

*Lakeside Plantation
Community Development District*

Agenda

March 17, 2021

AGENDA

Lakeside Plantation

Community Development District

219 East Livingston Street, Orlando, FL 32801

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

March 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, March 17, 2021 at 6:00 p.m. at the Lakeside Plantation Clubhouse, 2800 Plantation Blvd., North Port, Florida.** Following is the advance agenda for the meeting:

- I. Roll Call
- II. Pledge of Allegiance
- III. 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*)
- IV. District Engineer's Report
- V. Unfinished Business
- VI. New Business Items
 - A. Discussion of COVID-19 Procedures
 - B. Consideration of Proposals for Replacement of Spa Heater
 - C. Consideration of Proposal for Electrical Box Replacement
 - D. Consideration of Proposals for Data Services
 - E. Consideration of Proposals for Replacement or Repair of Post Lights
- VII. Business Administration
 - A. Approval of Minutes of February 17, 2021 Meeting
 - B. Approval of Check Register
 - C. Balance Sheet and Income Statement
- VIII. General Audience Comments
- IX. Staff Reports
 - A. District Counsel
 - i. Discussion of Rate Adjustment Notice
 - B. District Manager
 - i. Action Items List
 - C. Amenities Manager – Monthly Report
- X. Other Business
- XI. Supervisors' Requests
- XII. Adjournment

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

The third order of business is 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 discussion of tennis policies. Section B is consideration of proposals for replacement of spa heater. Section C is consideration of proposal for electrical box replacement. Section D is consideration of proposals for data services. Section E is consideration of proposals for replacement of repair of post lights.

The sixth order of business is Business Administration. Section A is the approval of the minutes of the February 17, 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 A is the District Counsel's report. Section 1 is discussion of rate adjustment notice. 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.

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 VI

SECTION B



Alex's Pool Heating & Air Conditioning
P.O. Box 380081
Murdock, FL 33938
(941)629-2539
aamachado@comcast.net
www.629alex.com

Proposal

ADDRESS

Lakeside Plantation CDD
Lakeside Plantation CDD
2200 Plantation Blvd.
North Port, FL 34289

SHIP TO

Lakeside Plantation CDD
Lakeside Plantation CDD
2200 Plantation Blvd.
North Port, FL 34289

PROPOSAL # 2021LAK-QB

DATE 01/28/2021

EXPIRATION DATE 03/01/2021

ACTIVITY	QTY	RATE	AMOUNT
Proposal	1	0.00	0.00

OPTION #1 / \$6,780:

- * Remove existing GeoThermal Spa Heater and install a new Built Right Brand GeoThermal Spa Heat Pump Model BR06-1 (95,000 BTU's).
- * 5- Year Manufacturer Warranty on Parts & Labor.
- * Removal & disposal of old heater and construction trash.
- * Permit Included.

OPTION #2 / \$3,550:

- * Remove existing GeoThermal Spa Heater and install a new Built Right brand non-GeoThermal spa heat pump Model BR115-XW (117,000 BTU's).
- * 5- Year Manufacturer Warranty on Parts & Labor.
- * Removal & disposal of old heater and construction trash.
- * Permit Included.

The above prices, specifications, and conditions are satisfactory and are hereby accepted. Alex's is authorized to do the work as specified. Payment will be made as outlined above. Total price includes any current rebates or promotional discounts at the time of acceptance and cannot be adjusted. A 2% per month late fee will be added to invoices that are 30 days or more past completion. This proposal may change or expire if not accepted within 30 days. All material supplied by Alex's Pool Heating & A/C shall remain the property of Alex's until the contract and additional work orders have been paid. The customer hereby gives permission for Alex's to enter upon the premises and remove the material. All cost incurred as a result of non-payment will be paid by the customer. Any suit arising from this contract may be instituted in any court of competent jurisdiction in Charlotte County.

TOTAL

\$0.00

Accepted By

Accepted Date

Thank you! | 941-629-ALEX (2539) | We appreciate your business! | 941-629-ALEX (2539) | We appreciate your business!

Symbiont Service Corp.

Go Green • Go GeoThermal

4372 North Access Road, Englewood, Florida 34224
941.474.9306 • 800.881.4328 • Fax 941.473.9308
GeoThermalFlorida.com • info@SymbiontService.com

Pool Heating • Air Conditioning

"One Company, One Call, Complete Comfort!"



POOL/SPA HEATING/COOLING PROPOSAL

Lic #: CAC035549 • EC0002946
CBC1258380 • CPC1456477

Proposal Submitted To:

Lakeside Plantation CDD
219 E. Livingston Street
Orlando, Florida 32801

Job Name:

Date: **March 4, 2021**

Lakeside Plantation
2800 Plantation Boulevard
North Port, Florida 34289

We hereby submit specifications and estimates for:

Replace Spa Heater with new PH-090-TT Symbiont Spa Heater:

1 Symbiont Model PH-090-TT GeoThermal Spa Heater
TT = titanium condenser and evaporator heat exchangers

Source Water: Pool Water

Upgrade source piping to spa

Includes (3) three years planned maintenance on new spa heater at no charge (\$495.00 value)

Electric: Wire from existing panel, if adequate

Complete* installation

\$ 8,325.00

* Local permits additional as required.

Manufacturer's Limited Warranty:

One year Symbiont Service Corp. all parts and labor on the installation.

Five year manufacturer's labor on the new Symbiont unit.

Seven year manufacturer's all parts only on the new Symbiont unit.

Lifetime parts on titanium tube portion of the condenser heat exchangers in new unit.

Not responsible for any damage to private or public unmarked underground lines, or repairs of landscape, painted or finished surfaces. All work done to code. All current discounts and promotions have been applied.

The labor, material and equipment required for this job will be furnished by Symbiont Service Corporation ("Symbiont") for a total of:
Eight thousand three hundred twenty-five dollars and no/100 ----- \$8,325.00
Balance Upon Completion

Any alteration or deviation from the above scope of work involving extra costs will become an extra charge in addition to the quoted price based on time and materials pricing. Our workers are fully covered by Workmen's Compensation Insurance. This contract consists of this proposal as well as the terms and conditions, all documents and exhibits referenced therein and the Limited Workmanship Warranty, all of which are hereby incorporated by reference. This proposal will be subject to withdrawal if not accepted within 30 days. Please make checks payable to "Symbiont Service Corporation".

I HAVE READ AND UNDERSTAND THIS PROPOSAL, THE TERMS AND CONDITIONS AND ALL DOCUMENTS AND EXHIBITS REFERENCED THEREIN AND AGREE TO BE BOUND BY THEIR TERMS.

ACCEPTANCE OF PROPOSAL: The above prices, specifications and conditions are satisfactory and are hereby accepted. Symbiont is authorized to do the work as specified. By signing below, Customer acknowledges that Customer is the owner of the property where work is to be performed.

Customer: _____
(print name)

Signature: _____

Date: _____

Respectfully submitted,
SYMBIONT SERVICE CORPORATION

By: Patrick Morde

TERMS AND CONDITIONS

1. This proposal is subject to change without notice and is automatically withdrawn on the 30th day following its date of issue if not accepted in writing and a copy of this proposal returned to **Symbiont Service Corporation** ("Contractor"). If Customer cancels the Agreement prior to the start of work, Customer shall be liable for 10% of the total Agreement price as liquidated damages, because Contractor is unable to accurately measure its damages for the cancellation of the Agreement. Customer and Contractor agree that this amount is not a penalty. Contractor reserves the right to withdraw this proposal at any time prior to its acceptance or cancel this Agreement prior to the start of the work to be performed in the event the cost to complete the work varies from the initial standard pricing due to a typographical or mathematical error. As used in this Agreement, (a) the word "or" is not exclusive, (b) the word "including" is always without limitation, (c) "days" means calendar days and (c) singular words include plural and vice versa. Customer shall allow Contractor to post its sign and advertise at the project location during construction.
2. Customer agrees to provide Contractor with adequate access to electricity and other utilities as needed, the work site, and the work area adjacent to the structure. Contractor is not liable and Customer is solely liable for work installed by any person other than Contractor, unless otherwise specified by Contractor in this Agreement.
3. Contractor will not perform service, warranty and/or punch list work if Customer fails to timely pay Contractor, and Contractor may cease all work or terminate the Agreement if Customer fails to timely pay Contractor. Contractor customarily requires a deposit of 30% upon acceptance of the proposal. Customer agrees to pay interest of 1 1/2 % per month (ANNUAL PERCENTAGE RATE OF 18%), unless otherwise required by law, on the balance of any unpaid amounts. Payments received shall be applied first to interest on all outstanding invoices and then to the principal amount of the oldest outstanding invoices.
4. Should concealed or unknown conditions be at variance with conditions indicated in the description of the work to be performed from those ordinarily encountered and generally recognized as inherent in work of the character provided for in this Agreement, the Agreement price shall be equitably adjusted upon notice thereof from the Contractor to the Customer. Contractor will submit written documentation of the increased charges to the Customer.
5. In the event that Federal, state, county, or municipal codes, regulations or permitting authorities require work not expressly set forth in this Agreement or differ materially from that generally recognized as inherent in work provided for in this Agreement, Customer shall pay for all extra costs incurred by Contractor in addition to the contract price.
6. Contractor is not responsible for any damage to private or public unmarked underground lines, or repairs of landscape, painted or finished surfaces.
7. For and in consideration of \$10 given by Contractor to Customer and already reflected in the Agreement price, the Customer shall defend, indemnify, and hold the Contractor, its officers, directors, agents, and employees (individually "indemnitee," collectively, the "indemnitees") harmless from and against any and all claims, demands, losses, damages, liabilities, expenses, or costs, including reasonable attorney's fees, costs and expenses of investigation, penalties, interest and amounts paid in settlement (collectively "Losses") incurred or to be incurred by Contractor, arising out of, relating to, or resulting from (1) personal injury, (2) wrongful death, or (3) property damages; including claims for those damages caused partly or wholly as a result of the negligence or wrongful acts of any of the indemnitees if the damages claimed relate to or arise out of, or are connected with the Agreement or the actions necessary to perform same. The Customer's duty under this provision is limited to a total of ONE MILLION AND NO/100 (\$1,000,000) DOLLARS for all damages, including costs and attorney's fees per occurrence for any single claim or suit. The parties also agree that this provision satisfies the requirements of Florida Statute §725.06 so that the indemnification provisions are valid and binding upon Customer.
8. This Agreement shall be governed by the laws of the State of Florida. Venue of any dispute arising out of this Agreement shall be in the county where the work is being performed unless the parties hereto mutually agree otherwise. Should Contractor employ an attorney to institute litigation or arbitration to enforce any of the provisions hereof, to protect its interest in any matter arising out of or related to this Agreement, the Prevailing Party shall be entitled to recover all of its attorney's fees, costs and expenses incurred therein, including attorney's fees, costs, and expenses incurred at mediation, administrative, appellate or bankruptcy proceedings.
9. **WAIVER OF JURY TRIAL. THE PARTIES KNOWINGLY, VOLUNTARILY, IRREVOCABLY AND INTENTIONALLY WAIVE THE RIGHT TO A TRIAL BY JURY IN RESPECT TO ANY LITIGATION ARISING OUT OF OR PERTAINING TO THE AGREEMENT, OR ANY COURSE OF CONDUCT, COURSE OF DEALINGS, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF ANY PERSON OR PARTY RELATED TO THIS AGREEMENT; THIS IRREVOCABLE WAIVER OF THE RIGHT TO A JURY TRIAL BEING A MATERIAL INDUCEMENT FOR THE PARTIES TO ENTER INTO THIS AGREEMENT.**
10. Unless otherwise provided: **THERE ARE NO EXPRESS OR IMPLIED WARRANTIES WHATSOEVER INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.** All warranties provided by Contractor shall be deemed null and void if Customer fails to adhere to the payment terms. All warranties are non-transferable, unless otherwise agreed to by Customer and Contractor in writing. Any express warranty provided, if any, by Contractor is the sole and exclusive remedy for alleged construction defects, in lieu of all other remedies, implied or statutory.
11. **Contractor makes no warranty of the cost-savings or efficiency of any of its systems. Customer understands that any cost-savings or efficiency effect of geothermal pool heating and air conditioning is dependent on multiple factors that are not within Contractor's control.**
12. In no event, whether based on contract, warranty (express or implied), tort, federal or state statute or otherwise arising from or relating to the work and services performed under the Agreement, shall Contractor be liable for special, consequential, or indirect damages, including loss of use, loss of profits, or actions by third parties.
13. Unless otherwise specified, there is no specific completion date. However, Contractor will perform the work hereunder within a reasonable time and in a workmanlike manner. Contractor shall not be liable for any damages, and Customer waives all damages associated with delays in the completion of the work due to permitting or inspection issues, delays in obtaining materials or the transportation of materials, or delays caused by Customer or any person other than Contractor. Payment to Contractor is an absolute and independent obligation, and Customer shall not withhold any part of the Agreement amount for which payment is due under the Agreement as retainage or on account of alleged charge backs or set offs unless previously authorized by Contractor in writing. The total Agreement price, including the charges for changes/extras, shall be payable to Contractor in accordance with the agreed upon terms.
14. Contractor shall not be liable for any damage, whether actual or consequential, or claim arising out of or relating to Acts of God, accidents, civil disturbances, fires, weather conditions, strikes, war or other causes beyond Contractor's reasonable control. It is understood that the Customer maintains all necessary insurances for the property.
15. It is Customer's duty to notify Contractor in writing within 7 days of the occurrence of any claim, defect, default or deficiency arising out of work, services or materials provided by Contractor under this Agreement ("Occurrence"). Failure of the Customer to provide written notice of the Occurrence shall result in the Customer waiving all claims that may be brought against Contractor arising out of or relating to the Occurrence, including claims arising in law, equity, contract, warranty (express or implied), tort or federal or state statutory claims. Upon notification, Customer shall provide Contractor with a reasonable time of not less than 10 business days to cure or correct the Occurrence before terminating the Agreement, hiring a replacement contractor or taking any adverse or legal action against Contractor. Under this agreement, notice is proper if served on an officer of Symbiont and an officer of Customer or Customer individually.
16. The actual start-up and balance of the equipment will be completed upon satisfactorily passing all permitting inspections and completion of electrical supply provided by the power company. **Your final payment is due the day of equipment start-up.** Any additional charges for permits may be billed to you separately.
17. Within a week of completion and start-up a Symbiont Service representative will perform a walk through inspection with your Management and/or Maintenance staff to verify that your new System is in working order, and to answer any questions or concerns that you may have. If needed, we will also create a punch list of items needing correction which will be signed by the parties and will include an estimated completion date for each item. The existence of a punch list does not and shall not constitute a basis for delaying any payment including final payment if all other conditions for final payment have been satisfied. Customer acknowledges that the punch list is to include only those items that are required pursuant to the contract, but which have yet to be completed at the time of the walk through inspection. Only one punch list shall be prepared for the Project. Extra or additional work that is outside the terms of the written contract will not be considered punch list items.
18. Each provision of the Agreement shall be construed as if both parties mutually drafted this Agreement. If a provision of this Agreement (or the application of it) is held by a court or arbitrator to be invalid or unenforceable, that provision will be deemed separable from the remaining provisions of the Agreement, will be reformed/enforced to the extent that it is valid and enforceable, and will not affect the validity or interpretation of the other provisions or the application of that provision to a person or circumstance to which it is valid and enforceable. This Agreement records the entire agreement of the parties and supersedes any previous or contemporaneous agreement, understanding, or representation, oral or written, by the parties. All documents/exhibits referred to in this Agreement are an integral part of the Agreement and are incorporated by reference. This Agreement incorporates the documents entitled "Limited Workmanship Warranty" and "Statutory Warnings." Customer acknowledges that it has read/agreed to all incorporated documents and exhibits.

Customer Initials: _____

Contractor Initials: P.M.

Symbiont Service Corp.

Go Green • Go GeoThermal

"One Company, One Call, Complete Comfort!"

Description of Operation & Specifications

MODEL PH-090-TT



Description of Operation

The SYMBIONT™ Geo-Thermal Pool Heater is a high quality, high performance, dedicated water-to-water package heat pump.

The SYMBIONT™ is designed to provide high performance operation on private and public pools and spas. Like gas, the SYMBIONT™ is totally unaffected by outdoor weather conditions.

The SYMBIONT™, while competitively priced with either solar heating systems or air source heat pumps, costs substantially less to operate than any air source available. When cost of operation and dependability are considered, the SYMBIONT™ has no equal.

When the pool pump is running, and on demand of the thermostat, the SYMBIONT™ pool heater and source water pump are energized to heat the pool.

Like any heat pump, the SYMBIONT™ uses a refrigerant vapor compression cycle to extract free heat from one place (the heat source, either a well, a lake, or canal) and deliver it to another (the pool or spa). All you pay for is the electricity used by the compressor and pumps.

