

*Lakeside Plantation
Community Development District*

Agenda

August 18, 2021

AGENDA

Lakeside Plantation

Community Development District

Revised Meeting Agenda

Wednesday
August 18, 2021
6:00 pm

Lakeside Plantation Clubhouse
2800 Plantation Blvd
North Port, Florida

- 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. Public Hearing on Fiscal Year 2022 Budget
 - i. Public Comment Period
 - ii. Consideration of Resolution 2021-05 Adopting the Fiscal Year 2022 Budget and Relating to the Annual Appropriations
 - B. Public Hearing on Imposing Special Assessments
 - i. Public Comment Period
 - ii. Consideration of Resolution 2021-06 Imposing Special Assessments and Certifying an Assessment Roll
 - C. Public Hearing on the Amended and Restated Amenity Facilities Policies and Amended Amenities Rates, Deposits, and Fees
 - i. Public Comment Period
 - ii. **Consideration of Resolution 2021-07 Amending Amenity Facilities Policies, Rates, Deposits, and Fees - ADDED**
 - D. Approval of Fiscal Year 2022 Meeting Schedule
 - E. Ratification of Proposal for Paver Repairs
- VII. Business Administration
 - A. Approval of Minutes of May 19, 2021 and June 16, 2021 Meetings
 - B. Approval of Check Register
 - C. Balance Sheet and Income Statement
- VIII. General Audience Comments
- IX. Staff Reports
 - A. District Counsel
 - B. District Manager
 - i. Action Items List
 - ii. Discussion of Landscape Maintenance, Security Services and Amenity Management Agreements
 - C. Amenities Manager - Monthly Report
 - i. Consideration of Proposal for Light Pole Painting
 - ii. Consideration of Proposal for Veranda Ceiling Corridor Installation
 - iii. Consideration of Proposals for Pool Heater Replacement
 - D. Landscape Maintenance Update
- X. Other Business
- XI. Supervisors' Requests
- XII. Adjournment

SECTION VI

SECTION A

SECTION 2

RESOLUTION 2021-05

THE ANNUAL APPROPRIATION RESOLUTION OF THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2021, submitted to the Board of Supervisors ("**Board**") of the Lakeside Plantation Community Development District ("**District**") proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("**Fiscal Year 2021/2022**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Lakeside Plantation Community Development District for the Fiscal Year Ending September 30, 2022.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2021/2022, the sum of \$ _____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND – SERIES 1999	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2021/2022 or within 60 days following the end of the Fiscal Year 2021/2022 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 18TH DAY OF AUGUST, 2021.

ATTEST:

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____



Lakeside Plantation

Community Development District

Proposed Budget

FY 2022



Lakeside Plantation
Community Development District

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**Lakeside Plantation
Community Development District
Proposed Budget - Fiscal Year 2022
General Fund**

