the landscape maintenance.

Mr. Szewczyk: Okay.

Ms. Adams: Those are the other items I had on the Action Items List. I am going to defer to the amenity management team because those items are primarily covered under the Amenity Manager's Report.

C. Amenities Manager – Monthly Report

Ms. Adams: Scott is handing out the Amenity Manager's Report. This was emailed to the Board earlier today under separate cover.

Mr. Smith: What I'm handing out right now is a proposal and updated Amenity Manager's Report because there were a few items that changed since it was last sent out. I will go over that, but first I wanted to talk about this proposal that just arrived this morning. Our maintenance worker, John, has been working very closely with our pool and heating company that has worked with us for years. Some work needs to be done to two failing units. So, we have a proposal with two different options. One is to replace the parts that are needed to keep the other two operating so we have four working units. There is a second option that is cheaper, which is to remove some new parts that were recently put into the heater for the hot tub, which is not

being used at this time because it was shut down, due to COVID. We could replace those and put them into the other heaters to get those working and fix the hot tub once we get close to reopening the facility. So, there were two options. I'm not usually a fan of taking parts out of one and putting into another, but it was something that the vendor could do since they recently put those parts in there, they are brand new and are the exact parts that are needed. This is an old system. They said that it will probably need to be replaced in another year, but this could get us through the next year. It's about 15 years old. They said that the lifespan for the system was 15 years. Anyway, John recommends moving forward with one of these. He trusts the vendor. He has worked with us for a long time, around five years, and it is something that we need to fix so we can run the system properly. So, I wanted to bring this before the Board for consideration this evening. I apologize for the lateness in providing this. It just came in this morning.

Mr. Roumy: Did you seek another proposal?

Mr. Smith: We did not because this is a vendor we have been using and has been working on the system for years. This just happened. It is a vendor that has done a good job for us, apparently. They are trusted and did a good job. This just happened and we are trying to get it fixed as soon as possible so it doesn't overrun the other two units. In addition, the pool is not as hot right now. We are trying to get it as hot as we can without overrunning the system with just the two units.

Ms. Adams: My understanding is that the District has an agreement for pool maintenance services with this vendor.

Mr. Szewczyk: I thought we had Dart.

Ms. Chichelli: No. That was for the maintenance.

Mr. Smith: They work closely together, but it is two different companies.

Ms. Staubly: Dart does the routine maintenance. This one is for pool heating and air conditioning.

Ms. Adams: Correction. This is a separate vendor and not the vendor that you are obligated or contracted to use for maintenance services. So, if the Board wanted to seek additional proposals, staff could bring them back at a future meeting, or the Board could choose to approve a not-to-exceed and if another qualified vendor provides a proposal that's less, the other vendor could be selected.

Mr. Szewczyk: The first thing we need to discuss is whether we are going to pull a Frankenstein here and borrow parts from a system that is ready to be used. I would rather not mess with something that's working properly and just get the parts separate and fix it. Now we are looking at another visit to repair the other one that's not broken.

Mr. Smith: Correct. That's my thought.

Mr. Szewczyk: I would rather us get the parts and set a not-to-exceed so we can research and see if there is an alternative vendor. That way we at least have some leeway as far as who to hire to do the work. That's my feeling on that.

Mr. Sabol: I think you are correct. You don't rob Peter to pay Paul. Don't take something apart to fix another part. Get the proper parts for the condition that's there and fix it that way.

Mr. Smith: That would be Option 1.

Ms. Adams: That amount is \$2,287.

Mr. Smith: Correct.

On MOTION by Mr. Szewczyk seconded by Ms. Chichelli with all in favor approving a not-to-exceed amount of \$2,287 for pool equipment repairs with a vendor that the Amenity Manager selects was approved.

Mr. Smith: Some of the items in the Amenity Manager's Report, I already covered. I already updated the Board on the hiring process. We are looking forward to this new candidate.

Ms. Adams: Do you want to mention the job description?

Mr. Smith: Yes. We can certainly provide a job description. I'm sure that job descriptions have been provided in the past; however, we have some new Board Members. It has been a long time. There is a description in the scope of services in our contract for the maintenance person and clubhouse attendants. There is a description of their position in our contract in the scope of services, but a more detailed job description from our company can certainly be provided to the Board. Does that answer your question?

Resident (John Rice, Magnolia Circle): Pretty much. I would like to see that both sides are seeing what's going on. They should know what we are asking in the job description, so they know that there is something they could be doing that's not being done.

Mr. Smith: Yes. We can provide a fresh copy of our contract along with the job descriptions of all the staff members.

Resident (John Rice, Magnolia Circle): Thank you.

Ms. Chichelli: Yes.

Mr. Smith: We already discussed the tennis court lighting and will be moving forward with the bulb replacements and then getting the recommendations for the larger projects. We will move forward with the bulb replacement with one contractor. We already discussed that and I reached out to other vendors. I spoke with Ritzman and I have to reach out to a couple of other companies. I'm also still seeking some other referrals from some other companies that can possibly provide proposals for the larger projects. We already talked about the tennis court fence. I also spoke with Matthew from Stewart regarding the fence. I reached out to him this week and did get a hold of him. There have been a lot of issues with him in the past. He was pleasant with me over the phone. I expressed the Board and the community's frustration with getting punch list items completed. He simply told me that he would have no problem being out here the beginning of next week to complete those punch list items. That remains to be seen if that will come true or not, but that was the update he gave to me, so I wanted to put that in here. We will certainly stay on top of that to make sure that he is out here. If not, we will be following up with him and communicate with the Board and the engineer since the engineer seems to be involved through District management on what is getting accomplished with that vendor. The vendor for the kitchen cabinet installation has been a great vendor to work with so far. He is very responsive. He is great at communicating. He has also been in contact with WrightWay. So, a couple of times when I have spoken with him, he has already spoken to WrightWay. We want the kitchen cabinet vendor in here the very next day after WrightWay completes their work. On both occasions when I spoke to him, he had already spoken with WrightWay, so we told him that we would communicate. Since he's been nice enough to schedule people to be here the next day, we told him if there were any delays, we would certainly let him know as soon as possible, but that's one vendor that I feel pretty good about so far. He seems to be on top of it. I think we already discussed before that he is planning to begin work on Wednesday, December 23rd. However, with the holidays coming up, one of his vendors, I believe the granite vendor, gives his workers a couple of days off during the holidays. That is the only time of the year. That will delay the project a little bit, but they are going to start back up as soon as possible. They are thinking that

they should have all of the work completed by January 9th. I think that's a little aggressive, but he felt very confident about it, so hopefully we can make that deadline.

Mr. Szewczyk: We are missing out on the New Year's Eve party this year.

Mr. Smith: Yes. So, I'm very optimistic about that project and would like to get it finished. He sounds like a reputable vendor. I haven't worked with him personally. We discussed the restroom partitions earlier. Like I said before, I've been involved for a very short time, but everyone involved seems to have promise after promise. That is what I experienced this week, excuse after excuse. So, the job seems to be about three-quarters of the way finished. I'm not a carpenter myself, but I do have some concerns with the work that's been done so far even though it's unfinished. I brought John in there and he has some concerns. Some of the things he thinks he might be able to fix, but this is an ongoing project, so the vendor needs to come in and complete it.

Mr. Szewczyk: I haven't been there in a while. The last time I did go in, Ed happened to be here. Originally the work was for the painting before we got into the partitions. It was just going to be granite, paint and obviously new sinks and faucets with the granite and new lighting. Is that part of the job done because that was a separate contract, I believe than the partitions? The partitions were an add-on. Was the original job done to our satisfaction?

Ms. Staubly: As far as in the bathrooms, it looks like the granite countertops are in, but not the sinks.

Mr. Smith: That is correct.

Mr. Szewczyk: Alright. So, the original contract has still not been completed. I'm pretty sure that we had two separate things going because the partitions were an add-on. That's the overall job. I met with Ed back in July to pick out the granite. I know this type of work should've been a three-to-four-week job maximum and here we at halfway through December.

Ms. Adams: I'm sorry to interrupt, but while we have Sarah on the phone, my understanding is that the vendor received partial payment. I think that amenity management staff and District management staff are losing confidence that this vendor will complete the job. I want to inquire about our recourse at this time. For example, does the District have the option of terminating the agreement and hiring a different vendor or would the better course of action be to send a demand letter to complete the work. Sarah, can you walk us through our options with where the current situation stands with this particular vendor?

Ms. Sandy: Yes. I want to look at the specific contract that we executed with them; however, generally speaking, we would gather together all of the correspondence that we had with him. Probably the first step would be to send out a demand letter outlining those communications and letting them know that the District would be moving forward with finding another vendor to complete the work. So, I think it would be combination of what you suggested, Tricia.

Mr. Smith: He hasn't been unpleasant in all of the times I talked to him. He is very polite and seems apologetic, but he keeps making promises and doesn't follow through. Also, he hasn't completely abandoned the job because his tools are all still here. It's not that he has been coming and not doing work. They just haven't been showing up at all and keep saying that they are going to. Anyways, that's the current state, but it is troublesome and I am concerned about the work that has been done to date.

Ms. Adams: This doesn't require any particular Board action right now, but if this is turned over to legal counsel, there would be some fees incurred. We will just take it as consent from the Board that a demand letter be sent should the work not be completed within the next five or six business days.

Mr. Szewczyk: Can that demand letter have in it, a new deadline for the vendor to complete the work?

Ms. Sandy: I will look at the specific contract that we have with him to see if we provided a date to complete the job by, but we generally include a date when we expect the work to be completed by.

Mr. Smith: Okay. Thank you. As you can see, we got the holiday decorations up. Normally that is something that we would start putting up at the end of November, but with the closure of the clubhouse due to the mold, that was the first week everyone was back and got their lights up around the community and the clubhouse. We also painted the rocking chairs on the deck this weekend, removed some concrete rocks around the playground/tennis area and started to take down the awning over one of the benches that was rusted and crooked. So that is being disassembled. At least the covering was taken down today. That's all I have for my report. Again, we covered a lot of it as we were going through the meeting. I know everybody already brought up a bunch of other items. Jamie was nice enough to take notes this evening.

Mr. Szewczyk: I'm not sure which month this came from, but there was a proposal for lights around the pool. Is there a problem because didn't we just redo those lights within the last two or three years? I recall we needed all kinds of light meter readings.

Ms. Staubly: I'm not aware of any current issues with the pool lights.

Ms. Adams: Supervisor Szewczyk that was included in the November agenda package. Subsequently, I believe that's been withdrawn by amenity management staff. They are reassessing the current projects and getting some of those things completed before new projects are presented to the Board.

Mr. Szewczyk: Okay.

Mr. Smith: That's all that I had. Thank you. It was nice meeting everybody face-to-face this evening.

Ms. Staubly: Thank you.

TENTH ORDER OF BUSINESS

Other Business

Ms. Adams: Is there any other business that the Board wanted to discuss that was not on the agenda? Hearing none,

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Sabol: Have we authorized tonight the way to handle the reopening of amenities at the clubhouse? Should we open anything? Should we close anything or leave it status quo just as they are? What does the Board think?

Mr. Szewczyk: I think we just keep things as they are.

Mr. Roumy: There is no urgency.

Mr. Szewczyk: I've had people coming up to me regarding the hot tub. I personally would like to be able to get in there, but we could only have one person at a time if we are going to maintain six feet of distance.

Ms. Staubly: Yes. As far as how everything is right now, I've had no complaints, except for the hot tub.

Mr. Szewczyk: Do we want to address the hot tub and allow two people in there at a time? I'm okay if you say no. I just want it to be brought up because that is the one thing that people have mentioned to me.

Ms. Adams: That is a policy issue that is up to the Board. The Board has the ability to restrict access to the hot tub because of social distancing issues, but if the Board would like to see that opened, we can do that.

Ms. Chichelli: I'm okay with it being closed.

Mr. Szewczyk: If social distancing would only allow one person at a time, for me it's not worth it.

Ms. Chichelli: You won't be able to.

Ms. Stauby: It may bring on more complaints, honestly.

Mr. Roumy: There is no urgency. We can wait.

Mr. Szewczyk: Okay.

Mr. Smith: The library opening has gone well so far.

Mr. Sabol: So, the consensus of the Board is to leave it just like it is.

Mr. Szewczyk: Yes.

Mr. Sabol: Okay.

Ms. Adams: Related to COVID, traditionally there is an annual program at Lakeside Plantation, Pina, did you want to bring up the annual garage sale?

Ms. Chichelli: Yes. How do you feel about having a garage sale? I have been asked. It would just be like the participation for the Halloween event.

Mr. Szewczyk: I think it would be a lot less.

Ms. Chichelli: Do you think so?

Mr. Szewczyk: Oh yeah. When we first started that eight or ten years ago, traffic was unbelievable and you couldn't pass on the roads. I go almost every year. Last year, participation was down and I think it would be down even further. So, I would like to see it go on, only because it is really my feeling that there are a lot of people that won't come out anyway, but people around here want to get rid of some stuff. Therefore, I think we should still go ahead with the garage sale.

Mr. Roumy: I second that.

Ms. Adams: Was that a formal motion?

Mr. Szewczyk: Do we need a motion?

Ms. Adams: Yes. Because of the nature of policy issues during COVID, I would like to see this memorialized in a motion, if the Board would like to have the annual garage sale in 2021.

Mr. Szewczyk: I think it is on the third Saturday in January.

On MOTION by Mr. Szewczyk seconded by Mr. Roumy with Ms. Chichelli, Mr. Sabol, Mr. Szewczyk and Mr. Roumy in favor and Ms. Benjamin dissenting, holding the annual garage sale on the third Saturday of January 2021 was approved. (Motion Passed 4-1)

Ms. Adams: Is there anything else from the Board?

Mr. Szewczyk: I have one only because we spent so much time on the lights on the tennis courts. I play pickleball and my son plays basketball, so I would like for us to consider better lighting on those courts. Maybe we can get a proposal. It doesn't have to be a lot. It doesn't have to meet these specifications. It should have better lighting so if someone wants to play in the evening, I don't have to pull my car up and use my headlights.

Mr. Roumy: What about noise?

Mr. Szewczyk: Well, they would close it down at 9:00 p.m. same as the tennis court and pool lights. They should be on timers.

Mr. Roumy: The pool lights are on all night.

Mr. Szewczyk: They shouldn't be. We might want to check on that.

Mr. Roumy: I leave here at 5:30 a.m. and I see the pool lights on.

Ms. Staubly: I will look into it immediately.

Mr. Szewczyk: What time does John get here?

Ms. Staubly: He's usually here around 5:00 a.m.

Mr. Szewczyk: So, we need to know if he is turning the lights on so he can move around the complex. Maybe that's why they are on, but I would like to see some additional lighting over there.

Ms. Adams: Mr. Szewczyk, your request for additional lighting at the pickleball and basketball courts have been noted for action by the amenity management team.

Mr. Szewczyk: Thank you. That's all I had.

Ms. Adams: If there is nothing else from the Board, we need a motion to adjourn.

TWELFTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION B

Lakeside Plantation Community Development District

Summary of Invoices

Decembre 1, 2020 to December 31, 2020

Fund	Date	Check No.'s	Amount
General Fund	12/1/20	2438	\$ 1,400.00
	12/4/20	2439-2441	\$ 573.29
	12/8/20	2442-2448	\$ 30,393.17
	12/11/20	2449	\$ 3,431.31
	12/21/20	2450-2454	\$ 1,000.00
	12/22/20	2455-2456	\$ 352.94
	12/29/20	2457-2459	\$ 1,802.00
			\$ 38,952.71
Automatic Drafts	<u>December 2020</u>		
Florida Power & Light	2200 Plantation Blvd - Clubhouse	\$	864.63
	2200 Plantation Blvd - Fountain	\$	598.78
	2200 Plantation Blvd - Tennis Courts/Pool	\$	865.36
North Port Utilities	2200 Plantation Blvd - Clubhouse	\$	144.32
	2200 Plantation Blvd - Fountain	\$	28.96
	2200 Plantation Blvd - Tennis Courts/Pool	\$	372.49
TECO Peoples Gas	2200 Plantation Blvd - Pool	\$	12.13
Frontier Communications	2200 Plantation Blvd - Clubhouse	\$	434.83
			\$ 3,321.50
			\$ 42,274.21

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
12/01/20	00350	9/16/20	INV0065	202009 330-53800-48102		ED HANDY HOME IMPROVEMENT	*	1,400.00	1,400.00 002438
12/04/20	00005	10/29/20	SPE54987	202010 330-53800-48102		BACKFLOW CERTIFICATION	*	245.25	245.25
12/04/20	00104	11/19/20	98455	202011 330-53800-48102		ALLIANCE FIRE & SAFETY	*	145.00	245.25 002439
12/04/20	00106	11/06/20	3773119	202011 310-51300-48000		ORILY MAINTENANCE	*	183.04	145.00 002440
12/08/20	00010	11/25/20	2020-029	202011 320-53800-47300		FITNESS LOGIC	*	9,200.00	183.04 002441
12/01/20	2020-031	202012 320-53800-46400				SUN NEWSPAPERS	*	7,655.00	183.04 002441
12/08/20	00260	12/01/20	89254	202012 330-53800-51100		BLOOMINGS LANDSCAPE & TURF MGMT, INC	*	850.00	16,855.00 002442
12/03/20	89258	202012 330-53800-51000				POOL MAINTENANCE DEC 20	*	125.00	850.00
12/08/20	00066	11/25/20	118650	202010 310-51300-31500		DART POOL SOLUTIONS, INC	*	1,316.00	975.00 002443
12/08/20	00193	11/19/20	61	202011 310-51300-31100		GENERAL COUNSEL NOV 20	*	812.50	1,316.00 002444
12/08/20	00303	12/04/20	9-NOV	202011 330-53800-48401		HOPPING GREEN & SAMS	*	1,680.00	812.50
12/04/20	9-OCT	202010 330-53800-48401				JOHNSON ENGINEERING, INC.	*	1,680.00	812.50 002445
12/04/20	9-SEPT	202009 330-53800-48401				GUARD SVCS OCT 20	*	1,960.00	1,680.00
12/08/20	00041	12/01/20	227905	202012 330-53800-48400		RELION SOLUTIONS	*	344.04	1,960.00
12/01/20	227905	FIRE INSPECT DEC20-NOV21				SECURITY ALARM CORP.	*	344.04	5,320.00 002446
									344.04

LKSD LAKESIDE PLANT IAGUILAR

LAKESIDE PLANTATION - GENERAL
 BANK A LAKESIDE PLANTATION

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	EXPENSED TO DPT	SUB ACCT#	SUB CLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT
12/08/20	00049	6/25/20	5784326	202009	310-51300-32300			*	1,590.21	
			TRUSTEE FEE FY20							
		6/25/20	5784326A	202010	310-51300-32300			*	3,180.42	
			TRUSTEE FEES FY21							
12/11/20	00001	12/01/20	106	202012	310-51300-34000			*	3,187.17	4,770.63 002448
			MANAGEMENT FEES - DEC20							
		12/01/20	106	202012	310-51300-35100			*	83.33	
			TECHNOLOGY FEES - DEC20							
		12/01/20	106	202012	310-51300-31300			*	83.33	
			DISSEMINATION FEE - DEC20							
		12/01/20	106	202012	310-51300-51000			*	.45	
			OFFICE SUPPLIES							
		12/01/20	106	202012	310-51300-42000			*	7.50	
			POSTAGE							
		12/01/20	106	202012	310-51300-42500			*	9.15	
			COPIES							
		12/01/20	106	202012	310-51300-41000			*	60.38	
			TELEPHONE							
12/21/20	00353	12/16/20	12162020	202012	310-51300-11000		GOVERNMENTAL MANAGEMENT SERVICES	*	200.00	3,431.31 002449
			SUPERVISOR FEE - 12/16/20							
12/21/20	00200	12/16/20	12162020	202012	310-51300-11000		BONNIE J BENJAMIN	*	200.00	200.00 002450
			SUPERVISOR FEE - 12/16/20							
12/21/20	00342	12/16/20	12162020	202012	310-51300-11000		ALAN SABOL	*	200.00	200.00 002451
			SUPERVISOR FEE - 12/16/20							
12/21/20	00056	12/16/20	12162020	202012	310-51300-11000		BILL ROUMY	*	200.00	200.00 002452
			SUPERVISOR FEE - 12/16/20							
12/21/20	00282	12/16/20	12162020	202012	310-51300-11000		JOE SZEWCZYK	*	200.00	200.00 002453
			SUPERVISOR FEE - 12/16/20							
12/21/20	00032	12/02/20	54883-15	202011	320-53800-43400		MARIA J CHICHELLI	*	168.47	200.00 002454
			GARBAGE PICKUP NOV 20							
							NORTH PORT SOLID WASTE DISTRICT		168.47	168.47 002455

LKSD LAKESIDE PLANT IAGUILAR

LAKESIDE PLANTATION - GENERAL
 BANK A LAKESIDE PLANTATION

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
12/22/20	00106	12/02/20	3776754	202012	310	51300	48000		SUN NEWSPAPERS	*	184.47	184.47 002456
12/29/20	00010	12/08/20	2020-032	202012	320	53800	46500		INSTALL PETIT RED IXORA	*	306.00	- - - - -
		12/08/20	2020-032	202012	320	53800	46500		REMOVE SOD	*	320.00	- - - - -
12/29/20	00272	12/01/20	PI-A0052	202012	320	53800	46000		BLOOMINGS LANDSCAPE & TURF MGMT, INC	*	966.00	626.00 002457
			LAKE MAINTENANCE DEC 20									- - - - -
12/29/20	00298	11/18/20	18794	202011	330	53800	48102		SOLITUDE LAKE MANAGEMENT LLC	*	210.00	966.00 002458
			SAFED OFF CIRCUIT									- - - - -
									SERGEANT'S ELECTRIC			210.00 002459
												- - - - -
									TOTAL FOR BANK A		38,952.71	
									TOTAL FOR REGISTER		38,952.71	

LKSD LAKESIDE PLANT IAGUILAR



Ed Handy Home Improvement

1442 Ultramarine Lane
Punta Gorda, Florida
33950
941-380-4707
edhandyhome@gmail.com

INVOICE
INV0065

DATE
09/16/2020

DUE
On Receipt

BALANCE DUE
USD \$2,800.00

BILL TO

Lakeside Plantation

2200 Plantation Blvd
North Port, Florida
34289
941-423-5500
ntrates@vestapropertyservices.com

DESCRIPTION	RATE	QTY	AMOUNT
New partitions replacement This includes removal and replacement of new partitions in club house men and women restroom	\$2,800.00	1	\$2,800.00
TOTAL			\$2,800.00
BALANCE DUE			USD \$2,800.00

Payment Instructions

BY CHECK

Ed Handy

OTHER

Check, cash, or cc

This estimate is for removal and replacement of partitions in men and women's restroom and will be a total of 4 to 6 days of labor. Ed Handy will be responsible for trash. This estimate is strictly for labor cost only and material is being provided by Lakeside plantation. 50% of labor cost will be necessary and remaining balance will be needed after completion of work

AP300R

*** CHECK DATES 12/01/2020 - 12/01/2020 ***

RUN 12/01/20

PAGE 1

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
LAKESIDE PLANTATION - GENERAL
BANK A LAKESIDE PLANTATION

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
12/01/20	00350	9/16/20	INV0065 202009 330-53800-48102 50\$DEP INSTALL PARTITIONS	ED HANDY HOME IMPROVEMENT	*	1,400.00	

1,400.00 002438

TOTAL FOR BANK A 1,400.00

TOTAL FOR REGISTER 1,400.00

LKSD LAKESIDE PLANT LCRUZ

Invoice



Date: 10/29/2020
Customer ID: 3941
Invoice No.: SPE54987
Reference: Work Order 71947 / Field Invoice

P.O. Box 637
Venice, FL 34284
(941) 485-5402 (941) 483-3321 (fax)

Bill to:

Lakeside Plantation CDD
9145 Narcoossee Road Suite A206
Orlando, FL 32827

Service at:

Lakeside Plantation Clubhouse
2200 Plantation Blvd
North Port, FL 34286

1-5
330 538-4810

Description:

Work Order 71947 Backflow Certification

P.O. Number:**Terms:**

Item	Description	Quantity	Unit Price	Amount
Flat Rate				
	BFP-FIRE4 Backflow Certification Fire Line 4"	1.00	\$140.0000	\$140.00
	BFP-FIREBY Backflow Certification Fireline Bypass	1.00	\$0.0000	\$0.00
	BFP-POT 2 Backflow Certification Potable 2"	1.00	\$52.0000	\$52.00
	BFP-POT 1 Backflow Certification Potable 1"	1.00	\$35.0000	\$35.00
	BFP-IRR 1 Backflow Certification Irrigation 1"	1.00	\$35.0000	\$35.00
	INS-AHJRQ1 Required 3rd Party Fees & Processing	5.00	\$9.7500	\$48.75
Flat Rate Subtotal:				\$310.75
Miscellaneous				
	Sales Allowance	1.00	-\$65.5000	-\$65.50
	<i>*Backflow Certification(s) redone per AHJ requirements, originally done 7/7/20.</i>			
	<i>*Device(s) Failed, quote(s) to follow.</i>			
Miscellaneous Subtotal:				-\$65.50

RECEIVED

NOV 17 2020

Additional Notes:

Subtotal:	\$245.25
Sales Tax:	\$0.00
Payments:	\$0.00
Total Due:	\$245.25



Thank You For Your Business

INVOICES ARE SUBJECT TO A FINANCE CHARGE OF 1.5%/MO (18% / ANNUM) FOR BALANCES DUE BEYOND OUR NORMAL TERMS



After the Initial Test / Certification, all
Annual Test Results should be sent to:

Cust# 3941 WO# 71947

emailed 10/30/20 hp

City of North Port Utilities
6644 W. Price Blvd.
North Port, FL 34291
(841) 240-8000 (841) 240-8022 fax

Backflow Prevention Assembly Test Report

Permit / Work Order No. _____

Mailing Address			Tester Information		
Name	Lakeside Plantation		Company	Alliance Fire & Safety	
Address	2200 Plantation Blvd		Address	500 Base Ave E	
City	North Port, FL 34286		City	Venice FL	
Phone			Phone	941-485-5402	
Fax / email			Fax / email		
Service Address			Serial #	132078	
Name			Manufacturer	Watts	
Address			Model	709	
City			Type	DCVA	
Phone			Size	4"	
Permit Number			Location	Street Level Front	
REDUCED PRESSURE PRINCIPLE ASSEMBLY					
Double Check Valve Assembly					
Check Valve #1		Check Valve #2		Relief Valve	
Initial Test	Leaked ☐	Leaked ☐	Did Not Open ☐	RP ☐ DCOA ☐	
	Closed Tight ☒	Closed Tight ☒	Opened at _____ PISD	DC ☒ RPDA ☐	
	Held at 3.8 PISD	Held at 1.9 PISD		Fire Line Assembly	
Repairs	Cleaned ☐	Cleaned ☐	Cleaned ☐	Make	Watts
	Replaced ☐	Replaced ☐	Replaced ☐	Model	709
Details				SN	132078
				Size	4"
Final Test	Closed Tight ☐	Closed Tight ☐	Opened at _____ PISD	Fire Line By-Pass	
	Held at _____ PISD	Held at _____ PISD		Make	
Comments:			Meter Reading	Test Kit Model No. mld-west	
			Meter Number 53300833	Kit S/N 01150610	
				Calibrated Date 5-11-21	
				State License V10-18-8275	
The Above Report is Certified to be True.					
DATE		TIME	STATE CERTIFIED TESTER		TEST RESULTS
			PRINT	SIGNATURE	
INITIAL TEST	10-29-20		Robert Charnley	[Signature]	PASS / FAIL
REPAIRS					PASS / FAIL
FINAL TEST					PASS / FAIL



After the Initial Test / Certification, all
Annual Test Results should be sent to:

Cust# 3941 WO# 71947

emailed 10/30/20 hp

City of North Port Utilities
6844 W. Price Blvd.
North Port, FL 34291
(941) 240-8000 (941) 240-8022 fax

Backflow Prevention Assembly Test Report

Permit / Work Order No. _____

Mailing Address

Name Lakeside Plantation
Address 2200 Plantation Blvd
City North Port, FL 34286
Phone _____
Fax / email _____

Tester Information

Company Alliance Fire & Safety
Address 300 Base Ave E
City Venice, FL
Phone 941-485-5402
Fax / email _____

Service Address

Name _____
Address _____
City _____
Phone _____

Serial # 15980
Manufacturer Watts
Model 007
Type DCVA
Size 3/4"
Location Street Level Front

Permit Number _____

REDUCED PRESSURE PRINCIPLE ASSEMBLY				RP ☐	DCDA ☐
Double Check Valve Assembly				DC ☒	RPDA ☐
	Check Valve #1	Check Valve #2	Relief Valve		
Initial Test	Leaked ☒	Leaked ☐	Did Not Open ☐	Fire Line Assembly	
	Closed Tight ☐	Closed Tight ☐	Opened at _____ PISD	Make _____	
Repairs	Held at <u>0</u> PISD	Held at _____ PISD		Model _____	
	Cleaned ☐	Cleaned ☐	Cleaned ☐	S/N _____	
Details	Replaced ☐	Replaced ☐	Replaced ☐	Size _____	
				Fire Line By-Pass	
Final Test	Closed Tight ☐	Closed Tight ☐	Opened at _____ PISD	Make <u>Watts</u>	
	Held at _____ PISD	Held at _____ PISD		Model <u>007</u>	
				S/N <u>15980</u>	
				Size <u>3/4"</u>	
				Irrigation Service	
				Make _____	
				Model _____	
				S/N _____	
				Size _____	

Comments: Needs 4 new test cocks.

Meter Reading _____

Meter Number 55300833

Test Kit Model No Mid-West

Kit S/N 01150616

Calibrated Date 5-11-21

State License V10-18-8275

The Above Report is Certified to be True.