Features

- Modular Design with Easy Piping and Wiring Access
- Painted Aluminum Cabinets with Raised-Base Aluminum Chassis
- Insulated for Quiet Operation
- High Efficiency Scroll Compressor with Inherent Motor-Protector
- Titanium Tube-Fiberglass Shell Condenser and Evaporator Heat Exchangers
- Refrigerant Liquid Receiver and Filter/Dryer
- Refrigerant Sight-Glass with Moisture Indicator
- Thermostatic Expansion Valve
- High and Low Pressure Switches
- Time Delay Compressor Protectors
- Electronic Digital Pool/Spa Thermostat
- Factory Installed Reverse-Cycle Summer Pool Cooling
- ARL or ETL Listed/Approved

Specifications*

Source EWT (Entering Water Temp)	65F	75F
BTUH Rating	88,976	99,364
COP	5.26	5.82
Source/Pool Water GPM	30/30	
Source Water Connections FPT	2"	
Compressor	6 HP	
Volts/Hertz/Phase	208-230/60/1	
RLA	32.1	
LRA	148	
Minimum Circuit Ampacity	40.1	
Maximum Breaker	60	
Weight	290 lbs.	
Length/Width/Height	36" x 32" x 31"	





SYMBIONT WARRANTY

This Limited Warranty applies to the following models (all versions and voltages) purchased through an authorized dealer and installed inside the contiguous United States after January 01, 2011. This warranty shall begin upon the date of purchase as verified by the owner/operator's proof of purchase documents. In lieu of owner documents, the warranty initiation date shall be sixty (60) days from the date of manufacture (as verified by factory production records). AquaCal AutoPilot, Inc. (hereafter referred to as: "Manufacturer") warrants the following models (hereafter referred to as: "product"), to the original owner and installation site, to be free of material or workmanship defects for a limited term.

		50, 90, 215	
Residential and Commercial	Florida	Parts	7 Years
		Compressor	7 Years
		Labor	5 Years
	Other	Parts	2 Years
		Compressor	5 Years
		Labor	2 Years

- The Manufacturer's patented ThermoLink[®] Titanium Heat Exchanger carries a lifetime warranty on the titanium tubing part only.
- Replacement parts are additionally warranted for a period of ninety (90) days parts and labor or the end of the original warranty term, whichever is greater.

- 1) This warranty includes parts and on-site labor charges to remove, repair or replace defective components, or failure due to workmanship.
- 2) This warranty does not include transportation charges for equipment or component parts to, or from, the Manufacturer. The owner/operator shall be responsible for any travel charges imposed by the warranty center or servicing agent.
- 3) At its sole discretion, the Manufacturer reserves the right to replace defective parts with new or refurbished replacement parts.
- 4) At the option of the Manufacturer, the Owner may be required to return the product to the factory, freight prepaid, to provide warranty service. This may become necessary if the product was installed in an area not supported by a Factory Authorized Service Center.
- 5) Claims for warranty reimbursement must have prior authorization by the Manufacturer and be performed by a Factory Authorized Service Center.
- 6) The use of parts other than genuine Manufacturer parts will void this limited warranty.
- 7) Purchasing original and / or replacement equipment through an un-authorized dealer will void this limited warranty.
- 8) This warranty is applicable only if the product has been installed, operated, and maintained expressly and completely in accordance with the product's Owner/Installation manual. These documents are available online at the Manufacturer's website indicated on the bottom of this document.
- 9) This warranty is void if the product is repaired, replaced, or altered in any way by any persons or agencies other than a Factory Authorized Service Center, and is in lieu of all other warranties, expressed or implied, written or oral.
- 10) Failure of Customer to properly monitor and maintain the pool water's balance can create a situation, which could negatively affect the performance of the product and thus void this limited warranty. Pool water must be tested regularly and maintained properly in order to ensure its chemical balance. Excessive chlorination is known to cause corrosion in pool metals. Deterioration, discoloration or brittleness of pool surfaces, including but not limited to plaster and vinyl liners, can be caused separately by, or in combination with, age, the environment, an imbalance in pool water chemistry, improper installation, sunlight and other factors. Customer hereby releases Manufacturer from all claims for damages to any pool plaster, vinyl liner or metals in Customer's pool by reason of the use and/or operation of the product.
- 11) The liability of the Manufacturer shall not exceed the repair or replacement of defective parts under the referenced limited warranty term and shall not include applicable consumables. (Consumables can include but are not limited to refrigerant, glue, and brazing/welding gases & material)
- 12) This warranty does not include damage due to freezing conditions, negligence or abuse, installations in corrosive environments or atmospheres, nor acts of God.
- 13) There are no implied warranties of merchantability or fitness for a particular purpose that apply to this product. Under no circumstances shall the Manufacturer be liable for any loss, damage, or injury, whether direct, consequential or incidental, arising out of the use or inability to use this product.
- 14) In addition, each pool/spa has its own individual requirements. This limited warranty does not warrant that this product will supply 100% of those requirements. This includes purifying requirements for chlorinator products and heating requirements for heat pump products.
- 15) No dealer, distributor, or other similar person has any authority to make or extend any warranties or representations concerning Manufacturer's products beyond the express terms contained herein. Manufacturer assumes no responsibility for any warranties beyond the expressed terms contained in this limited warranty. Customer releases and holds Manufacturer harmless from any claims stemming from any unauthorized representations.
- 16) This limited warranty is for product installed and used in swimming pools and spas only. Installation and use in any other application voids this warranty unless specifically authorized by the Manufacturer.
- 17) The foregoing limited warranty gives the Customer specific legal rights that may vary from state to state, and accordingly, some of the listed conditions and exclusions may not apply to Customers living in certain states. Any dispute between Customer and Manufacturer will be settled by binding arbitration, conducted in Pinellas County, Florida, under the rules of the American Arbitration Association, and an award of attorney's fees and costs will go to the prevailing party.

Built Right Pool Heaters

XW-SERIES

Pool & Spa Heat Pump

FEATURES:

- ✓ **Impressively Quiet**
825rpm Fan Motor with Swept Wing Fan Blade, Operates Quietly & Efficiently, Acoustic Compressor Blanket, Suppresses Compressor Noise, No Metallic Rattling.
- ✓ **Intelligent Digital Control**
Digital Control with Integrated Pool/Spa Thermostat & Lock Out Feature, User friendly, easy to read LED display, Compatible with all Pool/Spa automation systems
- ✓ **Durable Polymer Cabinet**
Corrosion Proof, UV & Impact Resistant
- ✓ **Tested & Proven**
AHRI Certified for performance & efficiency,
ETL Listed to UL Standard 1995
- ✓ **Impressive Warranty**
5 Year Parts & Labor Warranty
No Prorations!



	BR115 XW	BR135 XW
Performance Standards h20 temp/ambient air/ relative humidity	BTUs / COP	BTUs / COP
80/80/80	117,000 / 6.5	135,000 / 6.0
80/80/63	109,000 / 6.1	125,000 / 5.6
80/50/63	70,000 / 4.1	82,000 / 4.0
<i>All Data Rated in Accordance with AHRI Standard 1160</i>		
Warranty		
Parts	5 Years	5 Years
Labor	5 Years	5 Years
Specifications		
Breaker Size Min / Max	40/50 amp	40/50 amp
Water Flow Min / Max	20 gpm/ 70 gpm	30 gpm/ 70 gpm
Water Connection In / Out	2" Unions	2" Unions
Heat Exchanger	Titanium	Titanium
Compressor	Scroll	Scroll
Refrigerant	R410A	R410A
Cabinet	Polymer	Polymer
Dimensions		
Length	32"	32"
Width	32"	32"
Height	42"	45"
Weight (Approx.)	240 lbs.	250 lbs.



- Intelligent Digital Control**
- Easy Temperature Setting
 - Remote System Compatible
 - Integrated Pool & Spa Thermostats



- Scroll Compressor**
- Utilizes R410-A Refrigerant
 - Durable & Reliable
 - Energy Efficient



- Titanium Heat Exchanger**
- Corrosion & Erosion Proof
 - Twisted Titanium Tube Construction
 - Superior Heat Transfer



- Impressively Quiet & Efficient**
- Swept Wing Fan Blade for Quieter Operation
 - Polymer Cabinet, No Metallic Rattling

SECTION C

Innotech Construction Services, LLC
1077 Innovation Ave Unit 112
North Port, FL 34289 US
(941) 204-0159
Innotechconstructiongroup@gmail.com

Estimate

ADDRESS

Tamara Lorf
Lakeside Plantation
2800 Plantation Blvd
North Port, FL 33948

ESTIMATE # 1009

DATE 02/15/2021

EXPIRATION DATE 03/15/2021

PAYMENT TERMS

COD

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Sales	HVAC Repair - Fuse Disconnect Box Replacement	1	1,200.00	1,200.00
	Inclusions	Price includes demolition, clean-up, removal, and disposal, as well as all associated parts, labor, and installation unless otherwise noted.	1	0.00	0.00
	HVAC Repair and/or Replacement	Power down and disconnect the wiring to the 150 AMP Fuse Disconnect Box; remove and dispose. Replace with a new comparably featured 150 AMP weatherproof Fuse Disconnect Box; 200 AMP upgrade available.	1	0.00	0.00
	Sales	200 AMP Fuse Disconnect Box upgrade	0	200.00	0.00

TOTAL

\$1,200.00

Accepted By

Accepted Date

SERGEANT'S



ELECTRIC

CUSTOMER INVOICE

20053

LIC # EC130804

1075 Innovation Ave., Unit 11

North Port, FL 34288

941.373.5651

SgtElect.com

HOME OWNER INFORMATION

Date 2/15/21 Technician Alex
 Name Lakeside Plantation Phone 941/423-5500 Email _____
 Address 2200 Plantation Blvd City North Port State FL Zip 34289

DEVICES

		WAS THE WORK DONE?	
		YES	NO
LEVEL 1 DEVICE = 110v outlet, sp switch, tv plate, telephone plate, 4-way splitter, cs device, in use cover	\$49.00 x Qty _____ = \$ _____	☐	☐
LEVEL 2 DEVICE = 110v in wall timer, 3 or 4 way switch, gfci outlet, stack switch, 600 watt dimmer 30amp 240v switch, 110v smoke detector, cs fan remote kit, cs t-stat, usb combo outlet, range/dryer outlet, photo eye	\$99.00 x Qty _____ = \$ _____	☐	☐
LEVEL 3 DEVICE = 1000 watt dimmer, Fan remote kit, 600w lv dimmer, 110v carbon smoke detector/specialty smoke detector photo eye Diff 2	\$158.00 x Qty _____ = \$ _____	☐	☐
LEVEL 4 DEVICE = 60amp disconnect, 240v mechanical timer, 240v pressure switch, 240v contactor	\$210.00 x Qty _____ = \$ _____	☐	☐

ASSESSMENTS

PANEL INSPECTION	\$99.00 x Qty _____ = \$ _____	☐	☐
HOME INSPECTION (up to 2800 sq ft)	\$210.00 x Qty _____ = \$ _____	☐	☐
SINGLE CIRCUIT ANALYSIS	\$210.00 x Qty _____ = \$ _____	☐	☐
MULTIPLE CIRCUIT ANALYSIS	\$319.00 x Qty _____ = \$ _____	☐	☐
WHOLE HOUSE SURGE PROTECTOR	\$423.00 x Qty _____ = \$ _____	☐	☐

WIRING/BOXES

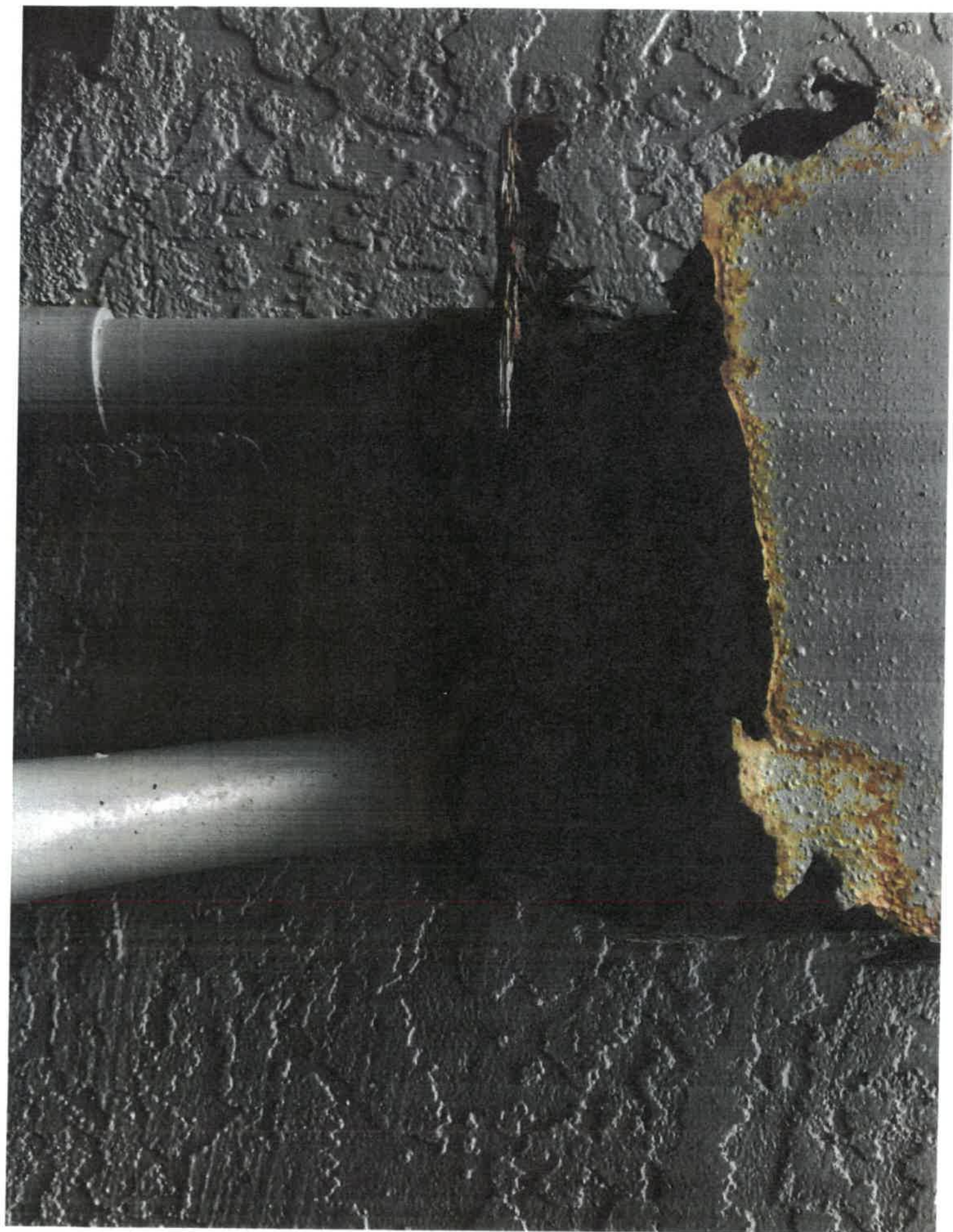
LEVEL 1 WIRING/BOX = small junction box, pancake box, direct burial splice kit, underground lv cct per 5', u.c. wiring per section	\$99.00 x Qty _____ = \$ _____	☐	☐
LEVEL 2 WIRING/BOX = Fan Brace Box, Medium junction box, 15-20amp underground cct per 5'	\$158.00 x Qty _____ = \$ _____	☐	☐
LEVEL 3 WIRING/BOX = Large junction box, 30-100amp underground cct per 5', speaker, tv, or phone wiring, 110v indoor outlet B2B	\$210.00 x Qty _____ = \$ _____	☐	☐
LEVEL 4 WIRING/BOX = 110v w.p., Gfci outlet B2B, wiring for a light/outlet	\$269.00 x Qty _____ = \$ _____	☐	☐
LEVEL 5 WIRING/BOX = wiring for a light/outlet-diff 2, 15-30amp cct within 15'	\$319.00 x Qty _____ = \$ _____	☐	☐
LEVEL 6 WIRING/BOX = 15-30 amp dedicated cct	\$497.00 x Qty _____ = \$ _____	☐	☐
LEVEL 7 WIRING/BOX = 15-30 amp dedicated cct-diff 2, 40-50 amp 240v dedicated cct	\$679.00 x Qty _____ = \$ _____	☐	☐
LEVEL 8 WIRING/BOX = 50-60 amp cct with disconnect	\$989.00 x Qty _____ = \$ _____	☐	☐

