

*Lakeside Plantation
Community Development District*

Agenda

April 21, 2021

AGENDA

Lakeside Plantation

Community Development District

219 East Livingston Street, Orlando, FL 32801

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

April 14, 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, April 21, 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. Consideration of Proposals for Fountain Repairs
 - B. Consideration of Data Service Options
 - C. Consideration of Tennis Membership Fees and Tennis Policies
 - D. Consideration of Shade Awning and Windscreens for Tennis Court
 - E. Consideration of Pickleball Net
 - F. Ratification of Proposal for Irrigation Well Repair
- VII. Business Administration
 - A. Approval of Minutes of March 17, 2021 Meeting
 - B. Approval of Check Register
 - C. Balance Sheet and Income Statement
- VIII. General Audience Comments
- IX. Staff Reports
 - A. District Counsel
 - B. District Manager
 - i. Action Items List
 - 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 consideration of proposals for fountain repairs. Section B is consideration of data service options. Section C is consideration of tennis membership fees and tennis policies. Section D is consideration shade awning and windscreens for tennis court. Section E is consideration of pickleball net. Section F is ratification of proposal for irrigation well repair.

The sixth order of business is Business Administration. Section A is the approval of the minutes of the March 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 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 A

Fountain Proposals:

Company:	Suggestion:	Proposal:
Innotech	To replace the motor with a submersible pump and clean and paint both fountains. The pumps will be for both water features. * This cost to replace for the future will be less than replacing one motor of what we currently use. With easy cleaning and maintenance.	
John's Electric	To repair the seal that is believe where the leak began. The 5 HP motor will need to be replaced that was submerged under water.	\$1,194.90
Water Equipment Technologies	1. Through testing of the station and the componets, verify sump pump works. 2. Field service to furnish and install new feature pump as old pump is leaking from housing at pump discharge, wire up prime and test.	\$1,910.36

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 # 1114

DATE 04/09/2021

EXPIRATION DATE 05/10/2021

PAYMENT TERMS

COD

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
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We would like to do an exploratory service for the purpose of identifying the benefits of moving to a new float-style pump or submersible sewage-style stand pump in the fountains. The existing valve-bank pumps are more expensive to replace and maintain, as well as they use more electricity and water to function in the course of their cycles. Replacement cost of the new float-style or submersible sewer pumps are significantly less and consume less resources.

Currently there are 3 pumps maintaining each fountain, one for circulation, one for filtration, and one for emergency draining. Those pumps vary in cost from the range of several thousand dollars to several hundred dollars each, whereas the proposed replacement pump would only be in the range of several hundred dollars.

The exploratory service would allow us to identify specifics necessary to make the transition such as pump size & rate to be able to identify proper replacement equipment to propose, as well as to identify all

DATE

ACTIVITY

DESCRIPTION

QTY

RATE

AMOUNT

services necessary to
disconnect the existing system,
and estimate total project cost.

Exterior - Exploratory Fountain Pump Service

TOTAL

Accepted By

Accepted Date



of Southwest Florida LLC

State of Florida Certified Plumbing Contractor
#CFC1429137
451 Interstate Court - Sarasota, FL 34240
Phone 941-232-4629 FAX 941-371-5151
Email: wettec@verizon.net

February 25, 2021

Lakeside Plantation
Attn: Tamara
RE: Entrance Side Water Feature

We are pleased to quote on the following services and materials

Item #1 ... Through testing of station and all components, note and quote repairs as needed, verify sump pump works in vault. Make sure all timers and photocells are working properly and set to correct times, note and quote any issues.

Your Cost ----- \$ 285.00

Item #2 ... Field service to furnish and install new feature pump as old pump is leaking from housing at pump discharge, wire up prime and test.

Your Cost ----- \$ 1625.36

Prices do not include sales tax or in freight.

Terms: Net 10 days

Delivery: 3-5 days after receipt of order

Prices good for 30 days.

Please do not hesitate to contact us with any questions you may have.

Thank You

H. H. (Tom) Morgan III
(941) 232-4629

By signing and returning a copy of this contract, you are agreeing to all of the above terms and conditions

Company

Signature

Printed Name

Date

3616 Tamiami Trail, Unit 1B
Port Charlotte, Florida 33952
www.johnselectricmotors.com
941-629-0240

Lakeside Plantation/attn.Tamara
2200 Plantation Boulevard
North Port, FL 34289

Estimate # 1539
Estimate Date 02-09-21
Total \$1,194.90

Item	Description	Unit Cost	Quantity	Line Total
Speck 20mm Shaft seal	Part # 2920343310	\$49.95	1.0	\$49.95
5HP B1000 B Motor	5HP B1000 B Motor	\$769.95	1.0	\$769.95
Service Call - Commercial	Service Charge for Commercial Call	\$150.00	2.5	\$375.00

THIS IS AN ESTIMATE

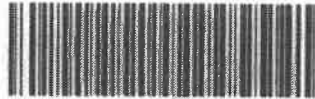
Disclaimer

These are default ticket receipt terms, you can find them at /templates/ticket

Subtotal \$1,194.90
Tax \$0.00
Estimate Total \$1,194.90

Signed: _____

Date: _____



SECTION B

Cable/Internet/Phone Comparison

CURRENT PROVIDER-FRONTIER
AVERAGE BILL IS \$434.00. NO CONTRACT
3 PHONE LINES, INTERNET 75 MBPS, BASIC CABLE
WITH SPORTS, 4 HD BOXES



3 - Phone Lines (phone, fax, security)

Business Internet 75 Mbps

Basic TV with sports pkge.

\$311.00 plus surcharges

2 year contract



3 - Phone Lines

Business Internet 200 Mbps

50 Basic TV Channels

\$248.30 plus surcharges

2 yr contract, Install fee \$59.95

\$200 Visa Prepaid Card

SECTION C

Tennis Membership Comparisons:

Location:	Daily Pass:	1 month:	3 month:	6 month:	Annually:
Courtside Tennis Club: Venice			Single \$605 Family \$1420	Single \$1055 Family \$1420	Single \$1500 Family \$1980
Englewood Tennis Club			Single \$267 Family \$1420	Single \$1055 Family 1420	Single \$1068 Family \$1404
Sarasota Sports Club ***These memberships include swimming pool and social events!			Single \$540 Family \$810	Single \$1080 Family \$1620	Single \$2160 Family \$3240
Twin Isles ***These memberships include swimming pool and amenities access!		Single \$92	Single \$395	Single \$595	
Lakeside Plantation:	\$10.00 guest	Single \$35.00	Single \$130 Family \$180	Single \$260 Family \$360	Single \$400 Family \$550

TENNIS FACILITY POLICIES - Revised 4/7/2021

As a courtesy to other Patrons, we ask that all players please recognize and abide by these rules & guidelines. Tennis is not only a lifetime sport; it is also a game of sportsmanship, proper etiquette and fair play. **Pool and Clubhouse Amenities NOT included in Tennis Membership for Non-Residents!**

1. Proper tennis etiquette shall be adhered at all times. The use of profanity or disruptive behavior is prohibited and no jumping over nets.
2. Proper tennis shoes and attire, as determined by the Facility Manager, are required at all times while on the courts. Shirts must be worn at all times. After tennis play, please be sure to clean your tennis shoes prior to entering the clubhouse.
3. Tennis courts are for Residents, Tennis Members and Guests only.
 - a. Tennis members (non-residents) may invite Guests for \$10 for that day of play and you must accompany your guest and register them properly. You **MUST** bring your guest to the clubhouse office to register and sign a standard liability waiver. **A limit of 1 guest PER WEEK per paid member. Repeating guest are limited to only 2 guest plays PER MONTH. This also applies to League Play not associated with the District.**
 - b. Residents may invite up to 3 guests per household to a single court and a Resident must bring their guest to the clubhouse to sign the waiver and for their guest pass. If the same guest continues to play on a regular basis, they **MUST** become a Tennis member or pay the guest fee of \$10.00.
 - c. Passes are not to be shared with any other guests; they are only intended for the Residents or Tennis members.
4. All patrons must clean up after play. Players are responsible to participate in the grooming of their court (i.e. brushing, and re-lining) prior to the end of their court time and removing all personal items, disposing of unwanted tennis balls (dead balls), water cups, ball/drink cans, tec. The goal is to show common courtesy by leaving the court ready for play for Patrons who follow you.
5. Court hazards or damages, such as popped line nails, need to be reported to the Facility Manager or Tennis Professional for repair.
6. Persons using the tennis facility must supply their own equipment (rackets, balls, etc.).
7. The tennis facility is for the play of tennis only. Pets, roller blades, bikes, skates, skateboards and scooters are prohibited at the tennis facility.
8. Beverages are permitted at the tennis facility if they are contained in non-breakable containers with screw top or sealed lids. **No food or glass containers** are permitted on the tennis courts.
9. **No chairs are permitted on the tennis courts, only chairs that the District permits may be on the court next to the exit doors of courts 1 and 4.**
10. Lights at the tennis facility must be turned off after use.
11. Guests under the age of 18 are not allowed to use the tennis facility unless they are accompanied by an adult patron of 18 years of age or older.
12. The tennis courts may be reserved by the District for District-sponsored events or functions.
13. **If you find it necessary to "bump" other players when it is your turn to play:**
 - a. Never attempt to enter someone else's court before your reservation time.
 - b. Never enter the court or distract players while others are in the middle of a point or game.
 - c. Allow players to finish out one more point, and then begin the player changeover for the court.
 - d. If you are bumped for a court and wish to continue play, please notify the Clubhouse office staff and they will do their best to get you on the next available court.
14. **Recommendation for peak season - access; reservemycourt.com for court reservations. The Clubhouse staff can deny these requests if court is booked already or an event planned for that time slot. Time allotment for Patrons is 1 hour, Patrons may continue play if other courts are available.**
15. Smoking or vaping on tennis courts is prohibited.
16. **Dogs and all other pets are not permitted on or inside of the tennis court fenced area.**
17. The Amenities Manager and Clubhouse Staff will control whether tennis is permitted in inclement weather, and the tennis courts may be close or opened at their discretion.

SECTION D

Tennis Awnings

<u>Company:</u>	<u>Parts:</u>	<u>Price:</u>	<u>Warranty:</u>
10-S Tennis Supply	Total of 4 - 4' X 10' Awnings	\$539.00 Each Total: \$2156.00 includes shipping	
HAR TRU	Total of 4 - 4'X10' Awnings	\$550.00 each Total: \$2500.00 includes shipping	
Weich Tennis	Total of 4 - 4 'X10' Awnings	\$524.99 each Total: \$2099.96	1 Year warranty on workmanship and materials and a 8 year fade, rot and mildew warrantee.

**Many Colors to select from to hold up best in Florida Sunshine, the green and white striped was most often picked.

** In order to drop the awnings a foot or two feet down from the top fence rail, we will have to install a middle rail to support the awnings.

Tennis Wind Shades

10-S Tennis Supply	4 - 6'X40ft open black mesh half moon vent shades	\$735.00 plus shipping
HAR TRU	4 - 6' X 40ft open black mesh half moon vent shades	866.05 shipping included
Weich Tennis	4 - 6'X40ft open black mesh half moon vents	\$638.40 shipping and handling FREE

4 Year Limited warranty



Shady Court Canopy

\$524.99 Each

Ships 2-3 business days

1

Add to Shopping Cart

Features

Specifications

Warranty

Use

Designed to beat the heat, the Shady Court mounts easily on a standard chain link fence and provides players and spectators with convenient courtside shade. The 4' x 10' canopy adds functional beauty to any court. Color Options: Forest green and white striped, solid forest green, pacific blue, burgundy, or black.

You May Also Like

[Shady Court Canvas](#)

SECTION E

Deluxe PickleNet Portable Net

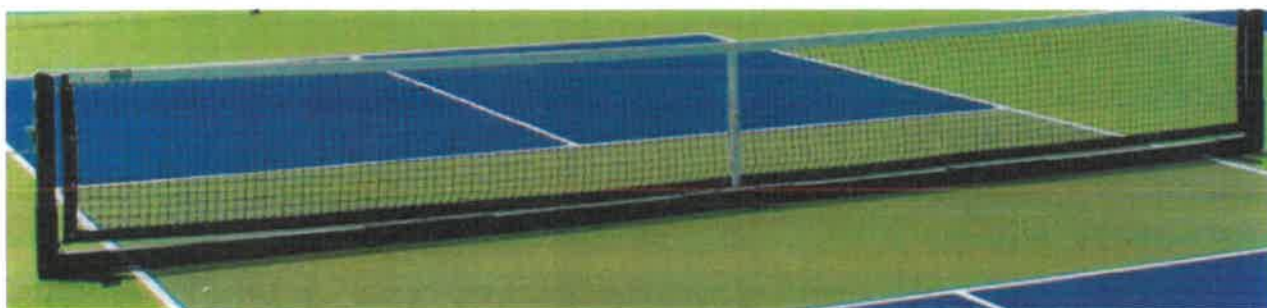


\$\$329.95 free shipping

Douglas Premier PPS-225Q Portable Pickleball Net System



\$\$1574.00 Includes Shipping



These are from Pickleball Central.

SECTION F



New Life Well and Pump, Inc.

6520 Beedla Street
North Port FL 34291
941-375-1065

Job Invoice

SOLD TO Lakeside Plantation

DATE ORDERED 4/3/2021 ORDER TAKEN BY MATT
 PHONE NO. 941-423-5500 CUSTOMER ORDER #
 JOB LOCATION
 JOB PHONE STARTING DATE
 TERMS

QTY.	MATERIAL	UNIT	AMOUNT	DESCRIPTION OF WORK
1	2 HP 3 Wire Single Phase submersible motor - Franklin electric			PROPOSAL This is an Estimate of known work needed and costs associated with recommended work. A signature is required to schedule work. By signing you agree to the work and costs.
1	2 HP Submersible high capacity stainless steel wet-end w/ check valve - Franklin electric			
1	2 HP Single Phase control box, CSCR w/ 200 volt starting relay - Franklin electric			- 2 Year Pump & motor Warranty -
1	2" schd 40 Drop pipe w/ 12/8 sub cable, Galv tee, KTD Pressure relief, 1/2" hex seal, Plastic J- box			- 1 year control box Warranty -
1	Double Pile, 24 volt Gil Pump start contractor			
TOTAL MATERIALS			3,050	
				TOTAL LABOR

WORK ORDERED _____
 DATE ORDERED _____
 DATE COMPLETED _____

CUSTOMER APPROVAL SIGNATURE _____
 AUTHORIZED SIGNATURE _____

A-2817-3817 / T-3886

10-11

TOTAL LABOR	
TOTAL MATERIALS	
TOTAL MISCELLANEOUS	
SUBTOTAL	
TAX	
GRAND TOTAL	3,050.00

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, March 17, 2021 at 6:00 p.m. at the Lakeside Plantation Clubhouse, 2800 Plantation Boulevard, North Port, Florida.

Present and constituting a quorum were:

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

Also present were:

Tricia Adams	District Manager
Laura Gentry <i>(by phone)</i>	District Counsel
Brent Burford <i>(by phone)</i>	District Engineer
Scott Smith	Vesta
Tamara Lorf	Vesta
Justin Jackson	Innotech Construction Services
Residents	

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 6:01 p.m. and called the roll. All Supervisors were present with the exception of Ms. Benjamin.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The pledge of allegiance was recited.

THIRD ORDER OF BUSINESS

Audience Comments on Specific Items on the Agenda *(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 remarks to the Board of Supervisors. Is there anyone present who would like to make a public comment? Hearing none, are there any callers who would like to make a public comment?

Resident (Sue Spade, Scarlett Avenue): I read previous minutes and noticed there was some discussion about social events and COVID. I attended a recent training session because I am now on the HOA Board. I know in June there is going to be a House Bill passed that will make it possible for anyone to cancel a tentative event due to COVID. So that should really open things up. I didn't know if you discussed having a community wide event.

Ms. Adams: Thank you, Sue. Are there any other members of the public who would like to make a comment at this time? Hearing none, do we have any Zoom callers who would like to make a comment and address remarks to the Board of Supervisors? Hearing none,

FOURTH ORDER OF BUSINESS

District Engineer's Report

Ms. Adams: I believe Brent is on the telephone. Brent, do you have any items to report to the Board today?

Mr. Burford: Yes. I have a follow up on the trees on the drainage swale on Magnolia Circle. I had a chance to talk to a tree service and Cross Creek Environmental. We are all in agreement that there is a good chance removing the roots from those Oak trees out of area encroaching into the drainage swale, will kill the trees. It is never going to restabilize them for high wind events. I am having someone review the Development Order (DO) to see if those trees were required as part of the DO. So, we still have to follow up. There are three trees that are causing problems. If the trees have to be removed and the District is responsible for maintaining the swale, I recommend they remove the trees. We are going to have more discussion on it and look at the DO to see if the trees were all required. Regarding the drainage around the electrical panel at the tennis courts, I met onsite with the contractor. I wasn't happy with the product he provided. It was a very narrow drainage channel. I actually spoke with him again this afternoon and he said that he could provide a wider channel that would help move the water away from that area. So, I will be following up on that as well. I spoke with Tamara about the tennis court lights. A couple of weeks ago, John and a couple of people told me about the junction box that was missing. I was out there today to evaluate the bottom of the poles where the wiring was exposed. They should be able to place a PVC panel over the opening and strapped on with stainless steel

straps. So, we will get that taken care of. That gives you more years out of the lights. That’s all I have unless the Board has anything else for me.

Ms. Adams: Are there any questions for Brent before we let him go?

Mr. Roumy: What about the water ponding behind the tennis courts?

Mr. Burford: That was the drainage problem I was referring to.

Ms. Adams: Are there any other questions? Brent, thank you for attending and we will talk to you soon.

Mr. Burford: Thank you.

Mr. Burford left the meeting.

FIFTH ORDER OF BUSINESS

Unfinished Business

None.

SIXTH ORDER OF BUSINESS

New Business Items

A. Discussion of COVID-19 Procedures

Ms. Adams: This item was added to the agenda each month during the pandemic. In the fall, the Lakeside Plantation CDD entered into Phase 3 of Florida’s reopening. All of the amenities are open and operating with limited capacities and social distancing. With the now widespread availability of the vaccination for vulnerable groups, we are anticipating that Florida may issue guidelines soon regarding social distancing and mask wearing. The CDC is also likely to issue new guidelines regarding social distancing. This is an item for Board discussion. We have interest from some resident groups who want to meet in the Clubhouse for cards or other social activities, adhering to the current guidelines requiring a mask, social distancing and limited capacity. It is ultimately up to the Board to decide if you are comfortable with groups meeting in the Clubhouse at this time.

Ms. Chichelli: If we approve it, how are we going to manage the people playing cards? They are not going to be six feet apart. How many groups are we going to allow?

Ms. Lorf: Right now, there are just two ladies playing cards. Anything above that, even when we have the HOA meeting, we are able to let people know ahead of time. They respect what the rules are now. We set chairs outside for people playing cards at the table. They can sit further apart and we can move the tables further apart to address it, as long as everyone is comfortable and we keep everything sanitized and they are wearing their masks.

Ms. Chichelli: How are we going to manage that when there are six people per table?

Ms. Lorf: Unless we have a larger table. If they want to make a bigger group then we can spread it out.

Mr. Roumy: How are they going to reach the cards then?

Ms. Chichelli: Using round tables.

Ms. Adams: Ultimately this is a Board policy issue, if you want to allow for groups to meet knowing that it's likely that there will be times where this group is self-selecting to be closer to each other than what the CDC is recommending, whether six feet or three feet. Did they change to three-foot guidelines yet?

Ms. Chichelli: Not yet.

Ms. Adams: So, the current recommendation is still six feet apart.

Mr. Sabol: What are their facilities going to be to manage it? Are they using the same protocol?

Ms. Adams: There is some variance, especially depending on the makeup of the population. Senior adult communities tend to be more conservative, although there are some active adult communities that allow for groups to meet, as long as the capacity issues are being adhered to and people are wearing masks. The thought process is that people are self-selecting to participate in these activities. They are not required. Those who are not comfortable participating can decline. However, this is a Board issue and it is up to the Lakeside Plantation Board, if you are comfortable having scheduled activities in this Clubhouse for small groups.

Mr. Roumy: I think it is about time to open it up, as long as they wear masks and have six at a table. I have no problem with that. Most of the people that we know got vaccinated already. So, I think we should open it up.

Ms. Chichelli: Is it 22% capacity?

