

*Lakeside Plantation
Community Development District*

Agenda

February 17, 2021

AGENDA

Lakeside Plantation

Community Development District

219 East Livingston Street, Orlando, FL 32801

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

February 10, 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, February 17, 2021 at 5:00 p.m. at the Lakeside Plantation Clubhouse, 2800 Plantation Blvd., North Port, Florida. PLEASE NOTE THE TIME OF THE MEETING.** 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. District Engineer's Report
- IV. Unfinished Business
- V. New Business Items
 - A. Discussion of COVID-19 Procedures
 - B. Consideration of Proposal to Repair and Install Restroom Partitions
 - C. Consideration of Proposal for Resident Amenities & Lifestyle Website, Mobile App & Directory
- VI. Business Administration
 - A. Approval of Minutes of January 20, 2021 Meeting
 - B. Approval of Check Register
 - C. Balance Sheet and Income Statement
- VII. General Audience Comments
- VIII. Staff Reports
 - A. District Counsel
 - B. District Manager
 - i. Action Items List
 - C. Amenities Manager – Monthly Report
- IX. Other Business
- X. Supervisors' Requests
- XI. 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 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 fifth order of business is New Business Items. Section A is discussion of COVID-19 procedures. Section B is consideration of proposal to repair and install restroom partitions. A

copy of the proposal is enclosed for your review. Section C is consideration of proposal for Resident Amenities & Lifestyle Website, Mobile App & Directory. A copy of the proposal is enclosed for your review.

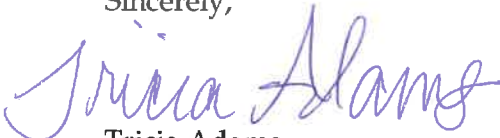
The sixth order of business is Business Administration. Section A is the approval of the minutes of the January 20, 2021 meeting. The minutes are enclosed for your review. Section B is approval of the check register enclosed for your review and Section C includes the balance sheet and income statement for your review.

The seventh order of business is General Audience Comments.

The eighth 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 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 V

SECTION B



JIMMY PATRONIS
CHIEF FINANCIAL OFFICER

STATE OF FLORIDA
DEPARTMENT OF FINANCIAL SERVICES
DIVISION OF WORKERS' COMPENSATION

**** CERTIFICATE OF ELECTION TO BE EXEMPT FROM FLORIDA WORKERS' COMPENSATION LAW ****

CONSTRUCTION INDUSTRY EXEMPTION

This certifies that the individual listed below has elected to be exempt from Florida Workers' Compensation law.

EFFECTIVE DATE: 7/14/2020

EXPIRATION DATE: 7/14/2022

PERSON: CHRISTOPHER D OWENS

EMAIL: CHRISOWENS73@GMAIL.COM

FEIN: 208912354

BUSINESS NAME AND ADDRESS:

HI-TECH HEATING AND COOLING INC

34510 WASHINGTON LOOP RD

PUNTA GORDA, FL 33982

SCOPE OF BUSINESS OR TRADE:

Heating, Ventilation, Air-
Conditioning and
Refrigeration Systems
Installation, Service and
Repair, Shop, Yard & Drivers

Contractor-Project Manager,
Construction Executive,
Construction Manager or
Construction Superintendent

IMPORTANT: Pursuant to subsection 440.05(14), F.S., an officer of a corporation who elects exemption from this chapter by filing a certificate of election under this section may not recover benefits or compensation under this chapter. Pursuant to subsection 440.05(12), F.S., Certificates of election to be exempt issued under subsection (3) shall apply only to the corporate officer named on the notice of election to be exempt and apply only within the scope of the business or trade listed on the notice of election to be exempt. Pursuant to subsection 440.05(13), F.S., notices of election to be exempt and certificates of election to be exempt shall be subject to revocation if, at any time after the filing of the notice or the issuance of the certificate, the person named on the notice or certificate no longer meets the requirements of this section for issuance of a certificate. The department shall revoke a certificate at any time for failure of the person named on the certificate to meet the requirements of this section.



Ron DeSantis, Governor

Halley Beshars, Secretary

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION



CONSTRUCTION INDUSTRY LICENSING BOARD

THE CLASS A AIR CONDITIONING CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES



LICENSE NUMBER: CAC1814772

EXPIRATION DATE: AUGUST 31, 2022

Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.





Ron DeSantis, Governor

Halsey BeShears, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE RESIDENTIAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES



OWENS, CHRISTOPHER D

HI-TECH HEATING & COOLING, INC.
34510 WASHINGTON LOOP RD
PUNTA GORDA FL 33982

LICENSE NUMBER: CRC1331267

EXPIRATION DATE: AUGUST 31, 2022

Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.





HI-THEA-01

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
02/05/2021

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

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

PRODUCER The Nowell Agency, Inc. 1498 Old Fannin Rd Brandon, MS 39047	CONTACT Business Insurance Center PHONE (A/C, No. Ext): (601) 829-6444 FAX (A/C, No): (601) 829-6450 E-MAIL ADDRESS: businessinsurancecenter@nowellagency.com
INSURED HI-Tech Heating & Cooling, Inc. 34510 Washington Loop Rd Punta Gorda, FL 33982	INSURER(S) AFFORDING COVERAGE INSURER A: Ohio Security Ins Co INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GENL AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC OTHER:		BKS68973877	7/2/2020	7/2/2021	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Per occurrence) \$ 300,000 MED EXP (Any one person) \$ 15,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/OP AGG \$ 2,000,000
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Per accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	☐ UMBRELLA LIAB ☐ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED RETENTIONS					EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER MEMBER EXCLUDED? (Mandatory in WA) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☐ N/A				PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

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

CERTIFICATE HOLDER

CANCELLATION

Lakeside Plantation CDD
2800 Plantation Blvd
North Port, FL 34289

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

William Mark May

SECTION C



Development and Management of Residents Amenities & Lifestyle Website, Mobile App & Directory

As the state's leading community management company who is closely connected to several-hundred Boards and tens of thousands of people residing in many of Florida's most desirable planned-communities, Vesta is pleased to offer a value-added enhancement to our communities! We are offering to either create or bring any current amenity & lifestyle-focused websites managed by a third party "in-house," as well as develop a Residents Directory and/or a customized Residents Mobile App featuring seamless, one-touch convenience for everyone.

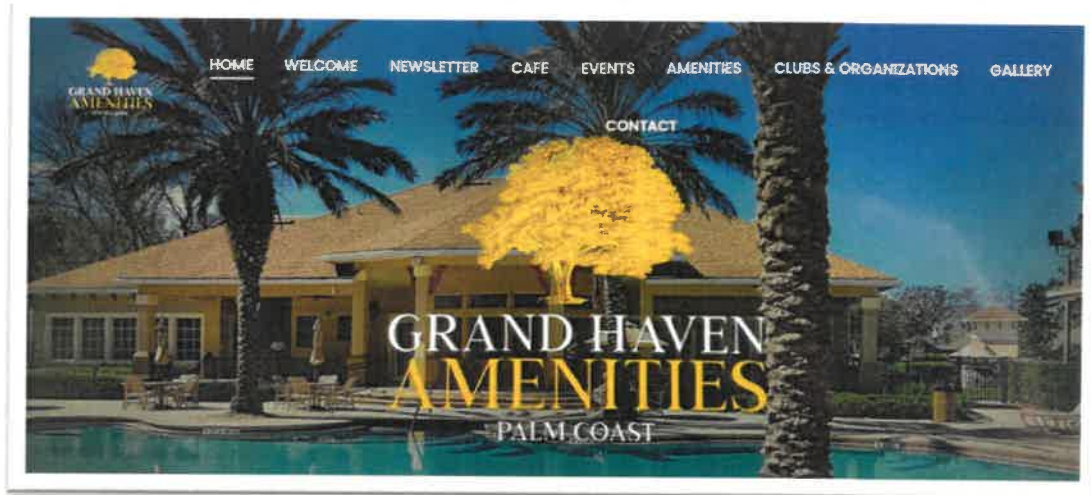
In sum, Vesta's internal team of creative, tech-savvy associates work closely with our senior management team and frontline amenity managers to fully understand the needs and desires of our clientele, resulting in a fully integrated, cohesive, and cutting-edge suite of communication channels. An overview for each of these three platforms follows.

1. Amenities & Lifestyle Website (development and ongoing management)

As shown further below, Vesta is offering initial website development and its ongoing management for about \$300.00 less per year than most third-party website management providers. Vesta can develop and customize a new Amenities & Lifestyle Website that does not replace the District website but is focused on all-things amenities-and-lifestyle related, with a completely updated and contemporary look, feel, and functionality. If you do not have a website, we will create one for you, or If applicable, overhaul your old website and in addition to bringing the updated look and functionality, offer options for features that your current website may not have.

In addition to ensuring a layout and functionality that is fully aligned with the needs and preferences of today's planned-community's residents, Vesta would have direct access to managing the Amenities & Lifestyle Website every day. Therefore, we can update the website in "real time" whenever needed, instead of waiting on a third party to complete the updates. Recently during COVID-19, when important updates needed to be done within a certain, expedited timeframe, our frontline team had issues with other providers updating the website on time, due to the third-party provider not being closely connected to the community or its amenities office staff. On Day 1, Vesta would alleviate this issue.

For your reference to a comparable website, please view the home page image of our most recent "website overhaul" below for Grand Haven CDD in Palm Coast, Florida, and see the entire website at <https://grandhavenamenity.com/>. We have had an overwhelming, positive response from the community since going "live" with their new Amenities & Lifestyle Website.



2. Residents Directory (development and ongoing management)

Another way for our residents to enhance their overall social enjoyment as a part of the community is by forming and enhancing their social connections with each other through our online Residents Directory. This platform mimics the look and feel of our Amenities & Lifestyle Website, to help provide a more cohesive experience for our residents.

NOTE: Since the Lakeside Plantation Community Development District Board of Supervisors recently indicated an interest in learning more about this specific communication channel, please see more detailed information on this option provided separately by Vesta.

3. Residents Mobile App (development and ongoing management)

In 2019, Vesta undertook a mobile app development opportunity with Durbin Crossing CDD. This process was accomplished from the ground-up by working with the on-site General Manager to provide the community with a one-touch app where everything is at their fingertips. We wanted the app to be easy to use and navigate, remain loyal to the Durbin Crossing “brand” (its marketing theme and color scheme), as well as have ways to communicate immediate needs including various maintenance issues or purchase community special events tickets. After about six months of development and an in-depth learning process, the Board was confident with the product we produced, and it rolled out to the community.

Almost a year later, we have carried out an in-depth investigation into a new process which is not only less costly to both Vesta and our CDDs but much more user-friendly to deploy and manage every day. Our new Residents Mobile App will accomplish the following (but not be limited to these) features and functionality within our current pricing structure:

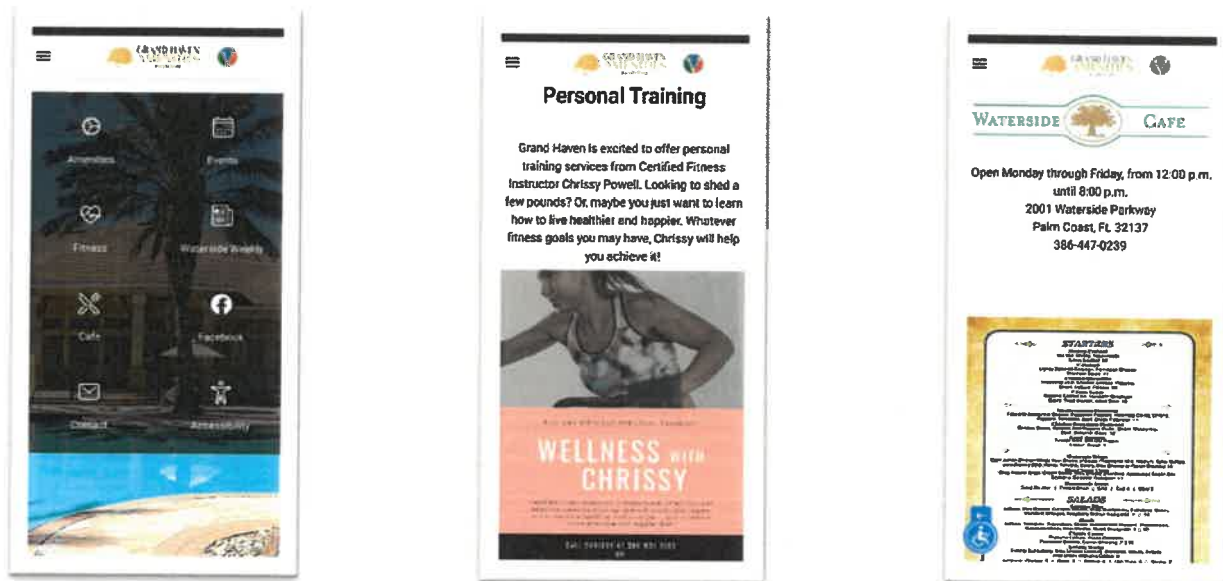
- Event calendar and scheduling
- Link to a Residents Directory, if requested



- “Push notifications” in real time
- Contact Us or Report-a-Repair forms, with the ability to upload photo(s)
- Links to all social media platforms
- Restaurant menus
- Links to any external pages needed, such as HOA, CDD Website, etc.

Some features will require additional fees due to the cost of “widgets,” software, and “plug-ins” that enable those options. (If a feature is desired or requested that requires an additional charge, Vesta would seek Board-approval before moving forward.)

Please see the images below for an example of one of our Residents Mobile Apps:



Accessibility Statement

Vesta Property Services strives to ensure that its services are accessible to people with disabilities. Vesta has invested a significant amount of resources to help ensure that its website is made easier to use and more accessible for people with disabilities, with the strong belief that every person has the right to live with dignity, equality, and independence. Vesta’s websites, resident directories, and mobile apps make available the UserWay Website Accessibility Widget that is powered by a dedicated accessibility server. The software allows Vesta to improve its compliance with the Web Content Accessibility Guidelines (WCAG 2.1).



Disclaimer

Vesta Property Services continually works to improve the accessibility of its site and accompanying services in the belief that it is our collective, moral obligation to allow seamless, accessible, and unhindered use for everyone, including people with disabilities. In an ongoing effort to improve and remediate “accessibility issues,” we use UserWay’s Accessibility Scanner to identify and fix every potential accessibility barrier on our sites.

Despite our efforts to make all pages and content fully accessible, some content may not have yet been fully adapted to the strictest accessibility standards. This may be a result of not having found or identified the specific issue itself and/or the most appropriate technological solution for it.

Pricing to the CDD (includes initial platform development and ongoing management and support)

- Amenities & Lifestyle Website = \$1,500.00 per year
- Residents Directory = \$695 for initial development and implementation, and \$425 per year for ongoing management and support
- Residents Mobile App = \$1950.00 per year

NOTE: The website and mobile app together = a total of \$3,000.00 per year (\$450.00 discount off of their combined, individual prices, due to some efficiencies from developing both together.)

NOTE: Vesta’s internal team can currently produce up to three (3) websites and apps within any three-month period. We have begun scheduling client-communities for these services since the beginning of January of 2021. Our on-site Vesta Amenity Management Team will be trained to manage and update these platforms with the support of our internal IT team when needed.

If you have any additional questions, please reach out to our Director of Lifestyle, Ross Ruben, at Rruben@vestapropertyservices.com.



Residents Directory

The Need To Connect With Others

The effects of COVID on people's behavior and other aspects of our society and sub-cultures (such as residential communities) are still unfolding, wide-ranging, and potentially long-lasting.

- One of these effects is people's need to overcome increased social isolation (intended or not) and find safe, convenient, and useful ways of forming and enhancing social connections with each other and becoming more engaged with their community. (And this need can be especially acute for our "55+" population.)
- The solution should be a convenient alternative to connecting in-person, while still potentially leading to new or stronger, in-person connections in the future.

An online Residents Directory that (1) is well-designed, secure, and scalable; (2) promotes maximum usability by being easily personalized, navigated, and kept up-to-date by the residents; and (3) is managed and supported by the clubhouse staff in a timely and efficient manner, can be a dynamic and effective way of meeting this need – especially if it is developed and then maintained in a cost-efficient manner for the community.