ADDITIONAL INSTALLATIONS

<u>Replace 200A 3 phase disconnect outdoor</u>	x Qty <u>1</u> = \$ <u>1,897</u>	☒	☐
_____	\$ x Qty _____ = \$ _____	☐	☐
_____	\$ x Qty _____ = \$ _____	☐	☐
_____	\$ x Qty _____ = \$ _____	☐	☐
_____	\$ x Qty _____ = \$ _____	☐	☐

FUSE PANEL YES ☐ NO ☐ PANEL MFG _____

AGE _____



SECTION D

*This item will be provided under
separate cover*

SECTION E

SERGEANT'S



ELECTRIC

CUSTOMER INVOICE

18364

LIC # EC13000043
1075 Innovation Ave., Unit 111
North Port, FL 34289
941.373.5658
SgtElect.com

HOME OWNER INFORMATION

Name Lakeside Plantation
Address 2200 Plantation Blvd

Date 10/21/20 Technician Alex & Marc
Phone 941-423-5500 Email _____
City North Port State FL Zip 34289

DEVICES

		WAS THE WORK DONE?	
		YES	NO
LEVEL 1 DEVICE = 110v outlet, cp switch, tv plate, telephone plate, 4-way splitter, ce device, in use cover	\$42.50 x Qty _____ = \$ _____	☐	☐
LEVEL 2 DEVICE = 110v in wall timer, 3 or 4 way switch, gfi outlet, stack switch, 600 watt dimmer, 30amp 240v switch, 110v smoke detector, ce fan remote kit, ce 1-stat, usb combo outlet, tangit/dryer outlet, photo eye	\$93.00 x Qty _____ = \$ _____	☐	☐
LEVEL 3 DEVICE = 1000 watt dimmer, Fan remote kit, 600w tv dimmer, 110v carbon smoke detector/specialty smoke detector photo eye Diff 2	\$155.00 x Qty _____ = \$ _____	☐	☐
LEVEL 4 DEVICE = 50amp disconnect, 240v mechanical timer, 240v pressure switch, 240v contactor	\$210.00 x Qty _____ = \$ _____	☐	☐

ASSESSMENTS

PANEL INSPECTION	\$80.00 x Qty _____ = \$ _____	☐	☐
HOME INSPECTION (up to 2000 sq ft)	\$210.00 x Qty _____ = \$ _____	☐	☐
SINGLE CIRCUIT ANALYSIS	\$210.00 x Qty _____ = \$ _____	☐	☐
MULTIPLE CIRCUIT ANALYSIS	\$310.00 x Qty _____ = \$ _____	☐	☐
WHOLE HOUSE BURGE PROTECTOR	\$425.00 x Qty _____ = \$ _____	☐	☐

WIRING/BOXES

LEVEL 1 WIRING/BOX = small junction box, pancake box, direct burial splice kit, underground lv cct per ft, u.c. wiring per section	\$80.00 x Qty _____ = \$ _____	☐	☐
LEVEL 2 WIRING/BOX = Pan Sinos Box, Medium junction box, 15-20amp underground cct per ft	\$100.00 x Qty _____ = \$ _____	☐	☐
LEVEL 3 WIRING/BOX = Large junction box, 30-100amp underground cct per ft, speaker, tv, or phone wiring, 110v indoor outlet 62B	\$210.00 x Qty _____ = \$ _____	☐	☐
LEVEL 4 WIRING/BOX = 110v w.s. Gfi outlet R2B, wiring for a lightrouter	\$200.00 x Qty _____ = \$ _____	☐	☐
LEVEL 5 WIRING/BOX = wiring for a lightrouter-Diff 2, 15-30amp cct within 15'	\$210.00 x Qty _____ = \$ _____	☐	☐
LEVEL 6 WIRING/BOX = 15-30 amp dedicated cct	\$497.00 x Qty _____ = \$ _____	☐	☐
LEVEL 7 WIRING/BOX = 15-30 amp dedicated cct-Diff 2, 40-60 amp 240v dedicated cct	\$570.00 x Qty _____ = \$ _____	☐	☐
LEVEL 8 WIRING/BOX = 30-60 amp cct with disconnect	\$800.00 x Qty _____ = \$ _____	☐	☐

ADDITIONAL INSTALLATIONS

<u>see Notes</u>	\$ _____ x Qty _____ = \$ _____	☐	☐
_____	\$ _____ x Qty _____ = \$ _____	☐	☐
_____	\$ _____ x Qty _____ = \$ _____	☐	☐
_____	\$ _____ x Qty _____ = \$ _____	☐	☐
_____	\$ _____ x Qty _____ = \$ _____	☐	☐

FUSE PANEL YES ☐ NO ☐ PANEL MFG _____

AGE _____

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

TOTAL INVESTMENT \$ _____

TOTAL FROM "NOTES" FORM \$ _____
TOTAL \$ _____DEPOSIT \$ _____
PAID TODAY \$ _____
BALANCE \$ _____

NOTES Estimate to install 10
post lights.

I hereby authorize you to proceed with the above work at the quoted price of \$ _____

Authorization _____

All work has been performed to my satisfaction _____

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



ELECTRIC

LIC # EC13008043
1075 Innovation Ave., Unit 111
North Port, FL 34289
941.373.5658
SgtElect.com

HOME OWNER INFORMATION

Name Lakeside Plantation
Address 2200 Plantation Blvd

Date 10/21/20 Technician Alex & Marc
Phone 941-423-5500 Email _____
City North Port State FL Zip 34289

ADDITIONAL WORK

INV# _____

TOTAL

NOTES

- Remove 10 existing post lights near pool area
- Supply & install 10 new post lights
- Post lights will be sandblasted & powder coated black
- Post lights are direct burial rated
- Post heads will be very close to match existing
- lights will be LED
- Re-use existing wiring
- 3 year parts & Labor warranty

Total Investment

7,329.00

Innotech Construction Services, LLC
1077 Innovation Ave Unit 112
North Port, FL 34289 US
(941) 204-0159
Innotechconstructiongroup@gmail.com

Estimate

ADDRESS

Tamara Lorf
Lakeside Plantation
2800 Plantation Blvd
North Port, FL 33948

ESTIMATE # 1038

DATE 03/02/2021

EXPIRATION DATE 04/02/2021

PAYMENT TERMS

COD

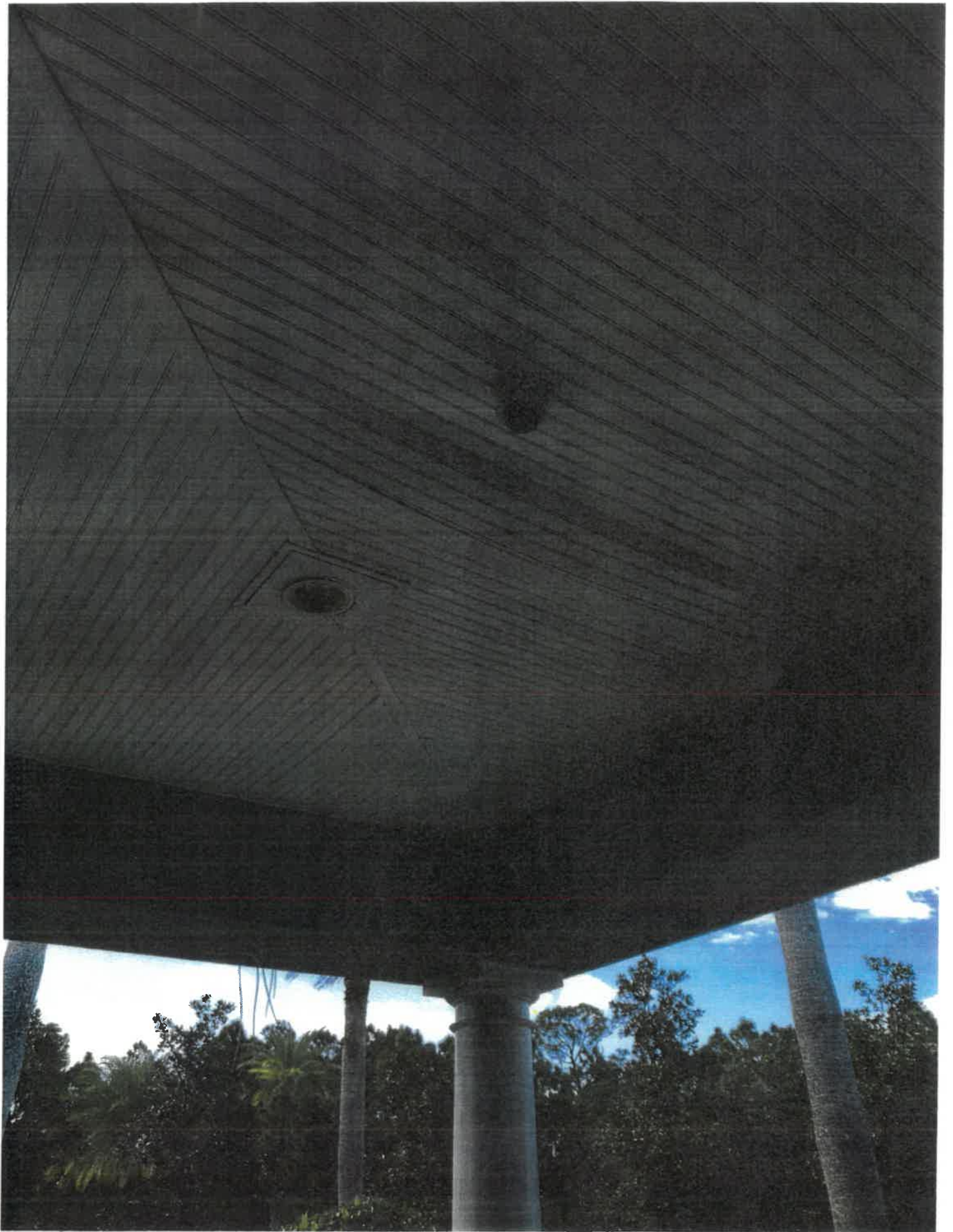
DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Sales	Lamp Post Upgrade, Repair, and Maintenance	1	1,375.00	1,375.00
	Lighting Repair & Maintenance	Inspect and test 13 backyard Lamp Posts, identifying any fixtures that will require the lens or light fixture to be replaced.	1	0.00	0.00
	Lighting Repair & Maintenance	Replace bulbs in 13 backyard Lamp Posts; upgrade from incandescent bulbs to LED bulbs.	1	0.00	0.00
	Lighting Repair & Maintenance	Replace the lens cover and/or the light fixture housing as needed; based on visual inspection and functionality report of each post.	1	0.00	0.00
	Lighting Repair & Maintenance	Repaint, adjust, and straighten, each Lamp Post. Reinforce poles with an inner tube of PVC piping where extra stability is necessary and secure all posts with an underground cement base.	1	0.00	0.00
	Lighting Repair & Maintenance	Replace 2 burned out Candelabra bulbs at the Clubhouse; side mounted on backside of building.	1	0.00	0.00
	Lighting Repair & Maintenance	Replace 2 burned out bulbs located on the boulevard.	1	0.00	0.00
	Inclusions	Price includes demolition, clean-up, removal, and disposal, as well as all associated parts, labor, and installation unless otherwise noted.	1	0.00	0.00

TOTAL

\$1,375.00

Accepted By

Accepted Date



SECTION VII

SECTION A

MINUTES OF MEETING
LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Lakeside Plantation Community Development District was held on Wednesday, February 17, 2021 at 5:00 p.m. at the Lakeside Plantation Clubhouse, 2800 Plantation Boulevard, North Port, Florida.

Present and constituting a quorum were:

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

Also present were:

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

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 5:00 p.m. and called the roll. All Supervisors were present. The pledge of allegiance was recited.

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: This is an opportunity for any members of the public to make a statement to the Board of Supervisors. If you have any items that you want to address with the Board, now is the appropriate time. Please state your name and address for the record and limit your comments to three minutes. Are there any members of the public that would like to make a comment? Is

there anyone on the conference line calling in as a member of the public who would like to make a comment? Hearing none,

THIRD ORDER OF BUSINESS

District Engineer's Report

Ms. Adams: I believe Brent is on the telephone.

Mr. Burford: I just have a couple of items. First, there was a contract with Cross Creek Environmental for lake bank repairs. Last week, they put us on the schedule for the Phase 2 repairs. I spoke to Tricia to make sure we still had everything in order. It includes contractor time for Phases 1 and 2. So, everything should be in line. While they are out there, I have a couple of areas in Phase 1 that I'm going to have him look at as well. The other item I had is I spoke to the Amenity Manager regarding the tennis court lighting and drainage. It seems like she has everything under control. She is obtaining some proposals for the drainage. I'll be glad to review anything. As far as the tennis court lighting, I am happy to do everything I can to provide assistance. That's all I have at this time.

Ms. Adams: Brent, do you want to give the Board an update on the status of the investigation on that drainage swale north of Magnolia?

Mr. Burford: Yes. The attorney called me today to go over some of the HOA and CDD documentation of Magnolia Circle. It appears that the CDD is responsible to maintain all of the drainage within that area. There are three large Oak trees on the back lot and the root system is encroaching into the drainage swale. We are going to see if they can trim the roots on that side of the tree, leaving the positive drainage we need at the bottom of the swale. I am going to contact Cross Creek Environmental. We are also looking at hiring a tree service that the District used in the past that may be interested.

Ms. Adams: Are there any questions for Brent?

Mr. Szewczyk: Not necessarily a question, but I guess we could reach out to Blooming's.

Mr. Sabol: I don't know if this pertains to Brent or not, but we have someone in the audience who had a problem with brush growing into the backyard. I don't know if that pertains to us, but that's coming out of the refuge area or in the Villas. That's their problem.

Ms. Adams: If you are asking about the resident who made a public comment last month, the Amenity Manager, Tamara, did follow up on that issue and then subsequently conferred with Supervisor Chichelli. There is some vegetation that is rooted on District property. The

homeowner now understands that if there is any vegetation that's encroaching onto his property, he has the ability to go from his property line straight up to trim. This is a natural area that is not designated for a lot of landscaping and a lot of pruning and maintenance activities. It is a natural buffer area.

Mr. Sabol: Brent, could you reach out to Stewart Tennis? I don't know if you received any response or not.

Ms. Lorf: I spoke with Stewart Tennis. I actually have a different contact now because I think they are having issues with Matt. Tim, sent something in and I have been texting him back and forth to let him know that the job has not been completed yet. He promised to complete it soon. So, I had, not just verbal talks with him, but have been emailing and texting, so I have something documented every time I speak with them.

Mr. Sabol: That's all I had.

Mr. Burford: One thing that I wanted to say in regard to that, is the gate is on the pool side of the tennis court area and I'm surprised that the gate is still standing. There is a possibility that gate can come loose, fall and hit someone. I thought about making an adjustment, but I didn't want to do anything that would affect the warranty, which is understandable. Those hinges shifted about a half inch the last time I looked at them to a 1-inch hinge. So, you have a safety concern there. I think it may be something that the CDD needs to handle. It is easy to fix.

Ms. Lorf: Brent, I took pictures and recognized that it certainly scratched the cement. Until Stewart Tennis gets out here, Dennis and John our maintenance guy fixed those hinges because we were concerned about it. I let Stewart Tennis know that this is an immediate need and I don't want this falling on somebody and hurting them, because we will be liable for it. So, I have been putting pressure on this. At this time, until we get out there, that part has been fixed. They still need to come out and take care of it again to make sure it is done right.

Mr. Sabol: Okay. Where are we with the tennis court project? Are we doing anything with that? Was anything proposed as far as putting pipe in or collecting bids?

Mr. Burford: We reached out to the contractor to get them to come out and take care of that drainage. It is all in the catch basin. I would like to review whatever proposal she gets.

Ms. Adams: Brent, you would be the one who would be reviewing the proposal and the scope.

Mr. Sabol: That's all I have.

Mr. Roumy: I have a question for Brent. You fixed the lighting on tennis Courts 1 and 2? Do you have a report on Courts 3 and 4 on why they are not lit up?

Ms. Lorf: The lights are working on Courts 3 and 4. The problem is with Courts 1 and 2. When the vendor came out to repair the ballast or capacitor, it turned out to be a wiring issue, which might have something to do with the drainage problems, so it is a much bigger problem than we originally thought. We didn't want this, so we are getting quotes to fix those issues. I think the drainage and the wiring may be one large project.

Mr. Szewczyk: The immediate plan was to get the lights working. Then there was going to be a Step 2 regarding checking them out structurally. So, is what you are talking about going to be combined into a structural look?