	DATE	TIME	STATE CERTIFIED TESTER		TESTER #	TEST RESULTS
			PRINT	SIGNATURE		
INITIAL TEST	<u>10-29-20</u>		<u>Robert Charnley</u>	<u>[Signature]</u>	<u>V10-18-8275</u>	PASS / (FAIL)
REPAIRS						PASS / FAIL
FINAL TEST						PASS / FAIL



After the Initial Test / Certification, all
Annual Test Results should be sent to:

Cust# 3941 WO# 71947

emailed 10/30/20 hp
City of North Port Utilities
6844 W. Price Blvd.
North Port, FL 34291
(941) 240-8000 (941) 240-8022 fax

Backflow Prevention Assembly Test Report

Permit / Work Order No. _____

Mailing Address

Name Lakeside Plantation
Address 2200 Plantation Blvd
City North Port, FL 34286
Phone _____
Fax / email _____

Service Address

Name _____
Address _____
City _____
Phone _____

Permit Number _____

Tester Information

Company Alliance Fire & Safety
Address 500 Base Ave E
City Venice, FL
Phone 941-485-5402
Fax / email _____

Serial # 4757952
Manufacturer Wilkins
Model 975 XL
Type RP
Size 1"
Location Street Level Front

REDUCED PRESSURE PRINCIPLE ASSEMBLY				RP ☒	DCDA ☐
Double Check Valve Assembly				DC ☐	RPDA ☐
	Check Valve #1	Check Valve #2	Relief Valve		
Initial Test	Leaked ☐ Closed Tight ☒ Held at <u>10</u> PISD	Leaked ☐ Closed Tight ☒ Held at <u>2.60</u> PISD	Did Not Open ☐ Opened at <u>3.0</u> PISD	Fire Line Assembly Make _____ Model _____ S/N _____ Size _____	
Repairs	Cleaned ☐ Replaced ☐	Cleaned ☐ Replaced ☐	Cleaned ☐ Replaced ☐	Fire Line By-Pass Make _____ Model _____ S/N _____ Size _____	
Final Test	Closed Tight ☐ Held at _____ PISD	Closed Tight ☐ Held at _____ PISD	Opened at _____ PISD	Irrigation Service Make _____ Model _____ S/N _____ Size _____	

Comments:

Meter Reading _____

Meter Number 1547271946

Test Kit Model No Mid-West

Kit S/N 01150616

Calibrated Date 5-11-21

State License V10-18-8275

The Above Report is Certified to be True.

	DATE	TIME	STATE CERTIFIED TESTER		TESTER #	TEST RESULTS
			PRINT	SIGNATURE		
INITIAL TEST	<u>10-29-20</u>		<u>Robert Chernley</u>	<u>[Signature]</u>	<u>V10-18-8275</u>	<u>PASS</u> / FAIL
REPAIRS						PASS / FAIL
FINAL TEST						PASS / FAIL



After the Initial Test / Certification, all
Annual Test Results should be sent to:

Cust# 3941 WO# 71947

emailed 10/30/20 hp

City of North Port Utilities
6644 W. Price Blvd.
North Port, FL 34291
(941) 240-8000 (941) 240-8022 fax

Backflow Prevention Assembly Test Report

Permit / Work Order No. _____

Mailing Address Name <u>Lakeside Plantation</u> Address <u>2200 Plantation Blvd</u> City <u>North Port, FL 34286</u> Phone _____ Fax / email _____			Tester Information Company <u>Alliance Fire & Safety</u> Address <u>300 Base Ave E</u> City <u>Venice, FL</u> Phone <u>941-485-5402</u> Fax / email _____		
Service Address Name _____ Address _____ City _____ Phone _____ Permit Number _____			Serial # <u>923441</u> Manufacturer <u>Wilkins</u> Model <u>975 XL</u> Type <u>RP</u> Size <u>1"</u> Location <u>At fountain entrance to lake block</u>		

REDUCED PRESSURE PRINCIPLE ASSEMBLY				RP ☒ DCDA ☐ DC ☐ RPDA ☐
Double Check Valve Assembly				
	Check Valve #1 Leaked ☐ Closed Tight ☒ Held at <u>10.1</u> PSID	Check Valve #2 Leaked ☐ Closed Tight ☒ Held at <u>1.8</u> PSID	Relief Valve Did Not Open ☐ Opened at <u>2.2</u> PSID	Fire Line Assembly Make _____ Model _____ S/N _____ Size _____
Repairs	Cleaned ☐ Replaced ☐	Cleaned ☐ Replaced ☐	Cleaned ☐ Replaced ☐	Fire Line By-Pass Make _____ Model _____ S/N _____ Size _____
Details				
Final Test	Closed Tight ☐ Held at _____ PSID	Closed Tight ☐ Held at _____ PSID	Opened at _____ PSID	Irrigation Service Make _____ Model _____ S/N _____ Size _____

Comments: _____ _____ _____	Meter Reading _____ Meter Number <u>800000038</u>	Test Kit Model No <u>mid-west</u> Kit S/N <u>01150616</u> Calibrated Date <u>5-11-21</u> State License <u>V10-18-8275</u>
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The Above Report is Certified to be True.

	DATE	TIME	STATE CERTIFIED TESTER		TESTER #	TEST RESULTS
			PRINT	SIGNATURE		
INITIAL TEST	10-29-20		Robert Chernley	<i>[Signature]</i>	V10-18-8275	PASS / FAIL
REPAIRS						PASS / FAIL
FINAL TEST						PASS / FAIL



After the Initial Test / Certification, all Annual Test Results should be sent to:

Cust# 3941 WO# 71947

emailed 10/30/20 hp

City of North Port Utilities
8844 W. Price Blvd.
North Port, FL 34291
(941) 240-8000 (941) 240-8022 fax

Backflow Prevention Assembly Test Report

Permit / Work Order No. _____

Mailing Address

Name Lakeside Plantation
Address 2200 Plantation Blvd
City North Port, FL 34286
Phone _____
Fax / email _____

Tester Information

Company Alliance Fire / Safety
Address 300 Base Ave E
City Venice FL
Phone 941-485-5402
Fax / email _____

Service Address

Name _____
Address _____
City _____
Phone _____

Serial # 3391097
Manufacturer Wilkins
Model 975 XL
Type RP
Size 2"
Location Street Level Front

Permit Number _____

REDUCED PRESSURE PRINCIPLE ASSEMBLY

Double Check Valve Assembly

Check Valve #1

Initial Test
Leaked ☒
Closed Tight ☐
Held at 8.1 PISD

Check Valve #2

Initial Test
Leaked ☒
Closed Tight ☐
Held at 2.4 PISD

Relief Valve

Initial Test
Did Not Open ☐
Opened at 2.5 PISD

RP ☒ DCDA ☐
DC ☐ RPDA ☐

Fire Line Assembly

Make _____
Model _____
S/N _____
Size _____

Fire Line By-Pass

Make _____
Model _____
S/N _____
Size _____

Irrigation Service

Make _____
Model _____
S/N _____
Size _____

Repairs

Cleaned ☐
Replaced ☐

Cleaned ☐
Replaced ☐

Cleaned ☐
Replaced ☐

Details

Final Test

Closed Tight ☐
Held at _____ PISD

Closed Tight ☐
Held at _____ PISD

Opened at _____ PISD

Comments:

Meter Reading _____

Meter Number 8005382

Test Kit Model No. Mid-West

KR S/N 01150616

Calibrated Date 5-11-21

State License V10-18-8275

The Above Report is Certified to be True.

	DATE	TIME	STATE CERTIFIED TESTER		TESTER #	TEST RESULTS
			PRINT	SIGNATURE		
INITIAL TEST	10-29-20		Robert Charney	[Signature]	V10-18-8275	PASS / FAIL
REPAIRS						PASS / FAIL
FINAL TEST						PASS / FAIL



Fitness Logic

380 Scarlet Blvd.
Oldsmar, FL 34677

Phone #
727-784-4964

Fax #
727-784-0223

E-mail
fitlogic@aol.com

Invoice

Date	Invoice #
11/19/2020	98455

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

Location/Contact/Phone
Location: Lakeside Plantation 2200 Plantation Blvd, North Port, FL 34289 Contact: Nathan Trates Phone: 941-423-5500

P.O. Number	Terms	Rep	Work Order #	Completed
	Net 10	MAN	96410	11/18/2020

Item Code	Description	Quantity	Price Each	Amount
Maintenance	Quarterly General Maintenance and cleaning of all equipment - Labor Only Maintenance completion during November	1	145.00	145.00
1-104 330 538-48102				
RECEIVED NOV 24 2020				

Thank you for your business. Invoices over 30 Days will incur 1.5% Interest per month	Subtotal	\$145.00
	Sales Tax (0.0%)	\$0.00
	Total	\$145.00

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

11/06/20

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

Acct#: 297693	Date: 11/06/20
	Ad Date: 11/09/20
	Class: 3126
	Ad ID: 3773119
	Ad Taker: MPRESCOTT
LAUREN VANDERVEER LAKESIDE PLANTATION CDD 219 EAST LIVINGSTON ST ORLANDO, FL 32801	Sales Person: 200
	Words: 543
	Lines: 129
Telephone: (407) 841-5524	Agate Lines: 145
	Depth: 15.236
	Inserts: 1
	Description: LSP

Other Charges:	\$0.00	Gross:	\$183.04
Discount:	\$0.00		
Surcharge:	\$0.00	Paid Amount:	- \$0.00
Credits:	\$0.00		
Bill Depth:	15.236	Amount Due:	\$183.04

Publication	Start	Stop	Inserts	Cost
Charlotte Sun (CS)	11/09/20	11/09/20	1	\$183.04

Ad Note:

Customer Note:

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

**NOTICE OF REGULAR BOARD
OF SUPERVISORS MEETING
FOR LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

Notice is hereby given that the Board of Supervisors ("Board") of the Lakeside Plantation Community Development District ("District") will hold a regular meeting of the Board of Supervisors on Wednesday, November 18, 2020 at 6:00 p.m., at the Lakeside Plantation Clubhouse, 2200 Plantation Blvd., North Port, Florida 34380 and via telephone conference line specified below. Masks will be required for all in attendance. For the safety of all in attendance, social distancing measures will be in place, including limiting capacity at the meeting location to 20 people on a first come, first served basis. All others will need to participate using the remote participation option specified below, which allow for full public participation and comment.

Those wishing to participate in the meeting telephonically on the above date and time may call (287) 830-4000 and when prompted, enter Participant Access codes: 876-871. Additional information regarding this meeting may be obtained from the District's website www.lakesideplantationcdd.com or by contacting the District Manager, George S. Finn, at gfinn@mscfl.com, or by calling (407) 841-5524. The meeting is being held for the necessary public purpose of considering related district matters. At such time, the Board is so authorized and may consider any business that may properly come before it.

While it may be necessary to hold the above referenced meeting of the District's Board of Supervisors utilizing both in-person and communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. Toward that end, participants are strongly encouraged to submit questions and comments to the District Manager at gfinn@mscfl.com 24 hours in advance of the meeting to facilitate the Board's consideration and/or discussion of such questions and comments during the meeting. Participants may also submit questions or comments to the District Manager by telephone by calling 407-841-5524 by the same time noted above.

A copy of the agenda may be obtained from the District's website www.lakesideplantationcdd.com or by contacting the District Manager as provided above, and by providing a telephone and email address during normal business hours. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record at such meeting.

Any person requiring special accommodations in order to access and participate in the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1 or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. George S. Finn
District Manager
Governmental Management
Services - Central Florida, LLC
Published November 9, 2020
297693 3773119

1-106
310 5/3 48



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

Before the undersigned authority personally appeared Melinda Prescott, who on oath says that she is the Legal Clerk of the Sun Newspapers, a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a Legal Notice was published in said newspaper in the issues of:

11/09/2020

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

Melinda Prescott
(Signature of Affiant)

Sworn and subscribed before me this 9th
day of November, 2020.

Laura M Robins
(Signature of Notary Public)

Personally known ☒ OR ☐ Produced
Identification



**NOTICE OF REGULAR BOARD
OF SUPERVISORS' MEETING
FOR LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

Notice is hereby given that the Board of Supervisors ("Board") of the Lakeside Plantation Community Development District ("District") will hold a regular meeting of the Board of Supervisors on Wednesday, November 18, 2020 at 6:00 p.m., at the Lakeside Plantation Clubhouse, 2200 Plantation Blvd., North Fort, Florida 34289 and via telephone conference line specified below. Masks will be required for all in attendance. For the safety of all in attendance, social distancing measures will be in place, including limiting capacity at the meeting location to 20 people on a first come, first served basis. All others will need to participate using the remote participation option specified below, which allow for full public participation and comment.

Those wishing to participate in the meeting telephonically on the above date and time may call (267) 930-4000 and when prompted, enter Participant Access code: 876-571. Additional information regarding this meeting may be obtained from the District's website www.lakesideplantationcd.com or by contacting the District Manager, George Flint, at gflint@mscfl.com, or by calling 407-841-5524. The meeting is being held for the necessary public purpose of considering related district matters. At such time, the Board is so authorized and may consider any business that may properly come before it.

While it may be necessary to hold the above referenced meeting of the District's Board of Supervisors utilizing both in-person and communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. Toward that end, participants are strongly encouraged to submit questions and comments to the District Manager at gflint@mscfl.com 24 hours in advance of the meeting to facilitate the Board's consideration and/or discussion of such questions and comments during the meeting. Participants may also submit questions or comments to the District Manager by telephone by calling 407-841-5524 by the same time noted above.

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Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meetings is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.
George S. Flint
District Manager
Governmental Management
Services - Central Florida, LLC
Published: November 9, 2020
297693 3773119



Invoice

6824 Bee Ridge Road #165, Sarasota, FL 34233

Date 11/25/2020 Invoice # 2020-02997

Bill To:

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

Description	Terms	Due on receipt
	Qty	Amount
Install mulch throughout the odd and clubhouse area Coco Brown Mulch - Yard	230	9,200.00
		

PAYMENT ACCEPTED: CHECK AND CREDIT CARD.
Please contact our office to pay by credit card.
Make check payable to:
Bloomings Landscape & Turf Management, Inc.
Please include invoice number on your check.
Thank You For Your Business

Total	\$9,200.00
Payments/Credits	\$0.00
Balance Due	\$9,200.00

Phone # (941) 927-9765 Fax # (941) 929-9356 E-mail curie@bloomingslandscape.com Web Site www.bloomingslandscape.com

1-10
320 538 464



5824 Bee Ridge Road #165, Sarasota, FL 34233

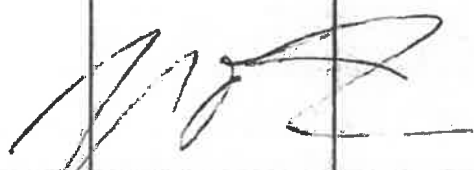
Invoice

Date 12/1/2020 Invoice # 2020-03148

Bill To:

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

Terms Due Date
Net 30 12/31/2020

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

PAYMENT ACCEPTED: CHECK AND CREDIT CARD.

Please contact our office to pay by credit card.

Make check payable to:

Bloomings Landscape & Turf Management, Inc.

Please include invoice number on your check.