Lakeside Plantation - Residents Directory

Solution: Welcome to Vesta's proposed "Lakeside Plantation Residents Directory," which satisfies all of the criteria stated on the previous page.

This is a very cost-effective online directory for all participating Lakeside Plantation residents (i. e., registered users) to access key contact information and other engaging features provided by their fellow registered residents within the community. It would be developed, implemented, and managed by Vesta, as another example of our being vested in your community.



Lakeside Plantation - Residents Directory

RESIDENTS DIRECTORY

LAKE SIDE
PLANTATION

Complete the registration form below to access the
Lakeside Plantation Residents Directory.

Solicitation is prohibited while using this directory.

First Name *

Last Name *

E-mail Address *

Username *

Password *

Confirm Password *

Confirm Password

Phone Number

Mobile Number

Villages *

Street Address *

[View Terms](#)

☐ Check box agreement description

Register

Step 1: Participating residents will fill out the fields shown at left to quickly become a registered user. Certain fields are optional (e. g. Mobile Number) and won't prevent registration. Required fields include an asterisk.

After registration, a notification will be sent to the clubhouse admin. staff for pending approvals. Residents will then receive an email from the clubhouse admin. staff after their registration and once approved.

Step 2: Once users have registered their profile and it has been approved, they can login to view and utilize their Residents Directory.

Registered users have various capabilities such as:

- editing their own profile information
- accessing the information of all participating residents of the community
- deleting their own account.

Username or E-mail

Password

☐ **Keep me signed in**

Login

Register

[Forgot your password?](#)

Step 3: Once logged-in, users are taken to their Account Page. It displays their information and enables them to change their password and profile. Most importantly, users can then quickly access and enjoy the Lakeside Plantation Residents Directory by clicking the button in the upper, right-hand corner. It's that simple and easy!



Sample Resident
[View profile](#)

Account

Username *

SampleResident

First Name

Sample

Last Name

Resident

E-mail Address

sample.resident@gmail.org

Password *

Account

Change Password

Privacy

My Photos

Delete Account

>

>

>

>

>

[View Lakeside Plantation Directory](#)

Update Account



Additional Features:

A "profile photo" can be easily changed by the resident. He or she has the option to upload a profile photo and a "cover photo" (displayed on the next page) to their account.



In addition, users can upload pictures to their profile, and it will display on their profile for other residents participating in the Directory to see.



Pictured: Profile Page Customization

- Residents can also upload Photos (into an album) that are easily viewable by other participating residents.
- Photos will be found by clicking on the "Photos" tab (shown at right) of the Directory.



Sort by: **Last & First name** ▾

Villages



Carla Amancio

Crossings

2032 NW 47 Pl

boo19734@gmail.com

9044010176

- Shown above is how the Resident Profiles are displayed on the Master List.
- Participating residents can quickly view another registered user's sub-association or village (if any), street address, email address, home telephone number, and/or mobile number.

Sort by: Last & First name ▾

Villages

Villages: Lake Haven ✕ Clear all

Villages

Bluffs

Crossings

Eastlake

Lake Haven

Linkside

- A participating resident can filter by sub-association, neighborhood, or village (if applicable) from the Master List. Specific sub-associations, neighborhoods, or villages (if any) with registered users will show up as “filter” options.
- All sub-associations, neighborhoods, or villages would be listed once users have selected them from the Registration page.
- Residents can also sort by Last Name or First Name. Also, a fairly-obvious “search bar” is provided to quickly locate another registered user’s name.



RESIDENTS DIRECTORY

LAKESIDE
PLANTATION



Pricing:

Initial Development & Implementation = \$695.00

Ongoing Management & Support = \$425.00 per year

Lakeside Plantation - Residents Directory



Vesta™

PROPERTY SERVICES

Lakeside Plantation - Residents Directory

SECTION VI

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, January 20, 2021 at 6:00 p.m. at the Lakeside Plantation Clubhouse, 2200 Plantation Boulevard, North Port, Florida.

Present and constituting a quorum:

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

Also present:

Tricia Adams	District Manager
Sarah Sandy <i>(by phone)</i>	District Counsel
Brent Burford <i>(by phone)</i>	District Engineer
Scott Smith	Vesta
Jamie Staubly	Vesta
Tamara Lorf	Vesta
Roy Deary	Vesta
Residents	

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 6:00 p.m. and called the roll. All Supervisors were present. The pledge of allegiance was recited.

• **Chairman Remarks**

Mr. Sabol: First of all, I would like to welcome Bonnie Benjamin to the Board.

Ms. Benjamin: Thank you.

Mr. Sabol: I also want to welcome Tamara, our new Amenities Manager. I want to read a statement on what has happened to us in the last five years and what improvements we made.

"What we have done here in the last five years is we put a new playground in, put a bocce court in, new LED lights at the pool, a new picnic area behind the pool, new pavers around the pool, remarcited the inside of the pool, put a new fence around the pool, put in new basketball and pickleball courts, new chairs in the

card room (took a while), painted the exterior of the Clubhouse, put a new kitchen in (which is done), rebuilt the restrooms, new lights on Plantation Boulevard (Joe and Harry had a lot to do with that), rebuilt the fountains, redid the areas out front, put new fencing on the tennis courts, re-built several lake banks, new chairs around the pool and new picnic tables around the amenity area. The way we did that and why all of that happened is the Board worked together. We didn't always agree with each other. We always discussed it and it worked out. I think the key to doing anything is discussion. We did do that and they are a very good Board to work with. A lot of people complained about the previous Board. The previous Boards did not do the things we did because I have been here 17 or 18 years and a lot of the amenities were new at that time, but began to wear out and we made additions to those amenities. I'm very proud of that. Joe has been on the Board for seven, eight or nine years. Harry Smith was on the Board. Camille Stephens was on the Board and we have two new members on the Board. I think this Board has done a wonderful job and thank you very much."

Ms. Adams: Thank you Mr. Chairman.

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: If you have any items that you want to address with the Board, now is the appropriate time. It can be an item that is on the agenda or anything that is not on the agenda. If you would like to make a public comment, please state your name and address for the record. Are there any members of the public that would like to make a comment?

Resident (John Rice, Magnolia Circle): I'll do it at the end.

Ms. Adams: This is the time for audience comments, so even if you have a comment about something that's later on the agenda, this is the time to make that comment.

Resident (John Rice, Magnolia Circle): It's not on the agenda.

Ms. Adams: You can make a comment about something not on the agenda.

Resident (John Rice, Magnolia Circle): I would like to talk about the general policies involving the tennis program. I have a communication that I wrote to the Chair of the CDD Board, Bud Sabol on November 20th. I have copies of this communication so Board Members can read it on their own, make their comments to Bud later on and give me some feedback. Do you know if the Amenities Facilities Policies revised on September 16, 2020 were reviewed, approved and in effect?

Ms. Adams: This is not a question-and-answer session. This is an opportunity for you to address comments to the Board. Oftentimes, your questions are answered throughout the Board discussion.

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

Ms. Adams: Do we have any other audience comments?

Resident (Bob Edenberg, Magnolia Circle): I have two items. I don't know if I talked to you, but the bushes in back of our yard are going crazy. We originally had 15 feet behind my house and now we are close to 10 feet. Do we have any chance of getting them trimmed back? That is my first question. The second is regarding bocce ball. Is it possible to put another set of boards on the inside because there is no option to play bocce ball? That might help.

Ms. Adams: Thank you for your comments. Do any other members of the public or any callers like to make a public comment?

Resident (Deborah Johnson, Scarlett Avenue): I appreciate everything that the Board has done. Of course, all of the money comes from the residents. Now of course we are in the sad situation with COVID, but is there anything that the Board is willing to do for us as the residents? Obviously, you can't have a dance with people in this small room, but could we have something outside? We can have a guy right here on the corner playing in a two-piece band. I was thinking and I talked to other residents who would like to have something done for the money they put in all year long with no results, of course, not by any fault of the Board. We could have a grill outside by the pool, because there is not a lot of participation in this neighborhood. Never has been. You can see how many people out of 700 homes that we have here. So, I just wanted to know if there was anything that they would think about possibly doing for the residents at this time. If not, what is the thinking going forward for the amenity, trying to look at something to do for us, not as a reward, but something that we all had to endure for the past year? Is there anything you can do for us?

Ms. Adams: Thank you.

Resident (Ann Tyler, Scarlett Avenue): There is a new Board. Could you each introduce yourselves? I'm a snowbird and there are other people like that.

All Supervisors and Staff introduced themselves.

Ms. Adams: Are there any other members of the audience or callers who would like to make a comment? Mr. Chairman, hearing none, would you like to move on to organizational matters?

Mr. Sabol: Yes.

Ms. Adams: Would you like for me to run through the agenda?

Mr. Sabol: You may do that.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Consideration of Resolution 2021-01 Electing Officers

Ms. Adams: Following the General Election, each year the Board of Supervisors for CDDs do a resolution electing officers. Historically, Lakeside Plantation has gone through this exercise in January. Currently, Bud Sabol serves as Chair, Joe Szewczyk as Vice Chair, George Flint, a staff member with GMS, is Secretary, Bill Roumy, Pina Chichelli, Jason Showe, a staff member with GMS, are Assistant Secretaries as well as Ariel Lovera, a staff member with GMS. Sometimes these Boards like to take these offices one at a time and first deal with the Chairman and then move on to other offices. Sometimes Boards like to propose a slate of officers for consideration. Staff would ask that any slate of officers include myself as an Assistant Secretary as well as George Flint as a Secretary for the purpose of attesting the Chairman's signature on meeting files as well as Ariel Lovera as Treasurer for the purpose of signing checks. So, there are two different approaches we can take. We can take the Chairman position first or a slate of officers. How would this Board like to proceed?

Mr. Sabol: I would like to nominate one at a time. I nominate Joe as the next Chairman of the Board.

On MOTION by Mr. Sabol seconded by Ms. Benjamin with Ms. Chichelli, Mr. Sabol, Mr. Szewczyk and Ms. Benjamin in favor and Mr. Roumy dissenting, electing Joe Szewczyk as Chairman was approved. (Motion Passed 4-1)

Ms. Adams: The next office is Vice Chair.

Mr. Sabol: I would like to nominate Pina as Vice Chair.

On MOTION by Mr. Sabol seconded by Mr. Szewczyk with all in favor electing Pina Chichelli as Vice Chairperson was approved.

Ms. Adams: If the Board would like to consider the remaining positions as a slate, we could have George Flint serve as Secretary and Bill Roumy, Bud Sabol, Bonnie Benjamin, Tricia Adams as Assistant Secretaries and Ariel Lovera as Treasurer. We need a motion to accept the slate of officers.

On MOTION by Mr. Szewczyk seconded by Ms. Chichelli with all in favor electing the slate of officers as stated above as evidenced by the adoption of Resolution 2020-01 was adopted.

Ms. Adams: Mr. Chairman, would you like to run the meeting or for me to continue?

Mr. Szewczyk: You may do that.

FOURTH ORDER OF BUSINESS

District Engineer's Report

Ms. Adams: Brent is on the telephone. Brent, do you have a report for the Board?

Mr. Burford: Yes. I just wanted to follow up on the drainage issue at Magnolia Circle. We have been looking into it. I reviewed a document today that Robson previously prepared, in regard to the conservation easement behind those lots. In that document, all we see is a conservation area over a preserve along with a berm. There is actually no drainage swale as part of that. The issue has been the drainage along the lots on the north side of Magnolia Circle. It appears that the drainage swale is more than likely the responsibility of the homeowner or the HOA, not the CDD. I spoke with Sarah early this afternoon and there are a couple of documents that we would look at to clarify that, the actual HOA documents for that subdivision. Before we have her proceed, I reviewed those documents to make sure nothing was dedicated to the CDD for maintenance responsibilities. I think it would be a good thing to do before you make a final call on who is responsible for maintenance in that area. The second item that I have is the drainage near the electrical panel by the tennis courts. I was onsite a couple of weeks ago to look at it. We propose putting in a drainage inlet at the end of the concrete slab that we previously extended and piped outflow to the swale that goes to the lake behind the Amenity Center. I previously used Cross Creek Environmental to work on another drainage inlet that we put in.

They were reasonably priced. They are going to be onsite in the next two- or three-months doing lake bank restoration. So, I think that would be a good time to get a price from them. If the price seems reasonable, we can have them take care of that drainage issue while they are out making lake bank repairs. I was onsite a couple of weeks ago, just to go back through the lakes that are on the list for this year to be maintained and restored. Everything still appears to be good. I had a couple of areas where I had a few little corrections to extending some repaired areas and actually eliminate a couple of repaired areas. I will be getting Cross Creek here in the next week or so and will try to get us for the schedule for repairs within the next two to three months. Right now, water levels seem to be lower. I will keep the Board updated. Other than that, that's all I had at this time unless the Board had anything for me.

Mr. Szewczyk: Brent, I have a question. When we originally did the work for the electrical panel, if I remember correctly, there was supposed to be some landscaping done regarding the movement of the water at that time. I don't have the specs on that, but I'm pretty sure that something was supposed to be shelved in there. Was that ever done and should we have to pay for it again, even when it was supposed to be part of the first job or it was done incorrectly and still needs to be done?

Mr. Burford: It wasn't done incorrectly. When we put the concrete slab in there, ran the panel box and regraded the area, water was draining out to the swale that extended the pipe to, but clay just built up in there. It is really hard to maintain and address. So, in looking at it the other day and discussing it with the gentleman onsite, one solution was to put a drainage inlet right in the concrete slab there and spot it so that it drains into that drainage inlet. It would be easier to maintain if you get that clay out of that drainage inlet instead of the sod. When you try to take clay out of a clump of grass, you are messing with the grass and kills it, but there is nothing but clay and mud out there. So, I think we should put in a drainage inlet to get the water to that swale. There should be two drainage inlets; one that the water goes into and the other that the water will come out of. So, we have two locations that can collect the clay material. It is required maintenance so I think it would be an easier way to maintain it.

Mr. Szewczyk: I know at the last meeting, we discussed the fact that had to be part of our maintenance program. So, if I heard you right, there was some landscaping done in order to have the water move and this is just due to the clay buildup. Correct?

Mr. Burford: Correct.

Mr. Sabol: I don't think there was a contract on that because we moved clay from that area. We need to put concrete in there because it is a safety issue so no one will be electrocuted. So, we decided to put that concrete in, but I don't think we ever had a contract to do anything with that clay. Brent and I spoke and we agreed that whatever clay is there, our maintenance man would periodically walk it, straighten it up and clean it out. I know you can put a pipe out there. You can extend it, but all you would be doing is making a larger problem, I believe.

Mr. Burford: Back when we originally did this, it was just to get that water away from the electrical panel. I think there was some discussion at one time about redoing the concrete area between the tennis courts, which hasn't happened. What we have done was to rectify the safety hazard we had there. I think we can improve it until such time as that area in between the tennis courts is rehabilitated.

Mr. Szewczyk: I just don't want to pay twice.

Mr. Roumy: On Page 2 of our minutes from the last meeting, you were supposed to check with Carlos at Ritzman Courts (Ritzman) regarding the lighting and get back to us. Where do we stand with Ritzman?

Mr. Burford: We finally got him to provide us with a proposal that contained the language that we were looking for as far as replacing the two bulbs and ballast, whatever was necessary on Courts 3 and 4. They also included language for the light poles, wiring, the rest of the lights on the courts, control panel, etc. He put that together and it was forwarded to me. I forwarded it on to Scott Smith. I think Scott received it as well from Carlos.

Mr. Smith: That is correct. I can talk about it quickly. We have this proposal. We had a second proposal come in. We were trying to get a third one so we could have three proposals because we had some issues with contractors lately. We had some difficulty getting a third vendor who originally said that they were going to come out and give us a proposal. During that time though, I have been checking references and I have been able to obtain some positive references from Ritzman from another community that used them recently and are planning to use them again for some additional work. They said that the new owner really improved things with that company. We were discussing earlier today that we would still like to get the proposal, but we want to get moving on this. Since we have some positive references, we feel comfortable moving forward on the initial repairs and then still try to get additional quotes for the larger project.

Ms. Adams: Are there any other questions for the District Engineer? Thank you, Brent.

Mr. Burford left the meeting.