Description	Adopted Budget FY2020	Actuals as of 09/30/20	Adopted Budget FY2021	Actuals as of 07/31/21	Projected Next 2 Months	Total Projected 9/30/21	Proposed Budget FY22
Revenues:							
Tennis Club	\$ 20,000	\$ 13,240	\$ 20,000	\$ 12,099	\$ 2,000	\$ 14,099	\$ 20,000
Activities	\$ 10,000	\$ 4,942	\$ 10,000	\$ 1,080	\$ -	\$ 1,080	\$ 10,000
Clubhouse Rentals	\$ 5,000	\$ 800	\$ 5,000	\$ 200	\$ 200	\$ 400	\$ 5,000
Miscellaneous	\$ 1,500	\$ 593	\$ 1,500	\$ 106	\$ -	\$ 106	\$ 1,500
Interest Earnings	\$ 50	\$ 38	\$ 50	\$ 24	\$ 15	\$ 39	\$ 50
Operation & Maintenance Assessments	\$ 686,794	\$ 699,069	\$ 686,794	\$ 662,389	\$ 24,405	\$ 686,794	\$ 751,261
Beginning Fund Balance	\$ 19,346	\$ -	\$ 28,257	\$ 44,672	\$ -	\$ 44,672	\$ -
Total Revenues	\$ 742,690	\$ 718,682	\$ 751,602	\$ 720,571	\$ 26,620	\$ 747,190	\$ 787,811
Administrative:							
Supervisor Fees	\$ 11,000	\$ 8,200	\$ 11,000	\$ 8,000	\$ 2,000	\$ 10,000	\$ 11,000
District Manager	\$ 38,246	\$ 38,246	\$ 38,246	\$ 31,872	\$ 6,374	\$ 38,247	\$ 39,393
District Counsel	\$ 25,000	\$ 22,855	\$ 25,750	\$ 14,865	\$ 4,000	\$ 18,865	\$ 25,750
District Engineer	\$ 10,000	\$ 13,388	\$ 14,000	\$ 8,286	\$ 1,500	\$ 9,786	\$ 14,000
Disclosure Report	\$ 1,000	\$ 1,000	\$ 1,000	\$ 933	\$ 167	\$ 1,100	\$ 1,000
Trustee Fees	\$ 4,400	\$ 5,168	\$ 4,771	\$ 7,951	\$ -	\$ 7,951	\$ 4,771
Audit Fees	\$ 3,700	\$ 3,185	\$ 3,185	\$ 3,185	\$ -	\$ 3,185	\$ 3,350
Postage, Phone, Faxes, Copies	\$ 1,500	\$ 898	\$ 1,500	\$ 836	\$ 500	\$ 1,336	\$ 1,500
General Liability Insurance	\$ 6,000	\$ 5,792	\$ 6,371	\$ 6,081	\$ -	\$ 6,081	\$ 6,689
Legal Advertising	\$ 1,500	\$ 2,164	\$ 1,700	\$ 1,012	\$ 600	\$ 1,612	\$ 2,000
Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ 286	\$ -	\$ 286	\$ 175
Other Current Charges	\$ 1,900	\$ 1,185	\$ 1,900	\$ 1,841	\$ 400	\$ 2,241	\$ 1,900
Property Insurance	\$ 8,700	\$ 8,968	\$ 9,865	\$ 9,863	\$ -	\$ 9,863	\$ 10,849
Information Technology	\$ 2,500	\$ 1,299	\$ 1,300	\$ 833	\$ 167	\$ 1,000	\$ 1,250
Website Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800
Total Administrative	\$ 115,621	\$ 112,524	\$ 120,763	\$ 95,846	\$ 15,708	\$ 111,554	\$ 124,427
Operations:							
Personnel Services (Management Contract)	\$ 174,706	\$ 174,704	\$ 179,945	\$ 147,778	\$ 29,991	\$ 177,769	\$ 196,544
Road & Sidewalk Repairs & Maintenance	\$ 2,500	\$ -	\$ 2,500	\$ 29	\$ 500	\$ 529	\$ 2,500
Common Area Renewal & Maintenance	\$ 5,000	\$ 214	\$ 5,000	\$ -	\$ 1,000	\$ 1,000	\$ 5,000
Street Light/Decorative Light	\$ 5,000	\$ -	\$ 5,000	\$ 745	\$ 1,000	\$ 1,745	\$ 5,000
Landscape Maintenance - Contract	\$ 91,860	\$ 91,860	\$ 91,860	\$ 76,550	\$ 15,310	\$ 91,860	\$ 114,500
Landscape Maintenance - Other	\$ 5,000	\$ 3,866	\$ 5,000	\$ 3,765	\$ 500	\$ 4,265	\$ 5,000
Mulch	\$ 10,740	\$ -	\$ 10,740	\$ 9,200	\$ -	\$ 9,200	\$ 10,740
Irrigation Maintenance	\$ 3,000	\$ 3,670	\$ 4,500	\$ 233	\$ 500	\$ 733	\$ 4,500
Lake Maintenance	\$ 14,000	\$ 11,592	\$ 14,000	\$ 10,626	\$ 1,932	\$ 12,558	\$ 15,000
Electric Utility Services - Entrance Feature	\$ 9,000	\$ 5,980	\$ 9,000	\$ 4,379	\$ 700	\$ 5,079	\$ 9,000
Water Utility Services - Entrance Feature	\$ 4,000	\$ 349	\$ 4,000	\$ 3,098	\$ 80	\$ 3,178	\$ 1,600
Repairs & Maintenance - Entrance Feature	\$ 3,000	\$ 2,498	\$ 3,000	\$ 2,715	\$ 500	\$ 3,215	\$ 3,000
Miscellaneous Tools & Equipment	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 250	\$ 250	\$ 1,000
Landscape Inspection Services	\$ 3,420	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Traffic Enforcement	\$ 2,500	\$ -	\$ 2,500	\$ -	\$ -	\$ -	\$ -
Total Operations	\$ 334,726	\$ 294,733	\$ 338,045	\$ 259,117	\$ 52,263	\$ 311,380	\$ 373,384