Thank You For Your Business

Total \$7,655.00

Payments/Credits \$0.00

Balance Due \$7,655.00

Phone # (941) 927-9765 Fax # (941) 929-0356 E-mail carla@bloomingslandscape.com Web Site www.bloomingslandscape.com

1-10

320 538 464

1181 S. Sumter Blvd - PMB 324
North Port, FL 34287
CPCJ457408

Date	Invoice #
12/1/2020	89254

Bill To
Lakeside Plantation 2200 Plantation Blvd North Port FL 34287

Service Location
2200 Plantation Blvd North Port, FL 34289

P.O. No.	Terms	Due Date	Tech	Date of Service
	Due before mont...	12/31/2020	SB	12/1/2020

Description	Qty	Rate	Amount
Pool cleaning maintenance		850.00	850.00
FL Sales Tax		7.00%	0.00

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

Total **\$850.00**

Payments/Credits	\$0.00
-------------------------	---------------

Balance Due	\$850.00
-------------	----------

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

1-260
330 538 511

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

Date	Invoice #
12/3/2020	89258

Bill To
Lakeside Plantation 2200 Plantation Blvd North Port FL 34287

Service Location
2200 Plantation Blvd North Port, FL 34289

P.O. No.	Terms	Due Date	Tech	Date of Service
	Due before mont..	12/31/2020	SB	12/3/2020

[illegible]

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

Total	\$125.00
Payments/Credits	\$0.00
Balance Due	\$125.00

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



1-260
330 538 511

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

===== STATEMENT =====

November 25, 2020

Lakeside Plantation Community Development District
9145 Narcoossee Rd, Ste. A206
Orlando, FL 32827

Bill Number 118650
Billed through 10/31/2020

General Counsel/Monthly Meeting

LPCDD 00001 MCE

FOR PROFESSIONAL SERVICES RENDERED

10/07/20	SRS	Follow up regarding tennis court fencing; review phase 3 amenity protocols.	0.20 hrs
10/09/20	SSW	Monitor waiver of physical quorum requirement for public meetings and best practices for conducting board meetings upon potential expiration of such waiver.	0.20 hrs
10/12/20	MCE	Review correspondence from Department of Economic Opportunity regarding special district fee invoice and update form; complete and execute same.	0.20 hrs
10/14/20	SRS	Review draft agenda and draft meeting minutes.	0.20 hrs
10/21/20	SRS	Prepare for and attend board meeting; follow-up regarding same.	1.70 hrs
10/21/20	APA	Analyze agenda package; prepare agenda memorandum.	0.80 hrs
10/22/20	APA	Research Secretary of State regarding contractor; prepare agreement for general contractor services with Creative Cabinetry relating to kitchen remodel.	1.20 hrs
10/23/20	SRS	Prepare kitchen renovation agreement; research Halloween signage issue.	0.30 hrs
10/26/20	SRS	Review correspondence from Adams.	0.20 hrs
10/27/20	MCE	Review candidate status and election issues.	0.20 hrs
10/27/20	SRS	Confer with Adams and Flint.	0.50 hrs
Total fees for this matter			\$1,316.00

MATTER SUMMARY

Papp, Annie M. - Paralegal	2.00 hrs	145 /hr	\$290.00
Eckert, Michael C.	0.40 hrs	335 /hr	\$134.00
Sandy, Sarah R.	3.10 hrs	270 /hr	\$837.00
Warren, Sarah S.	0.20 hrs	275 /hr	\$55.00

TOTAL FEES

\$1,316.00

1-66

310 513 315

=====

TOTAL CHARGES FOR THIS MATTER**\$1,316.00****BILLING SUMMARY**

Papp, Annie M. - Paralegal	2.00 hrs	145 /hr	\$290.00
Eckert, Michael C.	0.40 hrs	335 /hr	\$134.00
Sandy, Sarah R.	3.10 hrs	270 /hr	\$837.00
Warren, Sarah S.	0.20 hrs	275 /hr	\$55.00

TOTAL FEES**\$1,316.00****TOTAL CHARGES FOR THIS BILL**

\$1,316.00**Please include the bill number with your payment.**

Johnson Engineering, Inc.
Remit To:
P.O. Box 2112
Fort Myers, FL 33902
Ph: 239.334.0046 Fax: 239.334.3661

Invoice

November 19, 2020

Project No: 20150050-000
Invoice No: 61

Project Manager Andrew Tilton

FEID #59-1173834

George Flint
Lakeside Plantation CDD
c/o GMS Central Florida
9145 Narcoossee Road, Ste. A206
Orlando, FL 32827

Project 20150050-000 Lakeside Plantation CDD
20150050-000

Lakeside Plantation CDD

Work Authorization #3, dated 3/24/15 - Change Order No. 1, dated 11/3/15

Work Authorization #4, dated 5/27/15

Work Authorization #5, dated 5/27/15

Work Authorization #7, dated 1/26/17

Work Authorization #8, dated 9/18/18

Professional Services through November 15, 2020

PROFESSIONAL SERVICES

Phase No.	Phase Description	Contract Amount	Fee Type	%	Total Inv To-Date	Previously Invoiced	Current Inv Amount	Balance to Complete
1.	General Engineering	57,729.65	T&M	100 %	57,729.65	56,917.15	812.50	0.00
	Totals	57,729.65			57,729.65	56,917.15	812.50	0.00

SUB-TOTAL PROFESSIONAL SERVICES:

812.50

INVOICE TOTAL:

812.50

RECEIVED

NOV 24 2020

Summary of professional services

Phase No. / Description	Bill Hours	Bill Rate	Billable Amount
1. - General Engineering			
Technician I			
Murphy, Tina	10/29/2020	.25 Hrs @ 55.00	13.75
Proofread and format memo and email back to BOB.			

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

1-193
310 513 311

Project	20150050-000	Lakeside Plantation CDD	Invoice	61
Technician II				
Keen, Cynthia	11/13/2020	.25 Hrs @	65.00	16.25
Lakeside Plantation CDD 11/18/2020 meeting agenda book downloaded, reviewed for District Engineer items, send to B Burford for meeting prep				
Engineer IV				
Burford, Brent	10/21/2020	.50 Hrs @	125.00	62.50
Attend the LPCDD Board of Supervisors meeting.				
Burford, Brent	10/23/2020	.25 Hrs @	125.00	31.25
Correspondance with CDD manager and board member in regard to tennis lighting.				
Burford, Brent	10/26/2020	2.25 Hrs @	125.00	281.25
Site visit to Lakeside Plantation tennis courts. Updated CDD chairman.				
Burford, Brent	10/27/2020	.75 Hrs @	125.00	93.75
Correspondance with CDD manager and staff. Preparing tennis court lighting memo.				
Burford, Brent	10/29/2020	1.00 Hrs @	125.00	125.00
Discussion with Ritzman Courts. Completed tennis court lighting memo and email CDD manager.				
Burford, Brent	11/9/2020	.50 Hrs @	125.00	62.50
Contacted Ritzman Courts in regards to tennis courts lighting.				
Burford, Brent	11/12/2020	.25 Hrs @	125.00	31.25
Conversation with Nathan in regard to tennis lighting.				
Engineer IX				
Tilton, Andrew	10/26/2020	.50 Hrs @	190.00	95.00
Tennis court with Brent				
1. - General Engineering Total		6.50		812.50

Outstanding Invoices

Number	Date	0 - 30	31 - 60	61 - 90	91 - 120	121 +	Balance
60	10/26/2020	1,531.25	0.00	0.00	0.00	0.00	1,531.25
	Total	1,531.25	0.00	0.00	0.00	0.00	1,531.25



INVOICE

9

Relion Solutions LLC.
21378 Glendale Ave.
Port Charlotte, Fl. 33952

Date: Dec 4, 2020
Balance Due: \$5,320.00

Bill To:
Lakeside Plantation CDD
135 W. Central Ave. Suite 320
Orlando, Fl. 32801

Item	Quantity	Rate	Amount
September, October, November guard services.	304	\$17.50	\$5,320.00

Total: \$5,320.00

Notes:

September 2020 hours - 112 total hours 1960
October 2020 hours - 96 total hours 1680
November 2020 hours - 96 total hours 1680
Total hours - 304 hours

1-303
330 538 48401

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



Please call into 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.

Invoice Number 227905
Sale Date 12/1/2020
Due Date 12/1/2020

Lakeside Plantation CDD
Care Of: GMS
8145 Narcoossee Rd, STE. A206
Orlando, FL 32827

Description	Qty	Price	Net	Tax	Total
Service-Comm-Fire Inspection	12	\$28.67	\$344.04	\$0.00	\$344.04
Fire Inspection billed in advance month before inspection due. For: Lakeside Plantation-F at 2200 Plantation Blvd. North Port, FL 34286 Period Covered: 12/01/2020 to 11/30/2021 inclusive.					
TOTALS			\$344.04	\$0.00	\$344.04

To ensure proper credit please include the invoice number on your check or visit our website to pay online. Please pay
exact amount. If applicable, a late fee will be assessed on payments received 10 days or more past the due date.
Celebrating 40 years of success.

RECEIVED

DEC 4 2020

Return Stub Below

Please return this portion of your invoice with your payment. Thank you!
Customer : Lakeside Plantation CDD



Acct. Bal. \$491.04 Amount Remitted
Payment Method Check ☐ Check Number

Invoice Number 227905
Bill Payer ID: 11765
(Primary) CSID:
Date Remitted

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

Signature

*Please Note : If paying by charge card, we can only accept payment by : American Express, Discover, Mastercard, Visa
Please remit to : Security Alarm Corporation, 17776 Toledo Blade Boulevard, Port Charlotte, FL 33948

Inv. No 227905

Page 1

1-41
330 538 484



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Copy of Previously Printed Statement



GOVERNMENT MANAGEMENT SERVICES LLC
ATTN ACCOUNTING DEPT
9145 NARCOOSSEE RD STE A206
ORLANDO FL 32827

LAKESIDE PLANTATION CDD 99 A&B

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$4,770.63

All invoices are due upon receipt.

1-49
310 513 32300

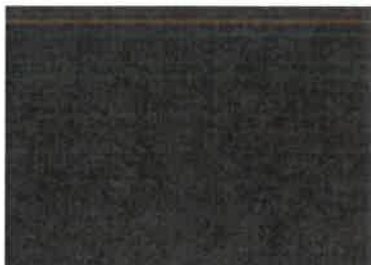
Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

LAKESIDE PLANTATION CDD 99 A&B



Current Due: \$4,770.63

Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805



Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
Copy of Previously Printed Invoice

Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-9805

LAKESIDE PLANTATION CDD 99 A&B

In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP				
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04280 Administration	1.00	4,427.50	100.00%	\$4,427.50
Subtotal Administration Fees - In Advance 06/01/2020 - 05/31/2021				\$4,427.50
Incidental Expenses	4,427.50	0.0775		\$343.13
Subtotal Incidental Expenses				\$343.13
TOTAL AMOUNT DUE				\$4,770.63

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

Invoice

Invoice #: 106
Invoice Date: 12/1/20
Due Date: 12/1/20
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - December 2020		3,187.17	3,187.17
Information Technology - December 2020		83.33	83.33
Dissemination Agent Services - December 2020		83.33	83.33
Office Supplies		0.45	0.45
Postage		7.50	7.50
Copies		9.15	9.15
Telephone		60.38	60.38
Total			\$3,431.31
Payments/Credits			\$0.00
Balance Due			\$3,431.31

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:

Lakeside Plantation CDD

Board Meeting Date:

December 16, 2020

	<i>Name</i>	<i>In Attendance Please ✓</i>	<i>Fee Involved Yes / No</i>	
1	Bill Roumy	✓	Yes (\$200)	✓
2	Bud Sabol	✓	Yes (\$200)	✓
3	Joe Szewczyk	✓	Yes (\$200)	✓
4	Bonnie Benjamin	✓	Yes (\$200)	✓
5	Pina Chichelli	✓	Yes (\$200)	✓

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

Approved for Payment:

Julia L. Hamy
District Manager Signature

12/16/2020
Date

****RETURN SIGNED DOCUMENT TO Ariel Lorenz****

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:

Lakeside Plantation CDD

Board Meeting Date:

December 16, 2020

	<i>Name</i>	<i>In Attendance Please ✓</i>	<i>Fee Involved Yes / No</i>	
1	Bill Roumy	✓	Yes (\$200)	✓
2	Bud Sabol	✓	Yes (\$200)	✓
3	Joe Szewczyk	✓	Yes (\$200)	✓
4	Bonnie Benjamin	✓	Yes (\$200)	✓
5	Pina Chichelli	✓	Yes (\$200)	✓

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

Approved for Payment:

Tricia L. Slamy
District Manager Signature

12/16/2020
Date

****RETURN SIGNED DOCUMENT TO Ariel Lovera****

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:

Lakeside Plantation CDD

Board Meeting Date:

December 16, 2020

	<i>Name</i>	<i>In Attendance Please ✓</i>	<i>Fee Involved Yes / No</i>	
1	Bill Rouny	✓	Yes (\$200)	✓
2	Bud Sabol	✓	Yes (\$200)	✓
3	Joe Szewczyk	✓	Yes (\$200)	✓
4	Bonnie Benjamin	✓	Yes (\$200)	✓
5	Pina Chichelli	✓	Yes (\$200)	✓

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

Approved for Payment:

Tricia L. Alamy
District Manager Signature

12/16/2020
Date

****RETURN SIGNED DOCUMENT TO Ariel Lavera****

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:

Lakeside Plantation CDD

Board Meeting Date:

December 16, 2020

	<i>Name</i>	<i>In Attendance Please</i> ✓	<i>Fee Involved Yes / No</i>	
1	Bill Roumy	✓	Yes (\$200)	✓
2	Bud Sabol	✓	Yes (\$200)	✓
3	Joe Szewczyk	✓	Yes (\$200)	✓
4	Bonnie Benjamin	✓	Yes (\$200)	✓
5	Pina Chichelli	✓	Yes (\$200)	✓

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

Approved for Payment:


District Manager Signature

12/16/2020
Date

****RETURN SIGNED DOCUMENT TO Ariel Lorena****

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:

Lakeside Plantation CDD

Board Meeting Date:

December 16, 2020

	<i>Name</i>	<i>In Attendance Please ✓</i>	<i>Fee Involved Yes / No</i>	
1	Bill Rowmy	✓	Yes (\$200)	✓
2	Bud Sabol	✓	Yes (\$200)	✓
3	Joe Szewczyk	✓	Yes (\$200)	✓
4	Bonnie Benjamin	✓	Yes (\$200)	✓
5	Pina Chichelli	✓	Yes (\$200)	✓

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

Approved for Payment:

Julia L. Slamy
District Manager Signature

12/16/2020
Date

****RETURN SIGNED DOCUMENT TO Ariel Lovera****

NORTH PORT SOLID WASTE DISTRICT



SERVICE ADDRESS			
2800 PLANTATION BLVD SWD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
54883-159826	55-55	12/02/20	1/04/21

Total Current Charges 168.47
 PAST DUE - MUST PAY NOW .00
 Total Amount Due 168.47

LAKE SIDE PLANTATION CDD
 C/O GOVERNMENTAL MGT SVCS-CF
 9145 NARCOOSSEE RD STE A206
 ORLANDO FL 32827-5768

000054883000159826000000168479

48

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

SERVICE ADDRESS

2800 PLANTATION BLVD SWD

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
54883-159826	55-55	12/02/20	1/04/21

Last Bill Amount 168.47
 Payments 168.47-
 Adjustments .00
 BALANCE FORWARD .00

Rate Class : COMMERCIAL WASTE
 Last payment amount/date: 168.47 12/01/20

Service	Consumption	Charge	Total
GB DUMPSTER4YD/1 PICKUP	10/31/20 11/30/20	156.80	
GB 95 GAL RECY 1PU 1MON	10/31/20 11/30/20	7.00	
GB EXTRA RECY 1XMONTH	10/31/20 11/30/20	4.67	
TOTAL COMMERCIAL GARBAGE			168.47

Total Current Charges 168.47
 PAST DUE - MUST PAY NOW .00
 Total Amount Due 168.47

Do not use holiday light strands with frayed or pinched wires.
 For more safety information call North Port Fire Dept. at 941-240-8150.

320 538 474

1-32

RECEIVED

DEC 8 2020

A LATE CHARGE WILL BE APPLIED IF PAYMENT IS NOT RECEIVED ON OR BEFORE THE DUE DATE PRINTED ON THIS BILL. IF PAYMENT IS NOT RECEIVED WITHIN TEN DAYS AFTER BECOMING DELINQUENT, SERVICE MAY BE TERMINATED WITHOUT FURTHER NOTICE.