Ms. Adams: It's undergoing further diagnostics on the integrity of the light posts, fixtures and electrical supply. While Brent is on the line, I just want to mention that drainage swale correction at Magnolia, Brent mentioned that there was a twofold issue. One was the Oak tree that was planted on private property where roots were encroaching into the drainage swale. He is also developing a scope to correct the drainage. The reason he mentioned Cross Creek Environmental is because it will require some minor grading and restoration to bring it back to the engineering design for that area as well as sod restoration. So, we may be working with multiple vendors to fully resolve that situation. Does anyone else have any questions for Brent? Thank you for attending.

Mr. Burford: Thank you.

Mr. Burford left the meeting.

FOURTH ORDER OF BUSINESS

Unfinished Business

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

FIFTH ORDER OF BUSINESS

New Business Items

A. Discussion of COVID-19 Protocols

Ms. Adams: This item is added to the agenda each month in the event that the Board has any feedback or input regarding making a change to the current operating procedures for the amenities. Since last month's meeting, the Amenity Manager verified the CDC Guidelines as well as the Florida Department of Health Guidelines for hot tub operations. She found no impediment to opening the hot tub with operating guidelines. As a notable issue, we have a

heater issue for the hot tub, which is impeding resident's ability to enjoy it right now, but we will address that separately. The other item that has changed since last month is that the Board approved the set-up of the coffee service as well as some increased sanitization procedures for the water out at the tennis courts. Are there any other changes, Tamara, that you want to note?

Ms. Lorf: On the sanitation? There is sanitation there, with further cleaning of handles and things like that, in the morning and at night. Signs are posted.

Ms. Adams: Is there any Board discussion on the current COVID-19 situation regarding the amenities operations?

Mr. Szewczyk: My only comment is once the spa is operating, are we going to move forward with opening with restrictions?

Ms. Adams: Yes. The direction at last month's meeting was if there is no impediment as far as the CDC or Department of Health (DOH) Guidelines relating to COVID-19, we would go ahead and open the spa. The Board directed staff to implement procedures that would follow the guidelines to the best extent possible regarding the regular protocols for social distancing.

Mr. Szewczyk: Okay. So, we can talk about why it's not working later?

Ms. Adams: Yes. We will be asking the Board to consider some proposals for repairing the spa heater later in the meeting.

B. Consideration of Proposal to Repair and Install Restroom Partitions

Ms. Adams: As Board Members may recall, Mr. Ed Handy was selected to install some partitions that were purchased directly from the manufacturer. His work was unsatisfactory. He was notified that his work was unsatisfactory and ultimately did not complete the job; therefore, he has not received nor petitioned for final payment. You have the partitions onsite; however, they need to be properly installed. So, the Amenity Manager has been researching warranty information from the manufacturer as well as opportunities for a qualified vendor to properly install the partitions and remediate any of the damages such as excess holes or other challenges that have come about as a result of Mr. Handy not doing satisfactory work. So included in your agenda package, under Tab B, is a proposal for repair and installation of the restroom partitions. Tamara met with the vendor and has information regarding their qualifications, references and other nearby projects that they successfully completed. If the Board would like that information, I have it. Otherwise, I will let Tamara walk the Board through the proposal and answer any

questions. Just for the Board's information, a representative from Innotech Construction Group (Innotech) was onsite this afternoon to review the scope of the project. I believe he is here in the audience if Board Members have any questions.

Ms. Lorf: You have the quote in front of you. Innotech came to look at the project and said that they can use the partitions that we have so we are not buying new hardware. Innotech was chosen because of their references. I wasn't able to find another vendor that does this type of scope because it not just the partitions. The painting wasn't completed. There was some damage done to some we had in there already. This is kind of a one stop vendor because they can repair all of the things that weren't done. He offered to put trim around the mirrors if we move forward with them. Did you want to know about their references? What can I answer for you guys? They have done quite a bit of research for us.

Mr. Szewczyk: I don't believe replacing the existing toilets with new toilets was part of the original scope of work so why are we adding it?

Ms. Lorf: It is just one toilet. When Mr. Handy was here, he broke one of them. So, we have a new toilet. This company can install it and make sure that it is set properly and follows ADA Guidelines as well.

Mr. Szewczyk: So, this proposal will be to finish the job that Mr. Handy was supposed to do.

Ms. Lorf: Right.

Mr. Szewczyk: Just as an aside, are we going after Ed Handy for anything?

Ms. Adams: That's up to the Board. Sarah is on the line this afternoon representing this District as legal counsel. If you want to pursue damages or collections, I will defer to Sarah.

Mr. Szewczyk: Sarah, is it worth going after them?

Ms. Sandy: Tricia, do you recall paying a deposit? I believe overall this contract was well over \$2,000.

Mr. Sabol: I think the contract was \$2,800 and we gave him \$1,400.

Ms. Adams: Yes. The Board paid Mr. Handy \$2,800 in August. It looks like he may have been hired for some additional work back in July regarding sinks. Then ultimately this project was added. So, for this particular project, I believe he received \$2,800. He received other monies for the sink and other projects that were not related, in particular, to the partition installation. I

actually misspoke, on December 1st, he received a 50% deposit or \$1,400 for the installation of the partitions.

Ms. Sandy: Yes, \$1,400. We could send him a letter asking for the payment to be returned. However, in terms of pursuing litigation, I don't think it would be worth the \$1,400 expense.

Mr. Szewczyk: I've seen this so many times. What if Ed didn't pay the supplier for whatever reason? Could that supplier put a lien against us? They could if it is possible that Ed did not fully pay for the material?

Ms. Sandy: The District directly purchased the materials and it cannot leave District property.

Mr. Szewczyk: So, you are saying that it's not worth our time or expense to go after him for the \$1,400.

Ms. Sandy: It would cost more to recover the \$1,400. We can send a letter that he returns this payment, but in terms of what happens after that, if he did not return the payment, I don't think it would be worth the expense to pursue it.

Mr. Szewczyk: Okay. That's all I have.

Mr. Sabol: That is the only quote we have, right?

Ms. Lorf: Yes. I talked to vendors around the area, but they did not submit a quote.

Mr. Sabol: This situation has been over our head for three to four months, so I would approve the proposal.

Ms. Chichelli: So, the difference would be \$950 to complete the work. Right?

Ms. Lorf: From what was still owed? Yes.

On MOTION by Mr. Sabol seconded by Mr. Szewczyk with all in favor the proposal from Innotech Construction Group for the bathroom repairs and partition installation in the amount of \$2,350 was approved.

C. Consideration of Proposal for Resident Amenities & Lifestyle Website, Mobile App & Directory

Ms. Adams: This is a result of Board discussion that occurred last month. Mr. Roy Deary from Vesta is here to present a proposal to the Board. Good afternoon, Roy.

Mr. Deary: Thank you. Good evening, everyone. We did try to provide you with a good amount of information. For the sake of time, I will just give you a brief overview. At last month's meeting, you did not specifically mention a website or mobile App. To some extent, all three communication channels can be viewed as interrelated, but they all stand on their own. We are not trying to nudge you in a direction and provided you with a good amount of information about a Resident Directory, because that was part of what you indicated last month wanting to hear more about. We gave you pricing on all three platforms. We think a Resident Directory is relatively affordable and cost effective. The design is fairly simply and user friendly. We are using it in Palm Coast, as I mentioned last month, at Grand Haven. They are much larger than yours. They are very happy with it. For the sake of time, I'm mostly here to answer any questions you have. A couple of colleagues on our team, Kevin and Serena, put this together, so I may defer a couple of questions to them. I would be happy to answer as many questions as possible if you have any.

Mr. Sabol: You said it was affordable. How much?

Mr. Deary: \$695 for the design and implementation of a Resident Directory and \$425 every 12 months including that first year for maintenance and support. So, it is \$1,120 for the first year including the maintenance. Then after that, it is just \$425 per year. In the middle of a fiscal year, especially the last month, I believe your Chairman addressed questions or concerns about your budget and expenses. I'm not trying to suggest that you spend money you don't have or didn't budget for. Obviously, you could defer this in the future, but we do see a benefit in helping to connect the residents, especially with COVID and challenges with people getting together. This is a pretty safe, effective and easy way to do that.

Mr. Szewczyk: I just have a couple of comments. I know that we have been asking for a Residents Directory for some time. Doing it this way, it looks like we have to solicit information from a resident. It's a lot better than just a name, address and phone number.

Mr. Deary: Yes. They can post photos and comments. It could probably function like a social media platform that people are familiar with. Obviously, it's geared towards your residents. They are not automatically involved. They have to enroll themselves.

Mr. Szewczyk: That was going to be my next comment. Only those that enrolled would have access to it.

Mr. Deary: And would have their information in there.

Mr. Szewczyk: Okay.

Mr. Deary: So, it works both ways. If they don't enroll, their information is not in there.

Mr. Szewczyk: I like the idea of having a Resident Directory if you are going to use it. The idea of a mobile App and a website, are good ideas, but we are just not in the position revenue wise to do that right now. It doesn't seem like we are offering enough amenities to make this worthwhile as opposed to the community.

Mr. Deary: Are you speaking about the other platforms, not the Resident Directory?

Mr. Szewczyk: Correct.

Mr. Deary: I think it's a combination in my experience and probably Scott's, when you talk about big enough, it's not just your facilities, but it's people's experiences. It is people using the facilities. It's drawing people together. I think the Resident Directory is a good start, but ultimately, it's up to our team to use whatever resources we have to pull people in and can help make this community feel like a community. COVID creates challenges. We don't have to have a website to do that. Down the road, you could decide what else we can do to possibly bring the community together and we could come back to that issue.

Mr. Szewczyk: From my perspective, that's the route I would like to see us go in. This Resident Directory is long overdue. I don't think we are ready for the next two steps. So, I would like to see us move forward with the Residents Directory.

Mr. Deary: We think it's very secure and we did not have any security issues in that other community. I think we take security very seriously and we wouldn't want people's information jeopardized, at any level. If there is a concern, we will absolutely bring it back to the Board or if anybody in the community became aware of an issue that we weren't aware of, we would want to bring to your attention how we are resolving it. We are not going to turn a blind eye to any security issues. I can assure you of that.

Mr. Roumy: There were occasions where hackers got into the system.

Mr. Deary: Our company was the victim of ransomware a few years ago. It was costly, even though we have insurance for it. So, we take security protocols very seriously. We lived through it. Our information was held hostage under that situation and had to pay somebody to release it.

Mr. Szewczyk: Does anyone have any other comments or discussion?

Ms. Chichelli: Yes. Do we have 700 some odd people in the Resident Directory?

Ms. Lorf: Right now, with email blasts, we have 550 residents or almost two-thirds of the entire community. With the contact list we currently have for emails, and when people come in with passes, we update them.

Ms. Chichelli: So, let's say that 10% of residents are going to be able to get access because not everybody is good with the computer. In the Villas, we have something similar and we don't see 100% of the people on the website. It is easy to get in, in my opinion.

Mr. Deary: I don't think anybody would anticipate 100% participation. Those that have an interest are going to do it and those that don't aren't. I don't think we have any desire to twist people's arms or guilt people into doing it. For the people that choose to do it, whether it is 100 people or 75, I think they will enjoy it. If it wasn't clear in the information, we gave to you, there is a feature where a neighborhood or sub-association could indicate that they belong to a particular neighborhood and they may feel that they can talk about issues related to that particular neighborhood, but the rest of the community doesn't care. That would be a convenient way of doing that.

Mr. Sabol: We wouldn't be compelled to include a photo?

Mr. Deary: You don't have to do much of anything other than to fill out basic information.

Mr. Sabol: Okay.

Mr. Szewczyk: I think it might be a positive thing, especially for snowbirds. When they are not here, they could access someone remotely if they need someone to check on their house. So, I think that would be a positive thing.

Ms. Benjamin: Is any resident's participation in the Resident Directory going to hinder their ability to use the amenities in any way?

Mr. Deary: To me it's just an added value feature.

Ms. Benjamin: The only reason we talked about doing this last time was so we would have a better idea of who was bringing guests and who actually is a resident when they are using the tennis court.

Mr. Deary: I don't think we envisioned a functionality to address that need. I think that is a separate issue that involves your policies, staff and other systems that you want to think about putting in place, but because this is virtual, I had a hard time conceiving this in my mind, unless Scott or anyone else in the room can elaborate.

Ms. Adams: Mr. Chairman, it looks to me like the interactive commenting is not part of the Resident Directory, but instead it is part of the mobile App. Am I reading this correctly?

Mr. Deary: When I look at the Resident Directory handout, which is after the overview of the three platforms, we have a sample screenshot showing a button labeled, "*Comments.*" It's the one with the picture of the ocean on it. There is a toolbar near the bottom that has a button labeled, "*Post.*" The button next to it is labeled, "*Comments.*" That's what I meant in terms of a somewhat interactive dialogue going on. Does that help answer your question, Tricia?

Ms. Adams: Yes. I would say from a District management perspective, if the Board wants to implement a Resident Directory, I urge you to implement it without the ability for residents to make comments. That could be added at a later time, but it's very hard to unwind these features once they move in a direction that does not benefit the District in terms of resident wellbeing and perspective about their community. I would like to hear Sarah's input regarding any legal issues and ADA compliance. I know for online platforms, this has been something that Districts have been grappling with for the past several years.

Ms. Sandy: Yes. Those would be public records. We just need to be cognizant and mindful in terms of people who would otherwise submit paperwork to the District. The third item is what is required for ADA.

**Due to background noise, Ms. Sandy's full comments could not be transcribed.*

Ms. Adams: I think the Resident Directory might function like a website and an application. It appears that the Resident Directory is a web-based platform, but it can also function like an App that people can access from their mobile phone.

Mr. Deary: Correct.

Ms. Sandy: Yes. Either way, it would need to meet ADA requirements.

Mr. Deary: We did include an accessibility statement in the overview and we are trying to adhere to those guidelines. I can verify all of that, Sarah, to make sure that we are compliant with the Resident Directory itself, but we have been very mindful of that as we have been developing this over the last couple of months.

Mr. Szewczyk: Is there any other discussion?

Ms. Adams: If not, we need a motion to approve the proposal from Vesta to provide a Resident Directory subject to staff verification.

On MOTION by Mr. Szewczyk seconded by Mr. Sabol with Mr. Sabol, Mr. Szewczyk and Mr. Roumy in favor and Ms. Benjamin and Ms. Chichelli dissenting, approving the proposal from Vesta to provide a Resident Directory subject to staff verification was approved. (Motion Passed 3-2)

- **Consideration of Resolution 2021-02, Electing Assistant Secretary**

Ms. Adams: Earlier, I distributed a revised agenda that includes the consideration of Resolution 2021-02, providing for the removal and appointment of Treasurer and Assistant Treasurer. One of our accounting members resigned due to health issues. He was the one who was appointed Treasurer for this Board. So, we are asking the Board to consider another GMS employee, Ms. Jill Burns as Treasurer and Ms. Katie Costa who is the District Accountant as Assistant Treasurer so that accounts payable could be processed. So, we would be seeking a motion to approve Resolution 2021-02. Of course, I'm happy to answer any questions the Board may have.

On MOTION by Mr. Szewczyk seconded by Ms. Benjamin with all in favor electing Ms. Jill Burns as Treasurer and Ms. Katie Costa as Assistant Treasurer as evidenced by Resolution 2021-02 was approved.

SIXTH ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of January 20, 2021 Meeting

Ms. Adams: Included in your agenda package is a draft of the January 20, 2021 meeting minutes. It is subject to your approval before it is posted on the website as approved minutes. Are there any edits?

Mr. Sabol: I made some comments at the beginning of the last meeting that I have been here 17 or 18 years. That is not true. I have only been on the Board for 7 years and in the community for 11 years. Also, I made some references to Joe being here for 7, 8 or 9 years. He has probably been here longer. I don't know if he wants to correct that or not.

Ms. Adams: So, we will change 17 to 7.

Mr. Sabol: Yes. I have been in the community for 11 years and this is my seventh year on the Board.

Ms. Adams: We will make that correction. Are there any other corrections?

Mr. Szewczyk: On Page 14, "*coffee cups*" should be "*coffee klatch*."

Ms. Adams: We will make that correction.

Ms. Chichelli: On Page 29, I said, "*Some people see the grass tall and they think that it is okay to cut it.*"

Ms. Adams: We will make that correction.

Ms. Benjamin: On Page 27, the minutes reflect, "*I shared the resident's number with other people.*" That's not what I said. Unfortunately, I don't remember what I said.

Ms. Adams: We can review the recording.

Ms. Benjamin: I wasn't on the mike, so it might have just come out jumbled.

Ms. Adams: We will review the recording and verify what was said and make sense of that.

Ms. Benjamin: Okay. Sounds good.

Ms. Adams: Are there any other corrections? Hearing none,

On MOTION by Mr. Szewczyk seconded by Ms. Benjamin with all in favor the Minutes of the January 20, 2021 Meeting were approved as amended.
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B. Approval of Check Register

Ms. Adams: Included in your agenda package under Tab B is your current Check Register for January 1 to January 31, 2021, in the total amount of \$42,112.34. The detail for the Check Register was included in the agenda package as well as copies of the invoices processed. Are there any questions?