Ms. Lorf: It is set at 25% right now, but it has been open more. I have been to other communities. They are having different activities inside of their Clubhouse, even next door at Cypress Falls. In their card room, they have space for guests. They will have four card games going on and everyone is wearing their mask. They are a 55 and older community. It is up to 50%.

Mr. Sabol: A lot of times, when they are using the card room or the Clubhouse, a lot of times there are eight people versus six. Can we set it at eight people?

Ms. Adams: Just to clarify, are you asking if the library capacity can be limited to eight people?

Mr. Sabol: Yes.

Ms. Lorf: The limit right now is eight. We can put tables out here so there is a bigger space rather than one room. That way, if someone wants to read, they can still be separate from that.

Mr. Roumy: Correct me if I'm wrong, but in the past, they used to play here. Right?

Ms. Lorf: Yes.

Mr. Roumy: They opened the tables here. They will be confined in the library.

Ms. Adams: Currently the library is limited to eight people, but if there were more than that, they would be relocated by the amenity management team to a bigger space to allow for them to spread out.

Ms. Chichelli: I guess we can do it and see how that works.

Ms. Lorf: Okay.

Ms. Chichelli: It's up to you.

Ms. Lorf: Wouldn't it be better if there was a bigger area out here so we can keep an eye on it and that way we still keep that separate? I would feel comfortable with that.

Ms. Chichelli: I think we can open it up.

Mr. Sabol: I think it's time.

Ms. Adams: Okay.

Mr. Szewczyk: I agree that it's time to open it up to these other clubs and organizations, as long as they are adhering to our rules regarding capacity. Then I'm comfortable opening it up.

Ms. Adams: Would the Board like to memorialize this discussion with a motion to open up the Clubhouse to Lakeside Plantation clubs and organizations?

On MOTION by Ms. Chichelli seconded by Mr. Sabol with all in favor opening up the Clubhouse to Lakeside Plantation clubs and organizations was approved.

Ms. Adams: Is there any other discussion regarding the COVID-19 procedures or protocols? As Board Members alluded to, this situation is evolving rapidly and we are expecting

new guidelines to be issued from the State of Florida and the CDC relatively soon. We will be conferring with the Chairman regarding any changes that should be made in between meetings.

B. Consideration of Proposals for Replacement of Spa Heater

Ms. Adams: During last month's meeting, some information prepared by the amenity management team was distributed. They had gathered proposals for replacing the spa heater with either a geothermal heater or an electrical heater. There were some questions regarding the specifications and the scope of the project. So, at last month's meeting, the Board directed staff to confer with Supervisor Roumy. I believe that Tamara and Bill have been meeting with various vendors and Bill prepared some information to distribute to the Board. Bill, would you like to lead this discussion or do you want me to turn the floor over to Tamara?

Mr. Roumy: I prefer to discuss it.

Ms. Adams: Included in your agenda package under Section 6, Tab B, is a proposal from Alex's Pool. They have been doing mechanical work on the pool equipment. They provided a proposal for a geothermal spa heater and a proposal for the heat pump. Symbiont Service Corp (Symbiont) also provided a proposal. They were the ones that originally installed the geothermal heater at the spa. Included in your agenda package are specifications. Were any other proposals distributed to the Board?

Ms. Lorf: There were two more proposers, but we didn't get them.

Ms. Adams: Supervisor Roumy, would you like to present the information that you just distributed?

Mr. Roumy: Yes. What you have in front of you is a comparison study of what we received from Alex's Pool and Symbiont. The first sheet is the manufacturer, model, capacity and warranty. The warranty for parts and labor and compressor is seven years. It is the best warranty on the market because the manufacturer AquaCal is the leader of GeoThermal spa heaters in the area or Florida in general. As you can see, permits are not included with the Symbiont proposal, but it is included with Alex's Pool proposal. There is a differential in the cost of \$2,000 between Symbiont and Alex's Pool and then it drops down drastically to the air water heater for \$3,500. On the second sheet, I have the pros and cons of the GeoThermal. As you can see, the pros of the GeoThermal is that it is unaffected by outdoor temperatures, stable heat source, high efficiency, low energy consumption, low maintenance and environmentally friendly.

Lakeside Plantation has had four AquaCal systems for over 10 years and never had a problem with them except for age. What we have now with the spa heater is age related. It will fail one day. The non-GeoThermal, as you can see, is independent. They want to make it independent from the pool water. So, if the pool pump is down, the spa would run on its own. The con of course is the high cost of GeoThermal from scratch. It is very expensive. The lake water is going to be clogging the pipe. I never heard of that, but that's what one of the vendors said. The one drawback is the pool pump. The bottom line is we have the AquaCal system running for 10 years. Lakeside Plantation spent a lot of money getting GeoThermal years ago. They dream about having a GeoThermal system on the pool or the spa. Alex's Pool wants to cut these lines and get away from the GeoThermal that they spent a lot of money on in the first place. We don't want to go back to an air water system. I wish we had more proposals, but we only have two. The bottom line is if you have a GeoThermal system, we have to stick with a GeoThermal system. It is the way to go. Even though it is a little more money than the other vendor, we have to stick with the people who know about GeoThermal systems, which is Symbiont. That is what they do. We have to negotiate these prices. We cannot just say, *"Give us the price. Thank you very much. We will pay it."* Someone has to negotiate. A permit is not included with Symbiont for example. We have to go with Symbiont eventually, but we have to get a better price. That's my opinion. I would like to go with GeoThermal. I don't want to crack the lines and get away from the GeoThermal system because we spent a lot of money to get into GeoThermal in the first place. So that's my opinion, but it's up to the Board to decide. My opinion is to go with the GeoThermal unit with Symbiont. I looked at another company's website, but they don't list any GeoThermal unit. You can read on the internet about GeoThermal units, what it does and how effective it is. That is my opinion on the way to go. Case closed.

Ms. Adams: This is ready for Board discussion.

Mr. Szewczyk: Do you need a motion?

Mr. Roumy: Yes; however, someone has to renegotiate the price to get a better deal from Symbiont.

Mr. Sabol: I think they are way too much money. We can put a non-GeoThermal system in for \$3,600 with the same five-year warranty. There is a person that works right here, right now. He had one at his home for seven years and hasn't had any trouble. They have a good working relationship with Alex. I think we should take another look at that also.

Mr. Roumy: They haven't submitted any paperwork. They gave me a model number, but I could not find it on the internet. So, it makes me believe it's not there. I know that the price differential is great. We are talking about a \$2,000 difference.

Mr. Sabol: Not only that, but Alex's Pool is not required to get any more permits. The other company doesn't have any permits at all.

Ms. Chichelli: What is the cost of the non-Geothermal?

Mr. Roumy: \$3,500. You don't want to go with Non-Geothermal.

Mr. Sabol: It is \$3,550.

Mr. Roumy: That is air to water. They are going to cut the lines. You will have no GeoThermal anymore.

Mr. Sabol: I understand, but that's the way I feel.

Mr. Roumy: Lakeside Plantation has spent a lot of money to get GeoThermal and everybody dreams about GeoThermal.

Mr. Sabol: If the pool is down, the spa is going to be down too. If you have inclement weather and the pool is down, you still have a heater if we go with the \$3,550 proposal.

Mr. Roumy: How many people do you think are going to go in the spa if the pool is down?

Mr. Sabol: We are at the end of the season. That's why we missed almost a whole year. People have come to me complaining about it. I don't know if they come to you or Joe. It has to be fixed.

Mr. Roumy: We are going to fix it, but I would rather go with something that is good and will last for years. Why did we spend money on GeoThermal 10 years ago? We spent over \$40,000.

Mr. Sabol: It never did work right.

Mr. Roumy: It is still working.

Mr. Sabol: It works.

Mr. Roumy: The pool is still working.

Mr. Sabol: If you look at the maintenance records and the financials, we spent a lot of money fixing it.

Mr. Roumy: The spa unit is old. It has to be replaced.

Mr. Sabol: As far as I'm concerned, we can go with a non-GeoThermal spa, but I don't know how the rest of you feel.

Ms. Chichelli: Joe, do you want to comment on this?

Mr. Szewczyk: Yes. I'm looking at both sides here. I researched some of these companies and I agree with Bill. I don't think we can go wrong, except the price is a little high. Don't forget it also includes three years of maintenance where they are going to come out and check it. I understand the low cost of the non-GeoThermal, but I believe we should stick with the GeoThermal. If there is a compromise to be made, maybe we have to go with Alex's Pool proposal, which is less than Symbiont, but more than the non-GeoThermal. I believe in the GeoThermal. Because of that, I would go with GeoThermal. It is a matter of which company. I know the cost is higher, but I would go with Symbiont. From the research I did, we are not going to get any better people dealing with our pool. Other than the tennis courts, our pool is the nuts and bolts of our amenities and we have to keep it up and running. I believe that Symbiont will be the company to do that job.

Ms. Chichelli: So, the only option that we have right now, if we are going to GeoThermal, is to find out if we can get a better price from Symbiont.

Ms. Adams: Yes. There was discussion about having staff negotiate with Symbiont. If the Board would like, you could approve a motion with a not-to-exceed amount and staff can work with Symbiont and see if they can sharpen their pencil. We can let them know that we have competitive proposals and they came in high. We admire their reputation in the area and would like to work with them and see if we can negotiate a lower cost.

Ms. Chichelli: So, can we make a motion?

Ms. Adams: Yes. What I'm understanding from the majority of the Board Members is you want to go with Symbiont for GeoThermal. You can make a motion to approve the proposal with Symbiont in an amount not-to-exceed \$8,325 and direct staff to negotiate the best terms possible.

Ms. Chichelli MOVED to approve the proposal from Symbiont Service Corp for a replacement GeoThermal spa heater in an amount not-to-exceed \$8,325 and direct staff to negotiate the best terms possible and Mr. Roumy seconded the motion.

Ms. Adams: Is there any further discussion on this matter? Hearing none,

On VOICE VOTE with Mr. Szewczyk, Mr. Roumy and Ms. Chichelli in favor and Mr. Sabol dissenting, the proposal from Symbiont Service Corp for a replacement GeoThermal spa heater in an amount not-to-exceed \$8,325 and direct staff to negotiate the best terms possible was approved. (Motion Passed 3-1).

C. Consideration of Proposal for Electrical Box Replacement

Ms. Adams: Included in your agenda package is a proposal for an electrical box replacement. I'm going to turn the microphone over to Tamara who has been working with several vendors. She will share the nature of the issues and go through the proposals that are included in the agenda package.

Ms. Lorf: In your agenda package, you have a picture of the bottom of the breaker box outside of the Gym. It is corroded halfway up. There were issues with water and a spicket. The part has been taken care of. However, leaving those open, they will continue to rust. So, there is a quote from Sergeant's Electric for a breaker box. The current breaker box is 200 AMPs and they proposed \$1,897 for that, but it currently runs 80 AMPs. When I went on the property with Sergeant's Electric, it said that the AMP that the A/C unit runs under is 125 AMPs. I was trying to ask what the difference was between what Sergeant's Electric was quoting us and what Innotech was quoting us. When Innotech looked at it, they suggested 150 AMPs. It is less than we have now, but the maximum on that A/C unit is up to 125 AMPs running on 80 AMPs. So, I was comparing the two and he said on their end, it was only a couple of dollars difference if they go down to 150 AMPs. If you want exactly what we have now, the 200 AMP, Innotech had it in their quote. It is an extra \$200. They looked at it and we don't need that higher breaker box. You can just have 150 AMPs. Innotech was the one that was here recently that redid our bathrooms. They are in the audience if you have any questions.

Mr. Roumy: I have a question. What is the advantage going from 150 AMPs to 200 AMPs?

Ms. Lorf: There is not a big advantage, unless we are going to put in something bigger and add something else to that breaker box. Right now, you are only using 80 AMPs. It was probably built with 200 AMPs. So, like I said, you can use it. You can replace what you

currently have. It will be the same as what we are already used to, but you really don't need anything that large.

Mr. Roumy: So, the \$200 will be deducted from the final amount?

Ms. Lorf: From Innotech's quote?

Mr. Roumy: Yes.

Ms. Lorf: It is \$1,200 for 150 AMPs. If you want it to be 200 AMPs, because it is 200 AMPs now, you will add an extra \$200 and the cost would be \$1,400. I wanted you to understand the difference. I asked both companies and I did see what it is running currently, which is 80 AMPs.

Mr. Roumy: How many AMPs are we drawing right now?

Ms. Lorf: 80 AMPs.

Mr. Roumy: It is 150 AMPs, so that is double.

Ms. Lorf: Yes. Sergeant's Electric wants \$200 because they are just replacing what we have. We don't need that much.

Mr. Roumy: Is there any benefit going to a bigger one in the future? What are we going to be installing?

Ms. Lorf: I don't know. That's why I wanted to mention what we are currently running at. I did ask the questions. Maybe you want to build the second story.

Ms. Chichelli: We have Justin here from Innotech.

Ms. Lorf: Yes, if you have any questions.

Ms. Chichelli: You don't think that we need anything bigger than this, right?

Mr. Jackson: No. 80 AMPs is what the machine is drawing. 200 AMPs is overkill. You can save money.

Ms. Lorf: We brought it to you because it does need to be taken care of right away because it is exposed. That unit is already old and needs to be replaced.

Ms. Chichelli: Let's make a motion.

Ms. Adams: We need a motion to approve the Innotech Construction Services proposal for a 150 AMP fuse disconnect box in the amount of \$1,200.

On MOTION by Ms. Chichelli seconded by Mr. Sabol with all in favor the proposal from Innotech Construction Services for a 150 AMP fuse disconnect box in the amount of \$1,200 was approved.

Mr. Roumy: Why are the payment terms COD on the Innotech proposal?

Ms. Adams: They will invoice the District.

Mr. Jackson: We bill COD for every job that we do.

Mr. Roumy: This has to be changed.

Ms. Lorf: Yes.

D. Consideration of Proposals for Data Services

Ms. Adams: We would like to defer this item until next month and we can include the proposals and comparison study in the agenda packet.

E. Consideration of Proposals for Replacement or Repair of Post Lights

Ms. Adams: Included in the agenda packet are proposals for the replacement or repair of the post lights. These are for the lights at the rear of the Clubhouse. Tamara has been working with vendors to gather information, so I will let her present this.

Ms. Lorf: The first one was from Sergeant's Electric. They looked at it and suggested removing and replacing the existing poles and sandblast and powder coat them. The quote they provided is a three-year parts and labor warranty and to change all of those lights to LEDs. Innotech came in, turned on the lights, went around and checked out every pole. There is detail on their proposal on what they can do. I was told that not all of the poles need to be replaced. The ones that are chipped on the bottom from lawn maintenance, they can paint for us, but they don't need to be replaced. Two poles are leaning and one is being held up right now by a board. They are going to fix that. I was told that they go underneath. They are going to put a PVC in to make that stronger and it will stand still, but they will not replace all of them now. They will make sure that the caps on the ones that are missing, broken or rusted, will be replaced so all of the lights look the same. If there are any further questions, they are here to answer those for you. The quote was for \$1,375.

Ms. Adams: Obviously, the biggest difference between these in terms of the refurbishing of the posts, Sergeant's Electric is proposing sandblasting and powder coating. Innotech is proposing painting, which would be an ongoing maintenance issue, but the District would incur much less expense to have those posts painted.

Mr. Roumy: To be honest with you, I looked at the poles. They need just a coat of paint on them and cement on the bottom. Why do you have to pay \$7,000? I don't see any need for that. I think repair, powder coat and replace bulbs with LEDs is beneficial for us. \$7,000 is a big chunk of money. I think we should go with the powder coating and painting.

Ms. Chichelli: How often do you think we are going to need to repaint?

Mr. Jackson: First of all, the paint we will use is going to be an industrial paint and it is not going to be a regular job. Will you need to repaint it again in three to five years? Probably, but this is something that's going to last. We are going to do it right. Powder coating is a whole different issue. Obviously, that is going to last a lot longer; however, for what needs to be done, most of it just needs to be repaired. It doesn't have to be replaced.

Ms. Chichelli: Okay.

Mr. Jackson: We are just trying to work with you guys. It is something that is going to last another five to ten years and not give you any trouble.

Mr. Roumy: Since you are going to be doing the electrical box and lighting, can you give us a better deal?

Mr. Jackson: It sounds like we are saving you almost \$6,000.

Mr. Szewczyk: I've been listening to Bill and I agree that \$7,000 is a nice chunk of change and I prefer to see us make repairs at this point and it will last us for a while. So, I vote that we go with the Innotech proposal.

Mr. Szewczyk MOVED to approve the proposal from Innotech Construction Services for the reimbursement of post lights in the amount of \$1,375 and Mr. Roumy seconded the motion.

Ms. Adams: Is there any further discussion on this matter?

Mr. Sabol: I have a question. The LED lights we are talking about back here, were pushed over.

Ms. Lorf: There is erosion behind the tennis courts. The PVC didn't make it stronger. Justin, can you explain it?

Mr. Jackson: Yes. We need to re-cement every hole to reinforce it.

Mr. Sabol: They can be rewired easily if there is a problem after you put the concrete in?

Mr. Jackson: We are not going to bury it six feet deep. We are just going to be putting it in there. You have to bust the concrete if there is an electrical issue. We are putting it in like we are putting a mailbox in, just enough to give it enough strength, but if you did have to get to the wires, you would still be able to bust up the concrete.

Ms. Adams: That specification, cementing the base, is included in the proposal.

Mr. Sabol: No further discussion.

On VOICE VOTE with all in favor the proposal from Innotech Construction Services for the reimbursement of post lights in the amount of \$1,375 was approved.

SEVENTH ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of February 17, 2021 Meeting

Ms. Adams: Included in your agenda packet under is a draft of the February 17, 2021 meeting minutes. Are there any corrections?

Mr. Sabol: None from me.

Ms. Adams: Then we need a motion to approve the minutes.

On MOTION by Mr. Roumy seconded by Ms. Chichelli with all in favor the Minutes of the February 17, 2021 Meeting were approved as presented.

B. Approval of Check Register

Ms. Adams: Included in your agenda packet under Tab B is your Check Register from February 1 to February 28, 2021 in the total amount of \$50,377.84. The detail for the Check Register as well as the payables is included for Supervisor review. Are there any questions regarding the invoices?

Mr. Roumy: Did we spend \$6,000 for power for the fountains? That is what it says here.

Ms. Adams: Those areas of service for the electrical bills, I believe will be covered under the Amenity Manager's Report. There was some discussion last month regarding the various meters and what areas are covered. We have some detailed information under the Amenity Manager's Report.

Mr. Roumy: Okay.

Ms. Adams: We need a motion to approve the Check Register from February 1 to February 28, 2021 in the amount of \$50,377.84.

On MOTION by Ms. Chichelli seconded by Mr. Sabol with all in favor the February Check Register was approved.

C. Balance Sheet and Income Statement

Ms. Adams: Included in your agenda packet is your unaudited financials; Balance Sheet and Income Statement under Tab C for the period ending February 31, 2021. It includes your Combined Balance Sheet showing your General Fund. It also has your Debt Service Fund for your bond issuance as well as your separate Capital Projects Fund. It includes your General Fund spending, prorated budget as well as your actual spending year-to-date. It does show that your prorated budget for total operations would be \$145,577 and your actual spending in that area is \$129,909. So, you are running under budget on operations. For Clubhouse expenses, you are also running under budget. Overall, you are running under budget as far as spending this year. Part of that is due to having fewer activities because of COVID.

Mr. Roumy: Under “*Revenues*,” what is “*Miscellaneous*?”

Ms. Adams: I will need to get back to you with the detail of what has been actually received because there is a larger amount than what was budgeted under “*Miscellaneous*,” so I will take a look at that. We are in the middle of processing the reimbursement for the insurance funding, but I don’t think that has yet hit the budget, so I will follow up with our accountant and email the Board to let you know the actuals that have been received under “*Miscellaneous*.”

Mr. Roumy: Thank you.

Ms. Adams: Are there any other questions? This item does not require any Board action. It is provided for informational purposes.

EIGHTH ORDER OF BUSINESS

General Audience Comments

Ms. Adams: This is another opportunity for any members of the audience to make a comment to the Board of Supervisors. Please state your name and address for the record. The Board adopted a policy limiting public comments to three minutes per speaker.

Resident (Sue Spade, Scarlett Avenue): I just want to say how happy I am that the bathroom is finally finished. My daughter and I went in on the weekend and looked at them and

they are beautiful. The only comment I have is the piece of trim that is under the granite counter at the sinks should be wider because the supports that are there to hold up the counter is sticking down below the trim. I think it looks like they tried to fix it, but they couldn't do that there. So, I suggest you see if you can get a wider one. Otherwise, that's all I have.