NORTH PORT SOLID WASTE DISTRICT, 4970 CITY HALL BLVD. NORTH PORT, FLORIDA 34286-4100

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

12/02/20

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

Acct#: 297693	Date: 12/02/20
LAUREN VANDERVEER	Ad Date: 12/07/20
LAKESIDE PLANTATION CDD	Class: 3126
219 EAST LIVINGSTON ST	Ad ID: 3776754
ORLANDO, FL 32801	Ad Taker: MPRESCOTT
	Sales Person: 200
	Words: 543
	Lines: 129
Telephone: (407) 841-5524	Agate Lines: 146
	Depth: 15.333
	Inserts: 1
	Description: Mtg. 12/16/2020

Other Charges:	\$0.00	Gross:	\$184.47
Discount:	\$0.00		
Surcharge:	\$0.00	Paid Amount:	- \$0.00
Credits:	\$0.00		
Bill Depth:	15.333	Amount Due:	\$184.47

Publication	Start	Stop	Inserts	Cost
Charlotte Sun (CS)	12/07/20	12/07/20	1	\$184.47

Ad Note:

RECEIVED

DEC 18 2020

Customer Note:

1-106
310 513 48

We Appreciate Your Business!
Thank You LAUREN VANDERVEER!

**NOTICE OF REGULAR BOARD
OF SUPERVISORS MEETING
FOR LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

Notice is hereby given that the Board of Supervisors ("Board") of the Lakeside Plantation Community Development District ("District") will hold a regular meeting of the Board of Supervisors on Wednesday, December 16, 2020 at 6:00 p.m., at the Lakeside Plantation Clubhouse, 2300 Plantation Blvd., North Port, Florida 34288 and via tele- phone conference line specified below. Masks will be required for all in attendance. For the safety of all in attendance, social distancing measures will be in place, including limiting capacity at the meeting location to 20 people on a first come, first served basis. All others will need to participate using the remote participation option specified below, which allow for full public participation and comment.

Those wishing to participate in the meeting telephonically on the above date and time may call (202) 930-4000 and enter prompt, enter Participant Access code: 876-871. Additional information regarding this meeting may be obtained from the District's website www.lakesideplantationcdd.com or by contacting the District Manager, George S. Flint, at gflint@psnc.com or by calling 407-841-5524. The meeting is being held for the necessary public purpose of considering related district matters. At such time, the Board is so authorized and may consider any business that may properly come before it.

While it may be necessary to hold the above referenced meeting of the District's Board of Supervisors utilizing both in-person and communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. Toward that end, participants are strongly encouraged to submit questions and comments to the District Manager at gflint@psnc.com 24 hours in advance of the meeting to facilitate the Board's consideration and/or discussion of such questions and comments during the meeting. Participants may also submit questions or comments to the District Manager by telephone by calling 407-841-5524 by the same time noted above.

A copy of the agenda may be obtained from the District's website www.lakesideplantationcdd.com or by contacting the District Manager as provided above, and by providing a telephone and email address during normal business hours. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record at such meeting.

Any person requiring special accommodations in order to access and participate in the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TDD) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which each appeal is to be based. George S. Flint District Manager Governmental Management Services - Central Florida, LLC Public December 7, 2020 297693 3776754



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

Before the undersigned authority personally appeared **Jill Di Benedetto**, who on oath says that she is an employee of the Sun Newspapers, a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a Legal Notice was published in said newspaper in the issues of:

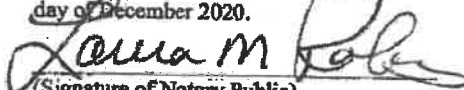
12/7/20

as well as being posted online at www.yoursun.com and www.floridapublicnotices.com.

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


(Signature of Affiant)

Sworn and subscribed before me this 7th day of December 2020.


(Signature of Notary Public)

Personally known X OR Produced
Identification



**NOTICE OF REGULAR BOARD
OF SUPERVISORS' MEETING
FOR LAKEIDE PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

Notice is hereby given that the Board of Supervisors ("Board") of the Lakeside Plantation Community Development District ("District") will hold a regular meeting of the Board of Supervisors on Wednesday, December 16, 2020 at 6:00 p.m., at the Lakeside Plantation Clubhouse, 2200 Plantation Blvd., North Port, Florida 34289 and via telephone conference line specified below. Masks will be required for all in attendance. For the safety of all in attendance, social distancing measures will be in place, including limiting capacity at the meeting location to 20 people on a first come, first served basis. All others will need to participate using the remote participation option specified below, which allow for full public participation and comment.

Those wishing to participate in the meeting telephonically on the above date and time may call (267) 930-4000 and when prompted, enter Participant Access code: 576-571. Additional information regarding this meeting may be obtained from the District's website www.lakesideplantationcdd.com or by contacting the District Manager, George Hint, at ghint@gmscf.com, or by calling 407-841-5524.

The meeting is being held for the necessary public purpose of considering related district matters. At such time, the Board is so authorized and may consider any business that may properly come before it.

While it may be necessary to hold the above referenced meeting of the District's Board of Supervisors utilizing both in-person and communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. Toward that end, participants are strongly encouraged to submit questions and comments to the District Manager at ghint@gmscf.com 24 hours in advance of the meeting to facilitate the Board's consideration and/or discussion of such questions and comments during the meeting. Participants may also submit

questions or comments to the District Manager by telephone by calling 407-843-6524 by the same time noted above.

A copy of the agenda may be obtained from the District's website www.lakesideplantationcdd.com or by contacting the District Manager as provided above, and by providing a telephone and email address during normal business hours. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record at such meeting.

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Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meetings is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

George S. Flint
District Manager
Governmental Management
Services - Central Florida, LLC
Publish: December 7, 2020
297693 3776754

JS
approved



5524 Bee Ridge Road #165, Sarasota, FL 34233

Invoice

Date 12/8/2020 Invoice # 2020-03215

Bill To:

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

Terms		Due on receipt
Description	Qty	Amount
Install new plantings along the tennis court by the playground Petite Red Ixora - 3 gallon	17	306.00
1-10 538 464 320		RECEIVED DEC 10 2020

PAYMENT ACCEPTED: CHECK AND CREDIT CARD.
Please contact our office to pay by credit card.
Make check payable to:
Bloomings Landscape & Turf Management, Inc.
Please include invoice number on your check.
Thank You For Your Business

Total	\$306.00
Payments/Credits	\$0.00
Balance Due	\$306.00

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

JS
approved



5824 Bee Ridge Road #165, Sarasota, FL 34233

Invoice

Date 12/8/2020 Invoice # 2020-03216

Bill To:

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

Terms		Due on receipt
Description	Qty	Amount
Remove sod from the median end caps along Plantation Blvd	8	320.00
1-10 320538464 RECEIVED DEC 10 2020		

PAYMENT ACCEPTED: CHECK AND CREDIT CARD.

Please contact our office to pay by credit card.

Make check payable to:

Bloomings Landscape & Turf Management, Inc.

Please include invoice number on your check.

Thank You For Your Business

Total \$320.00

Payments/Credits \$0.00

Balance Due \$320.00

Phone #

(941) 927-9765

Fax #

(941) 929-9356

E-mail

carla@bloomingslandscape.com

Web Site

www.bloomingslandscape.com

JD
approved

SOLITUDE
LAKE MANAGEMENT

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

INVOICE

Invoice Number: PI-A00521452
Invoice Date: 12/01/20

PROPERTY: Lakeside
Plantation CDD

SOLD TO: Lakeside Plantation CDD
Governmental Mgmt Services-Central
9145 Narcoossee Road, Ste. A208
Orlando, FL 32827

CUSTOMER TO	CUSTOMER PO	Payment Terms
L2077		Due upon receipt
Sales Rep ID	Shipment Method	Ship Date
Bill Kurth		12/01/20

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR06010 12/01/20 - 12/31/20 Lake & Pond Management Services		986.00	986.00

RECEIVED

DEC 10 2020

1-272
320 538 46

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
Little Rock, AR 72202

www.solitudelakemanagement.com

Subtotal	986.00
Sales Tax	0.00
Total Invoice	986.00
Payment Received	0.00
19120	986.00

www.aeratorsaquatics4lakesnponds.com

SERGEANT'S



ELECTRIC

CUSTOMER INVOICE

18794

LIC # ECT000843
1075 Innovation Ave., Unit 111
North Port, FL 34289
941.373.5658
SgtElect.com

HOME OWNER INFORMATION

Date 11/18/20 Technician Alex Martinez
Name Lakeside Plantation Phone 941-423-5500 Email _____
Address 2200 Plantation Blvd City North Port State FL Zip 34289

DEVICES

		WAS THE WORK DONE?	
		YES	NO
LEVEL 1 DEVICE = 110v outlet, up switch, tv plate, telephone plate, 4-way splitter, cd device, in use cover	\$49.00 x Qty _____ = \$ _____	☐	☐
LEVEL 2 DEVICE = 110v in wall timer, 3 or 4 way switch, gfi outlet, stack switch, 800 watt dimmer 240v switch, 110v smoke detector, ss fan remote kit, ss 1-stat. web combo outlet, range/ dryer outlet, photo eye	\$99.00 x Qty _____ = \$ _____	☐	☐
LEVEL 3 DEVICE = 1000 watt dimmer, Fan remote kit, 800w tv dimmer, 110v carbon smoke detector/specially smoke detector photo eye DIF 2	\$159.00 x Qty _____ = \$ _____	☐	☐
LEVEL 4 DEVICE = 60amp disconnect, 240v mechanical timer, 240v pressure switch, 240v contactor	\$219.00 x Qty _____ = \$ _____	☐	☐

ASSESSMENTS

PANEL INSPECTION	\$39.00 x Qty _____ = \$ _____	☐	☐
HOME INSPECTION (up to 2000 sq ft)	\$219.00 x Qty _____ = \$ _____	☐	☐
SINGLE CIRCUIT ANALYSIS	\$219.00 x Qty _____ = \$ _____	☐	☐
MULTIPLE CIRCUIT ANALYSIS	\$319.00 x Qty _____ = \$ _____	☐	☐
WHOLE HOUSE SURGE PROTECTOR	\$423.00 x Qty _____ = \$ _____	☐	☐

WIRING/BOXES

LEVEL 1 WIRING/BOX = small junction box, pancake box, direct burial splice kit, underground tv cat per 5', u.c. wiring per section	\$89.00 x Qty _____ = \$ _____	☐	☐
LEVEL 2 WIRING/BOX = Fan Range Box, Medium Junction box, 15-20amp underground cat per 5'	\$169.00 x Qty _____ = \$ _____	☐	☐
LEVEL 3 WIRING/BOX = Large Junction box, 30-40amp underground cat per 5', speaker, tv, or phone wiring, 110v indoor outlet B2B	\$219.00 x Qty <u>1</u> = \$ <u>219</u>	☒	☐
LEVEL 4 WIRING/BOX = 110v u.p. GFI breaker B2B, wiring for a light/outlet	\$399.00 x Qty _____ = \$ _____	☐	☐
LEVEL 5 WIRING/BOX = wiring for a light/outlet-diff 2, 15-30amp cat within 15'	\$319.00 x Qty _____ = \$ _____	☐	☐
LEVEL 6 WIRING/BOX = 15-30 amp dedicated cat	\$497.00 x Qty _____ = \$ _____	☐	☐
LEVEL 7 WIRING/BOX = 15-30 amp dedicated cat-diff 2, 40-50 amp 240v dedicated cat	\$679.00 x Qty _____ = \$ _____	☐	☐
LEVEL 8 WIRING/BOX = 50-60 amp cat with disconnect	\$889.00 x Qty _____ = \$ _____	☐	☐

RECEIVED

ADDITIONAL INSTALLATIONS

DEC 23 2020

_____	\$ _____ x Qty _____ = \$ _____	☐	☐
_____	\$ _____ x Qty _____ = \$ _____	☐	☐
_____	\$ _____ x Qty _____ = \$ _____	☐	☐
_____	\$ _____ x Qty _____ = \$ _____	☐	☐
_____	\$ _____ x Qty _____ = \$ _____	☐	☐

FUSE PANEL YES ☐ NO ☐ PANEL MFG _____ AGE _____

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

NOTES Today we identified and
safed off circuit under sink
for previous task w/H

I hereby authorize you to proceed with the above work at the quoted price of \$ 210
Authorization verbal "Aud"
All work has been performed to my satisfaction X

TOTAL INVESTMENT \$ _____
TOTAL FROM "NOTES" FORM TOTAL \$ _____
DEPOSIT \$ _____
PAID TODAY \$ _____
BALANCE \$ 210

1-298
330 538 48102
All permits are non-refundable.
3 year warranty all parts and labor.



0002 069806 / 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

Please request changes on the back.
Notes on the front will not be detected.

L 5517 6

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Do not pay	New charges due by	Amount enclosed
57421-67439	\$864.63	Dec 14 2020	\$

Your electric statement

For: Oct 23 2020 to Nov 23 2020 (31 days)

Customer name: LAKESIDE PLANTATION COMM

Service address: 2200 PLANTATION BLVD # CLBHSE

Account number: 57421-67439

Statement date: Nov 23 2020

Next meter reading: Dec 22 2020

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (=)	New charges due by
782.83	782.83 CR	0.00	0.00	864.63	\$864.63	Dec 14 2020

Meter reading - Meter KLL2846

Current reading 68161
Previous reading - 67412
kWh constant x 10
kWh used 7490

Demand reading 3.75
kW constant x 10.00
Demand kW 38

Energy usage

	Last Year	This Year
kWh this month	6430	7490
Service days	29	31
kWh per day	221	241

Amount of your last bill 782.83
Payment received - Thank you 782.83 CR
Balance before new charges \$0.00

New charges (Rate: GSD-1 GENERAL SERVICE DEMAND)

Electric service amount 794.92**
Gross receipts tax 20.38
Franchise charge 49.33
Total new charges \$864.63

Total amount you owe \$864.63

FPL automatic bill pay - DO NOT PAY

**The electric service amount includes the following charges:

Customer charge: \$26.50
Fuel: \$165.98
(\$0.022180 per kWh)
Non-fuel: \$176.84
(\$0.023610 per kWh)
Demand: \$425.80
(\$11.20 per kW)

- Payment received after February 15, 2021 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after December 04, 2020. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

RECEIVED

DEC 5 2020

Please have your account number ready when contacting FPL.
Customer service: 1-800-375-2434
Outside Florida: 1-800-226-3545
To report power outages: 1-800-4OUTAGE (468-8243)
Hearing/speech impaired: 711 (Relay Service)
Online at: www.FPL.com





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

Please request changes on the back.
Notes on the front will not be detected.

L

5517 5



0003 069806
LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DIST
ATTN LAKESIDE PLANTATION COMMUNITY
9145 MARCOOSSEE RD # A206
ORLANDO FL 32827-5768



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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Do not pay	New charges due by	Amount enclosed
04126-05586	\$598.78	Dec 14 2020	\$

Your electric statement

For: Oct 23 2020 to Nov 23 2020 (31 days)

Customer name: LAKESIDE PLANTATION
Service address: 2200 PLANTATION BLVD # FNTN

Account number: 04126-05586

Statement date: Nov 23 2020
Next meter reading: Dec 22 2020

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (=)	New charges due by
560.83	560.83 CR	0.00	0.00	598.78	\$598.78	Dec 14 2020

Meter reading - Meter KN46183

Current reading 38313
Previous reading - 32138
KWh used 6175

Energy usage

	Last Year	This Year
kWh this month	5625	6175
Service days	29	31
kWh per day	193	199

Amount of your last bill 560.83
Payment received - Thank you 560.83 CR
Balance before new charges \$0.00

New charges (Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS)

Electric service amount 550.50**
Gross receipts tax 14.12
Franchise charge 34.16
Total new charges \$598.78

**The electric service amount includes the following charges:

Customer charge: \$10.62
Fuel: \$136.84
(\$0.022180 per kWh)
Non-fuel: \$409.04
(\$0.065270 per kWh)

Total amount you owe

\$598.78

FPL automatic bill pay - DO NOT PAY

- Payment received after February 15, 2021 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after December 04, 2020. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

RECEIVED

DEC 5 2020

Please have your account number ready when contacting FPL.
Customer service: 1-800-375-2434
Outside Florida: 1-800-226-3545
To report power outages: 1-800-4OUTAGE (468-8243)
Hearing/speech impaired: 711 (Relay Service)
Online at: www.FPL.com





0003 069806 / **3* FPL AUTOMATIC BILL PAY - DO NOT PAY ***

Please request changes on the back.
Notes on the front will not be detected.