FIFTH ORDER OF BUSINESS

Unfinished Business

Ms. Adams: We didn't have any items listed.

SIXTH ORDER OF BUSINESS

New Business Items

A. Discussion of E-Verify Requirements for Special Districts

Ms. Adams: This item is primarily an administrative item. During Florida's last legislative session, a new law was enacted requiring Florida Governments including Special Districts like CDDs to participate in the E-Verify System. This is a system that is tied to the Department of Homeland Security (DHS) for verification of immigration status. Ultimately, most of this is an administrative matter. The way that it will impact the District is the District is required to enroll in the E-Verify System with a Memorandum of Understanding. The District is also required with agreements moving forward after January 1, 2021 to have, in your contracts, you are required to have language that vendors we contract with are also required to participate in the E-Verify System. It is a Federal system tied to DHS regarding the scrutiny of documents to confirm immigration status. Ultimately, we are going to be looking for the Board to make a motion delegating authority to District management staff to enroll the District and take care of administrative matters related to the E-Verify System. Sarah, did you have anything to add on this item?

Ms. Sandy: I think that covers it for the most part. Impacts on the District are requiring us to enroll in the E-Verify System, but after that you will see a requirement in future contracts that the contractor certifies that they are enrolled in the E-Verify System. Because the District does not have employees of its own at this time, we won't have many impacts.

Ms. Adams: If there are no questions, we would be seeking authority to District management staff to enroll the District in the E-Verify System and take care of administrative matters.

On MOTION by Mr. Szewczyk seconded by Ms. Benjamin with all in favor delegating authority to District management staff to enroll the District in the E-Verify System and handle all administrative matters was approved.

B. Consideration of Proposals for Landscape Enhancements

Ms. Adams: Included in your agenda package, under Tab B are landscape proposals. The District has a current Landscape Maintenance Agreement with Bloomings Landscape & Turf Management. Back in the spring, the Board delegated authority to Pina to meet with the contractor on a regular basis regarding landscape compliance issues and landscape enhancements that were needed throughout the District. Pina, in cooperation with the vendor identified two areas that are high profile areas. The first area is in front of the Clubhouse. There are two end areas of vegetated median abutting either end of the Clubhouse where there are some Palm trees. In those current beds, the landscaping declined. Some of the landscaping has already been pulled out. So, the first proposal is for those areas. It includes some new Ficus, new Crotons and new Lariope for a total of \$1,080. We can take these proposals individually or I would be happy to walk through both of them and then allow the Board to discuss them. The next proposal is for the area behind the pool, which is a high-profile area. There are some areas behind the pool that have empty mulch beds. There is some vegetation in there, but it is sparse. This proposal is to install additional Crotons in that area. I will note on the second proposal, you have the installation of Crotons for \$306 and \$234 respectively. That smaller item of trimming back the Palmetto that had been included, had already been approved. So, it's no longer a part of this proposal. So, your total proposal for the installation of the new Crotons would be \$540. This item is ready for Board discussion. Ms. Chichelli may have additional comments.

Ms. Chichelli: The first proposal was submitted in 2017 and nothing was done. So, I think we need to change that to give more color and light at the entrance to the Clubhouse. The second one is for color in back of the pool. This was suggested and I think it's a good idea.

Ms. Adams: The Board allocated \$5,000 in your budget for landscape items out of the contracted services and mulch. So, there are monies allocated towards landscaping enhancements.

Mr. Roumy: I have some issues with Bloomings. Every time they come in and trim the bushes behind the tennis courts around the fence, they leave the clippings, which blow onto the tennis court. Also, there are a lot of shrubs that aren't maintained. It doesn't look good in back of the courts. So, I would like to have Bloomings one day trim the bushes and move the trimmings away from the court and not onto the court. Secondly, there is a need to trim Oak trees behind the tennis courts. Oak trees are overhanging the fence and need to be trimmed back. Otherwise, we have a lot of leaves come onto the court and it is hard for the maintenance people to clean the court early in the morning especially when it's damp to get rid of these leaves.

Ms. Chichelli: We just cleaned one of them.

Mr. Roumy: Not enough. They have to go back and do a little more. I received complaints from residents alongside Plantation Boulevard. If you walk on the grass, there are ants.

Ms. Chichelli: We have that in our report.

Mr. Roumy: So, this has to be addressed. I hope they do something about it. In front of the shoe washer, there is a tree. I showed it to them. That area has to be cleaned up better than what is there right now.

Ms. Chichelli: Yes. We just talked about it.

Mr. Sabol: There is something else, Pina. When you go down Plantation Boulevard, it is planted sporadically. When will the bushes be trimmed? There are bushes out there that are quite high, which makes it difficult to see when you are going in and out of the facility.

Ms. Adams: If there is a line-of-sight issue, we will make sure to bring that up because that is an important issue.

Ms. Chichelli: Can you give me a specific area?

Mr. Roumy: It's when you make a right onto Scarlett Avenue from Plantation Boulevard.

Mr. Szewczyk: Have we discussed anything regarding some additional plantings around the tennis court?

Ms. Chichelli: We have a big problem right now with the sand.

Ms. Adams: The areas that were included in the agenda package were identified as priority areas where there is no impediment to the installation. The area around the tennis court is also an important area, but we have some maintenance and drainage issues that we are looking at before we are confident about changing landscaping in that area.

On MOTION by Mr. Szewczyk seconded by Mr. Sabol with all in favor the proposals from Bloomings Landscape & Turf Management for landscape enhancements in the amount of \$1,080 and \$540 respectively were approved.

C. Discussion of COVID-19 Protocols

Ms. Adams: We placed this item on the agenda to confirm the operating schedule, operating hours and COVID guidelines with the Board each month since the pandemic began. Florida is now in Phase 3 of reopening. The amenities are open. There are still some restrictions in place and staff would like to confirm those restrictions with the Board. One restriction that is in place right now is the hot tub is currently closed. As Board Members are probably aware, there have been numerous resident requests to open the hot tub so we would like direction from the Board regarding the policy for the hot tub. The hot tub does not allow for the six feet social distancing protocol and that was the reason for the closure.

Ms. Benjamin: Has there been any discussion about limiting the number of people in the hot tub down to two?

Ms. Adams: Of course, we can suggest managing one person at a time in the hot tub or two people at a time.

Mr. Roumy: It is very difficult to control.

Ms. Adams: Correct.

Mr. Sabol: The only way you can do that is if you allow one person at a time and then the Facilities Manager or assistant would have to go out there and have the individual sign a 15-minute waiver for the hot tub, but having two or three people in there is not a good idea.

Ms. Chichelli: Can we post signs so people know only two people are allowed in the hot tub?

Mr. Szewczyk: Well, when we opened up some of the amenities, I remember on the tennis court, if you were playing doubles, you had to be from the same household on the same side of the court. So maybe we can do something along those lines that there be one person at a time or two from the same household. I don't know if that's possible. It's going to be hard to monitor, but I am one of the people that wanted to see it open. I would like to see only one person at a time be allowed in the hot tub unless they are from the same household and there would be a maximum of two.

Mr. Roumy: Are there Center for Disease Control (CDC) guidelines for a hot tub?

Ms. Adams: The CDC previously recommended that hot tubs be closed due to a lack of social distancing ability in a hot tub; however, I have not reviewed those guidelines recently.

Mr. Roumy: Is that for Phase 1, Phase 2 or Phase 3?

Ms. Adams: The Federal guidelines did not go by a phase. That was mid-way through the 2020 calendar year when those guidelines were released for public facilities.

Mr. Roumy: In my opinion, I think you should close the hot tub for another month.

Mr. Sabol: I think Joe has the right idea. I think we should open it up to family members only.

Mr. Roumy: The problem is how are we going to police them? There is going to be a burden placed on staff.

Mr. Sabol: We can have them sign a waiver and set a time limit of 15 minutes or half an hour.

Ms. Chichelli: Can we get certification?

Ms. Adams: Yes.

Ms. Chichelli: If the CDC said no, then we won't do it.

Ms. Adams: If you are asking for staff to bring back the recommendation next month based on Federal health guidelines, we would be happy to do that. Is that what I'm hearing or would the Board like to consider opening it up for single or family members of the same household? Basically, you need to understand that people are going to be on the honor system. We don't have access to marriage certificates. So, there is going to be a certain amount of honor system involved.

Mr. Sabol: Our previous manager did not police that area correctly. We have a new manager now and I think she is going to police things much more. That would be one of her duties to police that. What do you think, Joe?

Mr. Szewczyk: I'm okay waiting another month at this point.

Ms. Adams: We would be happy to bring back recommendations from the CDC and the Florida Department of Health (FDOH).

Mr. Roumy: We can send an email to everybody.

Mr. Szewczyk: If it turns out that it requires CDC guidelines or the local Health Department that it's okay for that to open, we can move forward before the next meeting to say,

“Okay, it’s going to be open and here are the guidelines.” Then we would leave it up to staff to decide on how to proceed.

Mr. Smith: The one thing that would be hard to police is when you put time limits on the hot tub, most people tend not to want to stay in the hot tub longer than 20 or 30 minutes. I think that part polices itself. So, I just wanted to bring that up for consideration.

Mr. Szewczyk: If it’s a go, staff can set procedures and put it in place.

Ms. Adams: Okay, so we will take that as Board direction. The understanding is as long as there is no conflict with the CDC nor FDOH guidelines, the hot tub could be open for single use or people in the same household. Staff will implement procedures to manage that.

Mr. Sabol: With a limit of two people.

Ms. Benjamin: I don’t think we should have to limit it if it’s in a household.

Mr. Sabol: What are you going to do when seven kids show up?

Ms. Benjamin: They are in the same household anyway. The CDC is clear that you are already exposed in your household.

Mr. Sabol: We will see what their guidelines are.

Ms. Adams: We will also ensure that it is in compliance with other policies that the Board adopted regarding age requirements or other limitations. Another item on the COVID-19 protocol discussion is you may have noticed in the Amenity Manager’s Report that there is a proposal to bring food trucks into the community. Amenity staff believes that they can manage this within the CDC and FDOH Social Distancing Guidelines. So, this is something that staff would put forward for Board consideration, but because of the COVID-19 pandemic, we want to get Board direction on whether the Board is comfortable having food trucks at Lakeside Plantation during the Corona Virus pandemic.

Mr. Szewczyk: I personally think it’s a great idea. Combine that with Deborah Johnson’s idea of a two-piece band, you have a great community activity that we have not been able to have for a year now. So, I’m all for it.

Ms. Benjamin: I am too.

Ms. Adams: Alright. We will take that as Board direction. Along those same lines, before the Corona virus pandemic, Clubhouse staff was habituated to providing complimentary coffee service at the Clubhouse each morning. Staff believes that coffee service could be set up with sanitizing supplies and asking residents to self-sanitize before and after. Disposable and other

supplies are single use. There would be some common touching with the handle. Again, that is the self-sanitization before and after use, so this would be another item that staff is seeking Board direction on.

Mr. Szewczyk: So, we would offer hand sanitizer right there?

Ms. Adams: Yes.

Ms. Chichelli: The only thing they will be touching would be the coffee and the handle.

Mr. Roumy: Do we know how many people come here in the morning and have coffee?

Ms. Lorf: I heard in the past it has been less than 20. When we have tennis in the morning, the players like to have their coffee. I heard that they are bringing their own from home, but it's nice to have fresh brewed coffee and talk while waiting to play. That's why I thought I would bring that to your attention.

Mr. Szewczyk: I don't see a problem. Everybody is pretty good is about that. I know the little coffee cups that used to hang on the rocking chairs every morning and appreciated it. I'm fine with having coffee available.

Mr. Sabol: I'm fine with that also.

Ms. Benjamin: Can we provide something for people who don't want to touch it directly? I know you have sanitizer and that's helpful, but can you make sure that there are napkins?

Ms. Lorf: Yes.

Mr. Sabol: Why couldn't you just take that pump off and use the small containers? You could open the containers and put it in the coffee.

Mr. Szewczyk: I think there's talk about the actual handle of the coffee.

Mr. Sabol: When you pump with your bare hands, you are passing germs.

Ms. Lorf: We could use tissue paper and put up a sign saying that you have to use it. We won't use the one with the handle. It might be easier to use the pump. Staff will make sure that we fill those pumps.

Ms. Adams: Alright. We will take that as Board direction. Do Board Members have any other items to discuss regarding the current COVID-19 protocols that are in place for the amenities?

Mr. Roumy: What is the difference between the coffee we have here and the water jug at the tennis court? We have 20 people touching that jug. So, what is the difference?

Ms. Lorf: I think there should be a sanitizer station. We can definitely put that out there.

Ms. Adams: Staff will check on that. Thank you, Mr. Roumy.

Ms. Lorf: There are individual cups out there right now that they can grab.

Mr. Roumy: I think they have to push a button.

Ms. Lorf: We can put a sign out there with the hand sanitizer.

Mr. Sabol: I have actually seen some of the tennis players in past years, go out there and drink out of that with their mouth. These people should be reprimanded for that. I don't know who they are, but I can give you some names.

Mr. Roumy: Otherwise, you are defeating the purpose of sanitizing everything.

SEVENTH ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of December 16, 2020 Meeting

Ms. Adams: Do any Board Members have any comments or corrections to the minutes? I have a correction on Page 1. At the time of the meeting Joe Szewczyk was Vice Chairman. I saw that he was accidentally listed as Assistant Secretary. So, we will make that correction.

Mr. Roumy: I don't have any corrections, but I have a few things that I would like to discuss. Should I discuss that now or later on?

Ms. Adams: Right now, we are on the approval of the minutes from the December 16th meeting. We will have the Amenity Manager's Report under staff reports.

Mr. Roumy: Okay.

Ms. Chichelli: I don't have any corrections.

On MOTION by Mr. Sabol seconded by Ms. Chichelli with all in favor the Minutes of the December 16, 2020 Meeting were approved as amended.

B. Approval of Check Register

Ms. Adams: Under Tab B in your agenda package, you have checks from December 1 to December 31, 2020. These are from the General Fund as well as the automatic drafts. Your Check Run Summary is for \$42,274.21. The detail was included in the agenda package. Are there any questions regarding the Check Run Summary?

Mr. Roumy: Can someone tell me why an invoice was blacked out?

Ms. Adams: The way it was produced, it didn't copy well. It was a logo for their business.

Mr. Roumy: This is not acceptable. I didn't know who you wrote the check for.

Ms. Adams: I see exactly what you are saying. That their company logo. When it is copied in black and white, it is difficult to see. It is for Bloomings. It is difficult to read. What looks like it is blacked out, is actually their logo. I believe you can see all of the information on the invoice for the amounts and pertinent details.

Mr. Roumy: You submitted a copy of an invoice without names. That is not good. Next time we need the name.

Mr. Szewczyk: They are saying that when submitted, it had the name.

Ms. Benjamin: You are just looking at a xeroxed copy. The original is in the email. If you open the attachment, it is in color.

Ms. Adams: Are there any other questions? Otherwise, staff would be seeking a motion to approve the Check Run Summary.

On MOTION by Mr. Szewczyk seconded by Mr. Roumy with all in favor the December Check Register was approved.

C. Balance Sheet and Income Statement

Ms. Adams: This item was included for informational purposes. No action is required by the Board. It is your Balance Sheet and Income Statement. These are the unaudited financials through December 30th. If you have questions, we can discuss those.

Mr. Szewczyk: I just have a couple of comments. Do we keep \$3 in petty cash? That's amazing. On the Statement of Revenues, Expenditures and Changes in Fund Balance, everyone has to realize that as long as COVID is here and it's going to be here for a while, we are not going to come anywhere near our revenue projections. We need to start thinking about now, out of activities, that \$10,000, is not going to happen. So that is \$10,000 less than we are going to have available to us to be paying some of these other bills. So, we might want to take a good hard look at our revenue projections and cut back on a couple of areas. Those are my comments.

Ms. Adams: That is a good comment. I will mention that for some of these, this revenue is offsetting the expenses. For example, with activities, there is a reduction in revenue, but there is a parallel reduction in spending. That is not the case for all of these items, for example,

Clubhouse rental and tennis club where the expenses are not expected to be reduced by the same amount. That is a good point.

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): At the last meeting, I believe Scott from Vesta thought that maybe he was going to be able to share the job description for the position they are interviewing with the Board.