**Lakeside Plantation
Community Development District
Proposed Budget - Fiscal Year 2022
General Fund**

Description	Adopted Budget FY2020	Actuals as of 09/30/20	Adopted Budget FY2021	Actuals as of 07/31/21	Projected Next 2 Months	Total Projected 9/30/21	Proposed Budget FY22
Clubhouse:							
Activities	\$ 20,000	\$ 12,317	\$ 20,000	\$ 2,985	\$ 1,000	\$ 3,985	\$ 20,000
License/Fees	\$ 1,200	\$ 788	\$ 1,200	\$ 1,737	\$ 250	\$ 1,987	\$ 1,200
General Supplies	\$ 10,000	\$ 9,052	\$ 10,000	\$ 2,780	\$ 1,000	\$ 3,780	\$ 10,000
Maintenance	\$ 14,000	\$ 16,000	\$ 14,000	\$ 22,694	\$ 4,000	\$ 26,694	\$ 14,000
Office Supplies	\$ 3,500	\$ 1,065	\$ 3,500	\$ 906	\$ 500	\$ 1,406	\$ 3,500
Public Communication	\$ 1,500	\$ 1,208	\$ 1,500	\$ 497	\$ 250	\$ 747	\$ 1,500
Pest Control	\$ 600	\$ 600	\$ 600	\$ 150	\$ 300	\$ 450	\$ 600
Security	\$ 1,500	\$ 804	\$ 1,500	\$ 900	\$ 500	\$ 1,400	\$ 1,500
Security Patrol	\$ 30,273	\$ 20,720	\$ 30,274	\$ 13,158	\$ 3,360	\$ 16,518	\$ 25,000
AED	\$ 300	\$ 481	\$ 500	\$ 116	\$ 150	\$ 266	\$ 500
Telephone & Internet Services	\$ 5,500	\$ 5,275	\$ 5,500	\$ 4,821	\$ 900	\$ 5,721	\$ 5,500
Janitorial Supplies	\$ 3,000	\$ 2,531	\$ 3,250	\$ 1,097	\$ 500	\$ 1,597	\$ 3,250
Electric Utility Services - Clubhouse	\$ 14,000	\$ 9,885	\$ 14,000	\$ 10,195	\$ 1,800	\$ 11,995	\$ 14,000
Gas Utility	\$ 250	\$ 146	\$ 250	\$ 313	\$ 32	\$ 345	\$ 250
Garbage Collection	\$ 2,100	\$ 2,023	\$ 2,100	\$ 1,509	\$ 336	\$ 1,845	\$ 2,100
Water Utility Services - Clubhouse	\$ 4,400	\$ 3,107	\$ 4,400	\$ 2,232	\$ 332	\$ 2,564	\$ 4,400
Electric Utility Services - Pool	\$ 16,000	\$ 10,396	\$ 16,000	\$ 9,059	\$ 2,000	\$ 11,059	\$ 16,000
Pool Cleaning	\$ 9,720	\$ 9,310	\$ 9,720	\$ 6,200	\$ 1,700	\$ 7,900	\$ 10,200
Pool Maintenance - Other	\$ 10,000	\$ 10,068	\$ 10,000	\$ 7,467	\$ 1,500	\$ 8,967	\$ 10,000
Tennis Courts - Maintenance	\$ 5,000	\$ 6,221	\$ 5,000	\$ 9,286	\$ 1,000	\$ 10,286	\$ 5,000
Tennis Courts - Programs	\$ 3,500	\$ -	\$ 3,500	\$ -	\$ 1,000	\$ 1,000	\$ 3,500
Water Utility Services - Pool	\$ 6,000	\$ 5,508	\$ 6,000	\$ 4,258	\$ 1,000	\$ 5,258	\$ 6,000
Total Clubhouse	\$ 162,343	\$ 127,504	\$ 162,794	\$ 102,358	\$ 23,410	\$ 125,768	\$ 158,000
Other Expenditures:							
Transfer Out - Capital Reserve Fund (CY)	\$ 130,000	\$ 158,450	\$ 130,000	\$ 130,000	\$ -	\$ 130,000	\$ 132,000
Total Other Expenditures	\$ 130,000	\$ 158,450	\$ 130,000	\$ 130,000	\$ -	\$ 130,000	\$ 132,000
Total Expenditures	\$ 742,690	\$ 693,211	\$ 751,601	\$ 587,321	\$ 91,381	\$ 678,701	\$ 787,811
Excess Revenue (Expenditures)	\$ (0)	\$ 25,472	\$ 0	\$ 133,250	\$ (64,761)	\$ 68,489	\$ (0)

* Reflects beginning fund balance less FY22 operating reserves of \$132,000.