L

5517 5

LAKE SIDE PLANTATION COMM
DEVELOPMENT DIST
ATTN LAKE SIDE PLANTATION COMMUNITY
9145 MARCOOSSEE RD # A206
ORLANDO FL 32827-5768

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Do not pay	New charges due by	Amount enclosed
84595-15071	\$865.36	Dec 14 2020	\$

Your electric statement

For: Oct 23 2020 to Nov 23 2020 (31 days)

Customer name: LAKE SIDE PLANTATION COMM
Service address: 2200 PLANTATION BLVD # POOL

Account number: 84595-15071

Statement date: Nov 23 2020
Next meter reading: Dec 22 2020

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (=)	New charges due by
663.15	663.15 CR	0.00	0.00	865.36	\$865.36	Dec 14 2020

Meter reading - Meter KL84533

Current reading 92194
Previous reading - 81508
kWh used 10686

Demand reading 25.12
Demand kW 25

Energy usage

	Last Year	This Year
kWh this month	11208	10686
Service days	29	31
kWh per day	386	344

Amount of your last bill 663.15
Payment received - Thank you 663.15 CR
Balance before new charges \$0.00

New charges (Rate: GSD-1 GENERAL SERVICE DEMAND)

Electric service amount 795.59**
Gross receipts tax 20.40
Franchise charge 49.37
Total new charges \$865.36

Total amount you owe \$865.36

**The electric service amount includes the following charges:

Customer charge: \$26.50
Fuel: \$236.80
(\$0.022160 per kWh)
Non-fuel: \$252.29
(\$0.023610 per kWh)
Demand: \$280.00
(\$11.20 per kW)

- Payment received after February 15, 2021 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after December 04, 2020. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

RECEIVED

DEC 5 2020

Please have your account number ready when contacting FPL.
Customer service: 1-800-375-2434
Outside Florida: 1-800-226-3545
To report power outages: 1-800-4OUTAGE (468-8243)
Hearing/speech impaired: 711 (Relay Service)
Online at: www.FPL.com





SERVICE ADDRESS			CURRENT CHARGES DUE DATE
2800 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	
43123-156052	18-29	11/25/20	12/16/20

Total Current Charges 144.32
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 144.32



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

\$ _____
 AMOUNT ENCLOSED

FREE 24/7 PAYMENT OPTIONS:
 Pay By Phone:
 1-855-941-INFO (4636)
 Pay online:
www.cityofnorthport.com

- Check Here For:
- ☐ Info about conveniently receiving your bill online
 - ☐ Change of address (See reverse side)
 - ☐ Paper copy of the Consumer Confidence Report
- *H2O Program Donation: \$ _____

000043123000156052000000144324

1947 LAKE

SERVICE ADDRESS		2800 PLANTATION BLVD		
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE	
43123-156052	18-29	11/25/20	12/16/20	

Rate Class : COMMERCIAL
 Last payment amount/date: 662.60 11/17/20

Service	Period	Days	Meter Number	Mult	Units
WA	10/22/20 11/03/20	12	80000038	1.000	TGAL
WA	11/03/20 11/19/20	16	54830746	1.000	TGAL

Service	Consumption	Charge	Total
WA Base facility chg			
WA Usage block 1	2.00	47.29	
TOTAL WATER		8.66	
			55.95
SE Base facility chg			
SE Consumption	2.00	75.27	
TOTAL SEWER		13.10	
			88.37

Total Current Charges 144.32
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 144.32

The leading cause of fires in the kitchen is unattended cooking.
 For more safety information call North Port Fire Dept. at 941-240-8150.

RECEIVED

DEC 4 2020

To view your Consumer Confidence Report (CCR) visit WWW.NORTHPORTCCR.COM
 and for water restrictions visit www.cityofnorthport.com

AFTER HOURS/EMERGENCY
 water or sewer service call
 941.240.8000



SERVICE ADDRESS			CURRENT CHARGES DUE DATE
2021 PLANTATION BLVD FICT			
ACCOUNT NUMBER	CYCLE	BILL DATE	
43123-154658	18-29	11/25/20	12/16/20

Total Current Charges 28.96
PAST DUE - MUST PAY NOW .00
Bank acct will be drafted 28.96

\$ _____
AMOUNT ENCLOSED

FREE 24/7 PAYMENT OPTIONS:

Pay By Phone:
1-855-941-INFO (4636)
Pay online:
www.cityofnorthport.com



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

Check Here For:
☐ Info about conveniently receiving your bill online
☐ Change of address (See reverse side)
☐ Paper copy of the Consumer Confidence Report
*H2O Program Donation: \$ _____

000043123000154658000000028964

1946 LAKE

SERVICE ADDRESS		2021 PLANTATION BLVD FICT	
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154658	18-29	11/25/20	12/16/20
Rate Class : COMMERCIAL			
Last payment amount/date:		24.63	11/17/20

*** Bank Draft ***
↑ Please return this upper portion with your payment

Last Bill Amount	24.63
Payments	24.63-
Adjustments	.00
BALANCE FORWARD	.00

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
WA 10/22/20 11/19/20	28	36607560	1.000	TGAL	678	676	2
USAGE FOR 11/19							2.00

Service	Consumption	Charge	Total
WA Base facility chg		20.30	
WA Usage block 1	2.00	8.66	
TOTAL WATER			28.96

Total Current Charges 28.96
PAST DUE - MUST PAY NOW .00
Bank acct will be drafted 28.96

The leading cause of fires in the kitchen is unattended cooking.
For more safety information call North Port Fire Dept. at 941-240-8150.

RECEIVED

DEC 4 2020

To view your Consumer Confidence Report (CCR) visit WWW.NORTHPORTCCR.COM
and for water restrictions visit www.cityofnorthport.com

AFTER HOURS/EMERGENCY
water or sewer service call
941.240.8000



SERVICE ADDRESS			CURRENT CHARGES
2800 PLANTATION BLVD			DUE DATE
ACCOUNT NUMBER	CYCLE	BILL DATE	
43123-154656	18-29	11/25/20	12/16/20

Total Current Charges 372.49
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 372.49

\$
 AMOUNT ENCLOSED

FREE 24/7 PAYMENT OPTIONS:

Pay By Phone:
 1-855-941-INFO (4636)

Pay online:
www.cityofnorthport.com



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

- Check Here For:
- ☐ Info about conveniently receiving your bill online
 - ☐ Change of address (See reverse side)
 - ☐ Paper copy of the Consumer Confidence Report
- *H2O Program Donation: \$

000043123000154656000000372498

1945 LAKE

SERVICE ADDRESS		2800 PLANTATION BLVD		
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE	
43123-154656	18-29	11/25/20	12/16/20	

Rate Class : COMMERCIAL
 Last payment amount/date: 326.89 11/17/20

Service Period Days Meter Number Mult Units
 WA 10/22/20 11/19/20 28 80005382 1.000 TGAL

Service
 WA Base facility chg
 WA Usage block 1
 WA Usage block 2
 WA Usage block 3
 TOTAL WATER

Consumption
 20.00
 20.00
 7.00

*** Bank Draft ***
 ↑ Please return this upper portion with your payment ↓

Last Bill Amount 326.89
 Payments 326.89-
 Adjustments .00
 BALANCE FORWARD .00

Current Previous Usage
 3867 3820
 USAGE FOR 11/19 62.00

Charge
 92.25
 86.60
 129.80
 63.84
 Total 372.49

Total Current Charges 372.49
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 372.49

The leading cause of fires in the kitchen is unattended cooking.
 For more safety information call North Port Fire Dept. at 941-240-8150.

RECEIVED

DEC 4 2020

1-33

To view your Consumer Confidence Report (CCR) visit WWW.NORTHPORTCCR.COM
 and for water restrictions visit www.cityofnorthport.com

AFTER HOURS/EMERGENCY
 water or sewer service call
 941.240.8000



ACCOUNT INVOICE

peoplesgas.com



Statement Date: 11/18/2020
Account: 211014212750

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

NOV 24 2020

Current month's charges:	\$12.13
Total amount due:	\$12.13
Payment Due By:	12/09/2020

Your Account Summary

Previous Amount Due	\$12.13
Payment(s) Received Since Last Statement	-\$12.13
Current Month's Charges	\$12.13
Total Amount Due	\$12.13

DO NOT PAY. Your account will be drafted on 12/09/2020

Perfect holiday meals.
Plus cash-back rebates
when you upgrade
existing or install new
natural gas appliances.

Love Natural Gas
peoplesgas.com/rebates

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

Scammers are calling. Don't be a victim.

- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to purchase a prepaid credit or debit card.
- Know what you owe. Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call us.



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211014212750

Current month's charges:	\$12.13
Total amount due:	\$12.13
Payment Due By:	12/09/2020

Amount Enclosed \$
667432753007 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED
ON 12/09/2020

00004403 01 AB 0.41 32827 PTECO111182023440310 00000 07 00000000 020 00 32400 003



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

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

667432753007 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 12/09/2020



ACCOUNT INVOICE



Account: 211014212750
 Statement Date: 11/18/2020
 Current month's charges due 12/09/2020

Details of Current Month's Charges – Service from - 10/15/2020 to 11/13/2020

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

Rate Schedule: Residential Service RS-1

Meter Location: "pool"

Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
RHE73410	11/13/2020	405	405	0 CCF	1,047	1.0000	0.0 Therms	30 Days

Customer Charge

\$11.40

Peoples Gas Usage History

Natural Gas Service Cost

\$11.40

Franchise Fee

\$0.73

Total Natural Gas Cost, Local Fees and Taxes

\$12.13

Total Current Month's Charges

\$12.13

Therms Per Day
(Average)

NOV 2020 0.0
 OCT 0.0
 SEP 0.0
 AUG 0.0
 JUL 0.0
 JUN 0.0
 MAY 0.0
 APR 0.0
 MAR 0.0
 FEB 0.0
 JAN 0.0
 DEC 0.0
 NOV 2019 0.0

Important Messages

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



RECEIVED

DEC 8 2020

Account Summary

New Charges Due Date	12/28/20
Billing Date	12/01/20
Account Number	941-423-5501-021913-5
PIN	7332
Previous Balance	434.83
Payments Received Thru 11/22/20	-434.83
Thank you for your payment!	
Balance Forward	.00
New Charges	434.83
Total Amount Due	\$434.83

Frontier Anywhere
Web Conferencing offers
digital meeting solutions

- ✓ Available 24/7 to upload and display presentations
- ✓ Video integration with web cameras
- ✓ See list of attendees and grant 'control' to participants

Call 1.855.821.2731 to order.

System Requirements: Audio: A touch tone telephone is required for Audio service. System Requirements: Internet Speed: An Internet connection of High Speed DSL or faster. System Requirements: Web Modem: Internet Explorer 5.5 with Java script and session cookies enabled, 800 MHz or equivalent computer with 96 MB of RAM. For application sharing, 128 MB of RAM is required and requirements increase slightly depending on the number of participants. Windows 2000/XP/Vista, Internet connection minimum 56 Kbps for application sharing, 128 kbps for broadcasting video.

Manage Your Account

To Pay Your Bill

- Online: Frontier.com
- By mail
- MyFrontier App
- 1.800.801.6652
- In person: Frontier.com/walkinpay for locations

To Contact Us

- Chat: Frontier.com
- Online: Frontier.com/helpcenter
- 1.800.921.8102
- 1.800.921.8103
- Español
- Tech support: Frontier.com/helpcenter
- For the hearing impaired TTY: 1.877.462.6606

1,8

Frontier
COMMUNICATIONS

P.O. Box 709, South Windsor, CT 06074-9998

MB 01 001127 00679 E 5 B

|||||

LAKESIDE PLANTATION COMMUNIT
9145 NARCOOSSEE ROAD
STE A206
ORLANDO, FL 32827-5768

**DO NOT PAY - You are currently
signed up for Auto Pay.
To view your Auto Pay, please log
in at www.frontier.com**

CURRENT BILLING SUMMARY

Local Service from 12/01/20 to 12/31/20

Qty Description	941/423-5501.0	Charge
Basic Charges		
2 OneVoice Nationwide		59.98
2 OneVoice Access Line		
3 Acc Rec Chrg Multi-Ln Bus		11.87
3 Federal Subscriber Line Charge		27.51
Federal USF Recovery Charge		10.82
Total Basic Charges		109.78
Non Basic Charges		
FiOS Internet 75 Dynamic IP w/ OneVoice		159.98
Business FiOS 75/75M Dynamic IP		
OneVoice Access Line		
Frontier Roadwork Recovery Surcharge		1.50
3 Federal Primary Carrier Multi Line Charge		12.93
Other Charges-Detailed Below		5.99
FCA Long Distance - Federal USF Surcharge		3.51
Total Non Basic Charges		189.91
Video		
FiOS TV Extreme HD Private		84.99
4 HD Set Top Box		51.98
Sports/Broadcast TV Fee		11.40
Partial Month Charges-Detailed Below		-14.99
FCC Regulatory Recovery Fee		.08
Total Video		133.53
Toll/Other		
Carrier Cost Recovery Surcharge		5.99
FCA Long Distance - Federal USF Surcharge		1.62
Total Toll/Other		7.61

TOTAL 434.83

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 \$185.32 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.

Closed Captioning Contact Information...

If you have a question or concern about closed captioning on any program, please call Frontier at 1-877-462-6606. You can also send written correspondence by fax to 1-304-340-0283, by email to Video.Closed.Caption@fr.com, or by mail to Frontier, 1500 MacCorkle Avenue, Charleston, WV 25396, Attn: Anthony Kasey, Manager.