Mr. Smith: I haven't sent it out yet, but I can send it out tomorrow.

Resident (John Rice, Magnolia Circle): I'm talking about before a decision is made. I just wanted to know if that happened. Had the Board approved the Amenity Facility Policies that were revised on September 16, 2020?

Ms. Adams: The date on the Amenity Policies is the date that the Board approved it.

Resident (John Rice, Magnolia Circle): Okay. Thank you. Last Fall, I started chatting with the Chairman, Bud Sabol about some of the things that we think we should call to the attention of amenity staff regarding the rules governing tennis courts. Bud asked me to put together something that I can share with the Board. That communication was designed on November 20th. Bud asked me if I would come to the meetings and support it. My intention was to get a memo to all five Board Members and not make it public. Just let them look at the memo and provide feedback to Bud. Then at some point in time, he can tell me yes, no, good, bad or whatever. I'm willing to do that. I can pass it on now if Bud wants to read it or you want me to read it. Whatever you want to do, Bud.

Mr. Sabol: I would say go ahead and read it.

Resident (John Rice, Magnolia Circle): It is dated November 20th.

"Mr. Sabol, I understand that the Board of Supervisors may soon be receiving the revised tennis policies. If so, please share this communication with the other Supervisors. The comments below are intended solely to highlight some of the current policy wording and provisions, which can probably be approved upon in

forthcoming policy revisions. It is written not to be critical to the point of any present author or authors or any approval body. This is not in the policy, but it is a practice that the tennis players do every day they play. This should be in our policies. "All players are responsible to participate in the grooming of their court, i.e., brushing and re-lining, prior to the end of their court time and removing all personal items, deposing of unwanted tennis balls, water cups, balls, drink cans and so forth." If that was put in, then we could relieve some of the other policies that is in there. In the current policy, number 10, the wording implies and states that the chairs in the gathering area between the courts can be put on the courts. I don't think so. The current policy, in number 14, addresses bumping players who are exceeding the time limit on their reserved court. The circumstances in that provision, which I will read to you, A, B and D are often described under tennis etiquette reminders. I have a suggestion to exclude an indefensible provision that says, "Wait outside the entrance gate." So, if your court is occupied and you tell people, "We are here and we have a reserved court," the policy says to wait outside the entrance gate until your court is available. I have never seen that happen. The current posted policy 16 says dogs and other pets with the exception of service dogs are not permitted on the amenity facility grounds. There is a new sign posted on the fence that says, "No dogs allowed on the courts." So, we have one thing saying, "No dogs on the courts" and the other rule saying, "No dogs permitted in the facilities." I remember a couple of years ago when there was a dog incident that was not nice and this is why that rule got put in there. I'm hearing two different things; one doesn't allow them on the courts and the other is don't allow them into the facility itself. So maybe that can be cleaned up. Current posted policy says there is a thunderstorm policy. That is written in the rules as a separate policy. It needs to be put into the body of the rules under, "Inclement weather." I participated in a Lakeside Tennis Hearing Committee two years ago. Several members volunteered to work on various topics and initiatives that could potentially grow our tennis membership, improve tennis operations and communications. I was to review the current tennis policies and recommended any policy provisions that may assist to improve that communication. Input was sought from existing club members and players and from other tennis clubs. There was only one small segment of the proposed Lakeside Plantation Tennis Club general information policies and rules to be finalized by the Steering Committee. When completed and approved, it could be shared with the CDD Supervisors for their further action."

Resident (John Rice, Magnolia Circle): That's all I have. I have a copy of our current existing rules with the problems. Thank you very much for your time.

Mr. Szewczyk: I recommend that staff take a look at these suggestions and see how they fit and come back to the Board with a, "Yes, this makes sense, let's make these changes."

Ms. Adams: Absolutely. Are there any other general audience comments?

Resident (Ann Tyler, Scarlett Avenue): Regarding the coffee, I love coming out here for coffee. Unless staff wants to be hostesses and put on gloves to pour that pot, I think it is a very bad thing right now with COVID. You see people come from the bathrooms. Did they wash their hands? I don't think it's safe at this time

Ms. Adams: Are there any other general audience comments?

Resident (Terry Maltese, Magnolia Circle): I was just wondering about the bathroom repairs. When we were here in October/November, they were under construction.

Ms. Adams: That will be addressed. Do we have a caller with an audience comment?

Resident (Cathy Miceli, Jonah Drive): I don't know if this is the proper channel for this, but I'm kind of wondering about the entrance off of Toledo Blade where the fountains were repainted a greenish color a year or two years ago. I'm just wondering if there any chance of getting those painted a more appealing neutral color. I don't think they don't look so great. I don't think it would cost too much and it might be a good upgrade. I don't know if this is the proper forum for that.

Ms. Adams: Thank you for your comment. Are there any other general comments?
Hearing none,

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

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

Ms. Sandy: The only item that I have to report to the Board is I wanted to let the Board Members know that I will be going on Maternity Leave sometime between the beginning to mid-March. Mike Eckert who is familiar with this Board will continue to serve the District and will be attending meetings or Lauren Gentry from my office, another attorney with the CDD group that is a great attorney, will be working with Mike. I'm happy to answer any questions regarding the transition. If there are no questions, I don't have anything else to report to the Board. The District Engineer asked me to look into the HOA documents on the drainage issue, so I will be doing that unless there is some objection from the Board.

Ms. Adams: Thank you, Sarah.

B. District Manager

i. Action Items List

Ms. Adams: This was included in your agenda package under Tab 1. There may be some items here that Supervisor Roumy may want to discuss as we are going through this. We also have an Amenity Manager's Report. If we hit on a topic that you have been waiting for, please don't wait to discuss. Included in the agenda package is the Action Item List. The only change that is subsequent to the publication of the agenda is that the pool heater repairs were completed. So that is now a completed item. There is an item that requires further Board discussion. Earlier today, I transmitted official communication that went to a vendor, Ed Handyman. He has been hired to do restroom partition installation. That installation has not been satisfactory. We are concerned that he will not be able to complete the project to satisfaction. At this time, staff is going to be reaching out to the manufacturer, to find a manufacturer's recommended installer who can come and assess the installation and determine the amount that would be required to ensure the partitions were installed properly and if needed, replace any damaged panels. We hope to have that information in advance of your February Board meeting. Ed, the handyman was given a deadline of January 31st to complete the project to satisfaction. After he received that official communication, there has not been any communication back to the District; however, staff has been made aware that he was here after hours yesterday and retrieved all of his equipment that he left onsite for numerous weeks and months. So, this is really just an item for informational purposes right now and if there is any Board discussion, this would be the appropriate time to have that discussion.

Mr. Sabol: We paid him \$1,400. Right?

Ms. Adams: Right. He was paid a deposit.

Mr. Sabol: If he was terminated, could we take that money and pay a new person?

Ms. Adams: Yes. We have been working with Sarah regarding putting him on notice that the work is unsatisfactory and also that he would be responsible for damages. So presumably the damaged partitions would be included in that and he would not be owed any money from the District because of the substandard work and damages.

Mr. Sabol: So that proposal is null and void.

Ms. Adams: If he is unable to meet the January 31st deadline and install properly, yes.

Ms. Chichelli: Did we get the key back from him?

Ms. Adams: Staff will be working on that issue. That is an item for Board discussion. If there are no other comments at this time or discussion, feel free to contact me or Tamara

regarding the status. She is doing some legwork in contacting the manufacturer, reviewing warranty information and other things that might be helpful to the District. Are there any other questions regarding any of the items that are on the Action Item List? There are some items under the Amenity Manager's Report.

Mr. Roumy: What about the rate membership hearing? You mention on Page 15 that you are going to have a hearing about the rates.

Ms. Adams: There was discussion about the process for the Board to adopt rates. If the Board wants to change the rates, there is a formal process where there is a legal notice in the newspaper requiring a 28- and 29-day notice. The Board would need to approve a rate fee for publication and set a rate hearing. We have not kicked off that process yet. I think there was discussion that the new Amenity Management Team would be evaluating the tennis program and that would be something that could be discussed perhaps in conjunction with the budgeting cycle.

Mr. Roumy: Can we discuss it now or wait until Scott comes up with the rates?

Ms. Adams: Mr. Chairman, would you like to discuss the tennis membership now?

Mr. Szewczyk: We can discuss it now. I just want to make a comment regarding that rate. We didn't agree that we were going to get to the rates. All we agreed on was to start enforcing who was allowed to play or not. We never got into the discussion about redoing the rates, but let's have the discussion on the rest of the tennis issues.

Ms. Adams: Mr. Roumy, did you have some comments regarding the tennis membership or the current status?

Mr. Roumy: According to the last meeting, District management staff was supposed to prepare the legal notice and set the rates at a future time. So, when is this going to take effect?

Ms. Adams: When the Board directs it.

Mr. Roumy: So, counsel knows about this?

Ms. Adams: There is no timeline until the Board directs that process. I think the process right now was to get an understanding of the current situation with the tennis membership and make sure the current program fees are enforced.

Mr. Roumy: If the Board wants to make a change, then they can direct legal counsel and District management staff to prepare a legal notice. In my book, it seems like someone is going to be preparing the notice.

Ms. Benjamin: I think the content of that conversation was that it is possible if we choose to move forward in that direction. Not that anyone started that process yet.

Mr. Roumy: This would be something that would be swept under the rug and forgotten about.

Ms. Adams: It's whatever the Board directs staff.

Ms. Sandy: We can come back with a document to kick off that process at the next meeting. I think what staff needs to know, is what direction we would like to move the rate. That is the discussion that we will have at the next meeting.

Mr. Roumy: Okay.

Mr. Szewczyk: Is part of your review a look at whether or tennis fees are comparable to others?

Mr. Scott: We could certainly look at that. We have not compared it to other facilities. We could start to do that. Currently what we are trying to do, is take a look at trying to put in some new enforcement policies, a new way to try and enforce it. That is what we are trying to focus on now. Tamara has some information to update the Board on. We collected a lot of new membership fees recently. That is what we are trying to focus on at this point, but if you would like to start looking at other facilities, we can certainly do that.

Mr. Szewczyk: I don't remember what our rates were, but I don't have a problem with the rates. I have a problem with enforcing who is on the courts and whether they paid their fees or not.

Mr. Roumy: For your information, what we are charging here is the lowest.

Mr. Szewczyk: Okay. Well, we can include that in your review/sampling. If we need to be a little more competitive, then let's get a little more competitive.

Ms. Lorf: Okay.

Mr. Sabol: I think that raising membership fees is secondary to the problem we have. The reason we arrived at the problem we have, is because previous management did not do their job. That is how we arrived at that. Now that we have a new person on board, we expect this person, which is you and your staff, when someone is paying tennis, to go out there in the morning and pull the cards. Ask if they are members. The problem is that nobody ever went out. That is one of the biggest problems right there. As far as membership fees, we talked about raising those.

Mr. Roumy: A couple of hours ago, we had an issue with people playing on our court. One person said that he was a member or resident. Can someone define what a resident is? Is it going by their Driver's License? Because anyone can say that they are a resident and not a resident. According to him, he can bring as many people as he wants to play tennis.

Mr. Sabol: That's not right.

Mr. Roumy: Now, I have seven guys that don't even live here and they can play tennis for free if that's the rule. If this is the rule, I think it's wrong. You cannot bring people from outside to play here every day for free.

Mr. Szewczyk: I thought we set a limit.

Ms. Adams: Yes. The Board adopted Amenity Policies for the tennis program that sets a number of people that a resident can bring.

Mr. Roumy: I'm sorry. I misunderstood you when you said that you allow four people to come with a resident. It's not right. Something has to change.

Resident (John Rice, Magnolia Circle): I agree.

Ms. Adams: This is Board discussion.

Mr. Roumy: My understanding two hours ago is that he was talking about a different rule. So, someone has to tell me what the rules are.

Ms. Benjamin: I think we have to go with what the manager just said.

Mr. Roumy: I understand.

Ms. Benjamin: We have to give her time to get up to date.

Mr. Roumy: On Sunday morning, what time does the office open?

Ms. Lorf: 9:00 a.m.

Ms. Staubly: On Sunday we are open from 12:00 p.m. to 9:00 p.m.

Mr. Roumy: There is no one around to police the tennis courts. So, what can we do about that? A lot of people come here on Sunday morning and play tennis for free. So, I don't know how you are going to manage this.

Mr. Smith: That may require additional staff. We can bring that back to the Board.

Mr. Roumy: I am bringing you the problems we have on the tennis court all of these years. Thank God we have a card that you are going to issue and things of that nature. Thanks for your advice. However, we have to control it very quickly like tonight. That's not acceptable.

Mr. Sabol: We could control the starting time.

Mr. Roumy: We can't because you open at noon and they come here at 8:00 a.m. to play tennis.

Mr. Sabol: We should have somebody on staff.

Mr. Roumy: I'm just bringing it to your attention that people are coming to use our facilities, bathrooms, courts and no one is around. Who pays these costs?

Mr. Smith: We will look at it.

Mr. Roumy: If someone says that they are a resident, ask for their Driver's License.

Ms. Stauby: Bill, when they come in for a pass, we check their ID and ask for their full name and address, look them up in our system and look it up on the Property Appraiser website to make sure that they are still the current owner of the home.

Ms. Lorf: We are going to discuss it under the Amenity Manager's Report. I was going to go into what we are doing. We aren't there yet, but I like the directives.

Mr. Sabol: How are we going to do that? We need to have a meeting. We have to resolve this some way. So, we should have some members from the Tennis Club and a couple of representatives from the Board to discuss it.

Mr. Szewczyk: We are going to have the amenities company come up with suggestions on the way things are going. We don't need any additional committees. We can't have more than one Board Member sitting there anyway. Why can't we discuss what they come up with?

Mr. Sabol: Because in the past, it went right over everybody's head and we got a lot of problems over it. So, we will discuss it.

Ms. Adams: This is good Board input and staff is hearing the Board priorities loud and clear.

Mr. Sabol: I just want to make sure it doesn't become a dead issue like it has in the last five years.

ii. Insurance Claim Statement of Loss

Ms. Adams: This is an informational item for the Board regarding the mildew remediation that recently occurred. There is an insurance claim Statement of Loss. This is not an item that requires Board action. This is simply letting the Board Members know that all of the remediation that was scheduled, all of the work that was done has been part of the Statement of

Loss and will be covered by the insurance less the \$2,500 deductible. So, we will be expecting reimbursement from our insurance company on that item.

Mr. Roumy: At the last meeting, you mentioned that someone was going to come in to check the system.

Ms. Adams: That was noted as a completed item on that Action Item List.

Mr. Roumy: So, when he comes in, we can complete the work?

Ms. Adams: Yes.

C. Amenities Manager – Monthly Report

Ms. Adams: There are many items that amenities staff will be going through. In addition to the items that we are going through, we already have Board direction regarding continuing to enforce the policies in place and bring back the Amenity Policies with suggested revisions for Board consideration at future meetings. So, I will turn it over to Vesta.

Ms. Lorf: Hello, I'm Tamara. I'm excited to be here. It has only been my third week, but I really listened to the residents, anyone else who has come to me, even staff. I want you to be reassured that I am and my staff is going around and checking these amenities. That is something that is going to be enforced. We come in with new eyes and there are areas of improvement, which is good. That's what I'm here for. I know that tennis is a huge dilemma that we have been addressing. Some ideas coming into it was reading over the policies. I'm glad that you brought that up today. I will make some revisions to it at the next meeting and present it to the Board. Under number 3, it is not clear about patrons and guests. It says, "*Tennis courts are for patrons and guests only. Patrons may invite guests to play for \$10 each.*" In reading this, there is some confusion between residents and paying tennis members. I think it should be knocked down to A and B so it's clear. If you are a resident, you are only allowed to bring three guests on one court. It does say that.

Resident (John Rice, Magnolia Circle): How many times?

Ms. Lorf: It says once per week.

Resident (John Rice, Magnolia Circle): Can I invite my buddies to play here?