Development	Units	ERU	Gross Per Unit	Gross Assessments
Single Family	243	1.00	\$ 1,247	\$ 303,114
Multi Family	236	0.68	\$ 842	\$ 198,708
Villas	192	0.80	\$ 998	\$ 191,598
Commercial	10	8.09	\$ 10,085	\$ 105,793
Subtotal: Gross Assessments				\$ 799,214
Less Discounts (6%)				\$ (47,953)
Net Annual Assessment	681			\$ 751,261

Lakeside Plantation
Community Development District
General Fund Budget
Fiscal Year 2022

REVENUES:

Tennis Club

Represents fees collected by onsite management company related to various tennis programs operated by the District. The programs consist of tennis lessons, clinics, tournaments, etc. The amounts are based upon historical results and future projections.

Activities

Represents fees collected by onsite management company related to various activities operated by the District. The Activities include, but not limited to swim lessons, clinics, summer camps, winter camps, fitness training, holiday parties, etc. The budgeted amounts are based upon historical results and future projections.

Clubhouse Rentals

The District allows members of the public to rent the Clubhouse for various functions such as birthday parties, anniversaries, weddings, etc. The budgeted amounts are based upon historical results and future projections.

Miscellaneous

Represents estimated income the District may receive that is not accounted for in other categories.

Interest Earnings

The District receives interest earnings from funds held in the various operating accounts.

Operation & Maintenance Assessments

The District adopts an annual operating budget that is funded primarily by operation and maintenance assessments levied on assessable property within the District. The assessments are levied based upon benefit received by the property from the goods and services provided by the District. The levied operation and maintenance assessments are certified for collection to the county tax collector to be placed on property owners November 1st Sarasota County Property Tax Bill.

EXPENDITURES:

Administrative:

Supervisors Fees

The Florida Statutes allows each supervisor to be paid per meeting, for the time devoted to District business and board meetings. The amount is based upon 5 supervisors attending 11 meetings for the fiscal year.

District Manager

The District has contracted with Governmental Management Services - Central Florida, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reporting, annual audits, etc.

Lakeside Plantation
Community Development District
General Fund Budget
Fiscal Year 2022

District Counsel

Requirements for legal services are estimated at an annual expenditure as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, contract preparation and review, etc. The District has a contract with Hopping, Green & Sams.

District Engineer

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

Disclosure Report

As part of the reporting requirements of the Series 1999, Capital Improvement Revenue Bonds, the District has contracted with Prager & Co., LLC to act as Dissemination Agent. The Dissemination Agent files Annual Reports and various other notices to the Municipal Securities Rulemaking Board (EMMA) as a requirement of the Securities Exchange Commission rule 15c2-12(b)(5).

Trustee Fees

The District will pay annual trustee fees to US Bank as trustee for the Series 1999A, Capital Improvement Revenue Bonds issued.

Audit Fees

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

Postage, Phone, Faxes, Copies

Mailing of agenda packages, overnight deliveries, vendor checks, and any other necessary correspondence. Also includes telephone, facsimile, and copy machine services.

General Liability Insurance

The District's general liability and public officials' liability insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to government agencies.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation. This is in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

Dues, Licenses & Fees

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Other Current Charges

Bank charges and any other miscellaneous expenses that are incurred during the fiscal year.

Lakeside Plantation
Community Development District
General Fund Budget
Fiscal Year 2022

Property Insurance

The District has a property insurance policy with Florida Insurance Alliance. FIA specializes in providing insurance coverage to government agencies. The following represents the structures covered under that policy: clubhouse, pool, tennis courts, equipment shed, gazebo, pool pavilion, guard shack, water fountains, and street lights.