Ms. Adams: Thank you. Are there any other members of the audience who would like to make a public comment? Hearing none, do we have any callers on the line that would like to make a comment to the Board?

Resident (Denise Flynn): I have several questions. We just joined. We wondered why the fountain is not working.

Ms. Adams: Mrs. Flynn, this is not a question and answer session with the Board right now. This is an opportunity for you to make any comments to the Board. Oftentimes, your questions and remarks are addressed under a separate item on the agenda. So, you can continue with your comments.

Resident (Denise Flynn): I have mainly questions.

Ms. Adams: You have up to three minutes to speak.

Resident (Denise Flynn): I have a question regarding street parking. People are parking in green spaces now. I have a question on the pool heater. The hot tub is not working. Has anyone suggested card access for non-resident pool use?

Ms. Adams: Thank you Mrs. Flynn. Did you have any other comments for the Board?

Resident (Denise Flynn): No. That's all I have right now.

Ms. Adams: Okay. We noted all of those items. Anything that is not addressed during the Board Meeting today, staff will follow up with you outside of the meeting.

Resident (Denise Flynn): Okay. Thank you.

Ms. Adams: Are there any other public callers who would like to make a comment? Hearing none,

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

i. Discussion of Rate Adjustment Notice

Ms. Adams: I understand that we owe Sarah congratulations on the birth of her daughter, so Ms. Laura Gentry is here this evening. She is on the phone. Do we have any report from District Counsel?

Ms. Gentry: Yes. We have one item included in the agenda package. It is a letter describing our standard hourly rate increase. If this increase is accepted by the Board, it will go into effect on October 1st. Ms. Sarah Sandy's rate is proposed to adjust from \$270 to \$285, which is an increase of \$15 per hour. The hourly rate for associates is expected to range from \$265 to \$285 per hour and other attorney rates will adjust to their standard hourly rate. This is just to bring our hourly rates to their current billing levels. We are presenting this to you in advance of your budget planning so you have plenty of time to plan for that. We have plenty of time to answer any questions that you may have before those go into effect on October 1st. I would be happy to answer any questions the Board has. If the Board sees fit to approve this tonight, we will enter that into our system and schedule it to take effect on October 1st. Are there any questions from the Board that Lauren can help with regarding notice of the rate increase effect on October 1? Otherwise, we would be seeking a motion to accept the rate increase effective October 1, 2021.

Mr. Sabol: I have no problem with that.

Ms. Adams: I don't know if the Supervisors know, but your current budget for legal fees, you are spending well under that, so unless there is an unforeseeable concern regarding legal matters, we anticipate that you should be able to absorb this increase with the current budgeted amount.

Ms. Gentry: That's correct. Of course, we bill only for the work that we actually do on an hourly basis. So, your budget amount is not a flat fee that we charge you every year. We do endeavor to be as efficient as possible and use lower billing people where appropriate. So, we are capable to give you the most cost-effective services possible. We will continue to do that and don't expect to cause any budget overages.

Mr. Szewczyk: I had no questions. I read through the letter and then I took a look at where we stand this year. Prorated wise, we are ahead of where we should be, for the betterment of the community. I don't have any comments regarding the letter.

Ms. Adams: We need a motion to approve the rate adjustment notice that will be effective on October 1. That data will be incorporated into the budget.

On MOTION by Ms. Chichelli seconded by Mr. Szewczyk with all in favor the Hopping, Green rate adjustment effective October 1, 2021 was approved.

Ms. Adams: Did you have anything else for us, Lauren?

Ms. Gentry: No further report, unless there are any questions that I can answer.

Ms. Adams: Sounds good. I will be circling back with you after the meeting regarding any of the proposals that require legal addendums.

Ms. Gentry: Sounds great. Thank you.

B. District Manager

i. Action Items List

Ms. Adams: The updated Action Items List was included in your agenda packet. Many of the items will be addressed by the Amenity Manager; however, I can walk the Board through this. The first item is the tennis court fence posts. Management maintenance staff completed the punch list so we are officially going to show this item as completed and it will be removed from the Action Items List. There have been further electrical diagnostics and repairs that were scheduled in March for the tennis court lights. There is going to be a detailed report under the Amenity Manager's Report. The restroom partitions are completed. I was pleased that Innotech was able to utilize all of the existing partitions and to conceal any of the extra holes or other marks that were in there. So, thank you for doing that. That was definitely a benefit to the District to be able to repurpose all of the partitions. The erosion behind the tennis courts was discussed by the District Engineer. He is seeking a wider channel proposal from the vendor to make sure that all of that water is moved away from the tennis courts. The resident directory, proposal and feasibility is still in process. Vesta has been conferring with legal counsel regarding ADA compliance as well as any other public records and privacy issues relative to the District. The Board approved the proposal on the post lights. I'm certain the work on that will begin shortly. You had an update from the District Engineer regarding the water ponding near the drainage swale on the north side of Magnolia. It sounds like we are going to need to consider some tree removals to get that area to drain properly.

C. Amenities Manager – Monthly Report

Ms. Lorf: Some of this will be a repeat to what Tricia just said, but I will go through it again. The Clubhouse and library carpets were recently sanitized and shampooed. We decided to make some changes in the Gym. We moved some of the equipment around. Residents were very happy about it, especially with the weight and free weights because now they can fully stretch

their arms. The bottles of water behind the equipment were removed. They are now stored somewhere else. The table was removed and instead of the paper towels that were on the table, they have a Gym sanitized house for the equipment, one at each end of the Gym. It was just cleaned up a little more and made a little more updated. A nice clock will be put in there. There is also a mirror that was donated, so people can see themselves work out by the free weights. I want to note that the walls are dark and dirty. You can't just clean them because it will take the paint off. Maybe we can have the maintenance guy paint a lighter color. It is something we can do in-house. The pickleball courts have been very busy. It is popular sport here in Florida. There was just a request for a new pickleball court net, one that is sturdier, can be left and tied up out there, locked up and rolled out. The one that we currently have can fall down and become a safety hazard. There is one permanent one and the other ones, they have to put up themselves, with just two little stands holding it up. Regarding the facility, there was an electrical issue with the conjunction box that was located and found. There were melted wires. The wires were going into another box by the breaker box. When we turned down those lights it got hot. I was very concerned with it spreading to the breaker box. It was an emergency maintenance thing. Those wires were taken care of and all of the tennis court lights are now up and running and there are new switches out there. Those switches are labeled, "*Court 1, Court 2, Court 3 and Court 4.*" They are on a master timer. They will not turn on if I go out there right now. It is allotting a three-hour block at night and will automatically shut off. Staff is going out there to make sure that those lights are on and that players are members or residents. If they left without turning out the lights, we make sure that they turn them off. That has been taken care of now. We were very lucky when they turned on those lights that all of the light bulbs on Courts 1 and 2 turned on. So, no light bulbs or ballasts need to be replaced. Dennis and John our maintenance crew, repaired the tennis court fence. Stewart Fence is not responsive to any texts or calls. The caps have been installed. We discussed the post lights today. That will be completed by Innotech. I'm sure by the next meeting, we will have a completed job. Innotech completed the restroom partitions. They went above and beyond by finishing both of those bathrooms within five days and did extra work. We are still waiting on quotes for a thicker pad for the bocce ball courts. We have several quotes for the fountains and I'm waiting for one more. I think the Board has been looking at a water feature, but with a different type of motor system. So, if it does break, it's not as costly. That is why I did not present that at this meeting. Hopefully, by the next meeting we should have

another quote. It looks like we are going with GeoThermals for the spa heater. We will look further into that. I have one quote for the Boulevard lights and I'm waiting for another one, but two lights have been out for several months. I'm well aware of that and hoping by the next meeting a decision will be made on that. It is the two lights and there is a head missing on the one in front of the gas station. If it is under \$500 is that something we can just handle?

Ms. Adams: We just want to make sure that they are District lights and not the responsibility of the City since the City owns the Boulevard. Are you sure that they are District lights?

Ms. Lorf: Yes. They are the ones in the middle, the black ones. They are ours. We have the extra posts, but if I can fix them for this cost, is that okay?

Ms. Chichelli: If it is under your authority.

Mr. Sabol: It's okay with me.

Ms. Chichelli: You can go ahead.

Ms. Lorf: Thank you. The Board just approved Innotech to move ahead with the outside 150 AMP electrical box. I am still working on the comparisons for the TV, cable and internet. I want to make sure it's clear and what I'm giving you is apples-to-apples. I just didn't have enough information. One of the vendors I called actually wanted a credit card number for a quote and I said absolutely not. I never heard that in my life. So that's why it is not prepared for you and I apologize. We are still working on the resident directory. We should have that for the next meeting. You might have seen me around yesterday with Bradley Concrete looking at the sidewalks. There are 18 different sidewalks that will either need to be repoured or grinded. I know that they are a vendor that we have been using a lot in the past and are very familiar with this community. I just don't know if you want me to get a separate proposal or if you want to go ahead and take care of the sidewalks that need to be taken care of. there are 18 within our community.

Ms. Chichelli: Do they need to be done right away?

Ms. Lorf: Some of them need to be done, due to roots.

Ms. Adams: It's a safety issue. It is important. I think the question is whether the Board is comfortable using Bradley Concrete who we have been using for the past several years or would you like to see competitive proposals? This is important and time sensitive due to the nature of tripping hazards.

Ms. Chichelli: I think we should fix them.

Mr. Szewczyk: I agree.

Ms. Chichelli: We have a lot of people walking.

Ms. Lorf: Thank you. I will call them out here right away. I wanted to bring your attention to the ceiling corridor. If you walk outside in the front, you can see that a corner of the ceiling is starting to fall. I just wanted to bring it to your attention. You might even get a picture of it.

Mr. Roumy: Do we know why it is falling?

Ms. Lorf: I don't think there was enough stabilization. There are not enough things above the ceiling where it is open to actually hold it up there correctly. I'm just concerned because if one goes, there is going to be a domino effect because it is already affecting some of the can lights. They are starting to fall. I don't want them to fall and hit those fire spickets and then there is water damage. We also have the security cameras.

Ms. Adams: It's being evaluated.

Ms. Lorf: I just wanted to bring it to your attention.

Ms. Adams: You will see proposals for repairs at a future meeting.

Ms. Lorf: Yes, but I just wanted to make you aware of it. It is going to be a big job. Regarding utilities, I contacted the City of North Port because there is no name or address for the account number. I did request the City of North Port water bills not have Lakeside Plantation on them, but it should be for the pool, fountains and Clubhouse. So that's been submitted. If you can look at the bill, I can tell you what it is for. Account number 156052 is our Clubhouse water bill. Account number 154658 is for the fountains. The last one, Account number 154656, is for the pool.

Mr. Roumy: Excuse me, but the water goes to the tennis court, right?

Ms. Lorf: The water for the tennis court is actually from our well.

Mr. Roumy: Okay. So, should it be taken off.

Ms. Adams: No well was connected.

Mr. Roumy: I know, but in your report, it says, "*Pool and tennis court.*"

Ms. Lorf: No. That's for electric. There is pool and tennis, but that one is for Florida Power and Light (FPL).

Mr. Roumy: I'm talking about the water bill.

Ms. Lorf: I just read through those numbers and the water is only for the pool, not for the tennis courts.

Mr. Roumy: That's what I asked at the last meeting and I was told, "*No, we have to pay for it.*"

Ms. Lorf: No, it just sounds like some miscommunicating. That's separate. That's in the well. Another thing is the pump out there. For the electric bill, I requested the FPL bill say, "*Clubhouse, fountains and pool,*" but it should be, "*Pool/tennis,*" because they are on the same electric bill. That is Account number 83595-15071. They can do it and the request was submitted. For special events, I know that I have April 2nd in here, but I think it would be best for the Easter Extravaganza to be on for April 10th because the newsletters are going out by email. It will be outside. We are going to have popcorn, some music playing, cotton candy and an Easter bunny. I have a friend that will lend me her bunny rabbit on a leash. So, I just wanted to see if that was okay for us to plan an outdoor event. The newsletter and calendars did start this month. We are sending out more emails and announcements as well. Only a few will be printed for cost saving purposes. We are trying to do more email blasts.

Mr. Roumy: Under your General Fund, it says, "*Water Utility Services, tennis court and pool.*"

Ms. Adams: We can correct that.

Mr. Roumy: The tennis court should be omitted.

Ms. Lorf: That will be corrected. Is it okay to hold the Easter Extravaganza?

Ms. Chichelli: Yes.

Ms. Lorf: One more thing that I just want to bring up. The golf picnic was approved last month by the Board. They are bringing in food trucks and already paid the cost for just those people attending. They wanted to know if they could put the tables from the Clubhouse outside because it has never been used that way before. If so, should we charge a deposit and maybe a fee to use those out on the courts?

Ms. Adams: If the Board wants to impose a fee for the use of those amenities, it must officially require a rule hearing in order to implement that, which requires a 28- and 29-day legal notice because you are a government. There is an official process if you are going to impose fees. So that could be considered moving forward as part of the rental fees. As the Board is aware, amenity staff has been investigating other nearby tennis programs. So, we are anticipating

as part of the budget cycle for this upcoming fiscal year, to present that information. The Board might want to consider increasing your tennis membership fees. There is an opportunity to look at all of the fees at that time and to make any necessary changes with only needing one rule hearing in one legal notice cycle.

Ms. Lorf: Okay. That makes sense.

Mr. Roumy: Is the kitchen done?

Ms. Lorf: There is some trim work and painting that needs to be done. I will ask John to get that done before the next meeting. We already have the paint for that.

Mr. Roumy: How are we going to address Sue's concern about the bathrooms?

Ms. Adams: We will confer outside of Board discussion with the vendor and see if there's an opportunity to make a change without the Board incurring any additional expense.

Mr. Roumy: Another item I have is Mr. John Rice made a proposal for the tennis amenity program. Where do we stand?

Ms. Adams: Like your fees, as a government your Amenity Policies are also tied to progressive discipline including suspension and termination of privileges. So, an official notice is required to have a rule hearing to update those policies. Those policies have been drafted and provided to legal counsel for comment and then returned to staff. It incorporates all of the suggestions that were vetted from Mr. Rice as well as other information that was posted at various places in the District. Staff gathered up all of that information and integrated it into the Amenity Policies, which is under staff review. So, when we bring back proposed tennis fees for Board consideration, ultimately staff would be seeking direction from the Board to approve a rule hearing including the Amenity Policies.

Mr. Roumy: I wish it was noted in the minutes.

Ms. Adams: Yes. That's a good point. I will add it to the Action Items List because that is something we have been discussing, so you can get an update on that. That's a good point.

Mr. Szewczyk left the meeting.

Ms. Adams: Just to circle back, although the Board doesn't have the ability to impose a fee for the use of the tables for that golf group, is the Board amenable. The golf group does include some residents using the tables

Ms. Chichelli: I think he could just pay a deposit in case they damage the table. Can we do that?

Ms. Adams: I'm going to defer to Lauren on that issue. Even with a refundable damage deposit if there were damages, that money would be retained and thus would be considered a fee. However, Lauren may have some input or some other remarks that she wants the Board to consider regarding that issue. Did you follow that conversation, Lauren?

Ms. Gentry: I think I followed that direction. You are correct, if we wanted to charge a deposit, I would recommend also that come out of the fee. However, if someone damages the equipment and we can identify who it is, we have the ability to pursue reimbursement from them without adopting a fee. It's only a charge, not a deposit. If that's something you are interested in, we can certainly work with staff and create a rate that I will present to you at your rulemaking hearing.

Ms. Adams: One thing that the Board might want to consider for this upcoming golf activity, is for amenity staff to gather a contact name for a resident who will take responsibility and do a pre and post event inspection, advising if there were any damages or excessive cleanup, a fee would be administered in order to recoup those costs. As Lauren just stated, when we are looking at the rulemaking hearing, we will be considering any other fees that the Board might want to consider for future amenity use.

Mr. Roumy: In line with what Tamara said about the lighting at night, I have an illustration to show you. Anyone coming here after dark at 6:00 p.m. who wants to play tennis, must come to the office first and present their ID. If there is a guest fee, they must pay the guest fee. The office in turn must check the ID, collect any guest fees and record them on camera because there are cameras in the office. Correct?

Ms. Lorf: In the Clubhouse.

Mr. Roumy: There is a camera showing that person or guest came into the office. The office would record the attendants with an attendance sheet. What are the advantages? Security for the office control who is coming and going and anyone from the outside coming through. So, what I'm suggesting is, like you said, you are going to have a timer, but if you have a lock on it, the keys will be in the office. If they want to play on Court 1, staff will open Court 1 for them and set a three-hour timer for the 9:00 p.m. curfew. So that is what I'm suggesting, a box with a locked key in it. I don't know if that's feasible. I saw them somewhere. If that's the case, I think this would be very beneficial for us.

Mr. Sabol: There are no covers, so covers have to be installed.

Mr. Roumy: No, there are covers.

Mr. Sabol: You can't lock them. You can lock the back ones, but not the individual ones.

Mr. Roumy: That's what I'm asking. The electricians have a box that contains the timer and a key. Okay?

Mr. Sabol: Okay.

Mr. Roumy: So, this would be for controller safety and also savings on our electric bill. So that's my idea.

Ms. Adams: Would the Board like to direct staff to bring back a proposed cost to implement these types of locking devices for the court controls?

Mr. Sabol: Get a proposal.

Ms. Chichelli: I don't think it would be that expensive.

Mr. Roumy: Thank you.

Ms. Lorf: Just one more thing. I just wanted to let you know that there are switches in boxes, but there is no longer a timer. Those switches are now controlled by a master time and that box is locked so someone can't just come in and turn them off and on now.

Mr. Roumy: Who is going to lock them?

Ms. Lorf: They are light switches.

Mr. Roumy: I am talking about a key lock. Someone has a key to lock that box.

Ms. Adams: We understand.

Ms. Lorf: I'm just explaining how it is now. There is a master timer. Those switches will not work unless the master timer is on.

Mr. Roumy: If that is possible, give us a quote for four different boxes with locks.

Ms. Adams: Yes. We can bring back a proposal for that.

TENTH ORDER OF BUSINESS

Other Business

Ms. Adams: Are there other items that the Board Members would like to discuss or request in addition to the key locks for the court controls?

Mr. Sabol: I have a Supervisor's request.

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Sabol: When you come into the tennis court and you are walking down the sidewalk that is concrete, there is an area that goes off of that sidewalk into the playground in between the Clubhouse and playground that goes to the tennis court. There is a worn-out path. That should be concreted. We have another problem, because when I came over this morning, there were 11 or 12 bicycles in a big pile. People were tripping over them. There is not enough room for bicycles over there. So, I'm asking the Board to discuss it. Maybe we should have a path on the corner of the tennis court and in conjunction, make a sidewalk that would blend in between there and go to the playground. One could go to the playground and the other could go to the tennis court. This is something to discuss.

Mr. Roumy: What I suggested two weeks ago, is to put bushes or a fence to prevent anyone from coming from the road as a shortcut to the tennis court. For some reason the bushes were removed. We should put a fence there.

Mr. Sabol: We talked about doing that at one time. The fence must be 8 feet high.

Mr. Roumy: The kids on the playground would be safe. No one would come through there and the grass would grow. The fence would go from the tennis court to the playground.

Mr. Sabol: Where would you put the bicycles then? On the grass?

Mr. Roumy: There is a bike rack.

Ms. Adams: Staff can bring back proposals with a couple of different options for the Board to consider regarding additional concrete areas and accommodations with bike racks or additional landscape plantings.

Mr. Roumy: We also talked about having shades for the tennis courts on Court 1 and Court 4.

Ms. Lorf: Yes.

Mr. Roumy: When are they going in?

Ms. Lorf: I'm still getting quotes for that. There are two there right now, but they are worn and there are holes in them. We could power wash them.

Mr. Roumy: So, we need new ones.

Ms. Lorf: Yes.

Mr. Roumy: Do you have quotes?

Ms. Lorf: No. I don't have those ready yet, but I will get them for the next meeting.

Mr. Roumy: I suggest if you are going to get tennis court shades, don't go over the gate. The gate is 12 feet high, so if you put the shade in, it means nothing. We will have two little ones, 4 feet or 6 feet on each side of the gate and they would be separated. The same way for Court 4. So, you would have four units instead of one big unit over a 12-foot gate. If you stand under it, the sun is still hitting you.