Ms. Lorf: Going along with this, that's one way to moving forward on how we can address it. If you want to make changes, let me know and I will make those changes for you. Everyone has passes, so it's nice that we have the red tennis passes. What we are doing now is

giving them a zip tie. I've been going out there in the morning and afternoon telling them that they need to have a pass. I'm checking to see if there are many passes on those tennis bags as there are heads playing. If not, we are going to have to address it right there. It's been going very well since we have been doing it. Since January, we already collected \$3,198, because people are being called out. The nice thing is that residents know better than I do who lives here and who doesn't. I already had residents say, "*I don't recognize you*" or they will bring it to my attention, which is great and I will go out and enforce it. I have no problem doing that. I did put up a sign at the tennis courts. We will be going out and checking and enforcing it. It will have their full name on it and expiration date. We also have a spreadsheet. Every time someone starts paying for a membership, we update it every year. You will see the date change and it is posted on the tennis courts as well. Another suggestion I have been looking at to present to you, is the tennis court is the only amenity we have here that is not locked. There is a keypad lock that we can install and if they don't come in and check in with us and get their passes, they can't get in. It's not too pricy, but we could put that out there because it is the only one that doesn't have a lock on it. When they get their passes, we need to make sure that their emails and phone numbers are updated. When someone comes in, we check their Driver's License and the Property Appraiser website to ensure that they live here. Because right now, just in two weeks, I've had 10 new people coming in here and giving me their Warranty Deed and everything. So, we are verifying it because if there is an emergency, we need to be able to communicate. Communication is key. Hopefully that sounds good. Are there any questions?

Mr. Roumy: Can we differentiate between residents and paid members, so we know who is who?

Ms. Lorf: It's a great idea. Right now, with the machine that we have in there, when you are printing out one card, they have to wait. We print out one sheet at a time for one card. That's why we are giving residents numbers, because now I can fit eight on there. The cost of ink and paper is expensive. The red tag signifies that it is for tennis, but we are marketing it different and there are stamps. So, someone can't just go make another one. We can do guest passes in white. I would like to use regular paper and not laminate them because they will get damaged after one day's use or get wet. I can tell that they were used, so someone can't just copy one. We will still stamp it here in the office.

Mr. Roumy: What are you going to do when it is not here.

Ms. Lorf: The time that is on Sundays is an issue that will have to come back to you guys because it is not up to us.

Mr. Roumy: If you start at 9:00 a.m., how are the people that come at 8:00 a.m. to play going to come into the office and get the cards?

Mr. Scott: We were talking about the keypad, right?

Ms. Lorf: Yes. We are going to send out a mass email, so we can inform residents and members. We have an email that we have been going through and updating so we can send this out for our keypads. If that's something you want me to look further into, I would be happy to do that.

Mr. Roumy: I don't know how we are going to do it. It's going to be tough.

Ms. Benjamin: I shared the resident's number with other people. We can update it as needed.

Ms. Lorf: That is the nice thing about the keypad. Right now, in looking at it, we don't have any abuse for the Gym and library, but that's on an honor system with the residents. This needs to be dated and has been revised and signed, so if I ever have to call someone out, we are enforcing what the rules are.

Mr. Roumy: We have been talking about this for the last three years.

Ms. Lorf: I'm on your side. I want to see results.

Mr. Roumy: It's about time that you are doing something about it.

Ms. Lorf: I want everyone to enjoy it. When things change, I'm excited about events because I like to have parties. I'm with you guys.

Ms. Adams: The report was included in the agenda package. Do any Board Members have any questions regarding any of the items in the report or would you like for Tamara to walk you through each item?

Mr. Roumy: I have some questions. On Page 15 of the minutes, you said that there was a problem with the roller. What is happening to the roller?

Mr. Smith: Staff thought they could repair the roller, but unfortunately, they were not able to repair it. They communicated to us that they feel like it is still operating. They are still using it every day. They are just not able to repair it 100%.

Mr. Roumy: What happened to it?

Mr. Smith: Staff said somehow it became warped. They don't know exactly how it happened.

Ms. Staubly: Our maintenance man thinks that someone did not put it away after using it and it sat out in the sun and got sun damage.

Mr. Roumy: So, we have to buy a new one because it is part of the maintenance program.

Mr. Smith: We can certainly look into getting a new roller. Staff said that so far, they can still use it. It is not damaged beyond still being able to operate it.

Mr. Roumy: On Page 15, I mentioned that the light posts leading to the lake were leaning.

Mr. Smith: We are still looking into that. We had John our maintenance man look at stabilizing them. When he inspected them, he inspected them prior to the last meeting. There was a lot of electrical damage going on underneath it that needs to be repaired before they can be stabilized. We already received one quote for \$7,000 and are trying to get competing quotes because it is a high-tech item. A lot of work needs to be done.

Mr. Roumy: So, when are you going to have a report on them?

Mr. Smith: Like I said, he has one quote from the company that has done the majority of the electrical work around here, Sergeants. It is fairly high, a little over \$7,000. We are trying to get competing quotes just to make sure that its competitive in the market with such a high dollar item. It is at the top of our list. We really want to get it repaired because its onsite work.

Mr. Roumy: Have you heard anything about the mulch for the playground? What happened to that?

Mr. Smith: I didn't know that was an item.

Mr. Roumy: Did you talk about replenishing it because it's ugly?

Mr. Szewczyk: I don't think we talked about replenishing it. I think we talked about making sure it was on the maintenance schedule until it turned over and brought back to life.

Mr. Smith: Right now, it's pretty full and plentiful. We also recently cleaned the playground and we are going to schedule another cleaning because it needs additional cleaning. We are doing that in-house.

Mr. Roumy: Another item is on Page 19 in the minutes from the last meeting, you mentioned that you were going to submit an annual maintenance schedule for short and long-term projects. Where do we stand on this?

Mr. Smith: We are getting very close. We have a checklist. I spoke to the Chairman and we are working on updating the checklist.

Mr. Roumy: There was also the job description that John asked about. So, at the next meeting, we will have all of these items?

Mr. Smith: Yes. We will get them before the next meeting.

Ms. Adams: Is there any other discussion on the Amenity Center Management Report? Hearing none,

i. Discussion of Current Pond Maintenance Agreement and Pond Maintenance Proposals

Ms. Adams: Attached to the Amenity Manager's Report is a Service History Report that I asked to be included from SOLitude. I want to bring a matter to the Board's attention. The technician noted that on Lake 5, someone sprayed the beneficial plants. You may have noticed that the Amenity Management Team sent out a communication to all residents, notifying all residents that they have no permission to perform any maintenance activities on District property. It's likely that this pond is part of the stormwater system and it's designed with a littoral shelf, which has beneficial plant life to filter pollutants and be a habitat for wildlife. It's likely that spraying this beneficial plant life is a violation of the permit. So, it is an important matter. As a first step, we notified all residents to not perform any maintenance activities on District property. If we find that this is a persistent issue, we can do some targeted enforcement in the vicinity of Lake 5. Also, I made the District Engineer aware of the issue. When we are reviewing the Amenity Policies, it goes without saying that residents don't have permission to perform maintenance activities on District property. It's illegal.

Mr. Roumy: What is maintenance?

Ms. Adams: Like spraying Round-Up on the beneficial species and plant life.

Ms. Chichelli: Some people see the grass and think that it is being choked.

Ms. Adams: If any resident has a question about the status of their pond, they should contact the Amenity Management Team. Tamara would be able to assist them with that matter. In no circumstance should a resident go onto District property and do any maintenance activities, including spraying Round-Up on the ponds. We are dealing with this matter and we are also going to include that in the Amenity Policies, so in addition to notifying residents not to do that, they are subject to the progressive discipline like they would be for violating other Amenity

Policies. That's just an informational piece that was brought to the Board's attention. Along those same lines. Mr. Szewczyk at last month's meeting proposed that there perhaps might be some savings to the District if the stormwater system and aquatic maintenance was bid out. We don't yet have a side-by-side comparison for the proposals. We have some additional vendors that we can use, but currently the District is budgeted at \$966 a month. You have a current agreement with SOLitude Lake Management. That agreement has been in place since 2012. The vendor was previously Lake Masters and is now SOLitude. Your current budgeted amount is what they have been billing, that \$966 per month. We had two vendors that came out and provided proposals for the same level of service. Lake Doctors proposed that same level of service at \$1,035 per month and Cross Creek Environmental proposed that same level of service at \$1,125 per month. I would be happy to bring back proposals and put those side-by-side so that Board Members can compare, but your current member is paying \$966 per month. This is something that we will continue to work on and bring back full information for Board consideration.

Mr. Szewczyk: If you are saying that you feel the offerings are comparable and they are higher, let's keep it as is.

Ms. Adams: Okay. It is good to bring up and review to ensure that we are competitive, but this District is at a very competitive rate and you can be assured that you are getting a very good market price. So, we will close out that matter. If the Board Members would like to see the proposals, I would be happy to circulate those.

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

Ms. Benjamin: I just have a couple of questions. The invoice from Fitness Logic says it was quarterly maintenance and cleaning of the equipment. Is that a quarterly service that we pay for or part of the lease?

Ms. Adams: Typically, there is an agreement with a fitness service vendor to clean all of the equipment, flip treadmill belts, lubricate the equipment, assess all of the equipment for wear and tear on any items, cables, etc. that need to be repaired.

Ms. Benjamin: Okay.

Ms. Adams: If that doesn't answer your question, I would be happy to provide a copy.

Ms. Benjamin: So, we just pay for them to maintain it?

Ms. Adams: Yes. The District owns the fitness equipment.

Ms. Benjamin: Okay.

Mr. Roumy: Does our staff sanitize the equipment?

Ms. Lorf: Yes.

Mr. Roumy: Okay. In September, I had my doubts about Vesta, but today you changed my mind. Thank you, Scott for your efforts and I thank Tamara for being here. I thank Vesta for listening to us and doing something about it, especially about the tennis court, Bloomings and all of the amenities we have. I wish you good luck and keep up the good work.

Ms. Lorf: Thank you.

Ms. Benjamin: I just have one more question. Has anybody previously talked about upgrading the current lock system to some kind of key fob or card system or app for our phones? If so, what was the outcome?

Mr. Szewczyk: I think we beat that to death. Every time, we come to the conclusion that it's so expensive.

Ms. Benjamin: When was the last time anyone looked at the cost?

Mr. Szewczyk: Two years ago.

Ms. Benjamin: If things aren't being enforced, would anyone object to indulging me to look into some prices?

Ms. Chichelli: What do you suggest?

Ms. Benjamin: I'm curious about key fobs and what might be available through an app on our phones.

Ms. Staubly: If it's an app on the phone, that might make it a little difficult and frustrating for some of the residents because they are not super tech savvy. We get a lot of questions and a lot of people ask us for help using their phones. Even something like sending an email. So, I don't think that would necessarily work for all of the residents.

Ms. Benjamin: Okay, that's fair.

Mr. Smith: Key cards are very prevalent to a lot of communities.

Mr. Roumy: Why can't we have an address book for residents? You can keep a list of names, addresses and emails so we don't have to bother the office. If I had an address book, I could open it, I know where they live and get the phone number and email address.

Mr. Szewczyk: I thought we had a directory.

Mr. Sabol: Supposedly we had a directory, but I had several managers, Nathan being one, who didn't have time to copy it. That should be the first thing we have. Everyone should have a directory.

Mr. Roumy: I agree.

Mr. Deary: For a large District comparable to this one that has 1,900 homes in Palm Coast, we just presented an online resident directory to them two weeks ago. The Board loved it. It would seem to make sense to try to make it online as opposed to the cost of creating a paper directory. We can provide that information to you in the near future, just for your consideration.

Mr. Roumy: That's excellent.

Ms. Staubly: There is an updated 2020 version of the resident directory. It would make sense to have one. I think it's a great idea. As of 2020, we have an updated resident directory. I can look for a physical copy in the office. I can email it right to you.

Mr. Roumy: Are we going online for reservations?

Ms. Staubly: I haven't heard any complaints.

Mr. Roumy: Can you look into it, please?

Ms. Staubly: Absolutely.

Mr. Roumy: Thank you because we are paying for that service. Someone has to look into it. Some people cannot even get into it.

Ms. Staubly: We use it so we understand.

Mr. Roumy: Thank you.

Ms. Adams: We understand the importance of the directory. Vesta will be providing a proposal for that. One thing that I wasn't certain about was whether there was Board consensus to provide direction to staff to bring back a proposal regarding amenity access cards and implementing that kind of system.

Mr. Szewczyk: It can't hurt. It's been a couple of years. Each time we looked at it, it was cost prohibitive based on the fact that originally, we were talking about the pool, tennis court and all of the doors. Then we started limiting it to just the pool, Gym and library. So, our decision the last time did come down to just cost versus the Amenity Company stepping up and doing their checks on the tennis court, basketball courts and things like that for people that weren't supposed to be here. Is it overdoing it to take a look? Maybe. We will know exactly who is coming in and going all the time.

Mr. Sabol: Joe, I think what the problem is, is if our management was more attentive, which she probably will be, a lot of these problems will resolve in a couple of weeks. People will pick out the bad ones. That's better than we have done in the past.

Ms. Benjamin: I was just concerned about the hours when there is no staff here and people use the amenities.

Mr. Szewczyk: Let's give that an opportunity. Then two or three months down the road where we still have some glaring issues that might be able to be corrected with a different security system, we will look into it then.

Mr. Scott: Would the Board like for us to work with Supervisor Benjamin while we are getting the proposals?

Mr. Szewczyk: I'm saying let's not approve the proposals. Let's see how staff is going to change things and shake things up around here. Maybe that will resolve a majority of the issues.

Mr. Scott: Understood. Thank you.

Ms. Adams: Are there any other Supervisor's requests? If not, we need a motion to adjourn.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Sabol seconded by Ms. Benjamin with all in favor the meeting was adjourned.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION B

Lakeside Plantation

Community Development District

Summary of Invoices

January 1, 2021 to January 31, 2021

Fund	Date	Check No.'s	Amount
General Fund	1/7/21	2460-2469	\$ 30,452.82
	1/18/21	2470-2472	\$ 8,056.98
	1/29/21	2473	\$ 200.00
			\$ 38,709.80
Automatic Drafts			
	<u>January 2021</u>		
Florida Power & Light		2200 Plantation Blvd - Clubhouse	\$ 815.27
		2200 Plantation Blvd - Fountain	\$ 570.62
		2200 Plantation Blvd - Tennis Courts/Pool	\$ 860.96
North Port Utilities		2200 Plantation Blvd - Clubhouse	\$ 144.32
		2200 Plantation Blvd - Fountain	\$ 33.29
		2200 Plantation Blvd - Tennis Courts/Pool	\$ 436.33
TECO Peoples Gas		2200 Plantation Blvd - Pool	\$ 12.13
FL Department of Revenue		Sales and Use Tax	\$ 92.05
Frontier Communications		2200 Plantation Blvd - Clubhouse	\$ 437.57
			\$ 3,402.54
			\$ 42,112.34

***	CHECK DATES	01/01/2021 - 01/31/2021	***
AT 300K			YEAR=

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
1/07/21	00273	12/01/20	12916926	202011 330-53800-48300	QRTL Y PEST CONTROL	*	150.00	
1/07/21	00353	12/16/20	BB121620	202012 310-51300-11000	BOS MEETING 12/16/20			150.00
1/07/21	00200	12/16/20	AS121620	202012 310-51300-11000	BOS MEETING 12/16/20	*	200.00	200.00
1/07/21	00342	12/16/20	BR121620	202012 310-51300-11000	BOS MEETING 12/16/20	*	200.00	200.00
1/07/21	00014	11/30/20	695536	202011 330-53800-48101	DRINKING WATER		23.49	
1/07/21	00056	12/16/20	JS121620	202012 310-51300-11000	BOS MEETING 12/16/20	*	200.00	200.00
1/07/21	00272	11/01/20	PI-A0050	202011 320-53800-46000	LAKE MAINTENANCE NOV 20	*	966.00	966.00
1/07/21	00257	12/01/20	376565	202012 330-53800-12000	FACILITY MANAGEMENT DEC 20	*	12,394.42	12,394.42
1/07/21	00010	12/28/20	2020-032	202012 320-53800-46500	SPRINKLER REPAIR DEC 20	*	158.95	158.95