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Administration

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Operations:

Personnel Services (Management Contract)

The District currently has an agreement with Vesta Property Services to provide Amenity Center Management Services, Facility Maintenance Services, Resident Directory Maintenance and Programming Services for the clubhouse. The various services and compensation are further detailed in the agreement.

Road & Sidewalk Repairs & Maintenance

Represents various repair and maintenance cost associated with the roadways and sidewalks owned and maintained by the District.

Common Area Renewal & Maintenance

Miscellaneous expenses incurred for common areas throughout the District other than clubhouse area.

Street Light/Decorative Light

This item is to maintain the decorative light fixtures throughout the community.

Landscape Maintenance - Contract

The District contracts with Bloomings Land and Turf Management, Inc. to provide landscape maintenance for all the common areas of the community. This fee does not include replacement material or irrigation repairs.

Landscape Maintenance - Other

The District incurs landscape expenses that are not covered under the landscape maintenance contract with Blooming's Land and Turf Management, Inc.

Mulch

Represents the replacement of mulch in the landscape beds and the playground.

Lakeside Plantation
Community Development District
General Fund Budget
Fiscal Year 2022

Irrigation Maintenance

Repairs necessary for everyday operation of the irrigation system to ensure its effectiveness.

Lake Maintenance

The District currently has a management contract with Solitude Lake Management to maintain the lakes throughout the community that provides storm water management. The monthly and annual amounts are as follows:

Vendor	Location	Monthly	Annual
Solitude	Various Lakes	\$ 1,024	\$ 12,288
Contingency			\$ 2,712
Total			\$ 15,000

Electric Utility Services - Entrance Feature

The following chart represents estimated costs for electricity in the entrance feature provided by Florida Power & Light:

Account #	Location	Monthly	Annual
43123-154658	2200 Plantation Blvd #FNTN	\$ 600	\$ 7,200
Contingency			\$ 1,800
Total			\$ 9,000

Water Utility Services - Entrance Feature

The following chart represents estimated costs for water at the entrance feature paid to North Port Utilities:

Account #	Location	Monthly	Annual
43123-154658	2200 Plantation Blvd	\$ 50	\$ 600
Contingency			\$ 1,000
Total			\$ 1,600

Repairs & Maintenance - Entrance Feature

Represents cost associated with the repairs and maintenance of the entrance features throughout the District.

Miscellaneous Tools & Equipment

The District will incur miscellaneous cost to purchase tools, small equipment and/or rental of equipment in order to properly maintain the common areas of the District.

Clubhouse:

Activities

The District's facility manager will coordinate and provide various activities throughout the year. The amount represents the cost of supplies, entertainment, and refreshments.

Lakeside Plantation
Community Development District
General Fund Budget
Fiscal Year 2022

License/Fees

Various permits and license for the clubhouse are required by the regulatory organizations. The amount represents the estimated cost for those items.

General Supplies

Estimated cost of supplies purchased for operating and maintaining the clubhouse not budgeted in other line items.

Maintenance

This item is for the monthly maintenance and repairs of the clubhouse facility.

Office Supplies

Represents the cost of daily supplies required by the District to facilitate operations.

Public Communication

The District subscribes to local newspaper, Wall Street Journal, etc.

Pest Control

The District contracts to have Arrow Environmental Services provide pest control services at and around clubhouse and other facilities.

Location	Quarterly	Annual
2200 Platation Blvd	\$ 150	\$ 600
Total		\$ 600

Security

This item is for the alarm system and monitoring of the clubhouse. Monitoring services are provided by Security Alarm Corp.

Account #	Location	Quarterly	Annual
2564 & 2582	2200 Plantation Blvd	\$ 147	\$ 588
Contingency			\$ 912
Total			\$ 1,500

Security Patrol

Represents the estimated cost for hiring security guards to patrol the amenity center.

AED

Estimated cost to purchase, maintain and operate the AED machines.

Telephone & Internet Services

The following represents the telephone and internet services for the Clubhouse paid to Comcast, as well as pool telephone dispatch services provided by Kings III of America, LLC.

Lakeside Plantation
Community Development District
General Fund Budget
Fiscal Year 2022

Janitorial Supplies

The District's clubhouse management company provides janitorial services under their management agreement however the supplies are purchased directly by the District. The amount represents the estimated cost of those supplies.