Ms. Benjamin: I have a question about why we are paying for gas.

Ms. Adams: We will need to verify what the propane is used for. It is likely used for the heater.

Mr. Szewczyk: It is a minimum monthly payment.

Ms. Benjamin: Okay.

Mr. Szewczyk: I believe it is the minimum monthly payment to have access to the gas.

Ms. Benjamin: Thanks Joe.

Mr. Roumy: Frontier is \$457 per month, which seems high.

Mr. Szewczyk: Thank you for bringing that up, Bill. Are we getting the best deal? Is there someone in your office that oversees what other communities pay?

Ms. Adams: Accounts payable staff monitors the bills. They are also reviewed by District Staff before they are approved. Is the Frontier bill for your internet services?

Mr. Szewczyk: I'm assuming it's internet and TV.

Mr. Roumy: \$457 is excessive.

Mr. Szewczyk: I think it is, but I just don't know commercially whether there are better deals out there.

Ms. Adams: It looks like right now this is for four video streams. Are Board Members interested in reducing the level of service?

Mr. Szewczyk: Who is even using the video streams? I don't know.

Ms. Adams: Would you like for staff to investigate the current usage, what is covered with this and look for competitive opportunities that are apples-to-apples? Staff can come back if they have any recommendations for perhaps digital services that are not utilized by residents.

Mr. Szewczyk: I think we are to the point, just like we did last month and the month before with SOLitude for the lake work. It's time that we take a look at this and say, "Okay, what is being used, what is not being used and is there a better deal out here?" I agree with Bill. That is excessive and we can probably cut things that we aren't using or find somebody that gives us the same services for less.

Ms. Adams: Mr. Chairman, would you say that you are giving Board direction for staff to investigate what is covered and come back with recommendations for what services may be able to be cut as well as any competitive service providers?

Mr. Szewczyk: Yes.

Ms. Adams: Happy to do that.

Mr. Roumy: I have another question on the invoices. There is a bill with Florida, Power & Light (FPL) for the Clubhouse lighting in the amount of \$802 and \$570 for the fountain. That is per month, I assume.

Ms. Adams: Yes. This is a monthly invoice.

Mr. Roumy: I understand. Is there any way that you can split it, where they can tell you what the pool and tennis courts are running?

Ms. Adams: These are based on their meter readings. If you wanted a separate meter, likely there would be a cost to have the utility company install one, but we can investigate that.

Mr. Roumy: Also, for North Port Utilities, the water for the Clubhouse is \$144, the fountain is \$33 and all of a sudden, the tennis court and the pool are \$436. I understand that the tennis courts are on reclaimed water, so why do we have to pay for it?

Ms. Adams: Typically, with city utilities, there is a differential for reclaimed water, but there is still a charge. The utility is not provided at no cost, even if it is reclaimed water, typically.

Mr. Roumy: Is there a way to know how much water the tennis court is using?

Ms. Adams: They are not metered separately.

Mr. Szewczyk: It might not be a bad idea. We have three North Port Utilities bills here and it would be a good idea to know exactly what is covered by what bill.

Ms. Adams: Okay.

Mr. Szewczyk: Then we can take a look at it. The only differentiation I see is 1944 Lake, 1945 Lake and 1946 Lake. Maybe we can find out what each of these does.

Ms. Adams: Each one has an independent account number and areas of coverage.

Mr. Szewczyk: We don't know that it does. So, if we can find that out, I think that would be a good step in the right direction as far as where our water is going.

Ms. Adams: Are there any other questions about the Check Register?

Mr. Szewczyk: No.

Ms. Adams: If not, we would be seeking a motion to approve the Check Register through January 31st in the amount of \$42,112.34.

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

C. Balance Sheet and Income Statement

Ms. Adams: The unaudited financials are under Tab C for the period ending January 31, 2021. This item was provided for informational purposes. No action is required by the Board. In terms of your budget through January 31st, your actual spending is below your prorated budget by \$13,000 in your Field Operations and \$11,900 in your Admin expenses for the year. Your Clubhouse expenses are also running under budget at this point, so overall you are running under

budget in your expenses. Again, no action is required by the Board, but if anyone has any questions, we are happy to answer those.

Mr. Szewczyk: No.

SEVENTH 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? Hearing none,

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Adams: Sarah?

Ms. Sandy: Are there any questions for me?

Mr. Szewczyk: No questions.

Ms. Adams: Thank you, Sarah.

B. District Manager

i. Action Items List

Ms. Adams: This was included in your agenda package under Tab B. Most of these items have either been covered by your District Engineer or will be covered under the Amenity Manager's Report. Several items are still in process that were not ready to be presented to the Board today. The amenity management team is researching nearby tennis membership programs and determining the costs that are being charged. We are also working on the tennis policies that were presented by a resident last month and integrating those into the District's amenity policies. Those are all being worked on, reviewed by staff and will be presented at a future meeting for Board consideration. Are there any questions regarding anything on the Action Items List? Otherwise, I'm going to defer to the Amenity Manager who has a report as well as additional information about the spa heater.

Ms. Chichelli: I have a question on the lamp post lights and fountain that are not working.

Ms. Adams: Those are under the Amenity Manager's Report.

C. Amenities Manager – Monthly Report

Ms. Lorf: The garage sale was a success. There was a big turnout, due to a post on Facebook Marketplace. Moving forward, if residents decide to have another one, we will advertise the same way. Tennis memberships keep growing. The red passes are working and staff is making sure that only residents are playing. We take a Resident Directory and ask for the players' names. Also, the members have been really good about bringing their guests and making sure that they pay their fees.

Mr. Roumy: You are doing a great job.

Ms. Lorf: Thank you. I appreciate that. The coffee bar has been nice. After members play tennis, they like to come and get a cup of coffee. They sit outside to drink it. They feel like they are able to use the facilities again. Staff is preparing the February newsletter and calendar and will continue to do that. We are going to do a bigger post through emails. You can see the different food trucks and things that are coming. We have some suggestions that we would like to ask the Board for approval, which I will get into later. Danny's food truck showed up. He was early. First, I thought he was cancelling on me. That was my mistake. He came earlier that day. I did send another email out. There was a good turnout. Everyone really liked it. We had residents email us and ask for other food trucks. Jamie is taking care of that right now and reached out to others. Under facility updates, on the tennis court lighting, the original quote from Ritzman Courts was to fix the few lights that were out on Courts 1 and 2. They were here for eight hours, but could not get Courts 1 and 2 lit. I didn't want them to just leave and not have lights working, which is why we got Courts 3 and 4 working. It was already approved to get so many light bulbs and they were ready to do that. It was more than just light bulbs, ballasts and capacitors. It's going to be electrical wiring. We have a power analysis going on next week to indicate where the failure is. Hopefully, moving forward, I will have something to report at a future meeting. We spoke about the tennis court fence earlier. I keep getting on them every week, texting and emailing them. We fixed the gate, but they still need to replace the cable wire on the tennis courts and some caps at the front gate. We are still getting quotes on the post lights. I have two quotes right now and are working on a third quote for the post lights in the back. We already discussed the restroom partitions. Does anyone have further questions? The Board approved moving forward. If there are questions, the vendor is here to answer them.

Mr. Szewczyk: Just one quick question. How long do you think it's going to take to finish this up?

Innotech Representative: Approximately two to three days.

Ms. Lorf: The bocce ball courts were evaluated by Innotech. We will have a quote for that shortly. The one you are replacing, they suggested a bocce foam to help players in making shots. So, we will get a quote for that.

Mr. Szewczyk: I played there and there is no bounce off of the sides and I don't know if that is just standard. How standard are the side walls? I don't know.

Ms. Lorf: Innotech said the side walls are good because they will hold up to the weather here in Florida. The difference with the courts here versus some other bocce ball courts is ours are cemented on the bottom and do not have sand. Typically, they have sand underneath and then we have carpet beds out there, but we are looking for a different type, which may be the bocce foam.

Mr. Smith: We just replaced the bocce ball courts over at your sister community. They used to have a fire board, but it swelled and caused lots of problems, so they changed over to what you have now. The current foam pad is worn out. We would replace it with a foamy substrate under it. There are a lot of different options that you can choose from as far as levels of quality. We can take it out and go from there. If anyone wants to, go and look at the courts or speak with anybody over at the bocce ball courts.

Mr. Szewczyk: Thank you.

Ms. Lorf: One of the fountains went down on the 15th and the area was flooded. Right now, I am working on three different quotes from three different vendors to fix that. I know those have been issues in the past. We are just trying to make sure that we have the right things moving forward so we can get them up and running. I don't want to present anything to you until I have everything.

Mr. Szewczyk: Is there a way that once you get the quotes, we can find out the limits to get the work done, because I don't want to wait another four weeks. Is there a way to find out? I have no idea what it is going to cost. It's up to you or if the Board wants to appoint someone and give them the authority to move ahead. I don't want to meet again to approve one of these estimates.

Ms. Adams: Mr. Chairman, apparently there is a wide variance in the proposals that have been received so far up to \$6,000. So, if the Board would like, they could make a motion to approve a not-to-exceed amount of \$6,000, which is the worst-case scenario. The Board can defer the final selection to the Chairman of the Board so you can review the proposals with staff and make a final selection, if you wanted to do that as an interim maintenance item before your next meeting.

Mr. Szewczyk: I don't have a problem if the Board wants to give me that authority to proceed with that work.

Ms. Adams: The motion would be to approve a not-to-exceed \$6,000 for fountain repairs with the Chairman working with amenity management to make the final selection.

Mr. Roumy: Excuse me, can we think outside of the box a little? How much did we spend on these fountains since the inception? It is getting crazy every year. We spend thousands and thousands of dollars. We need to think outside of the box about something that could require no maintenance instead of just putting money into the fountains. I don't know. That's why I'm asking the Board.

Mr. Sabol: One time we were talking about doing away with them altogether, but the general consensus of the community was to go with a fountain. The people we had working on the fountain, broke one of them.

Ms. Adams: Right.

Mr. Sabol: Because they did not have good workmanship.

Ms. Lorf: They are no longer in business.

Mr. Roumy: Fourteen years ago, we had a community and today we have a different community altogether.

Mr. Sabol: I understand.

Mr. Roumy: There are now young people. Maybe the fountains are old fashioned. We have to think outside of the box, maybe do something with less maintenance, such as a nice wall with landscaping and flowers every month, so we don't have to spend all of this money.

Mr. Sabol: One of the problems is with the sump pump. It flooded and ruined everything in it, the motors, everything. That was the main problem. The water comes in and is not draining well.

Mr. Roumy: If it is not the pump, it is the lighting. If it not the lighting, it leaks. It's an ongoing problem.

Mr. Sabol: Mechanically, it is running great.

Mr. Szewczyk: I do agree with you to a point. I was the one that made a comment about turning them into big planters two years ago, but I got crucified over that comment. It was brought up at three meetings and I was only kidding. As of two years ago, there was very strong feeling to have a water feature out there, I don't think that has changed. In other communities that have water features, do they even come close to the experiences we've had here?

Ms. Adams: It seems that there have been some very bad experiences with vendors in this community. One thing that Tamara and I have been in conversation with Scott is a lot of Districts have Preventative Maintenance Agreements for their fountains. So just like you have preventative maintenance on your pool, somebody is coming in, checking the equipment, checking the water levels and checking the pH to ensure it is operating properly. Tamara has been very challenged to find qualified vendors in this area who are willing to perform that service. That is why we don't yet have information for the Board to consider. We recognize that this is a priority feature for this community. It's very important for this community and we are working on gathering information for repairs. Then moving forward, we are looking at a preventative maintenance program so that small issues can be corrected rather than having bigger issues and more expensive repairs required.

Mr. Roumy: Since inception, we had to tell homeowners we spent so much money and every month it is going to cost us so much. What do you think if we replace the whole thing with something better, newer and looks better instead of this old-fashioned fountain? As one solution, they might say, "Okay, just take it down. We don't want to spend money every month."

Mr. Sabol: Bill has a good point. I think he's correct in that the fountain has a broken motor and floods. Why can't we look into putting something in like a waterfall that doesn't include having to pump water through there? It's costing us a lot of money. Could we look into something like that?

Ms. Adams: It's up to the Board. I will say that the cost for a fountain redesign is going to be a capital expense. Staff is happy to gather that information and bring back a proposal for the Board to consider in terms of redesign. Right now, you have two fountains out there. One is working. Is the Board interested in a redesign only for the one fountain that is not working?

Mr. Szewczyk: When you say, “*redesign*,” what do you mean?

Ms. Adams: Well, there was just discussion about rather than having a fountain, having more of a waterfall feature to circulate the water. Again, this is a policy issue that is completely up to the Board to consider.

Mr. Roumy: Mr. Chairman, do you remember years ago that they came up with the design and we had an architect that did all of the work? I don’t know if it is in the file somewhere.

Mr. Szewczyk: I’m sure that we did.

Mr. Roumy: An architect came in and presented what it is going to look like.

Mr. Szewczyk: For this whole area. I think it included the front.

Mr. Roumy: Yes.

Mr. Szewczyk: Maybe the first step is to find a qualified vendor that would do the preventative maintenance and see what that is going to cost us on an ongoing basis, because we are stuck with repairs or a rebuild and are talking about a capital expense. Maybe we can come back at the next meeting or two with having them needing to be fixed, but going forward, if this person says that they are going to be able to stay on top of this, it will prevent any of these major issues from coming up. Then if the Board doesn’t like what they hear, step two is to put something out to the community. Like Bill said, it has cost us this much over five years. I would call this step two, which is averaging “x” amount of dollars per year to do this. Do we do away with the water feature or do we redesign the front into not so much needing pumps and things like that and coming up with a new water feature? I think we need one. We are called, “*Lakeside Plantation*” and need a water feature.

Ms. Adams: I will mention, Board Members, for your consideration, it is important to realize that any water feature is going to require mechanical components. They may not be as extensive as what is out there for the fountain, but there will be mechanical components. So that’s something to consider.

Mr. Szewczyk: We can also take a look at the Reserve Study and see when that is due to be imploded because I know that we had some issues coming up for this next fiscal year. Maybe we just add to it. Does that sound like a decent plan, seeing what it is going to cost us for a Preventative Maintenance Program? If we don’t like that, we would put it out to the community to see what the residents say? Let’s face it, that is one of the most picturesque places in the city.

There are people constantly out there taking pictures of our fountains and I would like for that to continue. It's beautiful when everything is working right.

Ms. Benjamin: I agree, something with similar visual impact. It is an important piece of the community.

Mr. Sabol: Perhaps we can match the paint colors of the fountain with the Clubhouse.

Mr. Szewczyk: I offered free labor to get the public out to paint. It would be nice if that matched.

Ms. Adams: I agree.

Mr. Szewczyk: I noticed that color the last time I was at Stricklands in the Poconos.

Ms. Chichelli: I noticed that color when it was done. I guess it was approved.

Mr. Szewczyk: It matched the Clubhouse at that time. So, for our first step, we want to see.

Ms. Adams: Staff will bring back information for next month regarding the repair of the existing fountain as well as a Preventative Maintenance Plan moving forward per Board discussion.

Mr. Szewczyk: Yes.

Ms. Lorf: The next item is the hot tub. In front of you, are the proposals received for it. We worked with Alex. He repaired the geothermals for the pool, but when we turned on the hot tub, it worked for one day and now the spa heater is not working. For the two proposals, both Alex's Pool and Symbiont proposed the cost for a new geothermal spa because the one that we have cannot be repaired. Alex provided a second option of a separate electric one that stands on its own and doesn't coincide with the pool one. With Alex's Pool, they were really pushing the non-geothermal one to be separate. What it is doing right now is it is pulling the heat that is coming from the pool and pushing the cold water back into the pool, putting more pressure on those pool heaters. Does that make sense?

Mr. Benjamin: I think so.

Ms. Chichelli: It is working for both.

Ms. Lorf: It is doing both. Right now, with the spa lights off, with the geothermal that broke, there is some type of oil in it. If we turn that back on, oil will go into the pool and the pool will be shut down and ruin both of those heaters. That is why they are off. He is suggesting doing a separate non-geothermal spa heater.

Mr. Sabol: Are those the proposers' ones that previously worked on the pools?

Ms. Lorf: Yes. Alex provided a proposal last month that was approved to fix the existing pool heaters. Now they are operating and doing well. He has been our vendor for a long time. The other is the one who originally proposed those geothermal heaters.

Mr. Roumy: Excuse me, what are we doing out here? Are we going to vote on numbers instead of looking at the quality of the heaters?

Ms. Lorf: If you look into these further, it does talk about the maintenance of them.