Ms. Lorf: Do you want those inside or outside?

Mr. Roumy: Inside of the court. They must be inside.

Mr. Sabol: That is a good idea, Bill. The other day, seven or eight people were huddling to get out of the sun.

Mr. Roumy: We had one before, but it was over the gate and the gate was 12 feet high.

Mr. Sabol: That's right.

Mr. Roumy: It doesn't do anything. So, will you please look into it?

Ms. Lorf: Yes. We have a good vendor for that one.

Ms. Adams: What else do Board Members have?

Mr. Sabol: Okay. This is a very sore subject. It's about dogs. We have dogs and our grandchildren have dogs. Almost everyone has a dog. Do you think we can find a place for a dog park? There are a couple of areas and at the end of the bank. I was going to bring it up for Board discussion. Another problem, which I know happens almost every day, is people bring their dogs down. We have the highway. We have the CDD property and then we have our sidewalk. They bring their dogs and have their dogs do all of their business in designated areas. They go to the same place every day. They do clean up after them, but one of the complaints that people have is dogs going to the bathroom in front of their house. How do you resolve that? It's a very touchy subject.

Ms. Adams: The CDD cannot direct what happens on people's private property, but as far as identifying any viable locations for a dog park, give us a chance to work on that. We will review the overall property map and then compare that to suggested dimensions for dog parks and see what we can come up with for the Board to consider. We can give an overview of potentially feasible areas.

Mr. Sabol: We don't have that much area to work with.

Ms. Adams: No, you don't. I need to look at the minimum square feet suggested for dog parks. There are several Districts where we operate dog parks. I'm familiar with the cost to

them and the cost to maintain them. I think your biggest challenge here is going to be finding an appropriate area. It's going to require some consideration of any property that you have available. So, I'm happy to work with you on suggested areas.

Mr. Roumy: How are we going to manage it? How are we going to control it?

Mr. Sabol: That is the problem.

Ms. Adams: It becomes a District amenity, just like your tennis courts and other amenities. It does require maintenance. It does require policies and rules.

Mr. Sabol: That is the problem.

Ms. Chichelli: Then if the property is next to a house and they don't want that property next to them, we have a problem.

Mr. Sabol: One time it was suggested that we would have dog bags in designated areas. That is a very bad idea too.

Mr. Roumy: How are we going to control people from the outside coming here?

Mr. Sabol: That is another thing. It's a sore subject.

Ms. Adams: Is there consensus for staff to explore the feasibility for a dog park?

Ms. Chichelli: Explore it.

Ms. Adams: We will bring back some information for consideration at a future meeting. What else would Board Members like to discuss? Hearing nothing further, we need a motion to adjourn.

TWELFTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION B

Lakeside Plantation Community Development District

Summary of Invoices

March 1, 2021 to March 31, 2021

Fund	Date	Check No.'s	Amount
General Fund	3/5/21	2477-2491	\$ 13,845.21
	3/10/21	2492	\$ 23,768.67
	3/25/21	2493-2507	\$ 32,271.65
			\$ 69,885.53
Capital Reserve Fund	3/25/21	118	\$ 2,350.00
			\$ 2,350.00
Automatic Drafts			
	Florida Power & Light	2200 Plantation Blvd - Clubhouse	\$ 923.80
		2200 Plantation Blvd - Fountain	\$ 350.56
		2200 Plantation Blvd - Tennis Courts/Pool	\$ 1,061.23
	North Port Utilities	2200 Plantation Blvd - Clubhouse	\$ 155.20
		2200 Plantation Blvd - Fountain	\$ 72.70
		2200 Plantation Blvd - Pool	\$ 564.01
	TECO Peoples Gas	2200 Plantation Blvd - Pool	\$ 16.07
	Frontier Communications	2200 Plantation Blvd - Clubhouse	\$ 448.02
			\$ 3,591.59
			\$ 75,827.12

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
3/05/21	00153	1/19/21	13093	OB	202101	330	53800-51000	REPLACE COMPRESSOR	*	2,287.00	2,287.00 002477
3/05/21	00353	2/17/21	BB021720		202102	310	51300-11000	ALEX'S POOL HEATING & BOS MEETING 02/17/21	*	200.00	200.00 002478
3/05/21	00200	2/17/21	AS021720		202102	310	51300-11000	BONNIE J BENJAMIN BOS MEETING 02/17/21	*	200.00	200.00 002479
3/05/21	00342	2/17/21	BR021720		202102	310	51300-11000	ALAN SABOL BOS MEETING 02/17/21	*	200.00	200.00 002480
3/05/21	00014	1/14/21	1017805		202101	330	53800-48101	BILL ROUMY 5 GALLON DRINKING WATER	*	119.47	119.47 002481
3/05/21	00260	1/01/21	89276		202101	330	53800-51000	CULLIGAN WATER POOL CLEANING/MAINTENANCE	*	850.00	850.00 002482
3/05/21	00001	2/01/21	111		202102	310	51300-34000	DART POOL SOLUTIONS, INC MANAGEMENT FEES FEB2021	*	3,187.77	3,187.77 002483
3/05/21	00056	1/31/21	120456		202101	310	51300-31500	GOVERNMENTAL MANAGEMENT SERVICES PREP LANDSCAPE WORK AUTHO	*	2,095.50	2,095.50 002484
3/05/21	00056	2/17/21	JS021720		202102	310	51300-11000	HOPPING GREEN & SAMS BOS MEETING 02/17/21	*	200.00	200.00 002485
								JOE SZEWCZYK			200.00 002485

LKSD LAKESIDE PLANT HSMITH

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT
3/05/21	00193	1/27/21	62	202101	310-51300-31100	MEETING AGENDA REVIEWED		JOHNSON ENGINEERING, INC.	*	2,297.50	2,297.50 002486
3/05/21	00032	1/31/21	159826	J	202101	320-53800-43400		GARBAGE COLLECTION JAN21	*	168.47	168.47
3/05/21	00282	2/17/21	MC021720	202102	310-51300-11000	BOS MEETING 02/17/21		NORTH PORT SOLID WASTE DISTRICT	*	200.00	168.47 002487
3/05/21	00041	2/01/21	230590	202102	330-53800-48400	SECURITY SERVICES		MARIA J CHICHELLI	*	147.00	200.00 002488
3/05/21	00272	1/01/21	PI-A0053	202101	320-53800-46000	LAKE/POND MGMT SVC JAN21		SECURITY ALARM CORP.	*	966.00	147.00 002489
3/05/21	00106	12/14/20	PSN-2639	202101	330-53800-48103	RENEWAL		SOLITUDE LAKE MANAGEMENT LLC	*	321.15	966.00 002490
3/05/21	00354	2/02/21	3784208	202102	310-51300-48000	FEB BOS MEETING		SUN NEWSPAPERS	*	187.33	321.15
3/10/21	00354	1/29/21	20-1930-	202102	300-36900-10400	MOLD REMEDIATION/REBUILD		WRIGHTWAY EMERGENCY SERVICES	*	23,768.67	508.48 002491
3/25/21	00005	2/11/21	SPE56684	202103	320-53800-47301	73340 BACKFLOW FIRELINE		ALLIANCE FIRE & SAFETY	*	416.25	23,768.67 002492
3/25/21	00200	3/17/21	BS031720	202103	310-51300-11000	BOS MEETING 3/17/21		ALAN SABOL	*	200.00	416.25 002493
3/25/21	00342	3/17/21	BR031720	202103	310-51300-11000	BOS MEETING 3/17/21		BILL ROUMY	*	200.00	200.00 002494
3/25/21	00010	2/01/21	2021-002	202102	320-53800-46400	MTLY GROUND MAINT FEB21			*	7,655.00	200.00 002495
		2/12/21	2021-003	202102	320-53800-46500	REMOVE PITTISPORUM			*	617.20	7,655.00

LKSD LAKESIDE PLANT HSMITH

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK#	AMOUNT
2/17/21	00260	202103	202102	320	53800	46500	INSTALL NEW PLANTING	*	580.00		
3/01/21	81003	202103	330	53800	51000		BLOOMINGS LANDSCAPE & TURF MGMT, INC	*	850.00	8,852.20	002496
3/04/21	W0799	202103	330	53800	51100		POOL CLEANING MAINT MAR21	*	250.00		
							ALGAE PREVENTION				
2/04/21	00104	202102	330	53800	48102		DART POOL SOLUTIONS, INC	*	145.00	1,100.00	002497
							QUARTERLY GEN MAINTENANCE				
3/01/21	00001	202103	310	51300	34000		FITNESS LOGIC	*	3,187.17	145.00	002498
							MANAGEMENT FEES MAR2021				
3/01/21	114	202103	310	51300	35200		INFORMATION TECH MAR2021	*	83.33		
3/01/21	114	202103	310	51300	31300		DISSEMINATION SVC MAR2021	*	83.33		
3/01/21	114	202103	310	51300	51000		OFFICE SUPPLIES	*	.99		
3/01/21	114	202103	310	51300	42000		POSTAGE	*	46.25		
3/01/21	114	202103	310	51300	42500		COPIES	*	11.10		
3/17/21	00056	JS031720	202103	310	51300	11000	GOVERNMENTAL MANAGEMENT SERVICES	*	200.00	3,412.17	002499
							BOS MEETING 3/17/21				
2/22/21	00193	63	202102	310	51300	31100	JOE SZEWCZYK	*	392.50	200.00	002500
							ENGINEERING SVC FEB 2021				
3/18/21	64	202103	310	51300	31100		ENGINEERING SVC MAR2021	*	751.25		
2/01/21	00271	1946513	202102	330	53800	48600	JOHNSON ENGINEERING, INC.	*	115.86	1,143.75	002501
							SWIMMING POOL PHONES				
3/17/21	00282	PC031720	202103	310	51300	11000	KINGS III OF AMERICA, LLC	*	200.00	115.86	002502
							BOS MEETING 3/17/21				
							MARIA J CHICHELLI			200.00	002503

LKSD LAKESIDE PLANT HSMITH

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	...CHECK... AMOUNT
3/25/21	00037	1/07/21	10087	202101	330-53800-48400			PLANTATION DRIVE	*	115.00	
								RAPID SECURITY SOLUTIONS, LLC			115.00 002504
3/25/21	00272	2/01/21	PI-A0055	202102	320-53800-46000			LAKE/POND MAINT FEB2021	*	966.00	
								SOLITUDE LAKE MANAGEMENT LLC			966.00 002505
3/25/21	00298	2/04/21	02042021	202102	330-53800-48103			REPLACE BOX/OUTLET/COVER	*	210.00	
								SERGEANT'S ELECTRIC			210.00 002506
3/25/21	00257	2/01/21	379008	202102	330-53800-12000			FACILITY MAINTENANCE	*	14,995.42	
								VESTA PROPERTY SERVICES, INC.			14,995.42 002507
TOTAL FOR BANK A										69,885.53	
TOTAL FOR REGISTER										69,885.53	

LKSD LAKESIDE PLANT HSMITH

**Alex's Pool HEATING
AIR CONDITIONING, LLC**

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

INVOICE

BILL TO
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

INVOICE # 13093-Q8
DATE 01/19/2021
DUE DATE 01/29/2021

DESCRIPTION	QTY	RATE	AMOUNT
Pool Heating * Replaced compressor to Heater #4 and replace receiver to Heater #2. * New filter driers. * New R-22 Refrigerant. * 1- Year Warranty on new parts.	1	2,287.00	2,287.00

BALANCE DUE **\$2,287.00**

approved TL *53800-51000*

Lakeside Plantation CDD Check Request Form
FY 2021 - Operating Account

Regular Pay Request

X

GMS-CF, LLC
600 Lee Vista Blvd, Suite 300
Orlando, FL 32822
(407) 841-5524

Name	Vendor Code
Joe Szewczyk	56
Alan Sabol	200
Maria Chichelli	282
Bill Roumy	342
Bonnie Benjamin	353

In Payment of:

BOS Meeting 2/17/21

G/L Code:

\$ 200.00

Expense Month

February



better water. pure and simple.®

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

6*1574 1 MB 0.447*
LAKESIDE PLANTATION
9145 NARCOSSEE RD STE A206
ORLANDO FL 32627-5768



RECEIVED

FEB 03 2021

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

VISA AMEX OTHER

PLEASE CHECK BOX TO ENROLL IN AUTOMATIC BILL PAYMENT

CARD NUMBER: _____ V. CODE: _____

SIGNATURE: _____ EXP. DATE: _____

DATE: 01/31/2021 PAY THIS AMOUNT: 119.47 ACCOUNT NUMBER: 1017805

AMOUNT PAID \$

Pay By Date: Feb 15

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

Balance Forward Statement



Page: 1

InvDate	InvNum	Location	PO#	Billed	Tax	Balance
			Previous Balance: 12/31/2020			149.96
Location 1017805		2200 PLANTATION BLVD				
LAKESIDE PLANTATION						
01/14/2021	709497	1017805	PO#			
2413	5 GALLON DRINKING WATER		5.000 @	7.00	35.00	0.00
4201	DELIVERY CHARGE		1.000 @	2.49	2.49	0.00
2704	BOTTLE DEPOSIT		-1.000 @	0.00	0.00	0.00
01/26/2021		1017805	PO#			
	PAYMENT		@			-67.58
01/29/2021	718655	1017805	PO#			
3	SKIP PER CUSTOMER		1.000 @	0.00	0.00	0.00
01/31/2021		1017805	PO#			
	PAYMENT		@			0.00

THIRTY DAYS OVERDUE

Current	37.49	30day	61.98	60day	0.00	90day	0.00	Balance	119.47
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Pay your bill online using our secure payment page at www.culligan Sarasota.com

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

S3800 - 51000

DART Pool Solutions, Inc.

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

RECEIVED

Invoice

Date	Invoice #
1/1/2021	89276

Bill To
Lakeside Plantation 2200 Plantation Blvd North Port FL 34287

Service Location
2200 Plantation Blvd North Port, FL 34289

P.O. No.	Terms	Due Date	Tech	Date of Service
	Due before mont..	1/31/2021	SB	1/1/2021
Description		Qty	Rate	Amount
Pool cleaning maintenance			850.00	850.00
FL Sales Tax			7.00%	0.00

Approved for service

Thank you for your business!

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

Total	\$850.00
Payments/Credits	\$0.00
Balance Due	\$850.00

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

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

Invoice

Invoice #: 114
 Invoice Date: 3/1/21
 Due Date: 3/1/21
 Case:
 P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - March 2021 310 513 340		3,187.17	3,187.17
Information Technology - March 2021 310 513 352		83.33	83.33
Dissemination Agent Services - March 2021 310 513 313		83.33	83.33
Office Supplies 310 513 510		0.99	0.99
Postage 310 513 420		46.25	46.25
Copies 310 513 425		11.10	11.10

Total	\$3,412.17
Payments/Credits	\$0.00
Balance Due	\$3,412.17

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

Invoice

January 27, 2021
 Project No: 20150050-000
 Invoice No: 62

Project Manager Andrew Titm

FEID #59-1173834

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

RECEIVED

JAN 29 2021

Project 20150050-000 Lakeside Plantation CDD
 20150050-000

Lakeside Plantation CDD
 Work Authorization #3, dated 3/24/15 - Change Order No. 1, dated 11/3/15
 Work Authorization #4, dated 5/27/15
 Work Authorization #5, dated 3/27/15
 Work Authorization #7, dated 1/26/17
 Work Authorization #8, dated 9/18/18

Engineer Fees
 Exp 01/2021
 approved TH

Professional Services through January 17, 2021

PROFESSIONAL SERVICES

Phase No.	Phase Description	Contract Amount	Fee Type	%	Total Inv To-Date	Previously Invoiced	Current Inv Amount	Balance to Complete
I	General Engineering	60,027.15	T&M	100 %	60,027.15	57,729.65	2,297.50	0.00
	Totals:	60,027.15			60,027.15	57,729.65	2,297.50	0.00

SUB-TOTAL PROFESSIONAL SERVICES:

2,297.50

INVOICE TOTAL:

2,297.50

Summary of professional services

Phase No. / Description	Bill Hours	Bill Rate	Billable Amount
I - General Engineering			
Technician II			
Keen, Cynthia	1/14/2021	.25 Hrs @ 65.00	16.25
Lakeside Plantation CDD 01/20/2021 meeting agenda reviewed, forward to B Burford for meeting prep, response to L. Vanderveer on attending by phone			

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

Project	20150050-000	Lakeland Plantation CDD			Invoice	62
Engineer IV						
Burford, Brent	12/15/2020	.75	Hrs @	125.00		93.75
Conversation with CDD manager. Review email and files in regard to tennis court lighting and fencing.						
Burford, Brent	12/16/2020	1.00	Hrs @	125.00		125.00
Phone conversations and emails with Stewart Fence and Ritzmans Courts. Prepare for and attend the LP CDD Board of Supervisors meeting via phone.						
Burford, Brent	12/17/2020	3.00	Hrs @	125.00		375.00
Review plats, plans, and permits for 2472 Magnolia Circle drainage. Site visit to 2472 Magnolia Circle.						
Burford, Brent	12/18/2020	2.25	Hrs @	125.00		281.25
Reviewing permit, plans, and plats after site visit. Conversation with Scott in regard to drainage at tennis courts.						
Burford, Brent	12/28/2020	.75	Hrs @	125.00		93.75
Review permits and plats and conversation with JRI staff in regard to drainage at Magnolia Circle.						
Burford, Brent	12/29/2020	1.75	Hrs @	125.00		218.75
Site visit in regard to drainage at tennis courts.						
Burford, Brent	12/30/2020	1.50	Hrs @	125.00		187.50
Conversation with CDD manager in regard to drainage. Research drainage solutions for tennis courts. Review lake bank repairs contract, contact contractor and email CDD manager						
Burford, Brent	1/5/2021	.25	Hrs @	125.00		31.25
Correspondence with tennis court lighting contractor.						
Burford, Brent	1/6/2021	.25	Hrs @	125.00		31.25
Correspondence with Scott in regard to tennis courts lighting quota.						
Burford, Brent	1/8/2021	6.00	Hrs @	125.00		750.00
Re-evaluate bank banks.						
Burford, Brent	1/12/2021	.75	Hrs @	125.00		93.75
Review emails from Sarah and Tricia. Review agenda and action items.						
1. - General Engineering Total						18.50
						2,297.50

From: Tisha Adams tadams@gmscf.com
Subject: Re: Lakeside Plantation AP approvals
Date: February 3, 2021 at 11:33 AM
To: Savannah Szozda szozda@gms-tampa.com
Cc: Indira Acrujo iracrujo@gmscf.com, Hannah Smith hamith@gmsbrn.com, Tamara T. Lort tlorf@vestiapropertyservices.com

Approved - thank you,

Tisha L. Adams

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

Office 407.841.5524 ext 138
Cell 863.241.8060

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

Lakeside
Plantati...provals

On Feb 1, 2021, at 12:43 PM, Savannah Szozda <szozda@gms-tampa.com> wrote:

Good afternoon Ms. Adams,
Please see attached weekly AP Approvals for review and coding:

LPDD - Johnson Engineering Inv 62 amount \$2,297.50

<Lakeside Plantation ODD AP Approvals >

Savannah Szozda
szozda@gms-tampa.com
Governmental Management Services
18842 N. Dale Mabry Hwy
Lutz, FL 33548

Go Paperless! Save money -- save time! Please fill out and return this portion.

Credit Card Authorization: VISA M/C A/C D/C Bank Draft

Please use the payment method below to make recurring payments every _____ weeks. (Please choose: 4, 12, 26 or 52 weeks)
The publisher reserves the right to change subscription rates during the term of any subscription.

Credit Card #: _____ Expiration Date: _____

Billing Address: _____ City: _____

Bank Draft Information Name of Financial Institution: _____

Bank Routing #: _____ Checking Account #: _____

Signature: _____ Date: _____

Email: _____ Phone #: _____

How to reach Customer Care:

- By phone: 841-206-1300
- By mail: 23170 HARBORVIEW RD PORT CHARLOTTE FL 33680
- For payments by check: DEPT 12230 / PO BOX 31792 TAMPA FL 33631-3792
- Online: www.yourum.com

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Miami, FL

Autobahn's

Logos at the bottom: ARC, VISA, M/C, A/C, D/C, and various restaurant logos.