Electric Utility Services - Clubhouse

The following chart represents estimated costs for electricity in the clubhouse provided by Florida Power & Light:

Account #	Location	Monthly	Annual
57421-67439	2200 Plantation Blvd #CLBHS	\$ 1,000	\$ 12,000
Contingency			\$ 2,000
Total			\$ 14,000

Gas Utility

The following chart represents estimated costs for gas in the clubhouse provided by TECO:

Account #	Location	Monthly	Annual
10332096	2200 Plantation Blvd POOL	\$ 12	\$ 144
Contingency			\$ 106
Total			\$ 250

Garbage Collection

The following chart represents estimated costs for garbage collection at the clubhouse provided by North Port Solid Waste:

Account #	Location	Monthly	Annual
54883-159826	2200 Plantation Blvd SWD	\$ 168	\$ 2,016
Contingency			\$ 84
Total			\$ 2,100

Water Utility Services - Clubhouse

The following chart represents estimated costs for water in the clubhouse provided by North Port Utilities:

Account #	Location	Monthly	Annual
43123-156052	2200 Plantation Blvd	\$ 200	\$ 2,400
Contingency			\$ 2,000
Total			\$ 4,400

Lakeside Plantation
Community Development District
General Fund Budget
Fiscal Year 2022

Electric Utility Services - Pool

The following chart represents estimated costs for electricity at the pool provided by Florida Power & Light:

Account #	Location	Monthly	Annual
84595-15071	2200 Plantation Blvd #POOL	\$ 1,100	\$ 13,200
Contingency			\$ 2,800
Total			\$ 16,000

Pool Cleaning

The District has contracted with Dart Pool Solutions to provide monthly cleaning services to it's pool.

Location	Monthly	Annual
2200 Platation Blvd	\$ 810	\$ 9,720
Total		\$ 9,720

Pool Maintenance - Other

Represents miscellaneous pool maintenance costs incurred during the fiscal year.

Tennis Courts - Maintenance

Represents cost associated with maintaining the tennis courts.

Tennis Courts - Programs

Represents cost associated with operating tennis court programs.

Water Utility Services - Pool

The following chart represents estimated costs for water at the tennis courts provided by North Port Utilities:

Account #	Location	Monthly	Annual
43123-154656	2200 Plantation Blvd #POOL	\$ 450	\$ 5,400
Contingency			\$ 600
Total			\$ 6,000

Other Expenditures:

Transfer Out - Capital Reserve Fund (Current Year)

In December 2010, the District had Reserve Advisor's prepare a long-term reserve study completed that detailed the projected funding and spending requirements through fiscal year ending 2040. The amount represents the recommended funding requirements for the fiscal year in order to properly maintain the capital infrastructure owned by the District. The expenditures will be detailed and recorded in the Capital Reserve Fund.

**Lakeside Plantation
Community Development District
Proposed Budget - Fiscal Year 2022
Series 1999 Debt Service Fund**

Description	Adopted Budget FY2021	Actuals as of 07/31/21	Projected Next 2 Months	Total Projected 9/30/21	Proposed Budget FY22
Revenues:					
Assessments - On Roll	\$ 175,905	\$ 169,308	\$ 6,598	\$ 175,905	\$ 175,905
Assessments - Direct	\$ 8,842	\$ 8,842	\$ -	\$ 8,842	\$ 8,842
Assessments - Prepayments	\$ -	\$ 2,757	\$ -	\$ 2,757	\$ -
Interest Income	\$ -	\$ 7	\$ 5	\$ 12	\$ -
Beginning Fund Balance (1)	\$ 65,611	\$ 48,300	\$ -	\$ 48,300	\$ 49,212
Total Revenues	\$ 250,359	\$ 229,214	\$ 6,603	\$ 235,817	\$ 233,959
Expenditures:					
Interest- 11/1	\$ 48,303	\$ 48,303	\$ -	\$ 48,303	\$ 45,175
Special Call- 5/1	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -
Principal- 5/1	\$ 85,000	\$ 85,000	\$ -	\$ 85,000	\$ 95,000
Interest- 5/1	\$ 48,303	\$ 48,303	\$ -	\$ 48,303	\$ 45,175
Total Expenditures	\$ 181,605	\$ 186,605	\$ -	\$ 186,605	\$ 185,350
Excess Revenue (Expenditures)	\$ 68,754	\$ 42,609	\$ 6,603	\$ 49,212	\$ 48,609
(1) Beginning Fund Balance is net of reserve funds of \$76,558					Interest Payment 11/1/2022 \$ 41,874