Mr. Roumy: Both of them are not acceptable proposers. There is no detail work. Who is going to do the wiring? One is going to do it with a permit and one doesn't need one. You are comparing apples to oranges. Can someone tell me what the difference is between the Simeon heater and the one provided by Alex? We need some specs. We need some detail about the unit. Those two proposers are unacceptable.

Ms. Lorf: Symbiont installed the geothermals you are already using.

Mr. Roumy: How long have they lasted?

Ms. Lorf: I can go back and look, but they were just recently repaired. I don't know when they were purchased. Over the years, they get worked on. If it was leaking, we repaired it. We are not just replacing it entirely.

Mr. Roumy: But someone has to tell me the output, the BTUs on it. One says 9,500 BTUs and the other one says 10,000 BTUs.

Ms. Lorf: Right.

Mr. Roumy: Are they going to replace the electrical box, replace the piping, etc.?

Ms. Lorf: Both of them propose to remove the old heater and put in a new heater and wiring.

Mr. Roumy: That is easier said than done. They are going to find something else and say, *"It is another \$1,000 to do this, do this and do this."* It is like every other project that Lakeside Plantation has. We have to do it twice.

Ms. Lorf: They are going to have to get in there. That is what is proposed, that is what they are seeing and what was given to me. I only made this short one because it was just given to you today.

Mr. Roumy: These do not describe the project from A to Z.

Ms. Lorf: Correct. I can ask them for further information if you want, but like I said, this wasn't in your agenda package because I just received the last quote for it. I apologize for that.

Mr. Roumy: Okay.

Mr. Sabol: The problem is that we always ask for proposals and that is a typical proposal. It is hard to find people that want to submit proposals. I understand how Bill is breaking it down, but it is very hard to find proposers. We need somebody with more expertise in pool service to come and tell us what they would do.

Mr. Szewczyk: I would like to make a recommendation, Tamara, that when you contact these people for any additional information, Bill does that along with her. You are a lot more technical when it comes to that. He could ask all of the questions right then and there, remembering things that I would never even think of. I'm just looking at price and whether it is going to work or not. So maybe we can use his technical expertise.

Ms. Lorf: Okay.

Mr. Szewczyk: If he is going to accept a proposal that is based on all of that technology, I think we will be pretty safe.

Ms. Adams: Mr. Chairman, do you want the information to come back to the Board for discussion at next month's meeting?

Mr. Szewczyk: I'm okay with it, as long as Bill is comfortable with the information coming back.

Ms. Adams: Does the Board want to approve a not-to-exceed for the highest amount?

Mr. Roumy: There is a big difference between \$6,000 and \$8,000.

Ms. Adams: That's because it is different technology.

Mr. Roumy: Something is wrong.

Mr. Szewczyk: I think we are going to have to wait as far as the not-to-exceed amount. I would rather Bill be involved, if he is willing, and make sure that all of the information is there for the next meeting so we can consider it.

Ms. Adams: So, it will be brought back to the Board for next month's meeting.

Mr. Szewczyk: I think we have to.

Mr. Sabol: We should let the vendors know that we are going to have a member of the Board, Bill, meet with them to discuss and defer it.

Mr. Szewczyk: One month is not going to hurt.

Ms. Lorf: I understand.

Mr. Roumy: So, you will let me know?

Ms. Lorf: Yes, I will let you know. I will call you. Thank you.

Mr. Szewczyk: You are right. There is a \$2,000 discrepancy. I know it's different technology, but I just go on price because the higher price one, might be better off for us.

Ms. Lorf: Right.

Mr. Roumy: Thank you, Tamara.

Ms. Adams: Board Members, you might notice that one of the last sections in your Amenity Manager's Report is related to having special events in the Clubhouse during COVID-19. This is a policy issue that the Board has discretion on. Right now, there has been no ability for residents to rent the Clubhouse for a private event nor for any other outside groups to rent the Clubhouse for a private event, due to COVID-19 protocols. We wanted to check with the Board to determine if you wanted to continue with that same course or if you want to open it up to rentals.

Mr. Sabol: One was for a picnic with the golfers. Wasn't it?

Ms. Lorf: Yes. It is outside.

Mr. Sabol: I don't see anything wrong with it.

Ms. Chichelli: It says 50 people.

Mr. Szewczyk: My biggest thing is that it is outside.

Mr. Sabol: As far as I am concerned, we should just leave Clubhouse rentals status quo. I don't think we are ready for that yet.

Ms. Lorf: One request was from a resident for a baby shower with only 10 people. They can work that out because it is still below the minimum right now of 22 people. It would be revenue.

Mr. Szewczyk: What is the 22?

Ms. Lorf: That was the maximum for how many people can be in the Clubhouse right now per CDC Guidelines.

Mr. Sabol: That many people, we are not going to get a lot of revenue.

Ms. Lorf: That could be up for discussion if you want to change those prices. They were willing to pay because they used it before.

Mr. Szewczyk: I personally think if 22 is the maximum allowed in here, I am okay with opening it up, as long as Vesta is comfortable making sure that everything is properly cleaned after the party.

Ms. Lorf: Yes.

Mr. Szewczyk: I'm okay with 10 people. I was surprised that the maximum was 22.

Ms. Benjamin: I am too.

Ms. Lorf: It was prior to me being here, but that was what the COVID-19 Guidelines were.

Mr. Szewczyk: I'm okay with the request.

Ms. Sandy: Generally, when we had indoor events, the District put some sort of policy in place including limiting the number of people, social distancing, mask wearing, sanitization protocols as well as signing waivers. Those are things that come to mind that I have seen at other Districts and based on recommendations we received our insurance carrier.

Mr. Smith: Some places are doing small events and rentals. I would say that the majority still are not. The places that are, are utilizing waivers for each guest and keeping mask mandates in the Clubhouse while recommending social distancing.

Mr. Roumy: Do you charge the same for 10 people that you do for 100 people?

Ms. Adams: Yes. Staff does not have the ability to reduce the cost. It is a set fee that was adopted by the Board through a rulemaking hearing.

Mr. Roumy: Do you want people from the outside to bring COVID into the community?

Ms. Lorf: It's up to the Board.

Ms. Adams: It is up to the Board. If you want to allow for facility rentals, it would be for residents or members of the public at the typical fee. It would limit the number to 22 people. Masks would be required. There would be sanitization protocols after the event and additional waivers in place. It's up to the Board.

Mr. Roumy: Is it \$150?

Ms. Lorf: I don't remember offhand because I haven't looked at it much. We haven't rented anything out.

Ms. Adams: It's posted on the website.

Mr. Roumy: Do you think it's worth it?

Ms. Adams: It's up to the Board. It is not a staff recommendation.

Mr. Roumy: You have to clean for three to four hours. The parking lot has to be cleaned because people leave garbage behind. Do you think it's worth it?

Mr. Sabol: They need to give a deposit, which is not returned to them if they do not clean it up.

Mr. Roumy: I don't know about the deposit.

Mr. Sabol: That is the way they used to do it. I think it was \$250 and if you didn't leave it clean, there was an additional fee on top of that. That is what it used to be.

Ms. Adams: There is no change.

Mr. Szewczyk: Do we feel we are ready to open it up?

Ms. Benjamin: I'm not comfortable yet.

Mr. Roumy: I'm not comfortable with opening it at all.

Ms. Adams: So, we will just let people know it is not available due to COVID-19.

Mr. Sabol: The outside events are fine.

Mr. Szewczyk: Yes.

Ms. Lorf: Just a suggestion for outside events, since we want to do more activities and the food truck was positive, they are suggesting maybe hiring a band so we could have music by the pool. We also talked with someone about doing a Home and Garden Show where we could have one vendor come in and sell fresh produce. These would all be outside activities.

Mr. Szewczyk: I would like to see us start having events and as long as they are outdoor activities, I say that we move forward.

Mr. Roumy: Yes.

Ms. Benjamin: I agree.

Ms. Lorf: Thank you. That's all I have.

NINTH 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,

TENTH ORDER OF BUSINESS

Supervisors' Requests

Ms. Benjamin: I just have a question. I was walking to the coffee shop and noticed that the street signs down by the gas station are filthy. They are almost black. I didn't know if there

was any way to clean them. I didn't check every street sign in the community, but most of the other ones are perfectly clean.

Mr. Szewczyk: I saw that.

Ms. Adams: Some roadways are maintained by the city and some are maintained by the District. We will get to the bottom of that and if we need to reach out to the city, we will. Thank you for bringing that to our attention.

Mr. Roumy: Bonnie, I agree with you. I noticed a lot of cups around the gas station. Who is supposed to clean the street?

Ms. Lorf: Along the Boulevard, John picks up trash there quite often. He even goes down into the ditches and picks up the trash. There are times when he comes back after he cleaned it and said that he went back down to look at the fountains and there was trash again. He does the best cleaning that up.

Mr. Roumy: Who is responsible to clean it up?

Mr. Szewczyk: The CDD.

Mr. Roumy: What about the other side on Sycamore?

Ms. Adams: We should look at a property map.

Ms. Lorf: I thought that was ours.

Ms. Adams: We will look at the ownership. If the District owns it, it is the District's responsibility to maintain it. If it is owned by the city, we would let the city know about the need for maintenance.

Mr. Szewczyk: Okay.

Mr. Roumy: Maybe we can force the gas station to put more garbage cans around the area. People come out of Subway and the coffee shop and throw trash.

Mr. Szewczyk: I agree. If it turns out that we are responsible, maybe we need to go to the property owner of that little strip mall and say, "This is what is going on, how about putting some trash cans out there?"

Mr. Sabol: I have something under Supervisor's Requests. John and Bill are advocating for the tennis courts and I am too. That's fine. You mentioned earlier in the meeting that you were looking at the amenity program and are going to come up with a solution or a policy for us to look at. Have you spoke to John and is he included?

Ms. Adams: Yes. All of the remarks from John were considered as well as the existing tennis policies that the Board adopted, as well as information that was posted at the tennis courts. Tamara gathered all of that information to incorporate into the amenity policies that will be revised and presented to the Board for discussion and eventual approval.

Mr. Sabol: This has been a problem for years and years and years. It is time to get it settled.

Ms. Adams: Yes.

Ms. Benjamin: So, we hope by the next meeting to have everything.

Ms. Adams: Yes. We just didn't want to push it and add to the agenda for this meeting knowing that there were some time restrictions.

Ms. Benjamin: Okay. Thank you.

Mr. Szewczyk: Are there any other Supervisor's requests?

Mr. Roumy: Thank you, Tamara. Thank you, Scott. You are doing a great job.

Mr. Sabol: You are doing a wonderful job!

Ms. Lorf: Thank you. That means a lot.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION B

Lakeside Plantation

Community Development District

Summary of Invoices

February 1, 2021 to February 28, 2021

Fund	Date	Check No.'s	Amount	
General Fund	2/1/21	2474-2476	\$	148,701.45
			\$	46,975.30
Capital Reserve Fund	2/1/21	117	\$	8,265.50
			\$	8,265.50
Automatic Drafts	<u>2/1/21</u>			
Florida Power & Light		2200 Plantation Blvd - Clubhouse	\$	924.82
		2200 Plantation Blvd - Fountain	\$	602.70
		2200 Plantation Blvd - Tennis Courts/Pool	\$	1,197.61
North Port Utilities		2200 Plantation Blvd - Clubhouse	\$	244.32
		2200 Plantation Blvd - Fountain	\$	44.11
		2200 Plantation Blvd - Tennis Courts/Pool	\$	308.65
TECO Peoples Gas		2200 Plantation Blvd - Pool	\$	16.07
ASCAP		Annual License	\$	847.00
FL Department of Revenue		Sales and Use Tax	\$	233.31
Frontier Communications		2200 Plantation Blvd - Clubhouse	\$	444.20
			\$	4,862.79
			\$	50,377.84

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
2/01/21	00001	1/01/21	108	202101	310-51300-34000				MANAGEMENT FEES JAN 2021	*	3,187.17	
1/01/21	108	202101	310-51300-35200						INFORMATION TECH JAN2021	*	83.33	
1/01/21	108	202101	310-51300-31300						DISSEMINATION AGENT SVC	*	83.33	
1/01/21	108	202101	310-51300-51000						OFFICE SUPPLIES	*	.63	
1/01/21	108	202101	310-51300-42000						POSTAGE	*	69.40	
1/01/21	108	202101	310-51300-42500						COPIES	*	33.30	
1/01/21	108	202101	310-51300-49000						WRIGHTWAY EMERGENCY	*	1,000.00	
GOVERNMENTAL MANAGEMENT SERVICES												4,457.16 002474
2/01/21	00106	1/08/21	297693 J	202101	310-51300-48000				NOTICE OF BOS MTG	*	187.33	
SUN NEWSPAPERS												187.33 002475
2/01/21	00028	2/01/21	02012021	202102	300-20700-10000				TXFER OF TAX RCPTS	*	144,056.96	
LAKESIDE PLANTATION C/O USBANK												144,056.96 002476
TOTAL FOR BANK A											148,701.45	
TOTAL FOR REGISTER											148,701.45	

LKSD LAKESIDE PLANT HSMITH

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

01/08/21

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

Acct#: 297693	Date: 01/08/21
LAUREN VANDERVEER LAKESIDE PLANTATION CDD 219 EAST LIVINGSTON ST ORLANDO, FL 32801	Ad Date: 01/11/21
	Class: 3126
	Ad ID: 3780974
	Ad Taker: JDIBENEDETTO
	Sales Person: 200
	Words: 543
	Lines: 131
	Agate Lines: 148
	Depth: 15.569
	Inserts: 1
Telephone: (407) 841-5524	Description: Mtg. 1/20/21

Other Charges:	\$0.00	Gross:	\$187.33
Discount:	\$0.00		
Surcharge:	\$0.00	Paid Amount:	- \$0.00
Credits:	\$0.00		
Bill Depth:	15.569	Amount Due:	\$187.33

Publication	Start	Stop	Inserts	Cost
Charlotte Sun (CS)	01/11/21	01/11/21	1	\$187.33 <i>SW</i>

Ad Note:

Customer Note:

RECEIVED

JAN 22 2021

42020

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

Notice is hereby given that the Board of Supervisors ("Board") of the Lakeside Plantation Community Development District ("District") will hold a regular meeting of the Board of Supervisors on Wednesday, January 20, 2021 at 8:00 p.m., at the Lakeside Plantation Clubhouse, 2800 Plantation Blvd., North Port, Florida 34289 and via telephone conference line specified below. Masks will be required for all in attendance. For the safety of all in attendance, social distancing measures will be in place, including limiting capacity at the meeting location to 20 people on a first come, first served basis. All others will need to participate using the remote participation option specified below, which allow for full public participation and comment.

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

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

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

Any person requiring special accommodations in order to access and participate in the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 711, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meetings is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.
George S. Flint
District Manager
Governmental Management Services - Central Florida, LLC
Publish: January 11th, 2021
297693 3780974

We Appreciate Your Business!
Thank You LAUREN VANDERVEER!



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

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

01/11/2021

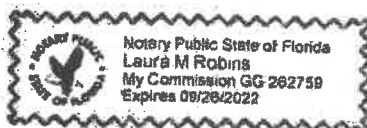
as well as being posted online at www.yoursun.com and www.floridapublicnotices.com. Affiant further says that the said newspaper is a newspaper published at Charlotte Harbor, in said Charlotte County, Florida, and that the said newspaper has heretofore been continuously published in said Charlotte County,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

Melinda Prescott
(Signature of Affiant)

Sworn and subscribed before me this 11th
day of January, 2021.

Laura M Robins
(Signature of Notary Public)

Personally known ☒ OR ☐ Produced
Identification



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

Notice is hereby given that the Board of Supervisors ("Board") of the Lakeside Plantation Community Development District ("District") will hold a regular meeting of the Board of Supervisors on Wednesday, January 20, 2021 at 6:00 p.m., at the Lakeside Plantation Clubhouse, 2800 Plantation Blvd., North Port, Florida 34289 and via telephone conference line specified below. Masks will be required for all in attendance. For the safety of all in attendance, social distancing measures will be in place, including limiting capacity at the meeting location to 20 people on a first come, first served basis. All others will need to participate using the remote participation option specified below, which allow for full public participation and comment.