LKSD LAKESIDE PLANT HSMITH

*** CHECK DATES 01/01/2021 - 01/31/2021 ***
 LAKESIDE PLANTATION - GENERAL
 BANK A LAKESIDE PLANTATION

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT
1/01/21	00032	2021-000	202101	320-53800-46400			LANDSCAPE MAINT JAN 21	*	7,655.00	
1/18/21	00032	54883-15	202012	320-53800-43400			BLOOMINGS LANDSCAPE & TURF MGMT, INC	*		7,813.95 002470
1/05/21		54883-15	202012	320-53800-43400			TRASH COLLECTION DEC 20	*	161.05	
1/18/21	00014	704369	202012	330-53800-48101			NORTH PORT SOLID WASTE DISTRICT	*		161.05 002471
12/31/20		707983	202012	330-53800-48101			DRINKING WATER	*	37.49	
12/31/20		707983	202012	330-53800-48101			DRINKING WATER	*	44.49	
1/29/21	00342	BR012020	202101	310-51300-11000			CULLIGAN WATER	*		81.98 002472
1/20/21		SUPERVISOR MTG - 01/20/21						*	200.00	
		BILL ROUMY								200.00 002473
TOTAL FOR BANK A									38,709.80	
TOTAL FOR REGISTER									38,709.80	

LKSD LAKESIDE PLANT HSMITH

[illegible]

**Attendance Confirmation
for
BOARD OF SUPERVISORS**

RECEIVED
DEC 28 2020
BY:

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)

1 353
310 513 11

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

Approved for Payment:

Tricia L. Slamp
District Manager Signature

12/16/2020
Date

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

**Attendance Confirmation
for
BOARD OF SUPERVISORS**

RECEIVED
DEC 28 2020
BY:

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)

AS 1-200
310 51311

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

Approved for Payment:

Julia L. Alamy
District Manager Signature

12/16/2020
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

RECEIVED
DEC 28 2020
BY:

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)

1-342
310 573 11

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 Lovera****



JS approved

better water. pure and simple.®

1099 Enterprise Court
Nokomis, FL 34275
941-485-7526

6*1637 1 MB 0.436*
LAKESIDE PLANTATION
9145 NARCOOSSEE RD STE A206
ORLANDO FL 32827-5788



IF PAYING BY CREDIT CARD, PLEASE CHECK CORRECT CARD AND FILL OUT BELOW

☐ ☒ ☐ ☐ ☐ DEC. YR ☐ PLEASE CHECK BOX TO ENROLL IN AUTOMATIC BILL PAYMENT

CARD NUMBER _____ V. CODE _____

SIGNATURE _____ EXP. DATE _____

DATE 11/30/2020 PAY THIS AMOUNT 67.98 ACCOUNT NUMBER 1017805

Pay By Date: Dec 15

AMOUNT PAID \$

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

Balance Forward Statement



RETURN THIS TOP PORTION WITH YOUR PAYMENT

Page: 1

InvDate	InvNum	Location	Billed	Tax	Balance
Previous Balance: 10/31/2020					74.98
Location 1017805					
LAKESIDE PLANTATION 2200 PLANTATION BLVD					
11/11/2020	695536	1017805	PO#		23.49
2413	5 GALLON DRINKING WATER		3.000 @	7.00	21.00 0.00
4201	DELIVERY CHARGE		1.000 @	2.49	2.49* 0.00
11/27/2020	697918	1017805	PO#		44.49
2413	5 GALLON DRINKING WATER		6.000 @	7.00	42.00 0.00
4201	DELIVERY CHARGE		1.000 @	2.49	2.49 0.00
11/30/2020		1017805	PO#		0.00
	PAYMENT		@		
11/30/2020		1017805	PO#		-74.98
	PAYMENT		@		

RECEIVED

330538 48101

DEC 8 2020

1-14

ACCOUNT IS CURRENT

Current	67.98	30day	0.00	60day	0.00	90day	0.00	Balance	67.98
---------	-------	-------	------	-------	------	-------	------	---------	-------

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

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

Hopping Green & Sams

Attorneys and Counselors

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

1-64
310513 315

===== STATEMENT =====

December 21, 2020

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

Bill Number 119317
Billed through 11/30/2020

RECEIVED

DEC 21 2020

General Counsel/Monthly Meeting
LPCDD 00001 MCE

FOR PROFESSIONAL SERVICES RENDERED

11/04/20	MCE	Prepare supervisor notebooks.	0.20 hrs
11/04/20	SRS	Confer with Adams regarding board meeting and newly elected supervisors.	0.40 hrs
11/09/20	SRS	Review correspondence regarding tennis court lighting.	0.10 hrs
11/10/20	SRS	Review draft agenda.	0.20 hrs
11/12/20	SRS	Prepare new supervisor notebooks; review draft minutes.	0.50 hrs
11/13/20	KGH	Prepare new supervisor notebooks.	1.00 hrs
11/16/20	SRS	Prepare for board meeting; prepare new supervisor notebooks and letters.	0.50 hrs
11/16/20	EGRE	Prepare sunshine and open meetings reminder letters.	0.40 hrs
11/16/20	KGH	Finalize and disseminate supervisor notebooks.	0.50 hrs
11/17/20	SRS	Prepare letter to supervisors regarding sunshine and public records laws.	0.10 hrs
11/23/20	MCE	Review supervisor and election issues.	0.20 hrs
Total fees for this matter			\$879.00

MATTER SUMMARY

Gregory, Emma C.	0.40 hrs	235 /hr	\$94.00
Hancock, Kim G.	1.50 hrs	110 /hr	\$165.00
Eckert, Michael C.	0.40 hrs	335 /hr	\$134.00
Sandy, Sarah R.	1.80 hrs	270 /hr	\$486.00

TOTAL FEES

\$879.00

TOTAL CHARGES FOR THIS MATTER

\$879.00

BILLING SUMMARY

Gregory, Emma C.	0.40 hrs	235 /hr	\$94.00
Hancock, Kim G.	1.50 hrs	110 /hr	\$165.00
Eckert, Michael C.	0.40 hrs	335 /hr	\$134.00
Sandy, Sarah R.	1.80 hrs	270 /hr	\$486.00

TOTAL FEES

\$879.00

TOTAL CHARGES FOR THIS BILL

\$879.00

Please include the bill number with your payment.

PC

22

**Attendance Confirmation
for
BOARD OF SUPERVISORS**

RECEIVED
DEC 28 2020
BY:

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)

1-56
310 513 11

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

Approved for Payment:

Maria L. Alamy
District Manager Signature

12/16/2020
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

RECEIVED
DEC 28 2020
BY:

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)

1-282
MC 311 513 11

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****

SOLITUDE

LAKE MANAGEMENT

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

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

INVOICE

Invoice Number: PI-A00506558
Invoice Date: 11/01/20

PROPERTY: Lakeside
Plantation CDD

approved
11/14/2020

CUSTOMER ID	CUSTOMER PO	Payment Terms	
L2077		Due upon receipt	
Sales Rep ID	Shipment Method	Ship Date	Due Date
Bill Kurth			11/01/20

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR06010 11/01/20 - 11/30/20 Lake & Pond Management Services		966.00	966.00

RECEIVED

JAN 4 2021

1-272
32053846

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
Little Rock, AR 72202

www.solitudelakemanagement.com

Subtotal	966.00
Sales Tax	0.00
Total Invoice	966.00
Payment Received	0.00
TOTAL	966.00

www.aeratorsaquatics4lakesnponds.com



Invoice

Vesta Property Services, Inc.
245 Riverside Avenue
Suite 250
Jacksonville FL 32202

Invoice # 377889
Date 1/1/2021
Terms
Due Date 1/31/2021
Memo Jan 2021 Fees

Bill To

Lakeside Plantation C.D.D.
c/o Governmental Mgmt Svcs-CF, LLC
9145 Narcoossee Road, Suite A206
Orlando FL 32827

Description	Quantity	Rate	Amount
Facility Manager Services at Lakeside Plantation Amenity Center	1	5,202.00	5,202.00
Office Administrative Assistant Services at Lakeside Plantation Amenity Center	1	2,281.08	2,281.08
Facility Attendants Services at Lakeside Plantation Amenity Center	1	2,587.92	2,587.92
Facility Maintenance Services at Lakeside Plantation Amenity Center	1	4,924.42	4,924.42

Total \$14,995.42

RECEIVED

JAN 4 2021

1-257
330 538 12



Invoice

Vesta Property Services, Inc.
245 Riverside Avenue
Suite 250
Jacksonville FL 32202

Invoice # 376565
Date 12/1/2020

Terms
Due Date 12/31/2020
Memo Dec 2020 Fees

Bill To

Lakeside Plantation C.D.D.
c/o Governmental Mgmt Svcs-CF, LLC
9145 Narcoossee Road, Suite A206
Orlando FL 32827

Description	Quantity	Rate	Amount
Facility Manager Services at Lakeside Plantation Amenity Center. 50% credit applied.	1	2,601.00	2,601.00
Office Administrative Assistant Services at Lakeside Plantation Amenity Center	1	2,281.08	2,281.08
Facility Attendants Services at Lakeside Plantation Amenity Center	1	2,587.92	2,587.92
Facility Maintenance Services at Lakeside Plantation Amenity Center	1	4,924.42	4,924.42

Total \$12,394.42

RECEIVED

JAN 4 2021

1-257
330 538 12/1/20

From: Tricia Adams tadams@gmscfl.com
Subject: Re: Lakeside Plantation Approvals
Date: January 7, 2021 at 1:51 PM
To: Lisa Cruz lcruz@gmscfl.com

Hi Lisa

Approved — please advise if you want me to sign and / or indicate the code or if this message is sufficient for you to process. If you would like me to code please send a Chart of Accounts for this District.

Thank you,

Tricia L. Adams

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

Office 407.841.5524 ext 138
Cell 863.241.8050

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

On Jan 7, 2021, at 1:48 PM, Lisa Cruz <lcruz@gmscfl.com> wrote:

Please see the attached invoices for your review/approval and coding.

Thanks

Vesta inv # 377889 & 376565

<SKM_C25821010713052.pdf>

Lisa Cruz
Governmental Management Services-CF, LLC
9145 Narcoossee Road
Suite A206
Orlando, FL 32827
Phone: (407) 841-5524 x 128
Direct Phone: (813) 527-0655
Email: lcruz@gmscfl.com

1/14/2021

#53800 46400



5824 Bee Ridge Road #165, Sarasota, FL 34233

Invoice

Date 1/1/2021 Invoice # 2021-00042

Bill To:

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

Terms Due Date
Net 30 1/31/2021

Description	Qty	Amount
Month of January Monthly Grounds Maintenance Fee		7,655.00
1-10		
RECEIVED		
JAN 4 2021		

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) 929-9356

E-mail
carla@bloomingslandscape.com

Web Site
www.bloomingslandscape.com

approved *Kumara* 11/14/2021

#S3866-46800.

Invoice



5824 Bee Ridge Road #165, Sarasota, FL 34233

Date 12/28/2020 Invoice # 2020-03284

Bill To:

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

RECEIVED

DEC 28 2020

Description	Terms	Due on receipt	
	Qty	Amount	
Service Date: 12/21/2020			
Replace valve box and sprinkler in the median (Tara & Jonah)			
12" NDS VB W/Cover	1	65.00	
3/4" PVC SCH40 Coupling Slip	1	0.75	
3/4" PVC SCH40 Reducing Tee Slip X Slip X Fipt	1	2.00	
6" PROS-06 Sprayhead NSI	1	7.00	
1/2 X Close Poly Nipple	1	0.50	
MPR Spray Nozzle	1	1.20	
Labor - Technician 1-10	1.5	82.50	

RECEIVED

JAN 4 2021

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 \$158.95

Payments/Credits \$0.00

Balance Due \$158.95

Phone #

(941) 927-9765

Fax #

(941) 929-9356

E-mail

carla@bloomingslandscape.com

Web Site

www.bloomingslandscape.com

NORTH PORT SOLID WASTE DISTRICT



SERVICE ADDRESS			
2800 PLANTATION BLVD SWD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
54883-159826	55-55	1/05/21	2/01/21

Total Current Charges 161.05
 PAST DUE - MUST PAY NOW .00
 Total Amount Due 161.05



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

000054883000159826000000161056

40

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

SERVICE ADDRESS 2800 PLANTATION BLVD SWD

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
54883-159826	55-55	1/05/21	2/01/21

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

Rate Class : COMMERCIAL WASTE
 Last payment amount/date: 168.47 12/30/20

Service	Consumption	Charge	Total
GB DUMPSTER4YD/1 PICKUP	11/30/20 12/31/20	156.80	
GB 95 GAL RECY 1PU 1MON	11/30/20 12/31/20	7.00	
GB EXTRA RECY 1XMONTH	11/30/20 12/31/20	4.67	
TOTAL COMMERCIAL GARBAGE			168.47
DEPOSIT INTEREST	1/04/21		7.42-
	Total Current Charges		161.05
	PAST DUE - MUST PAY NOW		.00
	Total Amount Due		161.05

RECEIVED JAN 11 2021

1-32
 320 538 434

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



better water. pure and simple.®

1099 Enterprise Court
Nokomis, FL 34275
941-485-7526

6"1814 1 MB 0.436"
LAKESIDE PLANTATION
9145 NARCOOSSEE RD STE A206
ORLANDO FL 32827-5788



IF PAYING BY CREDIT CARD, PLEASE CHECK CORRECT CARD AND FILL OUT BELOW			
☐	☒	☐	☐
CARD NUMBER			V. CODE
SIGNATURE			EXP. DATE
DATE	PAY THIS AMOUNT	ACCOUNT NUMBER	
12/31/2020	149.96	1017805	
Pay By Date: Jan 15		AMOUNT PAID \$	

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

Balance Forward Statement

RETURN THIS TOP PORTION WITH YOUR PAYMENT

Page: 1

InvDate	InvNum	Location	Billed	Tax	Balance
Previous Balance: 11/30/2020					67.98
Location 1017805					
LAKESIDE PLANTATION 2200 PLANTATION BLVD					
12/11/2020	704369	1017805	PO#		37.49
4201	DELIVERY CHARGE		1.000 @	2.49	
2704	BOTTLE DEPOSIT		-1.000 @	0.00	
2413	5 GALLON DRINKING WATER		5.000 @	7.00	
12/30/2020	707983	1017805	PO#		44.49
2413	5 GALLON DRINKING WATER		6.000 @	7.00	
4201	DELIVERY CHARGE		1.000 @	2.49	
12/31/2020		1017805	PO#		0.00
	PAYMENT		@		

1-14

RECEIVED JAN 08 2021

approval to 1/18/2021 \$53800 - 48700

THIRTY DAYS OVERDUE

Current	81.98	30day	67.98	60day	0.00	90day	0.00	Balance	149.96
---------	-------	-------	-------	-------	------	-------	------	---------	--------

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

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

AP300R
 *** CHECK DATES 01/18/2021 - 01/18/2021 ***
 YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
 LAKESIDE PLANTATION - GENERAL
 BANK A LAKESIDE PLANTATION

PAGE 1

RUN 1/18/21

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO YRMO DFT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
1/18/21	00010	12/28/20	2020-032 202012 320-53800-46500			*	158.95	
		1/01/21	2021-000 202101 320-53800-46400			*	7,655.00	
			LANDSCAPE MAINT JAN 21					
1/18/21	00032	1/05/21	54883-15 202012 320-53800-43400		BLOOMINGS LANDSCAPE & TURF MGMT, INC	*	161.05	7,813.95 002470
			TRASH COLLECTION DEC 20					
1/18/21	00014	12/31/20	704369 202012 330-53800-48101		NORTH PORT SOLID WASTE DISTRICT	*	37.49	161.05 002471
		12/31/20	707983 202012 330-53800-48101			*	44.49	
			DRINKING WATER					
			DRINKING WATER					
					CULLIGAN WATER			81.98 002472
TOTAL FOR BANK A							8,056.98	
TOTAL FOR REGISTER							8,056.98	

LKSD LAKESIDE PLANT LCRUZ



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

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

L

5517 8



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

0003 072572

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	\$570.62	Jan 12 2021	\$

Your electric statement

For: Nov 23 2020 to Dec 22 2020 (29 days)

Customer name: LAKESIDE PLANTATION

Service address: 2200 PLANTATION BLVD # FNTN

Account number: 04126-05586

Statement date: Dec 22 2020

Next meter reading: Jan 25 2021

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (=)	New charges due by
598.78	598.78 CR	0.00	0.00	570.62	\$570.62	Jan 12 2021

Meter reading - Meter KN46183

Current reading 44192
Previous reading - 38313
kWh used 5879

Energy usage

	Last Year	This Year
kWh this month	6032	5879
Service days	31	29
kWh per day	194	202

**The electric service amount includes the following charges:

Customer charge: \$10.62
Fuel: \$130.28
(\$0.022160 per kWh)
Non-fuel: \$383.72
(\$0.065270 per kWh)

Amount of your last bill 598.78
Payment received - Thank you 598.78 CR
Balance before new charges \$0.00

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

Electric service amount 524.62**
Gross receipts tax 13.45
Franchise charge 32.55
Total new charges \$570.62

Total amount you owe

\$570.62

FPL automatic bill pay - DO NOT PAY

- Payment received after **March 16, 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 **January 02, 2021**. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- The number of days included in your bill can vary month to month. So even if you use the same amount of energy per day, your bill may be higher next month due to greater number of service days. Visit www.FPL.com for more information.
- The Florida Public Service Commission has approved annual adjustments to the fuel and non-fuel components of your bill that will take effect in January. To learn more about your energy bill, visit FPL.com/rates.