For up-to-date channel information please visit:
<http://frontier.com/channelupdates>

Local Franchise Authority - FiOS TV
Your FCC Community ID is: FL1334

** ACCOUNT ACTIVITY **

Qty Description	Order Number	Effective Dates	
1 Business High Speed Internet Fee	AUTOCH	12/01	5.99
941/423-5501			5.99
Partial Month Charges			
FiOS Video Discount 99 MO			-14.99
941/423-5501			-14.99
Subtotal			-9.00

CIRCUIT ID DETAIL

88/KQXA/297018/ /VZFL

Detail of Frontier Com of America Charges

Toll charged to 941/423-5500

Detail of Frontier Com of America Charges

Toll charged to 941/423-5501

Legend Call Types:

DD - Day



SECTION C

Lakeside Plantation
Community Development District

Unaudited Financial Reporting
December 31, 2020

GMS

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1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Debt Service Fund</u>
5	<u>Capital Reserve Fund</u>
6-7	<u>Month to Month</u>
8	<u>Long-Term Debt</u>
9	<u>Assessment Receipt Schedule</u>

Lakeside Plantation
Community Development District
Combined Balance Sheet
December 31, 2020

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 86,463	\$ -	\$ -	\$ 86,463
Debit Card Account	\$ 1,341	\$ -	\$ -	\$ 1,341
Money Market Account	\$ 669,483	\$ -	\$ -	\$ 669,483
Petty Cash	\$ 3	\$ -	\$ -	\$ 3
Capital Reserve Account	\$ -	\$ -	\$ 4,312	\$ 4,312
Investment - Operations:				
State Board of Administration	\$ 507	\$ -	\$ 359,013	\$ 359,520
Investment - Bonds:				
Reserve Fund	\$ -	\$ 76,556	\$ -	
Revenue Fund	\$ -	\$ 8,842	\$ -	\$ 8,842
Prepayment Fund	\$ -	\$ 2,758	\$ -	\$ 2,758
Due from Capital Reserve	\$ 1,435	\$ -	\$ -	\$ 1,435
Deposits	\$ 517	\$ -	\$ -	\$ 517
Due from General Fund	\$ -	\$ 144,057	\$ -	\$ 144,057
Due from Other	\$ 33	\$ -	\$ -	\$ 33
Total Assets	\$ 759,783	\$ 232,213	\$ 363,325	\$ 1,355,320
Liabilities:				
Accounts Payable	\$ 15,457	\$ -	\$ -	\$ 15,457
Due to Debt Service	\$ 144,057	\$ -	\$ -	\$ 144,057
Total Liabilities	\$ 159,514	\$ -	\$ -	\$ 159,514
Fund Balance:				
Nonspendable:				
Deposits	\$ 517	\$ -	\$ -	\$ 517
Assigned Debt Service	\$ -	\$ 232,213	\$ -	\$ 232,213
Assigned Capital Projects	\$ -	\$ -	\$ 363,325	\$ 363,325
Assigned	\$ 28,775	\$ -	\$ -	\$ 28,775
Unassigned	\$ 570,976	\$ -	\$ -	\$ 570,976
Total Fund Balances	\$ 600,268	\$ 232,213	\$ 363,325	\$ 1,195,806
Total Liabilities & Fund Balance	\$ 759,783	\$ 232,213	\$ 363,325	\$ 1,355,320

Lakeside Plantation
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2020

	Adopted Budget	Prorated Budget Thru 12/31/20	Actual Thru 12/31/20	Variance
Revenues:				
Tennis Club	\$ 20,000	\$ 5,000	\$ 2,696	\$ (2,304)
Activities	\$ 10,000	\$ 2,500	\$ -	\$ (2,500)
Clubhouse Rentals	\$ 5,000	\$ 1,250	\$ -	\$ (1,250)
Miscellaneous	\$ 1,500	\$ 375	\$ -	\$ (375)
Interest Earnings	\$ 50	\$ 13	\$ 6	\$ (7)
Operation & Maintenance Assessments	\$ 686,794	\$ 563,599	\$ 563,599	\$ -
Total Revenues	\$ 723,344	\$ 572,736	\$ 566,301	\$ (6,436)
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 11,000	\$ 2,750	\$ 3,000	\$ (250)
District Manager	\$ 38,246	\$ 9,561	\$ 9,562	\$ (0)
District Counsel	\$ 25,750	\$ 6,438	\$ 2,195	\$ 4,243
District Engineer	\$ 14,000	\$ 3,500	\$ 813	\$ 2,688
Disclosure Report	\$ 1,000	\$ 250	\$ 250	\$ 0
Trustee Fees	\$ 4,771	\$ 4,771	\$ 3,180	\$ 1,590
Audit Fees	\$ 3,185	\$ -	\$ -	\$ -
Postage, Phone, Faxes, Copies	\$ 1,500	\$ 375	\$ 325	\$ 50
General Liability Insurance	\$ 6,371	\$ 6,371	\$ 6,081	\$ 290
Legal Advertising	\$ 1,700	\$ 425	\$ 566	\$ (141)
Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -
Other Current Charges	\$ 1,900	\$ 475	\$ 99	\$ 376
Property Insurance	\$ 9,865	\$ 9,865	\$ 9,863	\$ 2
Information Technology	\$ 1,300	\$ 325	\$ 250	\$ 75
Total General & Administrative:	\$ 120,763	\$ 45,281	\$ 36,358	\$ 8,922
Operations:				
Personnel Services (Management Contract)	\$ 179,945	\$ 44,986	\$ 42,385	\$ 2,601
Road & Sidewalk Repairs & Maintenance	\$ 2,500	\$ 625	\$ -	\$ 625
Common Area Renewal & Maintenance	\$ 5,000	\$ 1,250	\$ -	\$ 1,250
Street Light/Decorative Light	\$ 5,000	\$ 1,250	\$ -	\$ 1,250
Landscape Maintenance - Contract	\$ 91,860	\$ 22,965	\$ 22,965	\$ -
Landscape Maintenance - Other	\$ 5,000	\$ 1,250	\$ 626	\$ 624
Mulch	\$ 10,740	\$ 9,200	\$ 9,200	\$ -
Irrigation Maintenance	\$ 4,500	\$ 1,125	\$ 233	\$ 893
Lake Maintenance	\$ 14,000	\$ 3,500	\$ 3,864	\$ (364)
Electric Utility Services - Entrance Feature	\$ 9,000	\$ 2,250	\$ 1,733	\$ 517
Water Utility Services - Entrance Feature	\$ 4,000	\$ 1,000	\$ 77	\$ 923
Repairs & Maintenance - Entrance Feature	\$ 3,000	\$ 750	\$ -	\$ 750
Miscellaneous Tools & Equipment	\$ 1,000	\$ 250	\$ -	\$ 250
Traffic Enforcement	\$ 2,500	\$ 625	\$ -	\$ 625
Total Operations:	\$ 338,045	\$ 91,026	\$ 81,083	\$ 9,943

Lakeside Plantation
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2020

	Adopted Budget	Prorated Budget Thru 12/31/20	Actual Thru 12/31/20	Variance
<u>Clubhouse:</u>				
Activities	\$ 20,000	\$ 5,000	\$ 575	\$ 4,425
License/Fees	\$ 1,200	\$ 300	\$ -	\$ 300
General Supplies	\$ 10,000	\$ 2,500	\$ 1,621	\$ 879
Maintenance	\$ 14,000	\$ 3,500	\$ 1,980	\$ 1,520
Office Supplies	\$ 3,500	\$ 875	\$ 164	\$ 711
Public Communication	\$ 1,500	\$ 375	\$ 261	\$ 114
Pest Control	\$ 600	\$ 150	\$ 150	\$ -
Security	\$ 1,500	\$ 375	\$ 491	\$ (116)
Security Patrol	\$ 30,274	\$ 7,568	\$ 3,360	\$ 4,208
AED	\$ 500	\$ 125	\$ -	\$ 125
Telephone & Internet Services	\$ 5,500	\$ 1,375	\$ 1,455	\$ (80)
Janitorial Supplies	\$ 3,250	\$ 813	\$ 407	\$ 405
Electric Utility Services - Clubhouse	\$ 14,000	\$ 3,500	\$ 2,505	\$ 995
Gas Utility	\$ 250	\$ 63	\$ 36	\$ 26
Garbage Collection	\$ 2,100	\$ 525	\$ 337	\$ 188
Water Utility Services - Clubhouse	\$ 4,400	\$ 1,100	\$ 947	\$ 153
Electric Utility Services - Tennis Courts/Pool	\$ 16,000	\$ 4,000	\$ 2,127	\$ 1,873
Pool Cleaning	\$ 9,720	\$ 2,430	\$ 2,550	\$ (120)
Pool Maintenance - Other	\$ 10,000	\$ 2,500	\$ 2,194	\$ 306
Tennis Courts - Maintenance	\$ 5,000	\$ 1,250	\$ 1,652	\$ (402)
Tennis Courts - Programs	\$ 3,500	\$ 875	\$ -	\$ 875
Water Utility Services - Tennis Courts/Pool	\$ 6,000	\$ 1,500	\$ 1,183	\$ 317
Total Clubhouse:	\$ 162,794	\$ 40,698	\$ 25,263	\$ 15,436
Total Expenditures	\$ 621,601	\$ 177,005	\$ 142,704	\$ 34,301
<u>Other Financing Sources/(Uses)</u>				
Transfer Out - Capital Reserve Fund (CY)	\$ 130,000	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 130,000	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ (28,257)		\$ 423,596	
Fund Balance - Beginning	\$ 28,257		\$ 176,672	
Fund Balance - Ending	\$ 0		\$ 600,268	

Lakeside Plantation
Community Development District
Debt Service Series 1999
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2020

	Adopted Budget	Prorated Budget Thru 12/31/20	Actual Thru 12/31/20	Variance
Revenues:				
Assessments - On Roll	\$ 175,905	\$ 144,057	\$ 144,057	\$ -
Assessments - Direct	\$ 8,842	\$ 8,842	\$ 8,842	\$ -
Assessments - Prepayments	\$ -	\$ -	\$ 2,757	\$ 2,757
Interest Income	\$ -	\$ -	\$ 2	\$ 2
Total Revenues	\$ 184,748	\$ 152,899	\$ 155,658	\$ 2,759
Expenditures:				
General & Administrative:				
Interest- 11/1	48,303	\$ 48,303	\$ 48,303	\$ -
Principal- 5/1	\$ 85,000	\$ -	\$ -	\$ -
Interest- 5/1	\$ 48,303	\$ -	\$ -	\$ -
Total Expenditures	\$ 181,605	\$ 48,303	\$ 48,303	\$ -
Excess Revenues (Expenditures)	\$ 3,143		\$ 107,356	
Fund Balance - Beginning	\$ 65,611		\$ 124,857	
Fund Balance - Ending	\$ 68,754		\$ 232,213	

Lakeside Plantation
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2020

	Adopted Budget	Prorated Budget Thru 12/31/20	Actual Thru 12/31/20	Variance
<u>Revenues:</u>				
Interest Earnings	\$ -	\$ -	\$ 210	\$ 210
Total Revenues	\$ -	\$ -	\$ 210	\$ 210
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Clubhouse Exterior Building Elements	\$ 52,983	\$ 13,246	\$ -	\$ 13,246
Property Site Elements	\$ 29,453	\$ 7,363	\$ 7,750	\$ (387)
Clubhouse Renewal/Replacements	\$ -	\$ -	\$ 5,441	\$ (5,441)
Total Expenditures	\$ 82,436	\$ 20,609	\$ 13,191	\$ 7,418
<u>Other Sources/(Uses)</u>				
Transfer In - Capital Reserve Fund	\$ 130,000	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 130,000	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 47,564		\$ (12,981)	
Fund Balance - Beginning	\$ 438,337		\$ 376,306	
Fund Balance - Ending	\$ 485,901		\$ 363,325	

Lakeside Plantation

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues:													
Tennis Club	\$ 1,381	\$ -	\$ 1,315	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,696
Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse Rentals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Earnings	\$ 1	\$ 1	\$ 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6
Operation & Maintenance Assessments	\$ -	\$ 363,928	\$ 199,671	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 563,599
Total Revenues	\$ 1,382	\$ 363,929	\$ 200,990	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 566,301
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,000	\$ -	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000
District Manager	\$ 3,187	\$ 3,187	\$ 3,187	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,562
District Counsel	\$ 1,316	\$ 879	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,195
District Engineer	\$ -	\$ 813	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 813
Disclosure Report	\$ 83	\$ 83	\$ 83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250
Trustee Fees	\$ 3,180	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,180
Audit Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage, Phone, Faxes, Copies	\$ 67	\$ 181	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 325
General Liability Insurance	\$ 6,081	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,081
Legal Advertising	\$ 199	\$ 183	\$ 184	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 566
Dues, Licenses & Fees	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Other Current Charges	\$ 1	\$ 97	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 99
Property Insurance	\$ 9,863	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,863
Information Technology	\$ 83	\$ 83	\$ 83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250
Total General & Administrative	\$ 25,236	\$ 5,507	\$ 5,616	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,358
Operations													
Personnel Services (Management Contract)	\$ 14,995	\$ 14,995	\$ 12,394	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42,385
Road & Sidewalk Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Common Area Renewal & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Street Light/Decorative Light	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance - Contract	\$ 7,655	\$ 7,655	\$ 7,655	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,965
Landscape Maintenance - Other	\$ -	\$ -	\$ 626	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 626
Mulch	\$ -	\$ 9,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,200
Irrigation Maintenance	\$ 233	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 233
Lake Maintenance	\$ 966	\$ 1,932	\$ 966	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,864
Electric Utility Services - Entrance Feature	\$ 574	\$ 561	\$ 599	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,733
Water Utility Services - Entrance Feature	\$ 24	\$ 25	\$ 29	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 77
Repairs & Maintenance - Entrance Feature	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Tools & Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Inspection Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Traffic Enforcement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tree Removal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations	\$ 24,446	\$ 34,368	\$ 22,269	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 81,083

Lakeside Plantation
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Clubhouse:													
Activities	\$ 180	\$ 395	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 575
License/Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Supplies	\$ 554	\$ 75	\$ 992	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,621
Maintenance	\$ 1,130	\$ 713	\$ 138	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,980
Office Supplies	\$ 150	\$ 13	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 164
Public Communication	\$ 77	\$ 108	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 261
Pest Control	\$ -	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150
Security	\$ -	\$ 147	\$ 344	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 491
Security Patrol	\$ 1,680	\$ 1,680	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,360
AED	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Telephone & Internet Services	\$ 472	\$ 548	\$ 435	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,455
Janitorial Supplies	\$ 90	\$ 57	\$ 260	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 407
Electric Utility Services - Clubhouse	\$ 858	\$ 783	\$ 865	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,505
Gas Utility	\$ 12	\$ 12	\$ 12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36
Garbage Collection	\$ 168	\$ 168	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 337
Water Utility Services - Clubhouse	\$ 140	\$ 663	\$ 144	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 947
Electric Utility Services - Tennis Courts/Pool	\$ 598	\$ 663	\$ 865	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,127
Pool Cleaning	\$ 850	\$ 850	\$ 850	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,550
Pool Maintenance - Other	\$ 1,967	\$ -	\$ 227	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,194
Tennis Courts - Maintenance	\$ 301	\$ 58	\$ 1,293	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,652
Tennis Courts - Programs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Utility Services - Tennis Courts/Pool	\$ 484	\$ 327	\$ 372	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,183
Clubhouse-Renewal&Replacements	\$ 1,267	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,267
Total Clubhouse	\$ 10,979	\$ 7,410	\$ 6,874	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,263
Total Expenditures	\$ 60,661	\$ 47,285	\$ 34,758	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 142,704
Excess Revenues (Expenditures less)	\$ (59,679)	\$ 31,664	\$ 166,232	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 423,596

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	MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$	189,896
RESERVE FUND BALANCE	\$	58,623
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)
CURRENT BONDS OUTSTANDING	\$	1,390,000.00

Lakeside Plantation

Community Development District Special Assessment Receipts Fiscal Year 2021

Gross Assessment \$ 726,648.19 \$ 185,732.67 \$912,380.86
 Net Assessment \$ 683,049.30 \$ 174,588.71 \$ 857,638.01

TOTAL ASSESSMENT LEVY

ASSESSED THROUGH COUNTY

DATE	DESCRIPTION	GROSS AMT	COMMISSIONS	DISC/PENALTY	INTEREST	NET RECEIPTS	S1999 DSF		Total
							O&M Portion	Portion	
							79.64%	20.36%	100.00%
11/25/20	P/E 11/09/20	\$93,667.83	\$1,405.02	\$0.00	\$0.00	\$92,262.81	\$73,480.94	\$18,781.87	\$92,262.81
11/30/20	P/E 11/18/20	\$370,239.10	\$5,553.59	\$0.00	\$0.00	\$364,685.51	\$290,446.76	\$74,238.75	\$364,685.51
12/22/20	P/E 11/30/20	\$185,038.04	\$2,775.57	\$0.00	\$0.00	\$182,262.47	\$145,159.44	\$37,103.03	\$182,262.47
12/30/20	P/E 12/04/20	\$69,487.36	\$1,042.31	\$0.00	\$0.00	\$68,445.05	\$54,511.74	\$13,933.31	\$68,445.05
TOTAL		\$718,432.33	\$10,776.49	\$0.00	\$0.00	\$707,655.84	\$563,598.88	\$144,056.96	\$707,655.84