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

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

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

George S. Flint
District Manager
Governmental Management
Services - Central Florida, LLC
Publish: January 11th, 2021
297693 3780974

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

Invoice

Invoice #: 108
Invoice Date: 1/1/21
Due Date: 1/1/21
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - January 2021 001-310-51000-34000		3,187.17	3,187.17
Information Technology - January 2021 001-310-51000-35000		83.33	83.33
Dissemination Agent Services - January 2021 001-310-51000-36000		83.33	83.33
Office Supplies 001-310-51000-37000		0.63	0.63
Postage 001-310-51000-38000		69.40	69.40
Copies 001-310-51000-39000		33.30	33.30
The Wriighthway Emergency 001-310-51000-40000		1,000.00	1,000.00

RECEIVED

JAN 25 2021

Total \$4,457.16

Payments/Credits \$0.00

Balance Due \$4,457.16

AP300R

*** CHECK DATES 12/02/2020 - 02/02/2021 *** YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 2/02/21 PAGE 4

LAKE SIDE PLANTATION - GENERAL
BANK A LAKE SIDE PLANTATION

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT	#
1/07/21	00272	11/01/20	PI-A0050	202011	320-53800-46000	LAKE MAINTENANCE NOV 20	*	966.00		
1/07/21	00257	12/01/20	376565	202012	330-53800-12000	SOLITUDE LAKE MANAGEMENT LLC	*	12,394.42	966.00	002468
1/01/21	377889	202101	330-53800-12000		FACILITY MANAGEMENT DEC 20		*	14,995.42		
1/18/21	00010	12/28/20	2020-032	202012	320-53800-46500	VESTA PROPERTY SERVICES, INC.	*	158.95	27,389.84	002469
1/01/21	2021-000	202101	320-53800-46400		SPRINKLER REPAIR DEC 20		*	7,655.00		
1/01/21	2021-000	202101	320-53800-46400		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
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		DRINKING WATER		*	44.49		
1/29/21	00342	1/20/21	BR012020	202101	310-51300-11000	CULLIGAN WATER	*	200.00	81.98	002472
1/01/21	108	202101	310-51300-34000		MANAGEMENT FEES JAN 2021		*	3,187.17	200.00	002473
1/01/21	108	202101	310-51300-35200		INFORMATION TECH JAN2021		*	83.33		
1/01/21	108	202101	310-51300-31300		DISSEMINATION AGENT SVC		*	83.33		
1/01/21	108	202101	310-51300-51000		OFFICE SUPPLIES		*	.63		
1/01/21	108	202101	310-51300-42000		POSTAGE		*	69.40		
1/01/21	108	202101	310-51300-42500		COPIES		*	33.30		
1/01/21	108	202101	310-51300-49000		WRIGHTWAY EMERGENCY		*	1,000.00		
					GOVERNMENTAL MANAGEMENT SERVICES				4,457.16	002474

LKSD LAKE SIDE PLANT SS202DA

AF300R
 *** CHECK DATES 12/02/2020 - 02/02/2021 *** YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 2/02/21 PAGE 5

LAKESSIDE PLANTATION - GENERAL
 BANK A LAKESSIDE PLANTATION

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	***CHECK*** AMOUNT #
2/01/21	00106	1/08/21	297693	J	202101	310-51300-48000		NOTICE OF BOS MTG	*	187.33	
SUN NEWSPAPERS											187.33 002475

TOTAL FOR BANK A 80,907.00
 TOTAL FOR REGISTER 80,907.00

LKSD LAKESSIDE PLANT SSZOZDA

AP300R
 *** CHECK DATES 02/01/2021 - 02/28/2021 ***
 YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
 LAKESIDE PLANTATION - CAP RES
 BANK C CHECKING ACTIVITIES

PAGE 1

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
2/01/21	00045	11/17/20	19-03389	202011	600-53800-48103		KITCHEN CABINETS & GRANIT	*	8,265.50	
							CREATIVE CABINETRY & DESIGN			

8,265.50 000117

TOTAL FOR BANK C 8,265.50

TOTAL FOR REGISTER 8,265.50

LKSD LAKESIDE PLANT HSMITH

Creative Cabinetry & Design
2807 Alwood St
North Port, FL 34291 US
941-726-6837
dpass1999@gmail.com

Invoice

BILL TO

Lakeside Plantation Community
Development District
2200 Plantation Blvd.
North Port, FL 34289

INVOICE #	DATE	TOTAL DUE	ENCLOSED
19-03389NP	11/17/2020	\$8,265.50	

P.O. NUMBER
20-04513NP

JOB #
Clubhouse

JOB ADDRESS
2200 Plantation Blvd

ACTIVITY	DESCRIPTION	AMOUNT
Cabinets	Kitchen Cabinets & Granite	13,706.00
ATTN: Jamie		
	PAYMENT	5,440.50
	BALANCE DUE	\$8,265.50

53800-48103

Handwritten signature 1/22/2021

RECEIVED

JAN 25 2021



GMS CF AP <invoices@gmscf.com>

Fwd: Invoice 19-03389NP from Creative Cabinetry & Design

Indhira Araujo <iaraujo@gmscf.com>
To: GMS CF AP <invoices@gmscf.com>

Fri, Jan 22, 2021 at 6:15 PM

Begin forwarded message:

From: "Tamara T. Lorf" <tlorf@vestapropertyservices.com>
Subject: RE: Invoice 19-03389NP from Creative Cabinetry & Design
Date: January 22, 2021 at 5:36:37 PM EST
To: Tricia Adams <tadams@gmscf.com>, Lakeside Plantation Office Staff <lakesideplantation@verizon.net>
Cc: "Scott V. Smith" <scottsmith@vestapropertyservices.com>, Indhira Araujo <iaraujo@gmscf.com>

Good evening,

Approved, sorry I was looking back at the original proposal and made sure it added up correctly. ;)

Kind regards,

Tamara Lorf
Amenities Manager

2800 Plantation Boulevard
North Port, FL 34289
Phone: 941.423.5500
Fax: 941.423.5501
Email: tlorf@vestapropertyservices.com
www.VestaPropertyServices.com

CONFIDENTIALITY NOTICE: This email, and any attachment(s) to it, is intended only for the use of the individual/entity addressed herein and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. Be advised that any dissemination, distribution, or copying of this information (including any attachments) is strictly prohibited (without prior consent). If you have received this e-mail in error, please immediately return it to the sender and delete it from your system.

From: Tricia Adams [<mailto:tadams@gmscf.com>]
Sent: Wednesday, January 20, 2021 4:53 PM
To: Lakeside Plantation Office Staff
Cc: Tamara T. Lorf; Scott V. Smith; Indhira Araujo
Subject: Re: Invoice 19-03389NP from Creative Cabinetry & Design

Is this invoice approved for payment?

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 20, 2021, at 3:57 PM, Lakeside Plantation Office Staff <lakesideplantation@verizon.net> wrote:

Hello,

Please see attached invoice.

Kind regards,

Jamie Staubly

Office Admin

<[image001.png](#)>

2800 Plantation Blvd.

North Port, FL 34289

P: 941.423.5500

F: 941.423.5501

www.VestaPropertyServices.com

CONFIDENTIALITY NOTICE: This email, and any attachment(s) to it, is intended only for the use of the individual/entity addressed herein and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. Be advised that any dissemination, distribution, or copying of this information (including any attachments) is strictly prohibited (without prior consent). If you have received this e-mail in error, please immediately return it to the sender and delete it from your system.

From: Creative Cabinetry & Design [<mailto:quickbooks@notification.intuit.com>]

Sent: Wednesday, January 20, 2021 3:53 PM

To: lakesideplantation@verizon.net

Subject: Invoice 19-03389NP from Creative Cabinetry & Design

INVOICE 19-03389NP DETAILS

Creative Cabinetry & Design

\$8,265.50

[Print or save](#)

Powered by QuickBooks

Dear Lakeside Plantation Community Development District,

Please see attached invoice(s).
Have a great day!

Thanks for your business!
Creative Cabinetry & Design

Bill to Lakeside Plantation Community Development District
2200 Plantation Blvd.
North Port, FL 34289

P.o. number 20-04513NP
Job # Clubhouse
Job address 2200 Plantation Blvd

Cabinets \$13,706.00
Kitchen Cabinets & Granite

Payment \$5,440.50

Balance due \$8,265.50

ATTN: Jamie

Print or save

Creative Cabinetry & Design
2807 Alwood St North Port, FL 34291 US

AF300R
 *** CHECK DATES 12/02/2020 - 02/02/2021 ***
 YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 2/02/21 PAGE 1
 LAKESIDE PLANTATION - CAP RES
 BANK C CHECKING ACTIVITIES

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	EXPENSED TO... DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK....# AMOUNT
12/05/20	00045	10/05/20	10052020	202010	600-53800-48103			50% DEPOSIT CABINETS	*	5,440.50	
								CREATIVE CABINETRY & DESIGN			5,440.50 000116
2/01/21	00045	11/17/20	19-03389	202011	600-53800-48103			KITCHEN CABINETS & GRANIT	*	8,265.50	
								CREATIVE CABINETRY & DESIGN			8,265.50 000117
								TOTAL FOR BANK C		13,706.00	
								TOTAL FOR REGISTER		13,706.00	

LKSD LAKESIDE PLANT SS20ZDA

SECTION C

Lakeside Plantation
Community Development District

Unaudited Financial Reporting
February 28, 2021

GMS

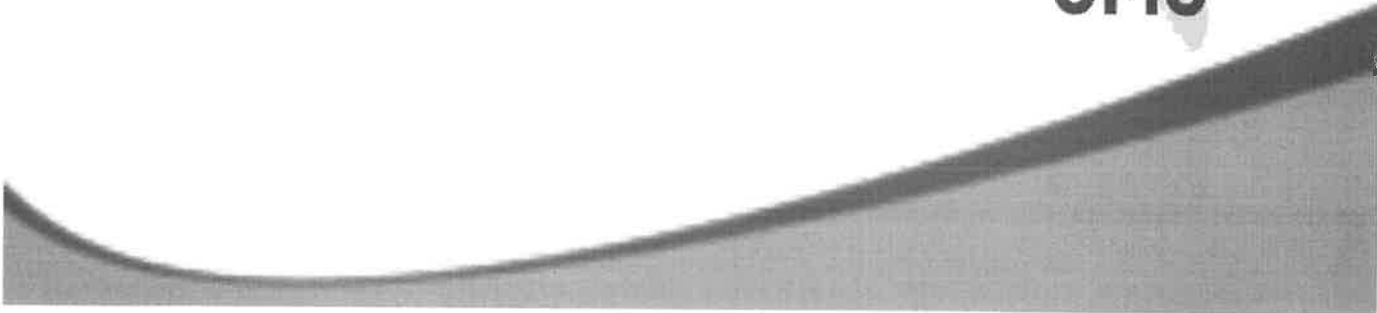


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Lakeside Plantation
Community Development District
Combined Balance Sheet
February 28, 2021

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	\$ 187,661	\$ -	\$ -	\$ 187,661
Debit Card Account	\$ 1,497	\$ -	\$ -	\$ 1,497
Money Market Account	\$ 219,845	\$ -	\$ -	\$ 219,845
Petty Cash	\$ 3	\$ -	\$ -	\$ 3
Capital Reserve Account	\$ -	\$ -	\$ 191,046	\$ 191,046
Investment - Operations:				
State Board of Administration	\$ 507	\$ -	\$ 359,013	\$ 359,520
Investment - Bonds:				
Reserve Fund	\$ -	\$ 76,557	\$ -	
Revenue Fund	\$ -	\$ 152,899	\$ -	\$ 152,899
Prepayment Fund	\$ -	\$ 2,758	\$ -	\$ 2,758
Due from Capital Reserve	\$ 66,435	\$ -	\$ -	\$ 66,435
Deposits	\$ 517	\$ -	\$ -	\$ 517
Due from General Fund	\$ -	\$ 8,445	\$ -	\$ 8,445
Due from Other	\$ 23,802	\$ -	\$ -	\$ 23,802
Total Assets	\$ 505,038	\$ 240,658	\$ 550,059	\$ 1,295,756
Liabilities:				
Accounts Payable	\$ 39,191	\$ -	\$ -	\$ 39,191
Accrued Expenses	\$ 23,616	\$ -	\$ -	\$ 23,616
Due to Debt Service	\$ 8,445	\$ -	\$ -	\$ 8,445
Due to General Fund	\$ -	\$ -	\$ 65,000	\$ 65,000
Total Liabilities	\$ 71,252	\$ -	\$ 65,000	\$ 136,252
Fund Balance:				
Nonspendable:				
Deposits	\$ 517	\$ -	\$ -	\$ 517
Assigned Debt Service	\$ -	\$ 240,658	\$ -	\$ 240,658
Assigned Capital Projects	\$ -	\$ -	\$ 485,059	\$ 485,059
Assigned	\$ 28,775	\$ -	\$ -	\$ 28,775
Unassigned	\$ 399,723	\$ -	\$ -	\$ 399,723
Total Fund Balances	\$ 433,786	\$ 240,658	\$ 485,059	\$ 1,159,504
Total Liabilities & Fund Balance	\$ 505,038	\$ 240,658	\$ 550,059	\$ 1,295,756

Lakeside Plantation
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2021

	Adopted Budget	Prorated Budget Thru 02/28/21	Actual Thru 02/28/21	Variance
Revenues:				
Tennis Club	\$ 20,000	\$ 8,333	\$ 8,167	\$ (166)
Activities	\$ 10,000	\$ 4,167	\$ -	\$ (4,167)
Clubhouse Rentals	\$ 5,000	\$ 2,083	\$ -	\$ (2,083)
Miscellaneous	\$ 1,500	\$ 625	\$ 4,971	\$ 4,346
Interest Earnings	\$ 50	\$ 21	\$ 14	\$ (7)
Operation & Maintenance Assessments	\$ 686,794	\$ 596,638	\$ 596,638	\$ -
Total Revenues	\$ 723,344	\$ 611,867	\$ 609,789	\$ (2,078)
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 11,000	\$ 4,583	\$ 4,200	\$ 383
District Manager	\$ 38,246	\$ 15,936	\$ 15,936	\$ (1)
District Counsel	\$ 25,750	\$ 10,729	\$ 5,868	\$ 4,862
District Engineer	\$ 14,000	\$ 5,833	\$ 3,110	\$ 2,723
Disclosure Report	\$ 1,000	\$ 417	\$ 417	\$ 0
Trustee Fees	\$ 4,771	\$ 4,771	\$ 3,180	\$ 1,590
Audit Fees	\$ 3,185	\$ -	\$ -	\$ -
Postage, Phone, Faxes, Copies	\$ 1,500	\$ 625	\$ 655	\$ (30)
General Liability Insurance	\$ 6,371	\$ 6,371	\$ 6,081	\$ 290
Legal Advertising	\$ 1,700	\$ 708	\$ 941	\$ (233)
Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -
Other Current Charges	\$ 1,900	\$ 792	\$ 1,429	\$ (637)
Property Insurance	\$ 9,865	\$ 9,865	\$ 9,863	\$ 2
Information Technology	\$ 1,300	\$ 542	\$ 417	\$ 125
Total General & Administrative:	\$ 120,763	\$ 61,347	\$ 52,271	\$ 9,075
Operations:				
Personnel Services (Management Contract)	\$ 179,945	\$ 74,977	\$ 72,376	\$ 2,601
Road & Sidewalk Repairs & Maintenance	\$ 2,500	\$ 1,042	\$ 29	\$ 1,013
Common Area Renewal & Maintenance	\$ 5,000	\$ 2,083	\$ -	\$ 2,083
Street Light/Decorative Light	\$ 5,000	\$ 2,083	\$ -	\$ 2,083
Landscape Maintenance - Contract	\$ 91,860	\$ 38,275	\$ 38,275	\$ -
Landscape Maintenance - Other	\$ 5,000	\$ 2,083	\$ 785	\$ 1,298
Mulch	\$ 10,740	\$ 9,200	\$ 9,200	\$ -
Irrigation Maintenance	\$ 4,500	\$ 1,875	\$ 233	\$ 1,643
Lake Maintenance	\$ 14,000	\$ 5,833	\$ 5,796	\$ 37
Electric Utility Services - Entrance Feature	\$ 9,000	\$ 3,750	\$ 2,907	\$ 843
Water Utility Services - Entrance Feature	\$ 4,000	\$ 1,667	\$ 155	\$ 1,512
Repairs & Maintenance - Entrance Feature	\$ 3,000	\$ 1,250	\$ 154	\$ 1,096
Miscellaneous Tools & Equipment	\$ 1,000	\$ 417	\$ -	\$ 417
Traffic Enforcement	\$ 2,500	\$ 1,042	\$ -	\$ 1,042
Total Operations:	\$ 338,045	\$ 145,577	\$ 129,909	\$ 15,668