NORTH PORT SOLID WASTE DISTRICT



SERVICE ADDRESS			
2800 PLANTATION BLVD SWD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
54883-159826	55-55	2/02/21	3/02/21

Total Current Charges 168.47
 PAST DUE - MUST PAY NOW 161.05
 Total Amount Due 329.52

RECEIVED

FEB 04 2021



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

000054883000159826000000329527

40

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

SERVICE ADDRESS			
2800 PLANTATION BLVD SWD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
54883-159826	55-55	2/02/21	3/02/21
Rate Class : COMMERCIAL WASTE			
Last payment amount/date:		168.47	12/30/20

Last Bill Amount 161.05
 Payments .00
 Adjustments .00
 BALANCE FORWARD 161.05

Service	Consumption	Charge
GB DUMPSTER/1 PICKUP	12/31/20 1/31/21	156.80
GB 95 GAL RECY 1PU 1MON	12/31/20 1/31/21	7.00
GB EXTRA RECY 1XMONTH	12/31/20 1/31/21	4.67
TOTAL COMMERCIAL GARBAGE		168.47

Total Current Charges
 PAST DUE - MUST PAY NOW
 Total Amount Due

168.47
 161.05
 329.52

Prepare your home from wildfire. Please contact the NPPR Fire Prevention Division at 941-240-8150 to schedule your "Free" Wildfire Home Assessment.

paid 2/9/21

\$168.47 due

garbage collection
 EXP 01/2021

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

NORTH PORT SOLID WASTE DISTRICT, 4870 CITY HALL BLVD. NORTH PORT, FLORIDA 34286-4100

Terminals approved \$3800-46000

SOLITUDE

LAKE MANAGEMENT

Voice: (888) 480-5253 Fax: (888) 358-0086

INVOICE

Invoice Number: PI-A00597027
Invoice Date: 01/01/21

PROPERTY: Lakeside
Plantation CDD

SOLD TO: Lakeside Plantation CDD
Governmental Mgmt Services-Central
8145 Narcoossee Road, Ste. A208
Orlando, FL 32827

CUSTOMER ID
L2077
Sales Rep ID
Bill Kurth

CUSTOMER PO
Shipment Method

Payment Terms
Due upon receipt

Ship Date Due Date
01/01/21

Qty Item/Description

1 Lake & Pond Management Services SVR00010
01/01/21 - 01/31/21
Lake & Pond Management Services

UCM	Unit Price	Extension
	968.00	968.00

RECEIVED

JAN 25 2021

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
Little Rock, AR 72202

www.solitudelakemanagement.com

Subtotal	968.00
Sales Tax	0.00
Total Invoice	968.00
Payment Received	0.00
TOTAL	968.00

www.aeratorsaquatics4lakeandponds.com

From: Tricia Adams tadams@gmscfl.com
Subject: Re: Wrightway Final Invoice - LSP
Date: February 22, 2021 at 6:43 PM
To: Indhira Araujo iaraujo@gmscfl.com
Cc: Hannah Smith hsmith@gmstnn.com, Tamara T. Lorf tlorf@vestapropertyservices.com

Yes approved and offsetting insurance revenue (less \$2500 deductible) expected.

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



SKM_C2582102
1019030.pdf

On Feb 10, 2021, at 6:05 PM, Indhira Araujo <iaraujo@gmscfl.com> wrote:

<SKM_C25821021019030.pdf>

RECEIVED 320 53800-47301
 BY: *It approved* Invoice

pg 1



Date: 2/11/2021
 Customer ID: 3841
 Invoice No.: SPE56604
 Reference: Work Order 73340 / Field Invoice

P.O. Box 637
 Venice, FL 34284
 (941) 486-5402 (941) 483-3321 (fax)
 PO Number:

Bill to:

Lakeside Plantation CDD
 8145 Narcoossee Road Suite A206
 Orlando, FL 32827

Service at:

Lakeside Plantation Clubhouse
 2200 Plantation Blvd
 North Port, FL 34286

RECEIVED

FEB 23 2021

Description:
 Work Order 73340 Backflow Fireline Repair

Terms: DUE UPON RECEIPT

Item	Description	Quantity	Unit Price	Amount
Labor				
	1st Half Hour Labor	1.00	\$125.0000	\$125.00
	Repair/Service Backflow Preventer	1.50	\$125.0000	\$187.50
			Labor Subtotal:	312.50
Parts				
	007M2-RT075 Watts 007M2 3/4" Repair Kit	1.00	\$34.0000	\$34.00
	TCS-18 Test Cock, 1/8" M x 1/4" F (slot)	3.00	\$20.0000	\$60.00
			Parts Subtotal:	94.00
Miscellaneous				
	Re-Certify Backflow Device	1.00	\$9.7500	\$9.75
	Scope	1.00	\$0.0000	\$0.00
	<i>Service to install backflow rubber repair kit in Watts Fire Bypass Backflow that failed certification on 10/29/20 and replaced 3 test cocks. Invoice adjusted for parts. Repairs complete.</i>			
			Miscellaneous Subtotal:	9.75



Visa and Master Card Accepted

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

RECEIVED

S3800-47301

Pg 2

BY: 4 Invoice



Date: 2/11/2021
Customer ID: 3941
Invoice No.: SPE56684
Reference: Work Order 73340 / Field Invoice

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

Bill to:

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

Service at:

Lakeside Plantation Clubhouse
2200 Plantation Blvd
North Port, FL 34288

Description:
Work Order 73340 Backflow Fireline Repair

Terms: DUE UPON RECEIPT

Item	Description	Quantity	Unit Price	Amount
------	-------------	----------	------------	--------

Subtotal:	\$416.25
Sales Tax:	\$0.00
Payments:	\$0.00
Total Due:	\$416.25



Visa and Master Card Accepted

Thank You For Your Business

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

**Attendance Confirmation
for
BOARD OF SUPERVISORS**

District Name: Lakeside Plantation CDD.

Board Meeting Date: March 17, 2021

310 513 11.000

	Name	In Attendance Please ✓	Fee Involved Yes / No
1	Bill Roumy 342	✓	Yes (\$200)
2	Bud Sabol 200	✓	Yes (\$200)
3	Joe Szewczyk 54	✓ absent by phone	Yes (\$200)
4	Bonnie Benjamin 0	absent	Yes (\$200)
5	Pina Chichelli 282	✓	Yes (\$200)

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

Approved for Payment:

Trinidad Camp
District Manager Signature

03/17/2021
Date

****RETURN SIGNED DOCUMENT TO District Accountant****

320 53800 - 46400



5824 Bee Ridge Road #165, Sarasota, FL 34233

RECEIVED
MAR 06 2021
BY: Approved
TL

Invoice

Date: 2/1/2021
Invoice #: 2021-00240

Bill To:

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

Terms: Net 30
Due Date: 3/3/2021

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

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

Total	\$7,655.00
Payments/Credits	\$0.00
Balance Due	\$7,655.00

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

320-53800-46500



5824 Bee Ridge Road #165, Sarasota, FL 34233

Invoice

Date: 2/12/2021 Invoice #: 2021-00378

PAID
MAR 06 2021
BY: Approved TL

BRI To:

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

Description	Terms	Due on receipt
	Qty	Amount
Install new plantings behind the pool Mammy Croton - 3 gallon	17	306.00
Install new plantings between the mammy croton and the picnic tables Magnificent Croton - 3 gallon	13	234.00
Cut back the Palmetto by the door to the tennis court	1	40.00

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

Total	\$580.00
Payments/Credits	\$0.00
Balance Due	\$580.00

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

320-53800 - 46500



5824 Bee Ridge Road #165, Sarasota, FL 34233

Invoice

RECEIVED
MAR 06 2021

Date: 2/12/2021
Invoice #: 2021-00379

BY: Approval R

Bill To:

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

Description	Terms	Due on receipt
	Qty	Amount
Remove pittisporum in two landscape beds outside the clubhouse and replace with new plantings per approval		
Dwarf Island Ficus - 3 gallon	11	198.00
Manny Croton - 3 gallon	10	180.00
Aztec Liriope - 1 gallon	15	90.00
Sedum - 1 gallon	15	90.00
Pine Bark Mulch - Bag	20	59.20

PAYMENT ACCEPTED: CHECK AND CREDIT CARD.

Please contact our office to pay by credit card.

Make check payable to:

Bloomings Landscape & Turf Management, Inc.

Please include invoice number on your check.

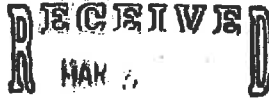
Thank You For Your Business

Total	\$617.20
Payments/Credits	\$0.00
Balance Due	\$617.20

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

DART Pool Solutions, Inc.

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



BY: *H. approved*

330-53800-51000

Invoice

Date	Invoice #
3/1/2021	81003

Bill To
Lakeside Plantation 2200 Plantation Blvd North Port, FL 34287

Service Location
2200 Plantation Blvd North Port, FL 34289

P.O. No.	Terms	Due Date	Tech	Date of Service
	Due before mont...	3/31/2021	SB	3/1/2021

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

Thank you for your business!

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

Total	\$850.00
Payments/Credits	\$0.00
Balance Due	\$850.00

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

DART Pool Solutions, Inc.
 1181 S. Sumter Blvd - PMB 324
 North Port, FL 34287
 CPC1457408

RECEIVED
 MAR 11 2021

BY: *H. Aporned*

Invoice

Date	Invoice #
3/4/2021	wo4799

330-53800-51100

Bill To
Lakeside Plantation 2200 Plantation Blvd North Port, FL 34287

Service Location
2200 Plantation Blvd North Port, FL 34289

P.O. No.	Terms	Due Date	Tech	Date of Service
	Due before mont...	3/31/2021	SB	3/3/2021

Description	Qty	Rate	Amount
Algae prevention & remover	2	125.00	250.00
FL Sales Tax		7.00%	0.00

Thank you for your business!

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

Total	\$250.00
Payments/Credits	\$0.00
Balance Due	\$250.00

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

unpaid 1/23



Fitness Logic

380 Scarlet Blvd.
Oldsmar, FL 34677

Phone #
727-784-4964

Fax #
727-784-0223

E-mail
fitlogic@aol.com

Invoice

Date	Invoice #
2/4/2021	99682

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

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

P.O. Number	Terms	Rep	Work Order #	Completed
	Net 10	WKM	100821	2/2/2021

Item Code	Description	Quantity	Price Each	Amount
Maintenance	Quarterly General Maintenance and cleaning of all equipment - Labor Only Maintenance completion during February	1	145.00	145.00
	1- 330-538-48102			

Thank you for your business.
Invoices over 30 Days will incur 1.5% Interest per month

Subtotal	\$145.00
Sales Tax (0.0%)	\$0.00
Total	\$145.00

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

Invoice

Invoice #: 114
 Invoice Date: 3/1/21
 Due Date: 3/1/21
 Case:
 P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - March 2021 310 513 340		3,187.17	3,187.17
Information Technology - March 2021 310 513 352		83.33	83.33
Dissemination Agent Services - March 2021 310 513 313		83.33	83.33
Office Supplies 310 513 510		0.99	0.99
Postage 310 513 420		46.25	46.25
Copies 310 513 425		11.10	11.10
Total			\$3,412.17
Payments/Credits			\$0.00
Balance Due			\$3,412.17

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

Invoice

February 23, 2021
 Project No: 20150050-000
 Invoice No: 63

Project Manager Andrew Tilton

FEID #59-1173834

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

Project 20150050-000 Lakeside Plantation CDD
 20150050-000

Lakeside Plantation CDD
 Work Authorization #3, dated 3/24/15 - Change Order No. 1, dated 11/3/15
 Work Authorization #4, dated 5/27/15
 Work Authorization #5, dated 5/27/15
 Work Authorization #7, dated 1/26/17
 Work Authorization #8, dated 9/18/18
 Professional Services through February 14, 2021

310 513 3110

PROFESSIONAL SERVICES

Phase No.	Phase Description	Contract Amount	Fee Type	%	Total Inv To-Date	Previously Invoiced	Current Inv Amount	Balance to Complete
1.	General Engineering	61,170.90	T&M	99 %	60,419.65	60,027.15	392.50	751.25
	Totals	61,170.90			60,419.65	60,027.15	392.50	751.25

SUB-TOTAL PROFESSIONAL SERVICES:

392.50

INVOICE TOTAL:

392.50

Summary of professional services

Phase No. / Description	Bill Hours	Bill Rate	Billable Amount
1. - General Engineering			
Technician II			
Keen, Cynthia	2/9/2021	25 Hrs @ 65.00	16.25
Lakeside Plantation CDD meeting attendance response to L Vanderveer for Brent Burford attending by call in			
Keen, Cynthia	2/11/2021	25 Hrs @ 65.00	16.25
Lakeside Plantation CDD conference call invite acceptance with Sarah Sandy, Brent Burford, for Andy Tilton			

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

Project	20150050-000	Lakeside Plantation CDD			Invoice	63
Keen, Cynthia		2/12/2021	.25	Hrs @	65.00	16.25
Lakeside Plantation CDD 02/17/2021 meeting agenda book reviewed for district engineer items, saved to file, email copy to B Burford, A Tilton for meeting preparation.						
Engineer IV						
Burford, Brent		1/18/2021	.25	Hrs @	125.00	31.25
Magnolia Circle drainage review.						
Burford, Brent		1/19/2021	.25	Hrs @	125.00	31.25
Emails with CDD counsel.						
Burford, Brent		1/20/2021	.75	Hrs @	125.00	93.75
Prepare for and attend the LPCDD Board of Supervisors meeting.						
Burford, Brent		2/11/2021	1.00	Hrs @	125.00	125.00
Conversation with Amenities Center manager in regards to tennis courts lighting, and drainage at electrical panel. Conversation with amenities maintenance in regard to fountains.						
Burford, Brent		2/12/2021	.50	Hrs @	125.00	62.50
Prepare for and attend Conference call with CDD counsel and manager in regard to Magnolia Circle.						
1. - General Engineering Total			3.50			392.50

Outstanding Invoices

Number	Date	0 - 30	31 - 60	61 - 90	91 - 120	121 +	Balance
62	1/27/2021	2,297.50	0.00	0.00	0.00	0.00	2,297.50
Total		2,297.50	0.00	0.00	0.00	0.00	2,297.50

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

Invoice

March 18, 2021
 Project No: 20150050-000
 Invoice No: 64

Project Manager Andrew Tilton

FEID #59-1173834

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

RECEIVED

MAR 22 2021

Project 20150050-000 Lakeside Plantation CDD

20150050-000

Lakeside Plantation CDD

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

Work Authorization #4, dated 5/27/15

Work Authorization #5, dated 5/27/15

Work Authorization #7, dated 1/26/17

Work Authorization #8, dated 9/18/18

Professional Services through March 14, 2021

310 513 3110

PROFESSIONAL SERVICES

Phase No.	Phase Description	Contract Amount	Fee Type	%	Total Inv To-Date	Previously Invoiced	Current Inv Amount	Balance to Complete
1.	General Engineering	61,170.90	T&M	100 %	61,170.90	60,419.65	751.25	0.00
Totals		61,170.90			61,170.90	60,419.65	751.25	0.00

SUB-TOTAL PROFESSIONAL SERVICES:

751.25

INVOICE TOTAL:

751.25

Summary of professional services

Phase No. / Description	Bill Hours	Bill Rate	Billable Amount
1. - General Engineering			
Technician II			
Keen, Cynthia	3/10/2021	.25 Hrs @ 65.00	16.25
Lakeside Plantation CDD 03-17-21 Meeting Agenda review for District Engineer items, forward to B Burford			
Keen, Cynthia	3/12/2021	.25 Hrs @ 65.00	16.25
Final Meeting Agenda reviewed, forward to B Burford			

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

Project	20150050-000	Lakeside Plantation CDD		Invoice	64
Engineer IV					
Burford, Brent	2/17/2021	.75	Hrs @	125.00	93.75
Prepare for and attend the LPCDD Board of Supervisors meeting.					
Burford, Brent	2/24/2021	1.50	Hrs @	125.00	187.50
Emails with Cross Creek Environmental in regard to lake bank repairs. Email with CDD manager and amenities manager in regard to tennis court drainage. Review quotes provided by amenities manager.					
Burford, Brent	3/3/2021	3.50	Hrs @	125.00	437.50
Site visit to tennis courts lighting and drainage, and drainage at Magnolia Circle.					
1. - General Engineering Total					751.25

Outstanding Invoices

Number	Date	0 - 30	31 - 60	61 - 90	91 - 120	121 +	Balance
63	2/23/2021	392.50	0.00	0.00	0.00	0.00	392.50
Total		392.50	0.00	0.00	0.00	0.00	392.50

From: Tricia Adams tadams@gmscfl.com
Subject: Re: Lakeside AP Approvals
Date: March 24, 2021 at 7:31 PM
To: Hannah Smith hsmith@gmstnn.com

Approved - thank you Hannah.

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 Mar 24, 2021, at 4:24 PM, Hannah Smith <hsmith@gmstnn.com> wrote:

<Invoice.pdf>

GMS
Johnson 6/3/24

RECEIVED

330

538.00 - 486.00

[Handwritten signature]

KINGS III

EMERGENCY COMMUNICATIONS

Kings III Of America, LLC
The Nation's Leading Provider
of Emergency Communications Solutions

751 Canyon Dr Ste 100
Coppell, TX 75019
www.KingsIII.com

Account Information

Customer Name Lakeside Plantation CDD
Customer Number 42876
Invoice Number 1946513
Invoice Date 02/01/2021
Terms Net Due in 20 Days
PO Number

Important Messages

Test Your Telephone Regularly
Sales (866) 354-6473
Service (800) 766-2029
Billing (866) 632-5884

Summary of Charges

Description	Quantity	Rate	Months	Amount
Lakeside Plantation CDD, 2200 Plantation Blvd, North Port, FL, 34289				
Swimming Pool Phone(s) - Complete Service 02/01/2021 - 04/30/2021	1.00	38.62	3.00	115.86
Sales Tax				0.00
Payments/Credits Applied				0.00
Invoice Balance Due:				\$115.86

Date	Invoice #	Description	Amount	Balance Due
02/01/2021	1946513	Recurring Charges	\$115.86	\$115.86

Exp 2/21

For Billing Inquiries, please contact 866-632-5884 or billing@kingsIII.com.

To pay with your credit card or bank account, please contact us.

Please detach and return this portion with your payment to ensure proper credit

INVOICE

Customer Number 42876
Invoice Number 1946513
Invoice Date 02/01/2021
Terms Net Due in 20 Days
Amount Due \$115.86
Amount Enclosed: \$ _____



Kings III Of America, LLC
751 Canyon Dr Ste 100
Coppell, TX 75019
www.KingsIII.com

Return Service Requested

Please check if your billing address has changed.
Provide your new address below.