RECEIVED

DEC 29 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 (468-6243)
Hearing/speech impaired: 711 (Relay Service)
Online at: www.FPL.com





0002 072572 / **3* FPL AUTOMATIC BILL PAY - DO NOT PAY ***

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

L 5517 8

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	\$815.27	Jan 12 2021	\$

Your electric statement

For: Nov 23 2020 to Dec 22 2020 (29 days)

Customer name: LAKESIDE PLANTATION COMM

Service address: 2200 PLANTATION BLVD # CLBHS

Account number: 57421-67439

Statement date: Dec 22 2020

Next meter reading: Jan 25 2021

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (=)	New charges due by
864.63	864.63 CR	0.00	0.00	815.27	\$815.27	Jan 12 2021

Meter reading - Meter KLL2846

Current reading 68713
Previous reading - 68161
kWh constant x 10
kWh used 5520

Demand reading 4.17
kW constant x 10.00
Demand kW 42

Energy usage

	Last Year	This Year
kWh this month	5040	5520
Service days	31	29
kWh per day	162	190

The electric service amount includes the following charges:

Customer charge: \$26.50
Fuel: \$122.32
(\$0.022160 per kWh)
Non-fuel: \$130.32
(\$0.023610 per kWh)
Demand: \$470.40
(\$11.20 per kW)

Amount of your last bill 864.63
Payment received - Thank you 864.63 CR
Balance before new charges \$0.00

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

Electric service amount 749.54**
Gross receipts tax 19.22
Franchise charge 46.51
Total new charges \$815.27

Total amount you owe \$815.27

FPL automatic bill pay - DO NOT PAY

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RECEIVED

DEC 29 2020

Please have your account number ready when contacting FPL.
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Outside Florida: 1-800-226-3545
To report power outages: 1-800-4OUTAGE (468-8243)
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Online at: www.FPL.com





0003 072572 / 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

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

L 5517 0

LAKE SIDE PLANTATION COMM
DEVELOPMENT DIST
ATTN LAKE SIDE PLANTATION COMMUNITY
9145 NARCOOSSEE 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	\$860.96	Jan 12 2021	\$

Your electric statement

Account number: 84595-15071

For: Nov 23 2020 to Dec 22 2020 (29 days)

Customer name: LAKE SIDE PLANTATION COMM

Service address: 2200 PLANTATION BLVD # POOL

Statement date: Dec 22 2020

Next meter reading: Jan 25 2021

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (=)	New charges due by
865.36	865.36 CR	0.00	0.00	860.96	\$860.96	Jan 12 2021

Meter reading - Meter KLB4533

Current reading 04015
Previous reading - 92194
kWh used 11821

Amount of your last bill 865.36
Payment received - Thank you 865.36 CR
Balance before new charges \$0.00

Demand reading 20.23
Demand kW 20

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

Energy usage
Last Year This Year

Electric service amount 791.54**
Gross receipts tax 20.30
Franchise charge 49.12

kWh this month 16811 11821
Service days 31 29
kWh per day 535 407

Total new charges \$860.96

Total amount you owe \$860.96

**The electric service amount includes the following charges:

Customer charge: \$26.50
Fuel: \$261.95
(\$0.022160 per kWh)
Non-fuel: \$279.09
(\$0.023610 per kWh)
Demand: \$224.00
(\$11.20 per kW)

FPL automatic bill pay - DO NOT PAY

- Payment received after **March 16, 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 **January 02, 2021**. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
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- The Florida Public Service Commission has approved annual adjustments to the fuel and non-fuel components of your bill that will take effect in January. To learn more about your energy bill, visit FPL.com/rates.

REC'D

DEC 29

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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	
43123-154656	18-29	12/29/20	1/19/21

Total Current Charges 436.33
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 436.33

\$ _____
 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: \$ _____

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

000043123000154656000000436330

1944 LAKE

SERVICE ADDRESS		2800 PLANTATION BLVD		
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE	
43123-154656	18-29	12/29/20	1/19/21	

Rate Class : COMMERCIAL

Last payment amount/date: 372.49 12/16/20

Service Period Days Meter Number Mult Units
 WA 11/19/20 12/21/20 32 80005382 1.000 TGAL

Service	Consumption	Charge	Total
WA Base facility chg		92.25	
WA Usage block 1	20.00	86.60	
WA Usage block 2	20.00	129.80	
WA Usage block 3	14.00	127.68	
TOTAL WATER			436.33

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

Last Bill Amount 372.49
 Payments 372.49-
 Adjustments .00
 BALANCE FORWARD .00

Current Previous Usage
 3921 3867 54
 USAGE FOR 12/19 83.00

Total Current Charges 436.33
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 436.33

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

RECEIVED

JAN 4 2021

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	12/29/20	1/19/21

Total Current Charges 33.29
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 33.29

\$ _____
 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: \$ _____

000043123000154658000000033299

1945 LAKE

SERVICE ADDRESS		2021 PLANTATION BLVD FICT		
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE	
43123-154658	18-29	12/29/20	1/19/21	

Rate Class : COMMERCIAL

Last payment amount/date: 28.96 12/16/20

*** Bank Draft ***

↑ Please return this upper portion with your payment ↑

Last Bill Amount 28.96
 Payments 28.96-
 Adjustments .00
 BALANCE FORWARD .00

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
WA 11/19/20 12/21/20	32	36607560	1.000	TGAL	681	678	3
					USAGE FOR 12/19		1.00

Service	Consumption	Charge	Total
WA Base facility chg		20.30	
WA Usage block 1	3.00	12.99	
TOTAL WATER			33.29

Total Current Charges 33.29
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 33.29

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

RECEIVED

JAN 4 2021

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

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 water or sewer service call
 941.240.8000



SERVICE ADDRESS			CURRENT CHARGES
2800 PLANTATION BLVD			DUE DATE
ACCOUNT NUMBER	CYCLE	BILL DATE	
43123-156052	18-29	12/29/20	1/19/21

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

\$ _____
 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: \$ _____

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

000043123000156052000000144324

1946 LAKE

SERVICE ADDRESS		2800 PLANTATION BLVD		
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE	
43123-156052	18-29	12/29/20	1/19/21	

Rate Class : COMMERCIAL

Last payment amount/date: 144.32 12/16/20

Service Period Days Meter Number Mult Units
 WA 11/19/20 12/21/20 32 54830746 1.000 TGAL

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

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

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

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



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

Statement Date: 12/18/2020
Account: 211014212750

Current month's charges:	\$12.13
Total amount due:	\$12.13
Payment Due By:	01/08/2021

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 01/08/2021

RECEIVED

DEC 29 2020



Donate today to help pay
energy bills for families in need
in your community.

peoplesgas.com/share

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

One Less Worry :)

Paperless = Worry less! Free eBill signup: peoplesgas.com/paperless



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:	01/08/2021

Amount Enclosed \$

657556270963 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED
ON 01/08/2021

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

00004474 01 AB 0.41 32827 FTECO112182023282810 00000 07 00000000 020 05 32213 003



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



657556270963 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 01/08/2021



ACCOUNT INVOICE



Account: 211014212750
Statement Date: 12/18/2020
Current month's charges due 01/08/2021

Details of Current Month's Charges – Service from - 11/14/2020 to 12/16/2020

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	12/16/2020	405	405	0 CCF	1.045	1.0000	0.0 Therms	33 Days

Customer Charge

\$11.40

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

Peoples Gas Usage History

Therms Per Day
(Average)

DEC 0.0
2020
NOV 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
2019

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.



How the upcoming changes in rates and charges will impact your bill

As a result of our recent settlement, the Customer Charge and the Base Rate portion of the Distribution Charge grouping on your bill will increase in January 2021, as well as some of our service charges. Please see the tables below to compare the current charges and rates to the changes coming in January.

Other charges within the Distribution Charge grouping – for energy conservation programs and legacy pipeline replacement – are adjusted each January and will decrease in 2021.

Taking into account the increases and decreases, the overall impact to the monthly bill for a typical residential customer billed at the RS-2 rate is an increase of about \$2.48.

The rates below do not reflect the Purchased Gas Adjustment, which is passed through from gas and major pipeline suppliers and can fluctuate monthly based on the price of natural gas.

Rate Class	Annual Therm Usage	Current Monthly Rates		Monthly Rates Effective January 2021	
		Customer Charge	Base Rate	Customer Charge	Base Rate
RS-1	0 - 99	\$ 11.40	\$ 0.25465	\$ 15.10	\$ 0.27011
RS-2	100 - 249	\$ 14.25	\$ 0.25465	\$ 18.10	\$ 0.27011
RS-3	250 - 1,999	\$ 19.01	\$ 0.25465	\$ 24.60	\$ 0.27011
RSG (Residential Standby Generator)	> 20 month, distribution charge	\$ 19.01	\$ 0.25465	\$ 23.91	\$ 0.27011
RS-GHP	N/A	\$ 19.01	\$ 0.09598	\$ 24.60	\$ 0.09598

The rate schedules above are subject to gross receipts taxes, city and state taxes, franchise fees, where applicable.

Miscellaneous Service Charges	Current	Effective January 2021
Residential Meter Turn-on	\$50.00 (\$15.00 per additional meter)	\$63.00 (\$29.00 per additional meter)
Residential Meter Reconnect	\$70.00 (\$15.00 per additional meter)	\$87.00 (\$28.00 per additional meter)
Account Opening	\$28.00	\$24.00
Temporary Turn-off Charge	\$20.00 per meter	\$30.00 per meter
Failed Trip Charge	\$25.00	\$25.00
Trip Charge/Premise Collection	\$20.00	\$25.00



peoplesgas.com/rates

[illegible]

**CURRENT BILLING SUMMARY**

Local Service from 01/01/21 to 01/31/21

Qty Description	941/423-5501.0	Charge
Basic Charges		
2 OneVoice Nationwide		59.98
2 OneVoice Access Line		
3 Federal Subscriber Line Charge		27.51
3 Acc Rec Chrg Multi-Ln Bus		11.67
Federal USF Recovery Charge		12.48
Total Basic Charges		111.64
Non Basic Charges		
FiOS Internet 75 Dynamic IP w/ OneVoice		159.98
OneVoice Access Line		
Business FiOS 75/75M Dynamic IP		
3 Federal Primary Carrier Multi Line Charge		12.93
Frontier Roadwork Recovery Surcharge		1.50
Other Charges-Detailed Below		5.99
FCA Long Distance - Federal USF Surcharge		4.11
Total Non Basic Charges		184.61
Video		
FiOS TV Extreme HD Private		84.99
4 HD Set Top Box		51.98
Sports/Broadcast TV Fee		11.49
Partial Month Charges-Detailed Below		-14.99
FCC Regulatory Recovery Fee		.08
Total Video		133.59
Toll/Other		
Carrier Cost Recovery Surcharge		5.99
FCA Long Distance - Federal USF Surcharge		1.90
Total Toll/Other		7.89

TOTAL 437.57**** ACCOUNT ACTIVITY ****

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

CIRCUIT ID DETAIL

8B/KQXA/297018/ /VZFL

Detail of Frontier Com of America Charges

Toll charged to 941/423-5500

Legend Call Types:DD - Day
DN - Night**Caller Summary Report**

	Calls	Minutes	Amount
941/423-5500	5	11	.00
***Customer Summary	5	11	.00

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 \$168.06 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.

Beginning with your next bill, your Federal Primary Carrier Multi Line Charge will increase to \$5.99 a month, per line. Questions? Please contact customer service.

Beginning January 1, 2021, both the Federal Universal Service Fund (USF) surcharge and the Frontier Long Distance (USF) surcharge are increasing from 27.1% to 31.8%. Questions? Please contact Customer Service.

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@ftr.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

SECTION C

Lakeside Plantation
Community Development District

Unaudited Financial Reporting
January 31, 2021



Table of Contents

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

Lakeside Plantation
Community Development District
Combined Balance Sheet
January 31, 2021

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	\$ 122,909	\$ -	\$ -	\$ 122,909
Debit Card Account	\$ 733	\$ -	\$ -	\$ 733
Money Market Account	\$ 613,869	\$ -	\$ -	\$ 613,869
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	\$ 744,777	\$ 232,213	\$ 363,325	\$ 1,340,315
Liabilities:				
Accounts Payable	\$ 4,644	\$ -	\$ 8,266	\$ 12,910
Due to Debt Service	\$ 149,472	\$ -	\$ -	\$ 149,472
Total Liabilities	\$ 154,117	\$ -	\$ 8,266	\$ 162,382
Fund Balance:				
Nonspendable:				
Deposits	\$ 517	\$ -	\$ -	\$ 517
Assigned Debt Service	\$ -	\$ 232,213	\$ -	\$ 232,213
Assigned Capital Projects	\$ -	\$ -	\$ 355,059	\$ 355,059
Assigned	\$ 28,775	\$ -	\$ -	\$ 28,775
Unassigned	\$ 556,598	\$ -	\$ -	\$ 556,598
Total Fund Balances	\$ 590,660	\$ 232,213	\$ 355,059	\$ 1,177,932
Total Liabilities & Fund Balance	\$ 744,777	\$ 232,213	\$ 363,325	\$ 1,340,315

Lakeside Plantation
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2021

	Adopted Budget	Prorated Budget Thru 01/31/21	Actual Thru 01/31/21	Variance
Revenues:				
Tennis Club	\$ 20,000	\$ 6,667	\$ 6,029	\$ (638)
Activities	\$ 10,000	\$ 3,333	\$ -	\$ (3,333)
Clubhouse Rentals	\$ 5,000	\$ 1,667	\$ -	\$ (1,667)
Miscellaneous	\$ 1,500	\$ 500	\$ -	\$ (500)
Interest Earnings	\$ 50	\$ 17	\$ 11	\$ (6)
Operation & Maintenance Assessments	\$ 686,794	\$ 584,786	\$ 584,786	\$ -
Total Revenues	\$ 723,344	\$ 596,969	\$ 590,826	\$ (6,143)
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 11,000	\$ 3,667	\$ 3,200	\$ 467
District Manager	\$ 38,246	\$ 12,749	\$ 12,749	\$ (0)
District Counsel	\$ 25,750	\$ 8,583	\$ 2,195	\$ 6,388
District Engineer	\$ 14,000	\$ 4,667	\$ 813	\$ 3,854
Disclosure Report	\$ 1,000	\$ 333	\$ 333	\$ 0
Trustee Fees	\$ 4,771	\$ 4,771	\$ 3,180	\$ 1,590
Audit Fees	\$ 3,185	\$ -	\$ -	\$ -
Postage, Phone, Faxes, Copies	\$ 1,500	\$ 500	\$ 522	\$ (22)
General Liability Insurance	\$ 6,371	\$ 6,371	\$ 6,081	\$ 290
Legal Advertising	\$ 1,700	\$ 567	\$ 754	\$ (187)
Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -
Other Current Charges	\$ 1,900	\$ 633	\$ 1,195	\$ (562)
Property Insurance	\$ 9,865	\$ 9,865	\$ 9,863	\$ 2
Information Technology	\$ 1,300	\$ 433	\$ 333	\$ 100
Total General & Administrative:	\$ 120,763	\$ 53,314	\$ 41,393	\$ 11,921
Operations:				
Personnel Services (Management Contract)	\$ 179,945	\$ 59,982	\$ 57,381	\$ 2,601
Road & Sidewalk Repairs & Maintenance	\$ 2,500	\$ 833	\$ -	\$ 833
Common Area Renewal & Maintenance	\$ 5,000	\$ 1,667	\$ -	\$ 1,667
Street Light/Decorative Light	\$ 5,000	\$ 1,667	\$ -	\$ 1,667
Landscape Maintenance - Contract	\$ 91,860	\$ 30,620	\$ 30,620	\$ -
Landscape Maintenance - Other	\$ 5,000	\$ 1,667	\$ 785	\$ 882
Mulch	\$ 10,740	\$ 9,200	\$ 9,200	\$ -
Irrigation Maintenance	\$ 4,500	\$ 1,500	\$ 233	\$ 1,268
Lake Maintenance	\$ 14,000	\$ 4,667	\$ 3,864	\$ 803
Electric Utility Services - Entrance Feature	\$ 9,000	\$ 3,000	\$ 2,304	\$ 696
Water Utility Services - Entrance Feature	\$ 4,000	\$ 1,333	\$ 111	\$ 1,223
Repairs & Maintenance - Entrance Feature	\$ 3,000	\$ 1,000	\$ -	\$ 1,000
Miscellaneous Tools & Equipment	\$ 1,000	\$ 333	\$ -	\$ 333
Traffic Enforcement	\$ 2,500	\$ 833	\$ -	\$ 833
Total Operations:	\$ 338,045	\$ 118,302	\$ 104,497	\$ 13,805