Lakeside Plantation
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2021

	Adopted Budget	Prorated Budget Thru 02/28/21	Actual Thru 02/28/21	Variance
<u>Clubhouse:</u>				
Activities	\$ 20,000	\$ 8,333	\$ 1,312	\$ 7,022
License/Fees	\$ 1,200	\$ 500	\$ 847	\$ (347)
General Supplies	\$ 10,000	\$ 4,167	\$ 2,719	\$ 1,448
Maintenance	\$ 14,000	\$ 5,833	\$ 2,183	\$ 3,651
Office Supplies	\$ 3,500	\$ 1,458	\$ 836	\$ 622
Public Communication	\$ 1,500	\$ 625	\$ 338	\$ 287
Pest Control	\$ 600	\$ 250	\$ 150	\$ 100
Security	\$ 1,500	\$ 625	\$ 638	\$ (13)
Security Patrol	\$ 30,274	\$ 12,614	\$ 3,360	\$ 9,254
AED	\$ 500	\$ 208	\$ -	\$ 208
Telephone & Internet Services	\$ 5,500	\$ 2,292	\$ 2,336	\$ (45)
Janitorial Supplies	\$ 3,250	\$ 1,354	\$ 717	\$ 637
Electric Utility Services - Clubhouse	\$ 14,000	\$ 5,833	\$ 4,246	\$ 1,588
Gas Utility	\$ 250	\$ 104	\$ 65	\$ 40
Garbage Collection	\$ 2,100	\$ 875	\$ 666	\$ 209
Water Utility Services - Clubhouse	\$ 4,400	\$ 1,833	\$ 1,336	\$ 497
Electric Utility Services - Tennis Courts/Pool	\$ 16,000	\$ 6,667	\$ 4,185	\$ 2,481
Pool Cleaning	\$ 9,720	\$ 4,050	\$ 2,550	\$ 1,500
Pool Maintenance - Other	\$ 10,000	\$ 4,167	\$ 5,534	\$ (1,367)
Tennis Courts - Maintenance	\$ 5,000	\$ 2,083	\$ 1,894	\$ 190
Tennis Courts - Programs	\$ 3,500	\$ 1,458	\$ -	\$ 1,458
Water Utility Services - Tennis Courts/Pool	\$ 6,000	\$ 2,500	\$ 1,928	\$ 572
Clubhouse-Renewal&Replacements	\$ -	\$ -	\$ 2,656	\$ (2,656)
Total Clubhouse:	\$ 162,794	\$ 67,831	\$ 40,495	\$ 27,336
Total Expenditures	\$ 621,601	\$ 274,754	\$ 222,675	\$ 52,079
<u>Other Financing Sources/(Uses)</u>				
Transfer Out - Capital Reserve Fund (CY)	\$ 130,000	\$ 130,000	\$ 130,000	\$ -
Total Other Financing Sources (Uses)	\$ 130,000	\$ 130,000	\$ 130,000	\$ -
Excess Revenues (Expenditures)	\$ (28,257)		\$ 257,114	
Fund Balance - Beginning	\$ 28,257		\$ 176,672	
Fund Balance - Ending	\$ 0		\$ 433,786	

Lakeside Plantation

Community Development District

Debt Service Series 1999

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2021

	Adopted Budget	Prorated Budget Thru 02/28/21	Actual Thru 02/28/21	Variance
Revenues:				
Assessments - On Roll	\$ 175,905	\$ 152,502	\$ 152,502	\$ -
Assessments - Direct	\$ 8,842	\$ 8,842	\$ 8,842	\$ (0)
Assessments - Prepayments	\$ -	\$ -	\$ 2,757	\$ 2,757
Interest Income	\$ -	\$ -	\$ 3	\$ 3
Total Revenues	\$ 184,748	\$ 161,344	\$ 164,104	\$ 2,760
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		\$ 115,801	
Fund Balance - Beginning	\$ 65,611		\$ 124,857	
Fund Balance - Ending	\$ 68,754		\$ 240,658	

Lakeside Plantation
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2021

	Adopted Budget	Prorated Budget Thru 02/28/21	Actual Thru 02/28/21	Variance
Revenues:				
Interest Earnings	\$ -	\$ -	\$ 210	\$ 210
Total Revenues	\$ -	\$ -	\$ 210	\$ 210
Expenditures:				
General & Administrative:				
Clubhouse Exterior Building Elements	\$ 52,983	\$ 22,076	\$ -	\$ 22,076
Property Site Elements	\$ 29,453	\$ 12,272	\$ 7,750	\$ 4,522
Clubhouse Renewal/Replacements	\$ -	\$ -	\$ 13,706	\$ (13,706)
Total Expenditures	\$ 82,436	\$ 34,348	\$ 21,456	\$ 12,892
Other Sources/(Uses)				
Transfer In - Capital Reserve Fund	\$ 130,000	\$ 130,000	\$ 130,000	\$ -
Total Other Financing Sources (Uses)	\$ 130,000	\$ 130,000	\$ 130,000	\$ -
Excess Revenues (Expenditures)	\$ 47,564		\$ 108,754	
Fund Balance - Beginning	\$ 438,337		\$ 376,306	
Fund Balance - Ending	\$ 485,901		\$ 485,059	

Lakeside Plantation

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues:													
Tennis Club	\$ 1,381	\$ -	\$ 1,315	\$ 3,133	\$ 2,338	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,167
Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse Rentals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous	\$ -	\$ -	\$ -	\$ 200	\$ 4,771	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,971
Interest Earnings	\$ 1	\$ 1	\$ 4	\$ 5	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14
Operation & Maintenance Assessments	\$ -	\$ 363,928	\$ 199,671	\$ 21,187	\$ 11,852	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 596,638
Total Revenues	\$ 1,382	\$ 363,929	\$ 200,990	\$ 24,525	\$ 18,963	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 609,789
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,000	\$ -	\$ 2,000	\$ 200	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,200
District Manager	\$ 3,187	\$ 3,187	\$ 3,187	\$ 3,187	\$ 3,188	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,936
District Counsel	\$ 1,316	\$ 879	\$ 1,577	\$ 2,096	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,868
District Engineer	\$ -	\$ 813	\$ -	\$ 2,298	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,110
Disclosure Report	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 417
Trustee Fees	\$ 3,180	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,180
Audit Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage, Phone, Faxes, Copies	\$ 67	\$ 181	\$ 77	\$ 211	\$ 119	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 655
General Liability Insurance	\$ 6,081	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,081
Legal Advertising	\$ 199	\$ 103	\$ 184	\$ 187	\$ 187	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 941
Dues, Licenses & Fees	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Other Current Charges	\$ 1	\$ 101	\$ 0	\$ 1,093	\$ 233	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,429
Property Insurance	\$ 9,863	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,863
Information Technology	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 417
Total General & Administrative:	\$ 25,236	\$ 5,511	\$ 7,193	\$ 9,438	\$ 4,895	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 51,271
Operations:													
Personnel Services (Management Contract)	\$ 14,995	\$ 14,995	\$ 12,394	\$ 14,995	\$ 14,995	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 72,376
Road & Sidewalk Repairs & Maintenance	\$ -	\$ -	\$ -	\$ 29	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29
Common Area Renewal & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Street Light/Decorative Light	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance - Contract	\$ 7,655	\$ 7,655	\$ 7,655	\$ 7,655	\$ 7,655	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,275
Landscape Maintenance - Other	\$ -	\$ 159	\$ 626	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 785
Mulch	\$ -	\$ 9,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,200
Irrigation Maintenance	\$ 233	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 233
Lake Maintenance	\$ 966	\$ 1,932	\$ 966	\$ 966	\$ 966	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,796
Electric Utility Services - Entrance Feature	\$ 574	\$ 561	\$ 599	\$ 571	\$ 603	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,907
Water Utility Services - Entrance Feature	\$ 24	\$ 25	\$ 29	\$ 33	\$ 44	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 155
Repairs & Maintenance - Entrance Feature	\$ -	\$ -	\$ -	\$ 154	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 154
Miscellaneous Tools & Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Inspection Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Traffic Enforcement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tree Removal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations:	\$ 24,446	\$ 34,527	\$ 22,269	\$ 24,403	\$ 24,263	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 129,909

Community Development District

	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998	1997	1996	1995	1994	1993	1992	1991	1990	1989	1988	1987	1986	1985	1984	1983	1982	1981	1980	1979	1978	1977	1976	1975	1974	1973	1972	1971	1970	1969	1968	1967	1966	1965	1964	1963	1962	1961	1960	1959	1958	1957	1956	1955	1954	1953	1952	1951	1950	1949	1948	1947	1946	1945	1944	1943	1942	1941	1940	1939	1938	1937	1936	1935	1934	1933	1932	1931	1930	1929	1928	1927	1926	1925	1924	1923	1922	1921	1920	1919	1918	1917	1916	1915	1914	1913	1912	1911	1910	1909	1908	1907	1906	1905	1904	1903	1902	1901	1900	1899	1898	1897	1896	1895	1894	1893	1892	1891	1890	1889	1888	1887	1886	1885	1884	1883	1882	1881	1880	1879	1878	1877	1876	1875	1874	1873	1872	1871	1870	1869	1868	1867	1866	1865	1864	1863	1862	1861	1860	1859	1858	1857	1856	1855	1854	1853	1852	1851	1850	1849	1848	1847	1846	1845	1844	1843	1842	1841	1840	1839	1838	1837	1836	1835	1834	1833	1832	1831	1830	1829	1828	1827	1826	1825	1824	1823	1822	1821	1820	1819	1818	1817	1816	1815	1814	1813	1812	1811	1810	1809	1808	1807	1806	1805	1804	1803	1802	1801	1800	1799	1798	1797	1796	1795	1794	1793	1792	1791	1790	1789	1788	1787	1786	1785	1784	1783	1782	1781	1780	1779	1778	1777	1776	1775	1774	1773	1772	1771	1770	1769	1768	1767	1766	1765	1764	1763	1762	1761	1760	1759	1758	1757	1756	1755	1754	1753	1752	1751	1750	1749	1748	1747	1746	1745	1744	1743	1742	1741	1740	1739	1738	1737	1736	1735	1734	1733	1732	1731	1730	1729	1728	1727	1726	1725	1724	1723	1722	1721	1720	1719	1718	1717	1716	1715	1714	1713	1712	1711	1710	1709	1708	1707	1706	1705	1704	1703	1702	1701	1700	1699	1698	1697	1696	1695	1694	1693	1692	1691	1690	1689	1688	1687	1686	1685	1684	1683	1682	1681	1680	1679	1678	1677	1676	1675	1674	1673	1672	1671	1670	1669	1668	1667	1666	1665	1664	1663	1662	1661	1660	1659	1658	1657	1656	1655	1654	1653	1652	1651	1650	1649	1648	1647	1646	1645	1644	1643	1642	1641	1640	1639	1638	1637	1636	1635	1634	1633	1632	1631	1630	1629	1628	1627	1626	1625	1624	1623	1622	1621	1620	1619	1618	1617	1616	1615	1614	1613	1612	1611	1610	1609	1608	1607	1606	1605	1604	1603
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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

TOTAL ASSESSMENT LEVY									
		Gross Assessment		\$ 726,648.19		\$ 185,732.67		\$912,380.86	
		Net Assessment		\$ 683,049.30		\$ 174,588.71		\$ 857,638.01	
ASSESSED THROUGH COUNTY									
		79.64%		20.36%		100.00%			
DATE		DESCRIPTION	GROSSAMT	COMMISSIONS	DISC/PENALTY	INTEREST	NET RECEIPTS	O&M Portion	S1999 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
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
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
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
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
02/26/21		P/E 1/31/21	\$15,107.70	\$226.62	\$0.00	\$0.00	\$14,881.08	\$11,851.75	\$3,029.33
TOTAL			\$760,526.01	\$11,407.90	\$0.00	\$21.49	\$749,139.60	\$596,637.83	\$152,501.77
									\$749,139.60

83%	Gross Percent Collected
\$151,854.85	Balance Remaining to Collect

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

SECTION IX

SECTION A

SECTION 1

Hopping Green & Sams

Attorneys and Counselors

March 3, 2021

Lakeside Plantation Community Development
District
c/o Tricia Adams, District Manager
Governmental Management Services-CF, LLC
219 East Livingston Street
Orlando, Florida 32801

Re: Lakeside Plantation Community Development District

Dear Tricia:

The fee agreement in place between our firm and the District contemplates adjustments to the hourly rates from time to time after an annual evaluation by our firm. Our firm has not increased the hourly rates charged to the District since 2019. Our firm is respectfully submitting this notification to increase our standard hourly rates well in advance of the budget creation for the next fiscal year. My hourly rate is proposed to adjust from \$270 to \$285, which is an increase of \$15 per hour. The hourly rate for associates most likely to provide services to the District is proposed to range from \$265 to \$285. The hourly rates for all other attorneys will adjust to their standard hourly rates. The rate for paralegal services will increase from \$145 to \$160. The new hourly rates are proposed to take effect on October 1, 2021. I would ask that this letter be added to the next agenda for Board discussion.

As always, we will continue to implement cost-effective strategies to minimize legal expenses for the District while at the same time providing thoughtful and comprehensive services.

If you have any questions, please feel free to call. We thank you for the opportunity to be of service.

Sincerely,

/s/ Sarah R. Sandy

Sarah R. Sandy

SRS/lk

cc: Joe Szewczyk, Chairman

SECTION B

SECTION 1

Lakeside Plantation CDD

ACTION ITEMS
as of March 2021

Item #	Meeting Assigned	Action Item	Assigned To	Date Due	Status	Comments
1	11/20/19	Tennis Court Fence Posts	AM		Completed	Amenity management maintenance staff completed punchlist items.
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 and repairs are required and scheduled 03.10.2021.
3		Restroom Partitions	AM		Completed	BOS approved proposal 02.17.2021 and work was completed by early March.
4	12/16/20	Erosion Behind Tennis Courts	DE / AM		In Process	AM / DE to investigate
5	1/21/21	Resident Directory Proposal & Feasibility	AM		In Process	Proposal approved. Vesta conferring with legal staff regarding ADA compliance and other issues.
6	12/16/20	Post Lights	AM		In Process	Proposals for repair and / or replacement are being gathered for presentation to BOS 03.17.2021.
7	12/16/20	Water Ponding Near Swale N of Magnolia	DE		In Process	DE to develop scope for restoration. Oak tree on private property has roots encroaching into the swale.

SECTION C

Lakeside Plantation CDD

Amenity Center Management Report

3/17/2021 CDD Meeting

1. Amenity Clubhouse Update:

- a. Inside the clubhouse and library the carpets were sanitized and shampooed.
- b. Some gym equipment was moved around and inspirational artwork was hung. A mirror that is donated and a new clock will be up soon in the gym. Positive feedback from the residents on about how the gym is set up now.
- c. Pickleball courts have gotten very busy and lots of residents enjoy playing. It has been requested for a new pickleball net, that is sturdy and could be rolled onto the court when they play.

2. Facility Update:

- a. Project Updates
 - i. Tennis Court Lighting: We are still looking into the electrical issue and would like to have 4 light switches installed.
 - ii. Tennis Court Fence: Dennis and John repaired the gate entrance, and fixed the cable on court 3. John will install the 3 caps that are missing on the fence doors. Stewart Fence will not respond to messages or text now.
 - iii. Post lights: One quote from Sergeant Electrical to replace 10 post lights, Second quote from Innotech proposed to fix what we have and paint the posts that need it.
 - iv. Restroom Partitions: Innotech has completed the job in 5 days and bathrooms are open.
 - v. Bocce ball courts waiting for quote for a thicker pad that will provide more bounce.
 - vi. Fountain – We have a few quotes and still waiting for one more to submit.
 - vii. Spa Heater - Bill Roumy and Tamara have looked into the quotes further for a solution to propose with two vendors Alex's Pool and Heating and Symbiont.
 - viii. Boulevard Lights waiting for another quote.
 - ix. Outside Electrical box by a/c unit by gym, rusted out. There are two quotes given by Sergeant Electrical and Innotech.
 - x. Working on price comparisons for the quotes for TV, Cable and Internet.
 - xi. Resident Directory, still work in progress and ensuring we meet all the ADA compliances. Working with District Council on ADA requirements and should have demo ready for review at April board meeting.
 - xii. Sidewalks – March 16th, AM will be going around with Bradley concrete to look at the sidewalks in the whole community.
 - xiii. Ceiling Corridor is becoming an issue and is starting to unbuckle which will eventually come down. This would pull down the fire sprinklers, cameras and can lights. Tamara has started to obtained quotes to fix the ceiling corridor.
 - xiv. Utilities; City of North Port water bills- Tamara did request that the city to add the areas for the water – pool, fountains, and clubhouse. The FPL bill; the pool and the tennis courts are together, AM requested for the bill to be labeled pool/tennis. Both FPL & City of North Port, responded that the request may or may not be granted.

3. Special Events:

- a. April 2nd- Easter Egg hunt outside with the popcorn, music, cotton candy, maybe a magician and the Easter bunny will be here for the kids.
- b. A newsletter and calendar will be out at the beginning of every month by email and some will be printed out in the office.