Lakeside Plantation CDD
8145 Narcoossee Rd
Suite A206
Orlando, FL 32827

Please write your Customer Number 42876 on your check.
Make your check payable to: Kings III of America, LLC

SEND TO: Kings III Of America, LLC
751 Canyon Drive Ste 100
Coppell, TX 75019

RECEIVED

330 53800 - 48400

Approved

Rapid Security Solutions, LLC

1920 Northgate Blvd. STE A9
Sarasota, FL 34234
(877) 449-7099
Fax: (941) 219-4190

Security Cameras

Invoice

53365 1/7/2021

10087 1/7/2021

Lakeside Plantation CDD
C/O GMS-Central Florida, LLC
135 W. Central Blvd.
Suite 320
Orlando, FL 32801

Rapid Security Solutions, LLC
1920 Northgate Blvd. STE A9
Sarasota, FL 34234

\$115.00

Lakeside Plantation CDD 10087 1/7/2021 1/7/2021

Lakeside Plantation CDD, 2200 Plantation Drive, Northport, FL

1.00 1st Hour of Service Labor

115.00 115.00

Subtotal: \$115.00

Tax 0.00

Payments/Credits Applied 0.00

Invoice Balance Due: \$115.00

EXP 01/21

For RSS Service Call: 941.219.4190, Select Opt # 2

1/7/2021 53365 System Service (55041) \$115.00 \$115.00

320-53800-46000

SOLITUDE
LAKE MANAGEMENT

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

RECEIVED
MAR 06 2011

Dr. [Signature]

INVOICE

Invoice Number: P1-A00550177
Invoice Date: 02/01/21

PROPERTY: Lakeside
Plantation CDD

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

CUSTOMER ID: L2077	CUSTOMER PO	Payment Terms Due upon receipt	
Sales Rep ID Bill Kurth	Shipment Method	Ship Date	Due Date 02/01/21

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR00010 02/01/21 - 02/28/21 Lake & Pond Management Services		986.00	986.00

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
Little Rock, AR 72202

www.solitudelakemanagement.com

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

www.aeratorsaquatics4lakesnponds.com

V: 298 Sergeants Electric

SEARANTS ELECTRIC CUSTOMER INVOICE

OWNER INFORMATION
 Date: 1/12/21 Technician: Alex & Brandon
 Lakeside Plantation
 Phone: 9414235500 Email: _____
 2200 Plantation Blvd
 City: North Port State: FL Zip: 34289

DESCRIPTION	UNIT PRICE	QUANTITY	TOTAL PRICE	PAID	BALANCE
DEVICE - 110V 15amp GFI Breaker	\$12.00	1	\$12.00	<input type="checkbox"/>	<input type="checkbox"/>
DEVICE - 110V 20amp GFI Breaker	\$12.00	1	\$12.00	<input type="checkbox"/>	<input type="checkbox"/>
DEVICE - 110V 30amp GFI Breaker	\$12.00	1	\$12.00	<input type="checkbox"/>	<input type="checkbox"/>
DEVICE - 110V 40amp GFI Breaker	\$12.00	1	\$12.00	<input type="checkbox"/>	<input type="checkbox"/>

DESCRIPTION	UNIT PRICE	QUANTITY	TOTAL PRICE	PAID	BALANCE
EL INSPECTION	\$18.00	1	\$18.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>
RE INSPECTION (up to 2000 sq ft)	\$210.00	1	\$210.00	<input type="checkbox"/>	<input type="checkbox"/>
RE INSPECTION (over 2000 sq ft)	\$210.00	1	\$210.00	<input type="checkbox"/>	<input type="checkbox"/>

DESCRIPTION	UNIT PRICE	QUANTITY	TOTAL PRICE	PAID	BALANCE
ADDITIONAL INSTALLATIONS	\$1.00	1	\$1.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	\$1.00	1	\$1.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	\$1.00	1	\$1.00	<input type="checkbox"/>	<input type="checkbox"/>
	\$1.00	1	\$1.00	<input type="checkbox"/>	<input type="checkbox"/>
	\$1.00	1	\$1.00	<input type="checkbox"/>	<input type="checkbox"/>

USE PANEL YES NO PANEL MFG _____ AGE _____



TOTAL INVESTMENT \$
 LAUDIRE 738
 #19531

NOTES: Today we installed 2 GFI protected outlets under sinks in men's & women's restroom

TOTAL FROM NOTES FORM \$
 TOTAL \$
 DEPOSIT \$ 538
 PAID TODAY \$ 0
 BALANCE \$ 738

I hereby authorize you to proceed with the above work at the quoted price of \$
 I authorize _____
 I work has been performed to my satisfaction _____
 appared handly 1/14/2021
 853800-Sub 48102
 All permits are non-refundable. 3 year warranty on parts and labor.

001 330 538 48102

V:298 Sergeants Electric



ELECTRIC

CUSTOMER INVOICE

941 373 5558
SgtElect.com

HOME OWNER INFORMATION

Name Lakeside Plantation
Address 2200 Plantation Blvd

Date 2/14/21 Technician Alex
Phone 941-423-5500 Email _____
City North Port State FL Zip 34289

approval

DEVICES

LEVEL DEVICE	Description	Price	WAS THE WORK DONE?	
			YES	NO
LEVEL 1 DEVICE	110v outlet, sp switch, tv plate, telephone plate, 4-way splitter, ce device, in use cover	\$49.00 x Qty	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 2 DEVICE	110v in wall timer, 3 or 4 way switch, gfc outlet, stack switch, 800 watt dimmer, 20amp 240v switch, 110v smoke detector, cs fan remote kit, cs i-stat, jeb combo outlet, range/dryer outlet, photo eye	\$89.00 x Qty	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 3 DEVICE	1800 watt dimmer, Fan remote kit, 600w hv dimmer, 110v carbon smoke detector/specialty smoke detector photo eye, Diff 2	\$158.00 x Qty	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 4 DEVICE	60amp disconnect, 240v mechanical timer, 240v pressure switch, 240v contactor <i>A/C disconnect</i>	\$219.00 x Qty <u>1</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ASSESSMENTS

PANEL INSPECTION	\$99.00 x Qty	<input type="checkbox"/>	<input type="checkbox"/>
HOME INSPECTION (up to 2800 sq ft)	\$210.00 x Qty	<input type="checkbox"/>	<input type="checkbox"/>
SINGLE CIRCUIT ANALYSIS	\$210.00 x Qty	<input type="checkbox"/>	<input type="checkbox"/>
MULTIPLE CIRCUIT ANALYSIS	\$319.00 x Qty <u>1</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
WHOLE HOUSE SURGE PROTECTOR	\$423.00 x Qty	<input type="checkbox"/>	<input type="checkbox"/>

Tennis Court lights Analysis

WIRING/BOXES

LEVEL 1 WIRING/BOX	small junction box, pancake box, direct burial splice kit, underground lv cct per 5', a.c. wiring per section	\$99.00 x Qty	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 2 WIRING/BOX	Fan Race Box, Medium Junction box, 15-20amp underground cct per 5'	\$165.00 x Qty	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 3 WIRING/BOX	Large Junction box, 30-100amp underground cct per 5', speaker, tv, or phone wiring, 110v indoor/outdoor B2B	\$219.00 x Qty <u>1</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
LEVEL 4 WIRING/BOX	110v w.p. GFC outlet B2B, wiring for a light/outlet	\$369.00 x Qty	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 5 WIRING/BOX	wiring for a light/outlet-diff 2, 15-30amp cct within 15'	\$319.00 x Qty	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 6 WIRING/BOX	15-30 amp dedicated cct	\$407.00 x Qty	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 7 WIRING/BOX	15-30 amp dedicated cct-diff 2, 40-50 amp 240v dedicated cct	\$579.00 x Qty	<input type="checkbox"/>	<input checked="" type="checkbox"/>
LEVEL 8 WIRING/BOX	50-60 amp cct with disconnect	\$959.00 x Qty	<input type="checkbox"/>	<input type="checkbox"/>

replace box/outlet/cover

please pay!

33053806-48103

ADDITIONAL INSTALLATIONS

_____	\$	x Qty _____	= \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
_____	\$	x Qty _____	= \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
_____	\$	x Qty _____	= \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
_____	\$	x Qty _____	= \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
_____	\$	x Qty _____	= \$ _____	<input type="checkbox"/>	<input type="checkbox"/>

FUSE PANEL YES NO PANEL MFG _____ AGE _____



TOTAL INVESTMENT \$ _____
TOTAL FROM \$ _____

Vesta

~~51300-34000~~

Invoice

FOR THE MONTH OF
MAR 06 2021

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

BY: APPROVAL EL

Invoice # 579008
Date 2/1/2021
Terms
Due Date 2/28/2021
Memo Feb 2021 Fees

Bill To
Lakeside Plantation C.D.D.
c/o Governmental Mgmt Svcs-CF, LLC
9145 Narcoossee Road, Suite A208
Orlando FL 32827

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

Total \$14,995.42

001 338 538 120



ACCOUNT INVOICE

peoplesgas.com | f t p g i n

Statement Date: 02/19/2021
Account: 211014212750

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

Current month's charges:	\$16.07
Total amount due:	\$16.07
Payment Due By:	03/12/2021

Your Account Summary

Previous Amount Due	\$16.07
Payment(s) Received Since last Statement	\$16.07
Current Month's Charges	\$16.07
Total Amount Due	\$16.07

DO NOT PAY. Your account will be drafted on 03/12/2021

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

Sometimes being safe stinks

If you smell rotten eggs, a gas leak or damaged pipeline could be nearby. Get to a safe location and call us at 877-832-6747.

We're here 24/7 to answer your call about natural gas emergencies.

peoplesgas.com/safety

Endless hot water. Every shower, every bath, every dish.

Earn a rebate up to \$675 when you install a tankless water heater.

Love Natural Gas
peoplesgas.com/rebates

To ensure prompt service, please ensure subscription of household with your payment. Make checks payable to TECO.



See reverse side for more information

Account: 211014212750

Current month's charges:	\$16.07
Total amount due:	\$16.07
Payment Due By:	03/12/2021

Amount Enclosed \$ _____
655087167870 DO NOT PAY YOUR ACCOUNT WILL BE DRAFTED ON 03/12/2021

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

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

655087167870 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 03/12/2021



Contact Information

Residential Customer Care

813-223-0800 (Tampa)
863-299-0800 (Lake and)
352-622-0111 (Ocala)
954-453-0777 (Broward)
305-940-0139 (Miami)
727-826-3333 (St. Petersburg)
407-425-4662 (Orlando)
904-739-1211 (Jacksonville)
877-832-6747 (All other counties)

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY

711

Natural Gas Outage

877-832-6747

Natural Gas Energy Conservation Rebates

877-832-6747

Mail Payments to

TECO
P.O. Box 31318
Tampa, FL 33631-3318

All Other Correspondence

Peoples Gas
P.O. Box 111
Tampa, FL 33601-0111

Understanding Your Natural Gas Charges

BTU British thermal unit, a unit of heat measurement

Budget Billing Option that allows the highs and lows of monthly natural gas bills. This "evening" billing plan averages you as 12 monthly billing periods so you can pay about the same amount for you service each month

Buried Piping Notification Federal regulations require that Peoples Gas notify customers who own buried piping of the following: 1) When excavating near buried gas piping, the piping should be located in advance 2) The gas supplier does not own or maintain the customer's buried piping 3) Buried piping has no maintenance may be subject to corrosion and/or leakage. Buried piping should be inspected periodically and any unsafe conditions reported to Peoples Gas can conduct inspections

Conversion Factor This factor is used to adjust various forms of standard delivery pressure and standard delivery temperature where applicable

Customer Charge A fixed monthly amount to cover the cost of providing gas service. This charge is billed monthly regardless of gas used

Distribution Charge Covers the costs of moving gas from its source to your premises other than the cost of gas itself

Estimated If Peoples Gas was unable to read your gas meter "ESTIMATED" will appear. Your gas use has been estimated based on previous usage. The meter scheduled to be read next month and any difference between the estimate and actual usage will be adjusted accordingly

Florida Gross Receipts Tax A tax imposed on gross receipts from utility services that are delivered to a customer in Florida according to Chapter 203 of the Florida Statutes. The tax is levied on utility companies which collect the tax from customers unless exempt and exempt households

Florida State Tax A percentage tax imposed on every person who engages in the business of selling or exchanging personal property and is assessed in accordance with Chapter 212 of the Florida Statutes

For more information about you billing please visit peoplesgas.com

Your payment options are:

- Schedule fee one monthly payment via peoplesgas.com using a checking or savings account
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery
- Pay in person at a payment agent. For a listing of authorized payment agents visit peoplesgas.com or call Customer Care at the number listed above
- Pay by credit or debit card using KUBRA EZ PAY at peoplesgas.com or call **866-689-6469** (A convenience fee will be charged to your bank account or credit card)

When making your payment please have your billing account number available

Please note: If you choose to pay your bill automatically on our website or provided by Peoples Gas you are paying someone who is not an authorized agent of Peoples Gas. You bear the risk of unauthorized payment. We pay the payment to Peoples Gas and do so in a timely fashion. Peoples Gas is not responsible for payments made to unauthorized agents including the failure of delivery of the payment to us. Such failures may result in a payment charges to your account or service disconnection

Por favor visite peoplesgas.com para ver esta información en español



ACCOUNT INVOICE



Account: 211014212750
 Statement Date: 02/19/2021
 Current month's charges due 03/12/2021

Details of Current Month's Charges – Service from - 01/16/2021 to 02/16/2021

Service for 2200 P ANTATON B VD NORT PORT F 34289 9472

Rate Schedule: Residential Service RS-1

Measurement *poo*

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Measured Volume	x	BTU	x	Conversion =	Total Used	Billing Period
R E73410	02/16/2021	405		405		0 CCF		1 046		1 0000	0 0 Therms	32 Days

Customer Charge

\$15.10

Natural Gas Service Cost

\$15.10

Franchise Fee

\$0.97

Total Natural Gas Cost, Local Fees and Taxes

\$16.07

Total Current Month's Charges

\$16.07

Peoples Gas Usage History

The Therms Per Day
(Average)

FEB 2021	0.0
JAN	0.0
DEC	0.0
NOV	0.0
OCT	0.0
SEP	0.0
AUG	0.0
JUL	0.0
JUN	0.0
MAY	0.0
APR	0.0
MAR	0.0
FEB 2020	0.0

Important Messages

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

North Port Utilities

941-429-7122
4970 City Hall Blvd
North Port, FL 34286

SERVICE ADDRESS			
2800 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
	-29	2/25/2021	3/18/2021

rges	155.20
Balance Forward	0.00
Total Amount Due	155.20

LAKESIDE PLANTATION COMM DEV
9145 NARCOOSSEE RD STE A206

ORLANDO FL 32827-5768

000043123000156052000000155204

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

SERVICE ADDRESS 2800 PLANTATION BLVD

*** CYCLE BILL - AUTO PA ***

CYCLE	BILL DATE	DUE DATE
18-29	2/25/2021	3/18/2021

Last Bill Amount	244.32
Payments	-244.32
Adjustments	0.00
Balance Forward	0.00

Rate Class: COMMERCIAL

Last payment amount/date: 244.32 2/18/2021

Service Period		Days	Meter Number	Mult	Units	Current	Previous	Usage
WA	1/21/21 2/18/21	28	54830746	1.000	TGAL	8	5	3
USAGE FOR								11

Service	Consumption	Charge	Total
WA	Base facility chg	47.29	0.00
WA	Usage block 1	3.00 12.99	0.00
	TOTAL WATER		60.28
SE	Base facility chg	75.27	0.00
SE	Consumption	3.00 19.65	0.00
	TOTAL SEWER		94.92

Total Current Charges	155.20
Balance Forward	0.00
Total Amount Due	155.20

Prepare your home from wildfire. Please contact

the NPFR Fire Prevention Division at 941-240-8150

to schedule your "Free" Wildfire Home Assessment.

Click2Gov internet PIN#:

Average cost per day	5.54
Budget Difference	0.00

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

AFTER HOURS/EMERGENCY
water or sewer service call
941.240.8000

EMAIL:

Join thousands of your neighbors in saving money and the environment by receiving your bill information online! Provide your email address above and we will send you the registration information.

*H2O Program donations benefit North Port utility customers in need of assistance with their water bills.

CHANGE OF MAILING ADDRESS

PLEASE CHANGE MY MAILING ADDRESS TO THE FOLLOWING ADDRESS BEGINNING ON: _____

NEW ADDRESS: _____

CITY, STATE, ZIP: _____

PHONE NUMBER: _____



FREE GO GREEN BILLING:

Go to www.cityofnorthport.com to register for email notification when your bill is available.

**FREE 24/7 GO GREEN PAYMENTS:
SAVE GAS, MONEY & THE ENVIRONMENT!**



**PAY BY PHONE:
1-855-941-INFO (4636)**



**PAY ONLINE:
WWW.CITYOFNORTHPORT.COM**

Automatic bank draft
Online recurring payments



ADDITIONAL PAYMENT OPTIONS:

OFFICE/DRIVE THRU PAYMENTS:

Cashiers office lobby & drive thru window
4970 City Hall Blvd North Port, FL 34286 (1st Floor)
Monday-Friday 8am-5pm

***MAIL PAYMENTS TO:
NORTH PORT UTILITIES
4970 CITY HALL BOULEVARD
NORTH PORT, FL 34286-4100**

* North Port Utilities is not responsible for any lost payments sent through the mail. Please allow 7-10 business days & include your account number on your check with the upper portion of your bill.

CURRENT & LATE PAYMENTS:

To avoid late charges and penalties, payment for the current charges shown on the front of this bill must be received no later than the due date shown. If payment is not received on or before the due date shown, late charges, penalties and service disconnection may result. **ANY AND ALL PAST DUE BALANCES INDICATED ON THIS BILL ARE DUE IMMEDIATELY.** Failure to pay past due balances may result in additional charges and disconnection of service without notice.

TURN ON WATER:

Requests to have water service turned on must be made before 3:00pm, Monday thru Friday, excluding holidays; to have water turned on the same day. Requests received after 3:00pm will be scheduled for the next business day.

USAGE BLOCK BILLING & CONSERVATION:

Our rates are designed to encourage conservation as required by our consumptive use permit. Therefore, the more water you use, the more you are charged per 1,000 gallons of water used. For example, a residential customer using 8,000 gallons would be billed the first 4,000 gallons under the first block, the second 4,000 gallons under the second, higher block and so on. The average use for a single family residence is approximately 2,000 gallons per person per month, so a 2 person household would have an average use of 4,000 gallons and be billed under the first block.

PLEASE DIRECT ALL CUSTOMER CARE INQUIRIES TO:

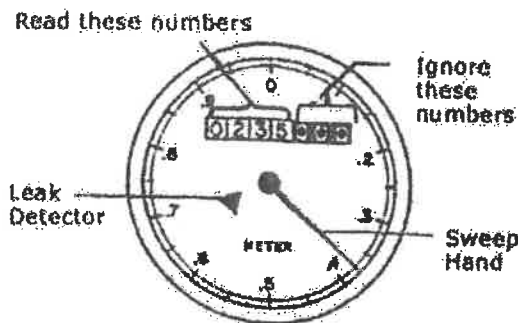
NORTH PORT UTILITIES
4970 CITY HALL BLVD
NORTH PORT, FL 34286-4100
941-429-7122

READING YOUR METER:

To determine your water usage from your most recent reading, follow these simple steps:

Locate your meter. It is usually located in the ground near the property line. Reading from left to right, make a note of the odometer-type numbers found on the meter. North Port Utilities bills only in whole units of a thousand gallons. Subsequently, do not use the ones, tens, or hundreds columns (the last three digits of the meter). Next, locate your most recent ("current") meter reading on the front of this bill. Subtract the last reading from the reading you obtained. The resulting number is your usage (since your last meter reading) in thousand gallons. Please review the illustration below for further information.

DIAGRAM OF A WATER METER



One revolution of the sweep hand indicates ten gallons have flowed through the meter. In this example, the actual reading is 235. **IMPORTANT:** this illustration is indicative of most meters. Your meter may look a little different than pictured here. If you need assistance reading your meter, please call 941-240-8000. If the sweep hand or leak detector (triangle) is moving, water is flowing through the meter. This could indicate that something is running or leaking. If nothing is running (such as dishwasher, hose, or shower, etc.) this could indicate a possible leak.

North Port Utilities

941-429-7122
4970 City Hall Blvd
North Port, FL 34286

SERVICE ADDRESS			
2021 PLANTATION BLVD FICT			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
18-29		2/25/2021	3/18/2021

Total Current Charges	72.70
Balance Forward	0.00
Total Amount Due	72.70

LAKESIDE PLANTATION COMM DEV
9145 NARCOOSSEE RD STE A206

ORLANDO FL 32827-5768

000043123000154658000000072709

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

SERVICE ADDRESS 2021 PLANTATION BLVD FICT

*** CYCLE BILL - AUTO PA ***

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE		
	18-29	2/25/2021	3/18/2021	Last Bill Amount	44.11
				Payments	-44.11
				Adjustments	0.00
				Balance Forward	0.00
Rate Class: COMMERCIAL					
Last payment amount/date:				44.11	2/18/2021

	Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
WA	1/21/21 2/18/21	28	36607560	1.000	TGAL	695	686	9
						USAGE FOR		2

Service	Consumption	Charge	Total
WA	Base facility chg	20.30	0.00
WA	Usage block 1	4.00 17.32	0.00
WA	Usage block 2	4.00 25.96	0.00
WA	Usage block 3	1.00 9.12	0.00
	TOTAL WATER		72.70

Total Current Charges	72.70
Balance Forward	0.00
Total Amount Due	72.70

Prepare your home from wildfire. Please contact

the NPFR Fire Prevention Division at 941-240-8150

to schedule your "Free" Wildfire Home Assessment.

Click2Gov Internet PIN#:

Average cost per day	2.60
Budget Difference	0.00

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

AFTER HOURS/EMERGENCY
water or sewer service call
941.240.8000

EMAIL:

Join thousands of your neighbors in saving money and the environment by receiving your bill information online! Provide your email address above and we will send you the registration information.

*H2O Program donations benefit North Port utility customers in need of assistance with their water bills.