Debt Service Assessments				Increase / (Decrease)
Product Type	FY 2020	FY 2021	FY 2022	
Commercial	\$3,287	\$3,287	\$3,287	\$0
Multi-Family	\$0	\$0	\$0	\$0
Single-Family	\$410	\$410	\$410	\$0
Villa	\$328	\$328	\$328	\$0

**Lakeside Plantation
Community Development District
Proposed Budget - Fiscal Year 2022
Series 1999 Bonds**

Period Ending	Principal	Annual Principal	Interest Rate	Interest	Annual Debt
11/01/21	1,300,000		6.950%	45,175.00	45,175.00
05/01/22	1,300,000	95,000	6.950%	45,175.00	
11/01/22	1,205,000		6.950%	41,873.75	182,048.75
05/01/23	1,205,000	100,000	6.950%	41,873.75	
11/01/23	1,105,000		6.950%	38,398.75	180,272.50
05/01/24	1,105,000	105,000	6.950%	38,398.75	
11/01/24	1,000,000		6.950%	34,750.00	178,148.75
05/01/25	1,000,000	115,000	6.950%	34,750.00	
11/01/25	885,000		6.950%	30,753.75	180,503.75
05/01/26	885,000	125,000	6.950%	30,753.75	
11/01/26	760,000		6.950%	26,410.00	182,163.75
05/01/27	760,000	130,000	6.950%	26,410.00	
11/01/27	630,000		6.950%	21,892.50	178,302.50
05/01/28	630,000	140,000	6.950%	21,892.50	
11/01/28	490,000		6.950%	17,027.50	178,920.00
05/01/29	490,000	150,000	6.950%	17,027.50	
11/01/29	340,000		6.950%	11,815.00	178,842.50
05/01/30	340,000	165,000	6.950%	11,815.00	
11/01/30	175,000		6.950%	6,081.25	182,896.25
05/01/31	175,000	175,000	6.950%	6,081.25	181,081.25
1,300,000				548,355	1,848,355

**Lakeside Plantation
Community Development District
Proposed Budget - Fiscal Year 2022
Capital Reserve Fund**

Description	Adopted Budget FY2021	Actuals as of 07/31/21	Projected Next 2 Months	Total Projected 9/30/21	Proposed Budget FY22
Revenues:					
Transfer In - Capital Reserve Fund (CY)	\$ 130,000	\$ 130,000	\$ -	\$ 130,000	\$ 132,000
Interest Earnings	\$ -	\$ 210	\$ 70	\$ 280	\$ -
Carry Forward Surplus	\$ 438,337	\$ 376,306	\$ -	\$ 376,306	\$ 441,419
Total Revenues	\$ 568,337	\$ 506,516	\$ 70	\$ 506,586	\$ 573,419
Expenditures:					
Clubhouse Exterior Building Elements	\$ 52,983	\$ -	\$ -	\$ -	\$ -
Property Site Elements	\$ 29,453	\$ 41,700	\$ -	\$ 41,700	\$ 3,878
Clubhouse Renewal/Replacement	\$ -	\$ 23,466	\$ -	\$ 23,466	\$ -
Total Expenditures	\$ 82,436	\$ 65,167	\$ -	\$ 65,167	\$ 3,878
Excess Revenue (Expenditures)	\$ 485,901	\$ 441,349	\$ 70	\$ 441,419	\$ 569,541

Reserve Study Funding Plan (Next 5 Years)

	<u>Funding</u>	<u>Expenses</u>	<u>Planned Balance</u>	<u>Budgeted Balance</u>	<u>Variance</u>
Fiscal Year 2022	132,000	3,878	597,347	569,541	(27,806)
Fiscal Year 2023	134,000	135,587	602,919		
Fiscal Year 2024	136,000	87,400	659,046		
Fiscal Year 2025	138,000	62,521	742,886		
Fiscal Year 2026	140,100	175,796	715,890		