Lakeside Plantation
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2021

	Adopted Budget	Prorated Budget Thru 01/31/21	Actual Thru 01/31/21	Variance
<u>Clubhouse:</u>				
Activities	\$ 20,000	\$ 6,667	\$ 694	\$ 5,972
License/Fees	\$ 1,200	\$ 400	\$ -	\$ 400
General Supplies	\$ 10,000	\$ 3,333	\$ 1,909	\$ 1,425
Maintenance	\$ 14,000	\$ 4,667	\$ 3,125	\$ 1,541
Office Supplies	\$ 3,500	\$ 1,167	\$ 1,287	\$ (120)
Public Communication	\$ 1,500	\$ 500	\$ 261	\$ 239
Pest Control	\$ 600	\$ 200	\$ 150	\$ 50
Security	\$ 1,500	\$ 500	\$ 491	\$ 9
Security Patrol	\$ 30,274	\$ 10,091	\$ 3,360	\$ 6,731
AED	\$ 500	\$ 167	\$ -	\$ 167
Telephone & Internet Services	\$ 5,500	\$ 1,833	\$ 1,892	\$ (59)
Janitorial Supplies	\$ 3,250	\$ 1,083	\$ 453	\$ 630
Electric Utility Services - Clubhouse	\$ 14,000	\$ 4,667	\$ 3,321	\$ 1,346
Gas Utility	\$ 250	\$ 83	\$ 49	\$ 35
Garbage Collection	\$ 2,100	\$ 700	\$ 498	\$ 202
Water Utility Services - Clubhouse	\$ 4,400	\$ 1,467	\$ 1,092	\$ 375
Electric Utility Services - Tennis Courts/Pool	\$ 16,000	\$ 5,333	\$ 2,988	\$ 2,346
Pool Cleaning	\$ 9,720	\$ 3,240	\$ 2,550	\$ 690
Pool Maintenance - Other	\$ 10,000	\$ 3,333	\$ 2,290	\$ 1,043
Tennis Courts - Maintenance	\$ 5,000	\$ 1,667	\$ 1,652	\$ 15
Tennis Courts - Programs	\$ 3,500	\$ 1,167	\$ -	\$ 1,167
Water Utility Services - Tennis Courts/Pool	\$ 6,000	\$ 2,000	\$ 1,620	\$ 381
Total Clubhouse:	\$ 162,794	\$ 54,265	\$ 30,948	\$ 23,316
Total Expenditures	\$ 621,601	\$ 225,880	\$ 176,838	\$ 49,042
<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)		\$ 413,988	
Fund Balance - Beginning	\$ 28,257		\$ 176,672	
Fund Balance - Ending	\$ 0		\$ 590,660	

Lakeside Plantation

Community Development District

Debt Service Series 1999

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2021

	Adopted Budget	Prorated Budget Thru 01/31/21	Actual Thru 01/31/21	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 January 31, 2021

	Adopted Budget	Prorated Budget Thru 01/31/21	Actual Thru 01/31/21	Variance
Revenues:				
Interest Earnings	\$ -	\$ -	\$ 210	\$ 210
Total Revenues	\$ -	\$ -	\$ 210	\$ 210
Expenditures:				
General & Administrative:				
Clubhouse Exterior Building Elements	\$ 52,983	\$ 17,661	\$ -	\$ 17,661
Property Site Elements	\$ 29,453	\$ 9,818	\$ 7,750	\$ 2,067
Clubhouse Renewal/Replacements	\$ -	\$ -	\$ 13,706	\$ (13,706)
Total Expenditures	\$ 82,436	\$ 27,479	\$ 21,456	\$ 6,022
Other Sources/(Uses)				
Transfer In - Capital Reserve Fund	\$ 130,000	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 130,000	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 47,564		\$ (21,246)	
Fund Balance - Beginning	\$ 438,337		\$ 376,306	
Fund Balance - Ending	\$ 485,901		\$ 355,059	

Lakeside Plantation

	Ore	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total	
Revenues:														
Tennis Club	\$	1,381	\$	-	\$	1,315	\$	3,333	\$	-	\$	-	\$	6,029
Activities	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Clubhouse Rentals	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Miscellaneous	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Interest Earnings	\$	1	\$	1	\$	4	\$	5	\$	-	\$	-	\$	11
Operation & Maintenance Assessments	\$	-	\$	363,928	\$	199,671	\$	21,187	\$	-	\$	-	\$	584,786
Total Revenues	\$	1,382	\$	363,929	\$	200,990	\$	24,525	\$	-	\$	-	\$	590,826
Expenditures:														
General & Administrative:														
Supervisor Fees	\$	1,000	\$	-	\$	2,000	\$	200	\$	-	\$	-	\$	3,200
District Manager	\$	3,187	\$	3,187	\$	3,187	\$	3,187	\$	-	\$	-	\$	12,749
District Counsel	\$	1,316	\$	879	\$	-	\$	-	\$	-	\$	-	\$	2,195
District Engineer	\$	-	\$	813	\$	-	\$	-	\$	-	\$	-	\$	813
Disclosure Report	\$	83	\$	83	\$	83	\$	83	\$	-	\$	-	\$	333
Trustee Fees	\$	3,180	\$	-	\$	-	\$	-	\$	-	\$	-	\$	3,180
Audit Fees	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Postage, Phone, Faxes, Copies	\$	67	\$	181	\$	77	\$	197	\$	-	\$	-	\$	522
General Liability Insurance	\$	6,081	\$	-	\$	-	\$	-	\$	-	\$	-	\$	6,081
Legal Advertising	\$	199	\$	183	\$	184	\$	187	\$	-	\$	-	\$	754
Dues, Licenses & Fees	\$	175	\$	-	\$	-	\$	-	\$	-	\$	-	\$	175
Other Current Charges	\$	1	\$	101	\$	0	\$	1,093	\$	-	\$	-	\$	1,195
Property Insurance	\$	9,863	\$	-	\$	-	\$	-	\$	-	\$	-	\$	9,863
Information Technology	\$	83	\$	83	\$	83	\$	83	\$	-	\$	-	\$	333
Total General & Administrative	\$	25,236	\$	5,511	\$	5,616	\$	5,031	\$	-	\$	-	\$	41,393
Operations:														
Personnel Services (Management Contract)	\$	14,995	\$	14,995	\$	12,394	\$	14,995	\$	-	\$	-	\$	57,381
Road & Sidewalk Repairs & Maintenance	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Common Area Renewal & Maintenance	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Street Light/Decorative Light	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Landscape Maintenance - Contract	\$	7,655	\$	7,655	\$	7,655	\$	7,655	\$	-	\$	-	\$	30,620
Landscape Maintenance - Other	\$	-	\$	159	\$	626	\$	-	\$	-	\$	-	\$	785
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	\$	571	\$	-	\$	-	\$	2,304
Water Utility Services - Entrance Feature	\$	24	\$	25	\$	29	\$	33	\$	-	\$	-	\$	111
Repairs & Maintenance - Entrance Feature	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Repairs & Maintenance - Equipment	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Miscellaneous Tools & Equipment	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Landscape Inspection Services	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Traffic Enforcement	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Tree Removal	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Total Operations:	\$	24,446	\$	34,527	\$	22,269	\$	23,254	\$	-	\$	-	\$	104,497

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Clubhouse:													
Activities	\$ 180 \$	395 \$	- \$	120 \$		- \$		- \$		- \$		- \$	694
License/Fees	\$ - \$	- \$	- \$	- \$		- \$		- \$		- \$		- \$	-
General Supplies	\$ 554 \$	157 \$	992 \$	206 \$		- \$		- \$		- \$		- \$	1,909
Maintenance	\$ 1,130 \$	713 \$	138 \$	1,146 \$		- \$		- \$		- \$		- \$	3,125
Office Supplies	\$ 150 \$	13 \$	-	1,123 \$		- \$		- \$		- \$		- \$	1,287
Public Communication	\$ 77 \$	108 \$	77 \$	-		- \$		- \$		- \$		- \$	261
Pest Control	\$ - \$	150 \$	- \$	- \$		- \$		- \$		- \$		- \$	150
Security	\$ - \$	147 \$	344 \$	-		- \$		- \$		- \$		- \$	491
Security Patrol	\$ 1,680 \$	1,680 \$	- \$	- \$		- \$		- \$		- \$		- \$	3,360
ABD	\$ - \$	- \$	- \$	- \$		- \$		- \$		- \$		- \$	-
Telephone & Internet Services	\$ 472 \$	548 \$	435 \$	438 \$		- \$		- \$		- \$		- \$	1,892
Janitorial Supplies	\$ 90 \$	57 \$	260 \$	46 \$		- \$		- \$		- \$		- \$	453
Electric Utility Services - Clubhouse	\$ 850 \$	783 \$	865 \$	815 \$		- \$		- \$		- \$		- \$	3,321
Gas Utility	\$ 12 \$	12 \$	12 \$	12 \$		- \$		- \$		- \$		- \$	49
Garbage Collection	\$ 168 \$	330 \$	- \$	- \$		- \$		- \$		- \$		- \$	498
Water Utility Services - Clubhouse	\$ 140 \$	663 \$	144 \$	144 \$		- \$		- \$		- \$		- \$	1,092
Electric Utility Services - Tennis Courts/Pool	\$ 598 \$	663 \$	865 \$	861 \$		- \$		- \$		- \$		- \$	2,988
Pool Cleaning	\$ - \$	850 \$	850 \$	-		- \$		- \$		- \$		- \$	2,550
Pool Maintenance - Other	\$ 1,967 \$	-	227 \$	96 \$		- \$		- \$		- \$		- \$	2,290
Tennis Courts - Maintenance	\$ 301 \$	58 \$	1,293 \$	-		- \$		- \$		- \$		- \$	1,652
Tennis Courts - Programs	\$ - \$	- \$	- \$	-		- \$		- \$		- \$		- \$	-
Water Utility Services - Tennis Courts/Pool	\$ 484 \$	327 \$	372 \$	436 \$		- \$		- \$		- \$		- \$	1,620
Clubhouse-Renewal&Replacements	\$ 1,267 \$	- \$	- \$	-		- \$		- \$		- \$		- \$	1,267
Total Clubhouse:	\$ 10,979 \$	7,653 \$	6,874 \$	5,442 \$		- \$		- \$		- \$		- \$	30,948
Total Expenditures	\$ 60,661 \$	42,691 \$	34,758 \$	33,727 \$		- \$		- \$		- \$		- \$	176,838
Excess Revenues (Expenditures)	\$ (59,279) \$	316,238 \$	166,232 \$	(9,202) \$		- \$		- \$		- \$		- \$	412,088

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

79.64% 20.36% 100.00%

DATE	DESCRIPTION	GROSS AMT	COMMISSIONS	DISC/PENALTY	INTEREST	NET RECEIPTS	O&M Portion	\$1999 DSF Portion	Total
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
01/29/21	P/E 12/30/20	\$26,985.98	\$404.79	\$0.00	\$21.49	\$26,602.68	\$21,187.19	\$5,415.49	\$26,602.68
TOTAL		\$745,418.31	\$11,181.28	\$0.00	\$21.49	\$734,258.52	\$584,786.08	\$149,472.44	\$734,258.52

82%	Gross Percent Collected
\$166,962.55	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 VIII

SECTION B

SECTION 1

Lakeside Plantation CDD

ACTION ITEMS
as of February 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/ballast replacement and diagnostics (per engineer's scope) 12.16.2020. Ritzman was on site February 2021 and lights for Courts #3 & #4 now function. Further electrical diagnostics are required.
3		Restroom Partitions	AM		In Process	Unsatisfactory installation must be resolved by 01.31.2021. AM staff investigating costs for proper installation and replacement with proposal to be presented to BOS 02.17.2021.
4	12/16/20	Erosion Behind Tennis Courts	DE / AM		In Process	AM to investigate
5	1/21/21	Resident Directory Proposal & Feasibility	AM		In Process	Vesta to bring back proposal for BOS review February 2021.
6	12/16/20	Post Lights	AM		In Process	Proposals for repair and replacement are being gathered February 2021.
7	12/16/20	Water Ponding Near Swale N of Magnolia	DE		In Process	DE to investigate and report findings.

SECTION C

Lakeside Plantation CDD



Amenity Center Management Report
2/17/2021 CDD Meeting

1. Amenity Clubhouse Update:

- a. The garage sale was a success and between Facebook –marketplace listing and the Sun newspaper.
- b. The Tennis Memberships keep growing and the red passes are a success, even Residents are sending guest in for passes if the staff does not see them first. Staff is collecting information on fees on nearby tennis programs. So far we have collected over \$5000.00 for tennis memberships.
- c. Coffee bar is open and residents are sitting outside on our balcony and enjoying the coffee. Both the coffee bar and the tennis courts have been provided the proper sanitation.
- d. Staff has made a calendar and newsletter for February, we will continue to make it from here on out. We will also, be sending it out through email blast for Residents.
- e. Danny's Food Truck was here and was a success; we are looking for other food trucks to come in as well. We are working to get different types of food trucks here.
- f. A quote is attached for an electronic Resident Directory.

2. Facility Update:

- a. Project Updates
 - i. Tennis Court Lighting: Ritzman Courts has all lights up and going on courts 3 & 4. Courts 1 & 2 lights not working is due to electrical issues, and will need to be fixed. Staff is working on quotes for the electrical repairs for courts 1 & 2.
 - 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. Spoke with Tim the brother at Stewart Fence and sent him pictures of the punch list to be done. He insured me this would get at the top of their list to get done.
 - iii. Post lights: Quotes for Sergeant Electric to paint and replace some of the post and ASAP Electrical suggested we buy our own light post and we could then install. Rich as ASAP is still working on finding us post to provide a quote.
 - iv. Restroom Partitions: Vendor JJ&A Construction has provided a quote to repair the partitions and to get the all incomplete work and damage completed from the previous vendor. This includes painting and replacing the broken toilet.

This vendor comes highly recommended as works now with Argus management and several of residents in Lakeside Plantation.

- v. Bocce ball courts are still being evaluated to best standards for Bocce set up.
- vi. Fountain –The fountain went down on 1/15/2021 when our Maintenance discovered the in ground vault was flooded with a few feet of water. The staff is getting several quotes for repair of the motors and to replace the motors.
- vii. Hot Tub- the hot tub is down and the staff has to quotes to repair the spa.
- viii. Sidewalk inspections are still pending.

3. **Special Events:** On hold per COVID-19

- A resident has requested at the end of March if they could use the outside clubhouse picnic area for their Golf picnic. He has estimated about 50 people outside and using a food truck for the event.
- Residents want to know when they can rent the clubhouse, even if a small event.