CHANGE OF MAILING ADDRESS

PLEASE CHANGE MY MAILING ADDRESS TO THE FOLLOWING ADDRESS BEGINNING ON: _____

NEW ADDRESS: _____

CITY, STATE, ZIP: _____

PHONE NUMBER: _____



FREE GO GREEN BILLING:

Go to www.cityofnorthport.com to register for email notification when your bill is available.

**FREE 24/7 GO GREEN PAYMENTS:
SAVE GAS, MONEY & THE ENVIRONMENT!**



PAY BY PHONE:

1-855-941-INFO (4636)



PAY ONLINE:

WWW.CITYOFNORTHPORT.COM

Automatic bank draft
Online recurring payments



ADDITIONAL PAYMENT OPTIONS:

OFFICE/DRIVE THRU PAYMENTS:

Cashiers office lobby & drive thru window
4970 City Hall Blvd North Port, FL 34286 (1st Floor)
Monday-Friday 8am-5pm

***MAIL PAYMENTS TO:**

**NORTH PORT UTILITIES
4970 CITY HALL BOULEVARD
NORTH PORT, FL 34286-4100**

* North Port Utilities is not responsible for any lost payments sent through the mail. Please allow 7-10 business days & include your account number on your check with the upper portion of your bill.

CURRENT & LATE PAYMENTS:

To avoid late charges and penalties, payment for the current charges shown on the front of this bill must be received no later than the due date shown. If payment is not received on or before the due date shown, late charges, penalties and service disconnection may result. **ANY AND ALL PAST DUE BALANCES INDICATED ON THIS BILL ARE DUE IMMEDIATELY.** Failure to pay past due balances may result in additional charges and disconnection of service without notice.

TURN ON WATER:

Requests to have water service turned on must be made before 3:00pm, Monday thru Friday, excluding holidays, to have water turned on the same day. Requests received after 3:00pm will be scheduled for the next business day.

USAGE BLOCK BILLING & CONSERVATION:

Our rates are designed to encourage conservation as required by our consumptive use permit. Therefore, the more water you use, the more you are charged per 1,000 gallons of water used. For example, a residential customer using 8,000 gallons would be billed the first 4,000 gallons under the first block, the second 4,000 gallons under the second, higher block and so on. The average use for a single family residence is approximately 2,000 gallons per person per month, so a 2 person household would have an average use of 4,000 gallons and be billed under the first block.

PLEASE DIRECT ALL CUSTOMER CARE INQUIRIES TO:

**NORTH PORT UTILITIES
4970 CITY HALL BLVD
NORTH PORT, FL 34286-4100
941-429-7122**

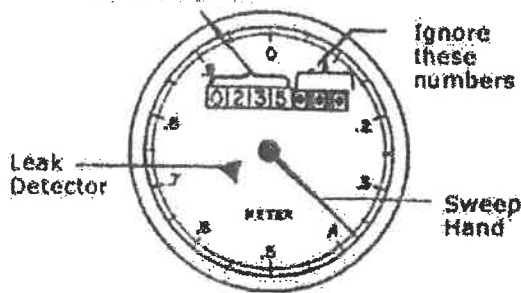
READING YOUR METER:

To determine your water usage from your most recent reading, follow these simple steps:

Locate your meter. It is usually located in the ground near the property line. Reading from left to right, make a note of the odometer-type numbers found on the meter. North Port Utilities bills only in whole units of a thousand gallons. Subsequently, do not use the ones, tens, or hundreds columns (the last three digits of the meter). Next, locate your most recent ("current") meter reading on the front of this bill. Subtract the last reading from the reading you obtained. The resulting number is your usage (since your last meter reading) in thousand gallons. Please review the illustration below for further information.

DIAGRAM OF A WATER METER

Read these numbers



One revolution of the sweep hand indicates ten gallons have flowed through the meter. In this example, the actual reading is 235. **IMPORTANT:** this illustration is indicative of most meters. Your meter may look a little different than pictured here. If you need assistance reading your meter, please call 941-240-8000.

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North Port Utilities

941-429-7122
4970 City Hall Blvd
North Port, FL 34286

SERVICE ADDRESS			
2800 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
	18-29	2/25/2021	3/18/2021

nt Charges	564.01
Balance Forward	0.00
Total Amount Due	564.01

LAKESIDE PLANTATION COMM DEV
9145 NARCOOSSEE RD STE A206

ORLANDO FL 32827-5768

00004312300015465600000564012

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

SERVICE ADDRESS 2800 PLANTATION BLVD

*** CYCLE BILL - AUTO PA ***

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
	18-29	2/25/2021	3/18/2021

Last Bill Amount	308.65
Payments	-308.65
Adjustments	0.00
Balance Forward	0.00

Rate Class: COMMERCIAL

Last payment amount/date: 308.65 2/18/2021

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
WA 1/21/21 2/18/21	28	80005382	1.000	TGAL	4027	3961	66
USAGE FOR							71

Service	Consumption	Charge	Total
WA Base facility chg		92.25	0.00
WA Usage block 1	20.00	86.60	0.00
WA Usage block 2	20.00	129.80	0.00
WA Usage block 3	20.00	182.40	0.00
WA Usage block 4	6.00	72.96	0.00
TOTAL WATER			564.01

Total Current Charges	564.01
Balance Forward	0.00
Total Amount Due	564.01

Prepare your home from wildfire. Please contact

the NPFR Fire Prevention Division at 941-240-8150

to schedule your "Free" Wildfire Home Assessment.

Click2Gov Internet PIN#:

Average cost per day	20.14
Budget Difference	0.00

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water restrictions visit www.cityofnorthport.com

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PLEASE DIRECT ALL CUSTOMER CARE INQUIRIES TO:

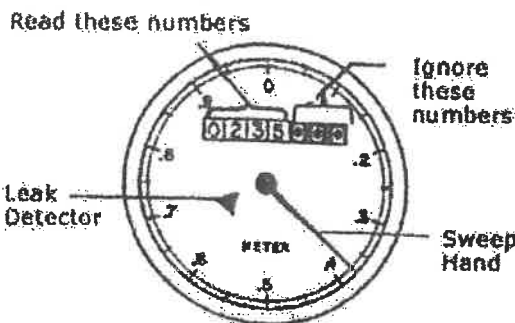
NORTH PORT UTILITIES
4970 CITY HALL BLVD
NORTH PORT, FL 34286-4100
941-429-7122

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Electric Bill Statement

For: Jan 25, 2021 to Feb 23, 2021 (29 days)

Statement Date: Feb 23, 2021

Account Number: 57421-67439

Service Address:

2200 PLANTATION BLVD # CLBHSE
NORTH PORT, FL 34289

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

CURRENT BILL

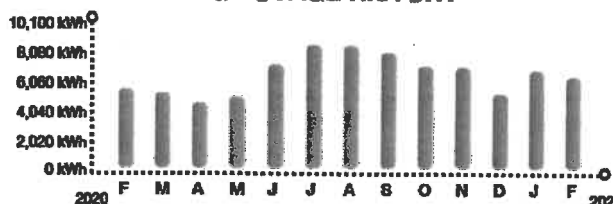
\$923.80

TOTAL AMOUNT YOU OWE

Mar 16, 2021

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	924.82
Payments received	-924.82
Balance before new charges	0.00

Total new charges	923.80
Total amount you owe	\$923.80

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Thank you for enrolling in the FPL E-Mail Bill program. Now that you are participating, **THIS WILL BE THE LAST PAPER BILL YOU RECEIVE FROM FPL.** You will be notified of future bills by e-mail.
- Payment received after May 14, 2021 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after March 08, 2021. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Your bill looks different

Your bill's new layout makes it easier to see the information that's most important to you. Let us show you more.

FPL.com/NewBill

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

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



/ * FPL AUTOMATIC BILL PAY - DO NOT PAY *

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

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

Please request changes at FPL.com. Notes on this bill will not be detached.

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit FPL.com/PayBill for ways to pay.

57421-67439

ACCOUNT NUMBER

\$923.80

TOTAL AMOUNT YOU OWE

Mar 16, 2021

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: LAKESIDE PLANTATION
 COMM DEVELOPMENT
 DIST

Account Number: 57421-67439

BILL DETAILS

Amount of your last bill	924.82
Payment received - Thank you	-924.82
Balance before new charges	\$0.00
New Charges	
Rate: GSD-1 GENERAL SERVICE DEMAND	
Customer charge:	\$26.48
Non-fuel: (\$0.023540 per kWh)	\$159.60
Fuel: (\$0.024490 per kWh)	\$166.04
Demand: (\$11.30 per KW)	\$497.20
Electric service amount	849.32
Gross receipts tax	21.78
Franchise charge	52.70
Taxes and charges	74.48
Total new charges	\$923.80
Total amount you owe	\$923.80

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KLL2846. Next meter reading Mar 24, 2021.

Usage Type	Current	- Previous	x Const	= Usage
kWh used	70118	69440	10	6780
Demand KW	4.43		10.00	44

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 23, 2021	Jan 25, 2021	Feb 24, 2020
kWh Used	6780	7270	5840
Service days	29	34	31
kWh/day	233	213	188
Amount	\$923.80	\$924.82	\$876.04

Improved bill design

View or download your new, easier-to-read bill.

FPL.com/NewBill

We're here to help

If you're experiencing hardship as a result of the coronavirus (COVID-19) and need help with your bill, there are resources available.

FPL.com/GetHelp

Help your neighbors

Contribute to Care to Share and help a neighbor in need during this challenging time.

FPL.com/Care

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



Electric Bill Statement

For: Jan 25, 2021 to Feb 23, 2021 (29 days)

Statement Date: Feb 23, 2021

Account Number: 84585-15071

Service Address:

2200 PLANTATION BLVD # POOL
NORTH PORT, FL 34289

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

CURRENT BILL

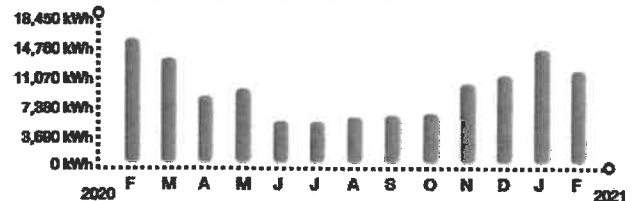
\$1,061.23

TOTAL AMOUNT YOU OWE

Mar 16, 2021

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	1,197.61
Payments received	-1,197.61
Balance before new charges	0.00
<hr/>	
Total new charges	1,061.23
Total amount you owe	\$1,061.23

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

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

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DEVELOPMENT DIST
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ACCOUNT NUMBER

\$1,061.23
TOTAL AMOUNT YOU OWE

Mar 16, 2021
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY
AMOUNT ENCLOSED



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

BILL DETAILS

Amount of your last bill	1,197.61
Payment received - Thank you	-1,197.61
Balance before new charges	\$0.00
New Charges	
Rate: GSD-1 GENERAL SERVICE DEMAND	
Customer charge:	\$26.48
Non-fuel: (\$0.023540 per kWh)	\$293.52
Fuel: (\$0.024490 per kWh)	\$305.37
Demand: (\$11.30 per KW)	\$350.30
Electric service amount	975.67
Gross receipts tax	25.02
Franchise charge	60.54
Taxes and charges	85.56
Total new charges	\$1,061.23
Total amount you owe	\$1,061.23

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KL84533. Next meter reading Mar 24, 2021.

Usage Type	Current	-	Previous	=	Usage
kWh used	31799		19330		12469
Demand KW	31.26				31

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 23, 2021	Jan 25, 2021	Feb 24, 2020
kWh Used	12469	15315	16739
Service days	29	34	31
kWh/day	429	450	539
Amount	\$1,061.23	\$1,197.61	\$1,236.68

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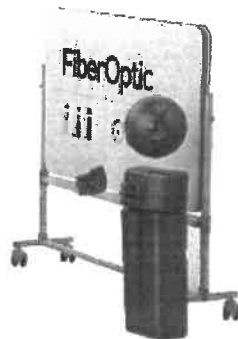
Account Summary

New Charges Due Date	3/25/21
Billing Date	3/01/21
Account Number	941-423-5501-021913-5
PIN	7332
Previous Balance	444.20
Payments Received Thru 2/21/21	-444.20
Thank you for your payment!	
Balance Forward	.00
New Charges	448.02
Total Amount Due	\$448.02

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for Business**

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myfiberopticbiz.com



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By mail

To Contact Us

Chat: Frontier.com Online: Frontier.com/helpcenter

1.800.921.6102

Tech support:
Frontier.com/helpcenter

Email: ContactBusiness@ftr.com



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

Get digital meeting solutions with Frontier Anywhere Web Conferencing

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

To order, call
1.855.821.2731

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

For Billing and Service Questions, Call 1-800-921-8102, 7 am-7 pm Monday-Friday, 9:30 am-4 pm Saturday
or visit www.Frontier.com.

IF YOU HAVE ANY QUESTIONS, BILLING CONCERNS, OR A RECURRING ISSUE, PLEASE CONTACT OUR FLORIDA-BASED CUSTOMER CARE TEAM AT 1-888-457-4110. OUR FLORIDA TEAM IS EAGER TO HELP YOU GET SPECIALIZED ATTENTION.

PAYING YOUR BILL, LATE PAYMENTS, RETURNED CHECK FEES and PAST DUE BALANCES

You are responsible for all legitimate, undisputed charges on your bill. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. When making an online payment, please allow time for the transfer of funds. If funds are received after the due date, you may be charged a fee, your service may be interrupted and you may incur a reconnection charge to restore service. A fee may be charged for a bank returned check. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating.

IMPORTANT CONSUMER MESSAGES

You must pay all basic local service charges to avoid basic service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services. Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment.

Internet speed, if noted, is the maximum wired connection speed for selected tier; Wi-Fi speeds may vary; actual and average speed may be slower and depends on multiple factors. Performance details are at frontier.com/internetdisclosures.

SERVICE TERMS

Visit Frontier.com/terms, Frontier.com/tariffs or call Customer Service for information on tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your voice, Internet and/or video services including limitations of liability, early termination fees, the effective date of and billing for the termination of service(s) and other important information about your rights and obligations, and ours. Frontier's Terms include a binding arbitration provision to resolve customer disputes (Frontier.com/terms/arbitration). **Video and Internet services are subscription-based and are billed one full month in advance. Video and/or Internet service subscription cancellations and any early termination fees are effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions.** By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration.

Hard of Hearing, Deaf, Blind, Vision and /or Mobility Impaired customers may call 1-877-462-6606 to reach a consultant trained to support their communication needs.





CURRENT BILLING SUMMARY

Local Service from 03/01/21 to 03/31/21

Qty Description	941/423-5501.0	Charge
Basic Charges		
2 OneVoice Nationwide		59.98
2 OneVoice Access Line		
3 Federal Subscriber Line Charge		27.51
3 Acc Rec Chrg Multi-Ln Bus		11.67
Carrier Cost Recovery Surcharge		5.99
Frontier Roadwork Recovery Surcharge		1.50
Federal USF Recovery Charge		12.48
FCA Long Distance - Federal USF Surcharge		1.90
Total Basic Charges		121.03
Non Basic Charges		
FiberOptic Internet 75 Dynamic IP w/ OneVoice OneVoice Access Line		159.98
Business FiberOptic 75/75M Dynamic IP		
3 Federal Primary Carrier Multi Line Charge		17.97
Other Charges-Detailed Below		5.99
FCA Long Distance - Federal USF Surcharge		5.70
Total Non Basic Charges		189.64
Video		
FiberOptic TV Extreme HD Private		84.99
4 HD Set Top Box		51.96
Sports/Broadcast TV Fee		14.99
Partial Month Charges-Detailed Below		-14.99
FCC Regulatory Recovery Fee		.07
Total Video		137.02
Toll/Other		
Frontier Com of America -Detailed Below		.25
FCA Long Distance - Federal USF Surcharge		.08
Total Toll/Other		.33

TOTAL 448.02

CUSTOMER TALK

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$175.02 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

We are making improvements to our bill format to make charges easier to understand. Beginning with this bill, you will notice certain charges were moved to the Monthly Service Charges section of your bill. Questions? Please contact customer service.

If you have a question or concern about closed captioning on any program, you may request assistance by writing to Frontier Center for Customers with Disabilities, Attn: Raquel Taylor, 2560 Teller Road, Thousand Oaks, CA 91320; by calling 1-805-981-3526 or Fax 1-805-262-0728 or email Video.Closed.Caption@fr.com Questions? Please contact customer service.

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

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

**** ACCOUNT ACTIVITY ****

Qty Description	Order Number	Effective Dates	Charge
1 Business High Speed Internet Fee	AUTOCH	3/01	5.99
941/423-5501		Subtotal	5.99
Partial Month Charges			
FiberOptic Video Discount 99 MO			-14.99
941/423-6501		Subtotal	-14.99
		Subtotal	-9.00

CIRCUIT ID DETAIL

88/KQXA/297018/ /VZFL

Detail of Frontier Charges

Toll charged to 941/423-5500

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
E	1 FEB 01	10:40A	1.0	DD	LAKE WALES FL (863)241-8058	.00 U
E	2 FEB 01	10:41A	1.0	DD	LAKE WALES FL (863)241-8050	.00 U
E	3 FEB 03	10:01A	1.0	DD	BRADENTON FL (941)281-9638	.00 U
E	4 FEB 03	3:02P	1.0	DD	TAMPACEN FL (813)769-0500	.00 U
E	5 FEB 03	3:35P	3.0	DD	TAMPACEN FL (813)769-0500	.00 U
E	6 FEB 03	3:39P	5.0	DD	TAMPACEN FL (813)769-0500	.00 U
E	7 FEB 09	12:53P	5.0	DD	BRADENTON FL (941)746-7718	.00 U
E	8 FEB 19	4:03P	2.0	DD	TAMPAEST FL (813)684-9799	.00 U
E	9 FEB 22	11:02A	2.0	DD	TAMPAEST FL (813)684-9799	.00 U
					941/423-5500 Subtotal	.00



Detail of Frontier Com of America Charges

Toll charged to 941/423-5500

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge	
	1 FEB 12	3:45P	5.0	DD	LONDON ON (519)281-4749	.25	
E	10 FEB 01	2:00P	1.0	DD	BATAVIA NY (585)409-0234	.00 U	
E	11 FEB 01	6:26P	3.0	DD	JENKINTOWN PA (215)740-4495	.00 U	
E	12 FEB 01	6:35P	2.0	DD	WINCHESTER VA (540)931-3082	.00 U	
E	13 FEB 03	5:58P	2.0	DD	TRAVERSECY MI (231)499-5526	.00 U	
E	14 FEB 05	10:40A	1.0	DD	LABELLE FL (863)612-0594	.00 U	
E	15 FEB 05	10:41A	14.0	DD	FORT MYERS FL (239)461-2419	.00 U	
E	16 FEB 09	1:32P	1.0	DD	CADILLAC MI (231)468-1418	.00 U	
E	17 FEB 10	4:55P	1.0	DD	MT CLEMENS MI (586)291-0233	.00 U	
E	18 FEB 13	12:09P	1.0	DD	WINCHESTER VA (540)931-3082	.00 U	
E	19 FEB 19	12:45P	2.0	DD	OSWEGO NY (315)532-2787	.00 U	
E	20 FEB 19	2:49P	10.0	DD	KNOXVILLE TN (865)617-8194	.00 U	
E	21 FEB 24	12:11P	11.0	DD	FRANKLIN TN (629)223-0550	.00 U	
E	22 FEB 24	12:46P	11.0	DD	FORT MYERS FL (239)223-7016	.00 U	
E	23 FEB 25	12:43P	5.0	DD	FRANKLIN TN (629)223-0550	.00 U	
E	24 FEB 25	1:24P	1.0	DD	RIO GRANDE PR (787)564-8354	.00 U	
941/423-5500						Subtotal	.25

Detail of Frontier Com of America Charges

Toll charged to 941/423-5501

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge	
E	25 FEB 08	10:35A	1.0	DD	METUCHEN NJ (732)632-2939	.00 U	
E	26 FEB 22	10:23A	1.0	DD	METUCHEN NJ (732)632-2939	.00 U	
941/423-5501						Subtotal	.00

Legend Call Types:

DD - Day

Caller Summary Report

	Calls	Minutes	Amount
941/423-5500	25	92	.25
Main Number	2	2	.00
***Customer Summary	27	94	.25

Caller Summary Report

	Calls	Minutes	Amount
Intra-Lata	9	21	.00
Interstate	14	42	.00
Intrastate	3	26	.00
International	1	5	.25
***Customer Summary	27	94	.25



CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT
3/25/21	00046	3/03/21	1006	202102	600-10100-10000		BATHROOM REPAIR	*	2,350.00	2,350.00

INNOTECH CONSTRUCTION SERVICES, LLC										

TOTAL FOR BANK C									2,350.00	
TOTAL FOR REGISTER									2,350.00	

									2,350.00	000118

LKSD LAKESIDE PLANT HSMITH

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

approved TL 53800-6200
 3/6/21

031 000 10100 10000

INVOICE

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

C

INVOICE 1006
DATE 03/03/2021
TERMS Due on receipt
DUE DATE 03/05/2021

PAYMENT TERMS
 COD

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
02/17/2021	Sales	Bathroom Repair. Price includes demolition, clean-up, removal, and disposal, as well as all associated parts, labor, and installation unless otherwise noted.	1	2,350.00	2,350.00
	Bathroom Repair	Remove, repair, and re-install bathroom partitions to the correct specifications and operational capabilities.	1	0.00	0.00
	Bathroom Repair	Repair and cover up all existing damage on the walls caused by previous improper installation of partitions.	1	0.00	0.00
	Bathroom Repair	Remove and replace existing toilets with new comparable models.	1	0.00	0.00
	Bathroom Repair	Reinstall existing soap dispensers and paper towel dispensers.	1	0.00	0.00
BALANCE DUE					\$2,350.00

SECTION C

Lakeside Plantation
Community Development District

Unaudited Financial Reporting
March 31, 2021

GMS

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

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	\$ 114,160	\$ -	\$ -	\$ 114,160
Debit Card Account	\$ 2,416	\$ -	\$ -	\$ 2,416
Money Market Account	\$ 294,791	\$ -	\$ -	\$ 294,791
Petty Cash	\$ 3	\$ -	\$ -	\$ 3
Capital Reserve Account	\$ -	\$ -	\$ 126,046	\$ 126,046
Investment - Operations:				
State Board of Administration	\$ 507	\$ -	\$ 359,013	\$ 359,520
Investment - Bonds:				
Reserve Fund	\$ -	\$ 76,557	\$ -	
Revenue Fund	\$ -	\$ 152,900	\$ -	\$ 152,900
Prepayment Fund	\$ -	\$ 2,758	\$ -	\$ 2,758
Prepaid Expenses	\$ -	\$ -	\$ -	\$ -
Due from Capital Reserve	\$ 1,435	\$ -	\$ -	\$ 1,435
Deposits	\$ 517	\$ -	\$ -	\$ 517
Due from General Fund	\$ -	\$ 11,070	\$ -	\$ 11,070
Due from Other	\$ 23,802	\$ -	\$ -	\$ 23,802
Total Assets	\$ 437,631	\$ 243,284	\$ 485,059	\$ 1,165,974
Liabilities:				
Accounts Payable	\$ 28,894	\$ -	\$ -	\$ 28,894
Accrued Expenses	\$ 168	\$ -	\$ -	\$ 168
Due to Debt Service	\$ 11,070	\$ -	\$ -	\$ 11,070
Total Liabilities	\$ 40,132	\$ -	\$ -	\$ 40,132
Fund Balance:				
Nonspendable:				
Deposits	\$ 517	\$ -	\$ -	\$ 517
Assigned Debt Service	\$ -	\$ 243,284	\$ -	\$ 243,284
Assigned Capital Projects	\$ -	\$ -	\$ 485,059	\$ 485,059
Assigned	\$ 28,775	\$ -	\$ -	\$ 28,775
Unassigned	\$ 368,207	\$ -	\$ -	\$ 368,207
Total Fund Balances	\$ 397,499	\$ 243,284	\$ 485,059	\$ 1,125,842
Total Liabilities & Fund Balance	\$ 437,631	\$ 243,284	\$ 485,059	\$ 1,165,974

Lakeside Plantation
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2021

	Adopted Budget	Prorated Budget Thru 03/31/21	Actual Thru 03/31/21	Variance
Revenues:				
Tennis Club	\$ 20,000	\$ 10,000	\$ 8,167	\$ (1,833)
Activities	\$ 10,000	\$ 5,000	\$ -	\$ (5,000)
Clubhouse Rentals	\$ 5,000	\$ 2,500	\$ 200	\$ (2,300)
Miscellaneous	\$ 1,500	\$ 750	\$ -	\$ (750)
Interest Earnings	\$ 50	\$ 25	\$ 16	\$ (9)
Operation & Maintenance Assessments	\$ 686,794	\$ 606,907	\$ 606,907	\$ -
Total Revenues	\$ 723,344	\$ 625,182	\$ 615,289	\$ (9,892)
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 11,000	\$ 5,500	\$ 5,000	\$ 500
District Manager	\$ 38,246	\$ 19,123	\$ 19,124	\$ (1)
District Counsel	\$ 25,750	\$ 12,875	\$ 8,830	\$ 4,045
District Engineer	\$ 14,000	\$ 7,000	\$ 4,254	\$ 2,746
Disclosure Report	\$ 1,000	\$ 500	\$ 500	\$ 0
Trustee Fees	\$ 4,771	\$ 4,771	\$ 3,180	\$ 1,590
Audit Fees	\$ 3,185	\$ -	\$ -	\$ -
Postage, Phone, Faxes, Copies	\$ 1,500	\$ 750	\$ 712	\$ 38
General Liability Insurance	\$ 6,371	\$ 6,371	\$ 6,081	\$ 290
Legal Advertising	\$ 1,700	\$ 850	\$ 941	\$ (91)
Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -
Other Current Charges	\$ 1,900	\$ 950	\$ 1,454	\$ (504)
Property Insurance	\$ 9,865	\$ 9,865	\$ 9,863	\$ 2
Information Technology	\$ 1,300	\$ 650	\$ 500	\$ 150
Total General & Administrative:	\$ 120,763	\$ 69,380	\$ 60,614	\$ 8,765
Operations:				
Personnel Services (Management Contract)	\$ 179,945	\$ 89,973	\$ 87,372	\$ 2,601
Road & Sidewalk Repairs & Maintenance	\$ 2,500	\$ 1,250	\$ 29	\$ 1,221
Common Area Renewal & Maintenance	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
Street Light/Decorative Light	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
Landscape Maintenance - Contract	\$ 91,860	\$ 45,930	\$ 45,930	\$ -
Landscape Maintenance - Other	\$ 5,000	\$ 2,500	\$ 1,982	\$ 518
Mulch	\$ 10,740	\$ 9,200	\$ 9,200	\$ -
Irrigation Maintenance	\$ 4,500	\$ 2,250	\$ 233	\$ 2,018
Lake Maintenance	\$ 14,000	\$ 7,000	\$ 6,762	\$ 238
Electric Utility Services - Entrance Feature	\$ 9,000	\$ 4,500	\$ 3,257	\$ 1,243
Water Utility Services - Entrance Feature	\$ 4,000	\$ 2,000	\$ 227	\$ 1,773
Repairs & Maintenance - Entrance Feature	\$ 3,000	\$ 1,500	\$ 570	\$ 930
Miscellaneous Tools & Equipment	\$ 1,000	\$ 500	\$ -	\$ 500
Traffic Enforcement	\$ 2,500	\$ 1,250	\$ -	\$ 1,250
Total Operations:	\$ 338,045	\$ 172,853	\$ 155,562	\$ 17,291

Lakeside Plantation

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2021

	Adopted Budget	Prorated Budget Thru 03/31/21	Actual Thru 03/31/21	Variance
Clubhouse:				
Activities	\$ 20,000	\$ 10,000	\$ 1,554	\$ 8,446
License/Fees	\$ 1,200	\$ 600	\$ 847	\$ (247)
General Supplies	\$ 10,000	\$ 5,000	\$ 2,780	\$ 2,220
Maintenance	\$ 14,000	\$ 7,000	\$ 7,073	\$ (73)
Office Supplies	\$ 3,500	\$ 1,750	\$ 871	\$ 879
Public Communication	\$ 1,500	\$ 750	\$ 415	\$ 335
Pest Control	\$ 600	\$ 300	\$ 150	\$ 150
Security	\$ 1,500	\$ 750	\$ 753	\$ (3)
Security Patrol	\$ 30,274	\$ 15,137	\$ 3,360	\$ 11,777
AED	\$ 500	\$ 250	\$ -	\$ 250
Telephone & Internet Services	\$ 5,500	\$ 2,750	\$ 2,900	\$ (150)
Janitorial Supplies	\$ 3,250	\$ 1,625	\$ 1,097	\$ 528
Electric Utility Services - Clubhouse	\$ 14,000	\$ 7,000	\$ 5,169	\$ 1,831
Gas Utility	\$ 250	\$ 125	\$ 81	\$ 44
Garbage Collection	\$ 2,100	\$ 1,050	\$ 835	\$ 215
Water Utility Services - Clubhouse	\$ 4,400	\$ 2,200	\$ 1,491	\$ 709
Electric Utility Services - Tennis Courts/Pool	\$ 16,000	\$ 8,000	\$ 5,247	\$ 2,753
Pool Cleaning	\$ 9,720	\$ 4,860	\$ 2,800	\$ 2,060
Pool Maintenance - Other	\$ 10,000	\$ 5,000	\$ 6,455	\$ (1,455)
Tennis Courts - Maintenance	\$ 5,000	\$ 2,500	\$ 1,916	\$ 584
Tennis Courts - Programs	\$ 3,500	\$ 1,750	\$ -	\$ 1,750
Water Utility Services - Pool	\$ 6,000	\$ 3,000	\$ 2,492	\$ 508
Total Clubhouse:	\$ 162,794	\$ 81,397	\$ 48,286	\$ 33,110
Total Expenditures	\$ 621,601	\$ 323,629	\$ 264,463	\$ 59,166
Other Financing Sources/(Uses)				
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)		\$ 220,827	
Fund Balance - Beginning	\$ 28,257		\$ 176,672	
Fund Balance - Ending	\$ 0		\$ 397,499	

Lakeside Plantation

Community Development District

Debt Service Series 1999

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2021

	Adopted Budget	Prorated Budget Thru 03/31/21	Actual Thru 03/31/21	Variance
Revenues:				
Assessments - On Roll	\$ 175,905	\$ 155,126	\$ 155,126	\$ -
Assessments - Direct	\$ 8,842	\$ 8,842	\$ 8,842	\$ (0)
Assessments - Prepayments	\$ -	\$ -	\$ 2,757	\$ 2,757
Interest Income	\$ -	\$ -	\$ 4	\$ 4
Total Revenues	\$ 184,748	\$ 163,969	\$ 166,730	\$ 2,761
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		\$ 118,427	
Fund Balance - Beginning	\$ 65,611		\$ 124,857	
Fund Balance - Ending	\$ 68,754		\$ 243,284	

Lakeside Plantation
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2021

	Adopted Budget	Prorated Budget Thru 03/31/21	Actual Thru 03/31/21	Variance
Revenues:				
Interest Earnings	\$ -	\$ -	\$ 210	\$ 210
Total Revenues	\$ -	\$ -	\$ 210	\$ 210
Expenditures:				
<i>General & Administrative:</i>				
Clubhouse Exterior Building Elements	\$ 52,983	\$ 26,492	\$ -	\$ 26,492
Property Site Elements	\$ 29,453	\$ 14,727	\$ 7,750	\$ 6,976
Clubhouse Renewal/Replacements	\$ -	\$ -	\$ 13,706	\$ (13,706)
Total Expenditures	\$ 82,436	\$ 41,218	\$ 21,456	\$ 19,762
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
Community Development District
Long Term Debt Report

SERIES 1999A, CAPITAL IMPROVEMENT REVENUE BONDS	
INTEREST RATE:	6.950%
MATURITY DATE:	5/1/2031
RESERVE FUND REQUIREMENT	MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$ 189,896
RESERVE FUND BALANCE	\$ 58,623
BONDS OUTSTANDING - 9/30/13	\$ 1,860,000.00
LESS: PRINCIPAL PAYMENT 5/1/14	\$ (55,000.00)
LESS: PRINCIPAL PAYMENT 11/1/14 (PREPAYMENT)	\$ (5,000.00)
LESS: PRINCIPAL PAYMENT 5/1/15	\$ (60,000.00)
LESS: PRINCIPAL PAYMENT 5/1/16	\$ (60,000.00)
LESS: PRINCIPAL PAYMENT 5/1/17	\$ (65,000.00)
LESS: PRINCIPAL PAYMENT 5/1/18	\$ (70,000.00)
LESS: PRINCIPAL PAYMENT 5/1/19	\$ (75,000.00)
LESS: PRINCIPAL PAYMENT 5/1/20	\$ (80,000.00)
CURRENT BONDS OUTSTANDING	\$ 1,390,000.00

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

Special Assessment Receipts
Fiscal Year 2021

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

ASSESSED THROUGH COUNTY

TOTAL ASSESSMENT LEVY

DATE	DESCRIPTION	GROSS AMT	COMMISSIONS	DISC/PENALTY	INTEREST	NET RECEIPTS	79.64%		20.36%		Total
							O&M Portion	:1999 DSF Portion			
11/25/20	P/E 11/09/20	\$93,667.83	\$1,405.02	\$0.00	\$0.00	\$92,262.81	\$73,480.94	\$18,781.87	\$92,262.81		
11/30/20	P/E 11/18/20	\$370,239.10	\$5,553.59	\$0.00	\$0.00	\$364,685.51	\$290,446.76	\$74,238.75	\$364,685.51		
12/22/20	P/E 11/30/20	\$185,038.04	\$2,775.57	\$0.00	\$0.00	\$182,262.47	\$145,159.44	\$37,103.03	\$182,262.47		
12/30/20	P/E 12/04/20	\$69,487.36	\$1,042.31	\$0.00	\$0.00	\$68,445.05	\$54,511.74	\$13,933.31	\$68,445.05		
01/29/21	P/E 12/30/20	\$26,985.98	\$404.79	\$0.00	\$21.49	\$26,602.68	\$21,187.19	\$5,415.49	\$26,602.68		
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	\$14,881.08		
03/31/21	P/E 2/28/21	\$13,089.86	\$196.35	\$0.00	\$0.00	\$12,893.51	\$10,268.79	\$2,624.72	\$12,893.51		
TOTAL		\$773,615.87	\$11,604.25	\$0.00	\$21.49	\$762,033.11	\$606,906.62	\$155,126.49	\$762,033.11		

85%	Gross Percent Collected
\$138,764.99	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	442102	\$4,421.02	\$4,421.02	\$4,421.02				
10/20/20	2/1/21	221051	\$2,210.51	\$2,210.51	\$2,210.51				
10/20/20	5/1/21	221051	\$2,210.51	\$2,210.51	\$2,210.51				
Total			\$8,842.04	\$8,842.04	\$8,842.04				

SECTION IX

SECTION B

SECTION 1

Lakeside Plantation CDD

ACTION ITEMS
as of April 2021

Item #	Meeting Assigned	Action Item	Assigned To	Date Due	Status	Comments
1	11/20/19	Tennis Court Lights	AM		Completed	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 were completed in March. All tennis lights are working. The light fixtures and posts are being evaluated to determine the useful life left and to determine a tentative replacement schedule.
2	12/16/20	Erosion Behind Tennis Courts	DE		In Process	DE developing scope
3	1/21/21	Resident Directory Proposal & Feasibility	AM		Completed	Proposal approved. Vesta conferred with legal staff regarding ADA compliance and other issues. Vesta plans to roll out mid-April.
4	12/16/20	Post Lights	AM		Completed	BOS approved refurbishment 03.17.2021.
5	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.
6	3/17/21	Tennis Fees and Policies	DM/AM		In Process	Draft of tennis policies to be presented to BOS 04.21.2021. Tennis fees for nearby facilities to be considered 04.21.2021. Revised policies and tennis fees will need to be adopted by setting a Rule Hearing.

SECTION C

Lakeside Plantation CDD

Amenity Center Management Report

4/21/2021 CDD Meeting

1. Amenity Clubhouse Update:

- a. Bee removal in the fountain column and collected honey.
- b. Kitchen painted to the Agreeable gray color, same as the new bathrooms. The door trim and doors will be painted white soon.
- c. On 3/24/21, the Health Inspector was here the pool passed inspection.
- d. Installed motion sensor light switches in both of the Pool restrooms.
- e. Will be switching all kick plates and door sweeps changed to silver to match all door handles and removed the rusted pitted gold plates and sweeps.
- f. Many donations have come in for books and it is overwhelming in the libraries. Some of the extra books have been donated to CARE.
- g. Pool chair lifts, were installed by Nautilus Pools, they have a 6 year warranty on them, and Nautilus did say they do not need covered, and this is why they were not provided. If we want to cover them use Grill Covers.

2. Facility Update:

a. Project Updates

- i. Back of Club house Post lights: Innotech has completed the post lights.
- ii. Bocce ball courts looking to add another board to the side of the court and cover the bolts that stick out. The pad suggested will not help with the bank shots.
- iii. Fountain – Quotes are submitted.
- iv. Spa Heater – Spa Heater has been ordered and once it arrives will be installed right away.
- v. 3 Boulevard Lights have been repaired by Innotech. Found an electrical issue in the conjunction box on boulevard with burnt wires and smells hot, will be fixed by Sergeants electrical and replace the missing cap on the box.
- vi. Outside Electrical box by a/c unit by gym is completed and hole in wall was filled and painted by Innotech.
- vii. Will present quotes for the cable, internet and phone, Xfinity and Frontier are the only options in this area.
- viii. Resident Directory, is very close to being activated.
- ix. Sidewalks – Bradley Concrete was out and found 18 sidewalks that are compromised and will be completed for the safety of the residents soon.
- x. Ceiling Corridor - starting to obtain quotes to fix the ceiling corridor.
- xi. City of North Port called to fill the pot holes on the boulevard and take care of some of their sidewalks. They are going to send out a team to look at the sidewalks and pot holes.
- xii. Well Pump Tennis – an emergency maintenance the well tank has been replaced and the pressure switch by the tennis courts.
- xiii. Master timer box for the tennis courts will be replaced, since it is broken. Locks on the light switches will be unable to change since the office hours for staff changes from May to November.
- xiv. Well on Boulevard went out and is replaced, due to emergency maintenance.
- xv. Tennis policy update and the rules for captains and reserve my court needs to be discussed. Also, our Tennis pro will be offering clinics, children tennis classes and we would like to do a tournament with a BBQ afterwards. For the tournament a \$5.00 charge per person and a small trophy will go out for this event.

- xvi. Quotes for a new pickle ball net that is heavier and sturdier and portable.
- xvii. Quotes for tennis canopies, wind shades and tennis price comparisons.
- xviii. Starting to get quotes for floating fountains for a few of our lakes.
- xix. Starting to get quotes for tennis light pole (14) replacement and to LED lights, after review the light poles are compromised and end of their life, installed in 2000 from Welch Tennis.
- xx. Starting to get quotes on painting the light poles by the pool, if they are not taken care of soon they will begin to rust as they do look rusted now.
- xxi. Clubhouse address has been updated to 2800 Plantation BLVD.
- xxii. Starting to get quotes for upgrading the inside of the main clubhouse; remove wall paper and fix the ceiling molding and paint.
- xxiii. Gym will be painted soon, have two mirrors to install in the gym and clock, getting quotes for used gym equipment. Most of the used equipment is new, but from gyms that went out of business due to the COVID pandemic.
- xxiv. Lakes behind clubhouse and larger lake by Scarlett gets a certain algae that needs to be treated with a certain chemical get quotes for this for twice a year with Solitude. It also was suggested by Solitude to do an assessment on all the ponds, which gives us a clearer indication on their levels of bacteria and algae within them. This is a process where water is taken out deep within the middle of the ponds. It has never been done before.
- xxv. Working on updating rental fees for inside and outside area, once completed will be submitted and will need to look at the legal restrictions.

3. Special Events:

- a. A newsletter and calendar will be out at the beginning of every month by email and some will be printed out in the office.
- b. Music outside by the pool by Mark Wolff is coming up on April 28th and expecting a large turnout.
- c. Coffee and Donuts was successful, ran out of 50 donuts in the first 10 minutes, we will do this each month. We will continue to do different food trucks.
- d. Cinco De Mayo event will happen in May as well as a Mom's Appreciation Breakfast, hosted outside.
- e. The golf private picnic went great, no issues and everyone enjoyed the picnic area.
- f. The karaoke luau by the pool was fun and we maxed out at 100 residents that attended.
- g. Easter event we had over 60 kids that participated with lots of great feedback and lots of smiles.