79%	Gross Percent Collected
\$193,948.53	Balance Remaining to Collect

IMAGINE SCHOOL AT NORTH POINT INC							Net Assessments		\$8,842.04
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	DEBT SERVICE FUND 1999A				
10/20/20	11/1/20	4250	\$4,421.02	\$4,421.02	\$4,421.02				
10/20/20	2/1/21	4250	\$2,210.51	\$2,210.51	\$2,210.51				
10/20/20	5/1/21	4250	\$2,210.51	\$2,210.51	\$2,210.51				
Total			\$8,842.04	\$8,842.04	\$8,842.04				

SECTION IX

SECTION B

SECTION 1

Lakeside Plantation CDD

ACTION ITEMS

as of 01-12-2021

Item #	Meeting Assigned	Action Item	Assigned To	Date Due	Status	Comments
1	11/20/19	Tennis Court Fence Posts	AM		Punch List	Pending punch list items: tension cable snapped on court 3; baseline fence loose on court 2; Missing caps court 1 & 2; Missing caps Court 4, main gate loose.
2	11/20/19	Tennis Court Lights	AM		In Process	BOS approved NTE \$2K for bulb and ballast replacement and diagnostics (per engineer's scope) 12.16.2020.
3		Kitchen Cabinet Replacement	AM		Completed	Creative Cabinetry and Design selected by BOS 10.21.2020. Installation began mid-November. Installation resumed following mold treatment. Completed 12.23.2020.
4		Restroom Partitions	AM		In Process	Installation with Ed Handy scheduled week of November 9. The vendor resumed steady work the first of the year. Anticipated completion date January 2021.
5	12/16/20	Erosion Behind Tennis Courts	DE / AM		In Process	AM to investigate
6	12/16/20	Clubhouse HVAC	AM		Completed	Schedule vendor to ensure proper function and settings for HVAC system around Clubhouse amenities. Completed 01.06.2021.
7	12/16/20	Water Ponding Near Swale N of Magnolia	DE		In Process	DE to investigate and report findings.
8	12/16/20	Pool Heater Repairs	AM		In Process	BOS approved NTE \$2287K for heater repairs. A comparison proposal was received and Alex's Pool Heating will be scheduled to do the repair.
9	12/16/20	Pond Maintenance Proposals	DM		In Process	DM staff to bring back current agreement and scope for review; secure competitive proposals to determine if there can be cost savings.

SECTION 2

Statement of Loss:

As of:

Prepared By:

Insured:

Loss Location:

Date of Loss:

Type of Loss:

Insurer Reference #:

Insurance Company(s):

McLarens Reference #:

For discussion purposes only | Subject to Underwriters review and approval

December 17, 2020

John Nettles

Lakeside Plantation CDD

2200 Plantation Blvd.

North Port, FL 34289

November 19, 2020

Mold Damage

100120675

Multiple (per schedule of insurance)

009.021373.MI



LOSS AS DETERMINED & ADJUSTED				
Item	Invoice No./Detail	As Submitted	Adjustment / Depreciation	Recommended Value
Real Property				
Mold Remediation and Duct Cleaning		\$ 16,174.96		\$ 16,174.96
Interior repairs		\$ 7,590.71		\$ 7,590.71

Gross Total Claim

Less FIA Deductible

Net amount

Self Insured Retention

Remaining Amount To Market

Payment per Insurer	Percentage	Amounts
FIA Self Insured Retention		\$ 7,500.00
Certain Underwriters at Lloyds of London	100.000%	\$ 13,765.67
		\$ 21,265.67

Please note that no representative of McLarens has any authority either to bind Underwriters with respect to coverage, or to interpret, waive or alter any of the terms, conditions, or limitations of the Policy. All coverage determinations are reserved exclusively to Insurance company. The foregoing is not to be considered an admission of liability. It is strictly issued on a without prejudice basis.

SECTION C

Lakeside Plantation CDD



Amenity Center Management Report 1/20/2020 CDD Meeting

1. Amenity Manager Staffing Update:

- a. We have hired Tamara Lorf as the new Clubhouse Manager. She has many years of experience with community management, as well as event planning. Tamara is ready to show the residents her value and continue to host the past successful events at the Clubhouse along with new events once we are past COVID restrictions.

2. Facility Update:

- a. Project Updates
 - i. Tennis Court Lighting: Three proposals have been requested for bulb replacement, ballast and long-term lighting repair/replacement as outlined by District Engineers report. Ritzman has submitted a proposal and a proposal from Sergeant Electric. Sergeant Electric has given two proposals; 1- to repair the current lights that are out ballast. 2- proposal on LED 1000 Watt lighting, in the long run the lights do not need ballast and last for 50,000 hours. The LED lights will save on the cost of electricity. Still waiting on third proposal from vendor.
 - ii. Tennis Court Fence: Followed up with Matt- Stewart Fence repeatedly and he continues to be asked to come out to finish the repairs with empty promises.
 - iii. Cabinet and granite Kitchen updates: The cabinets and counters are completed, the faucet has been installed and the only thing left is to install the double burners and touch up on some paint trim. Should be completed by meeting date.
 - iv. Restroom Partitions: The Vendor has completed all the panels and only has two hinges, and the women's waste receptacles to be hung and his work will be completed. Even though it is not complete, it already appears to have possible issues. This Vendor we highly recommend to not use in the future. John our maintenance technician will have the fixtures hung in the bathrooms by the end of this month and the sinks installed. This was delayed by the vendor waiting for them to complete their work.
- b. Holiday Lights: Were put up and taken down on 1/4/2021.
- c. Concrete rocks have been removed from around tennis and playground area.
- d. Playground has been scheduled for power washing and will be completed by meeting date. Also inspected for any repairs. No repairs are needed.

e. Lakes maintenance we have recently received two proposals; Lake Doctors and Cross Creek Environmental.

f. Garage sale will be posted in Sun Newspaper showing 3 days prior to the event on 1/30/2021 from 8 am to 2 pm. Posting will also show on Facebook Marketplace. It is sure to be a big event for the community.

g. Basketball /pickleball courts we are working on quotes for better lighting by the next meeting.

V. Post Lights- We have a quote from Sergeant Electric to repair the post and lights. It would be best to have electrician to repair these since so many are on a slant and we do not arch out. We are working on obtaining additional quotes for this project too given the cost of the first quote.

VI. Sidewalks- John and Scott Smith went throughout to the community to review all the areas that were recently addressed and found a few areas that still need additional work to ensure they are no longer a trip hazard. We are following up with the vendor to have those areas addressed. Will also be seeking a proposal to address new areas that have been discovered.

VII. Pool heater repairs, there were two quotes submitted and Alex's pool was chosen to repair a compressor and a capacitor. Alex's pool quote was less, and we have worked with this vendor many times and is reliable.

3. Activity Update: On hold per COVID-19 unless noted below

a. Open Tennis: Monday, Wednesday & Saturday 8:00 AM – 10:00 AM

b. Pickle Ball: Monday & Friday 9:00 AM-2:30 PM

c. Water Aerobics: Monday thru Friday 9:30 AM

d. Library opened back up for usage following October board meeting. Usage has been light and adequate for continued social distancing.

4. Special Events: On hold per COVID-19

a. Food trucks discussion – since we still need to be cautious on how many are in the clubhouse, the food trucks could come once a month or every other week and provide our residents a night off from cooking. Several food trucks could park out front and offer different types of cuisines. They could also offer pre-ordering, so it is just pick up and go as an option.



Service History Report

January 12, 2021
50097

Lakeside Plantation CDD

Date Range: 12/01/20..12/31/20

Toll Free: (888) 480-5253
Fax: (888) 358-0088
www.solitudelakemanagement.com

=====
Service Date 12/4/2020 **L2077**
No. PI-A00522896
Order No. SMOR-411152
Contract No. SVR06010

Technician Name and State License #s

Kris Land

Service Item #	Description	Lake No.	Lake Name
L2077-LAKE-ALL	Lakeside Plantation Cdd LAKE ALL	ALL	
Technician's Comments:	Upon inspection I noticed where some beneficial plants had been sprayed out onlake 5. We have had this happen on 2 previous occasions with residents in thisarea, I took pictures and sent an email to Nathan. Lakes 4 & 10 were treated forsubmerged vegetation. Lakes 10 & 14 were treated for floating algae. Lakes4,5,7, and 3 were treated for grasses.		
General Comments:	Inspected Lake		
Inspected for algae			Treated
Inspected for Aquatic Weeds			Treated
Inspected for Undesirable Shoreline Vegetation			Treated
Performed Water Quality Testing			Not Applicable

=====
Service Date 12/15/2020 **L2077**
No. PI-A00527617
Order No. SMOR-417113
Contract No. SVR06010

Technician Name and State License #s

Kris Land

Service Item #	Description	Lake No.	Lake Name
L2077-LAKE-ALL	Lakeside Plantation Cdd LAKE ALL	ALL	
Technician's Comments:	On 12/9/20 lake 9 was treated with a boat for algae. On 12/18/20 lakes 10 & 4were treated for submerged vegetation. All lakes were inspected for algae.		
General Comments:	Inspected Lake		
Inspected for algae			No treatment required
Inspected for Aquatic Weeds			Treated
Inspected for Undesirable Shoreline Vegetation			No treatment required
Performed Water Quality Testing			Not Applicable

SECTION 1

10-4-12

LAKEMASTERS
Aquatic Weed Control, Inc.
P.O. Box 2300 Palm City, FL 34991
Office 877-745-3729 Fax 239-466-0400

LAKEMASTERS MANAGEMENT CONTRACT AGREEMENT

This agreement, dated August 22, 2012 is made between LakeMasters Aquatic Weed Control, Inc. hereinafter known as "LakeMasters" and

Customer: Lakeside Plantation CDD
Phone: 813-873-7300
Contact: Ms. Tony Young
Address: 5680 W. Cypress Street, Suite 5680A
Tampa, FL 33607-2393

hereinafter known as "Customer."

Both Customer and LakeMasters agree to the following terms and conditions:

1. **General Conditions:** LakeMasters will provide aquatic weed control on behalf of the Customer in accordance with the terms and conditions of this contract agreement.

Treatment Area is defined as all Waterways and (4) littoral Shelves as designated by map.

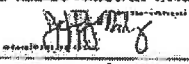
2. **Contract Term:** The term of this agreement will be twelve (12) months.
3. **Contract Services:** Lakeside Plantation CDD agrees to pay LakeMasters the following amounts during the term of this agreement for these specific services:

A. Algae and Aquatic Weed Control	Included
B. Border Grass and Brush Control	Included
C. Water Testing (pH, Temperature and Dissolved Oxygen)	Included
D. Management Report	Included
E. Aquatic Consultation	Included
F. Triploid Grass Carp with F.G.G.W.C. permit approval acquired by the customer and stocking at sole discretion of LakeMasters as to quantities, location and timing.	\$5.75 Per Fish

24 Inspections per year with treatment as necessary

One-time Start-up Fee Amount	Total \$ -0-
Monthly Service Amount	Total \$1008.00

244. **Starting Date:** The starting date is the first day of the month in which services are first provided unless otherwise agreed to by the Parties in writing.
5. **Schedule of Payment:** \$1008.00 (First Month) shall be due and payable upon the execution of this contract. The balance shall be billed in equal monthly installments. Customer agrees to pay LakeMasters within thirty (30) days of the invoice. The Total Contract Amount is \$12,096.00.
6. **Limited Offer:** This proposal expires forty-five (45) days from the issuance date unless modified in writing by LakeMasters.
7. **Termination:** This agreement may be terminated by either Party with thirty (30) days written notice, service to continue to the end of the month. All notifications must be sent by Certified Mail to LakeMasters home office address, unless otherwise agreed to by Parties.
8. **Automatic Renewal:** This agreement shall automatically renew for its original term on the anniversary starting date of this contract. The monthly service amount may be adjusted, as agreed upon by both Parties, and set forth in writing to Customer. Both Parties agree that service shall be continuous without interruption.
9. **Default:** Should Customer default on any provision of this agreement, Customer agrees that LakeMasters may, at its sole discretion, seek any and all of the following remedies:
- a. Termination of this Contract Agreement. In this event, Customer agrees to make immediate payment of the Total Contract Amount, less payments made, through the end of the Contract Term as liquidated and agreed upon damages.
 - b. Collection Charges for Monies Due. Customer agrees to pay LakeMasters reasonable attorney's fees, court costs, collections costs and all other expenses incurred by LakeMasters from this collection activity.
10. **Safety:** LakeMasters agrees to use its best efforts and specialized equipment, products and procedures to provide safe and effective results for treatment area sites.
11. **Additional Services:** Work requested by the Customer such as trash clean up, physical cutting and/or plant removal, and other additional services performed by our staff will be billed separately at the current hourly equipment and labor rates.
12. **Insurance:** LakeMasters maintains Worker's Compensation, General Liability, Auto, Property and Casualty coverage. A Certificate of Insurance will be provided on request.
13. **Contract Documents:** This contract constitutes the entire agreement of LakeMasters and Customer. In the event that any portion of this agreement shall be held invalid or unenforceable, the remaining portions shall be binding upon both parties. No oral change or modification of the terms contained herein shall be valid unless made in writing and accepted by both Parties or authorized by their designated agents.


For: LakeMasters Aquatic Weed Control, Inc.
PO Box 2300
Palm City, FL 33491

Management Contract Agreement
Page 2 of 2 (JLM)

Lakeside Plantation CDD
For: Customer *Jane Gallo*
JANE GALLO CHAIRMAN
Print Name of Signatory/Title

10-4-12
Date

Lakeside Plantation CDD

Tampa, FL

Ms. Tony Young

LakeMasters

LakeMasters is one of the largest aquatic weed control and wetland management companies in Florida. We specialize in the management and preservation of lakes, waterways and wetlands in harmony with environmental regulations and compliance requirements.

LakeMasters is uniquely qualified to customize a program to meet your special requirements, regardless of size, complexity or duration. Our dream-team of partners and fully trained, licensed service technicians collectively have over 125 years of experience. We employ only the best personnel and take pride in our total dedication to providing the highest level of quality and service. Our customer service satisfaction is unsurpassed in the industry and has enabled LakeMasters to dramatically increase its presence within the Florida aquatic market.

LakeMasters takes pride in offering new, state of the art non-intrusive application vehicles. This enables us to provide service sensitive to your special individual needs. Our centralized customer service hotline assures you of 24/7 emergency response.

LakeMasters works in partnership with local, state and national governmental agencies to keep clients up-to-date with any regulatory codes or changes that may be issued. We guarantee EPA compliance and back up this statement with the highest liability and pollution control insurance coverage in the industry.

Our dedication to quality customer service and attention to detail enables LakeMasters to deliver an extremely reliable customized water management program that will make a dramatic difference in your lakes, waterways and wetlands.

LakeMasters Aquatic Weed Control, Inc. is fully licensed and Insured.
Toll free: (877) 745-5729 | Phone: 239-633-0006 | Fax: 239-466-0400
We are an Equal Opportunity Employer operating a Drug Free Workplace.

Lakeside Plantation