Lakeside Plantation Community Development District

FY 2022 Operations and Maintenance Methodology

Equivalent Residential Unit Allocation											
Assessments per Unit - Net and Gross											
Land Use / Product Type	ERU per Unit	Current Platted Units	Future Planned Units	Total Units	Total ERU's	%	FY 2021 Budget Allocation	FY 2022 Per Unit Net Assessment	FY 2022 Per Unit Gross Assessment	FY 2021 Per Unit Gross Assessment	Increase Per Unit Gross Assessment
Single Family	1	243	0	243	243	37.93%	\$284,927.51	\$1,172.54	\$1,247.38	\$1,134.31	\$113.07
Multi Family	0.675	236	0	236	159.3	24.86%	\$186,785.81	\$791.47	\$841.98	\$765.66	\$76.32
Villas	0.8	192	0	192	153.6	23.97%	\$180,102.33	\$938.03	\$997.91	\$907.45	\$90.46
Commercial	8.085	10.49	0	10.49	84.81165	13.24%	\$99,445.15	\$9,480.00	\$10,085.10	\$9,170.90	\$914.20
Total		681.49	0	681.49	640.71	100.00%	\$751,261				

FY 2022 Budget:

Administrative	\$124,427
Operations	\$373,384
Clubhouse	\$158,000
Capital Reserve	\$132,000
Less: Other Income	-\$36,550
	<u>\$751,261</u>

SECTION B

SECTION 2

RESOLUTION 2021-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2021/2022; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Lakeside Plantation Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Sarasota County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("**Fiscal Year 2021/2022**"), attached hereto as **Exhibit "A,"** and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2021/2022; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B,”** and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit “B;”** and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits “A” and “B,”** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits “A” and “B.”**

B. **Direct Bill Assessments.** The previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in

accordance with Florida law, as set forth in **Exhibits “A” and “B.”** Assessments directly collected by the District are due in full on December 1, 2021. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2021/2022, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 18th day of August, 2021.

ATTEST:

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget

Exhibit B: Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

SECTION C

SECTION 2

RESOLUTION 2021-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT AMENDING THE AMENITY FACILITIES POLICIES AND AMENITIES RATES, DEPOSITS, AND FEES; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, the Lakeside Plantation Community Development District (“**District**”) is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated in the City of North Port, Florida; and

WHEREAS, the District previously adopted its Amenity Facilities Policies, as amended, from time to time (“**Rules**”) and desires to adopt amended Amenities Rates, Deposits, and Fees (“**Rates**”) for the efficient operation of the District and its amenities; and

WHEREAS, after providing notice pursuant to Florida law, and after a public hearing, the Board of Supervisors desires to amend its Rules and Rates to address certain revisions to the policies and rates of the Amenity Facilities; and

WHEREAS, the Board of Supervisors finds that it is in the best interests of the District and necessary for the efficient operation of the District to adopt by resolution the (i) Rules, as amended (“**Amended Rules**”), which are attached hereto as **Exhibit A** and incorporated herein by this reference, and (ii) Rates, as amended (“**Amended Rates**”), which are attached hereto as **Exhibit B** and incorporated herein by this reference, for immediate use and application.

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

SECTION 1. The attached Amended Rules are hereby adopted pursuant to this Resolution as necessary for the conduct of District business. These Amended Rules shall stay in full force and effect until such time as the Board of Supervisors may amend these Amended Rules. The Board of Supervisors reserves the right to approve such amendments by motion.

SECTION 2. The attached Amended Rates are hereby adopted pursuant to this Resolution as necessary for the conduct of District business. These Amended Rates shall stay in full force and effect until such time as the Board of Supervisors may amend these Amended Rates. The Board of Supervisors reserves the right to approve such amendments by motion.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this ____ day of _____, 2021.

ATTEST:

**LAKESIDE
COMMUNITY
DEVELOPMENT DISTRICT** **PLANTATION**

Secretary

Chairman, Board of Supervisors

Exhibit A: Amended Rules

Exhibit B: Amended Rates

Exhibit A:
Amended Rules

**LAKESIDE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

AMENITY FACILITIES POLICIES

(Revised _____, 2021)

**Lakeside Plantation Clubhouse Office
2200 Plantation Drive
North Port, FL 34289**

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DEFINITIONS

“Amenity Facilities” – shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, the Lakeside Plantation Clubhouse, together with its appurtenant facilities and areas.

“Amenity Facilities Policies” or “Policies” – shall mean these Amenity Facilities Policies of Lakeside Plantation Community Development District, as amended from time to time.

“Board of Supervisors” or “Board” – shall mean the Lakeside Plantation Community Development District’s Board of Supervisors.

“Community Club” – shall mean a group of two (2) or more self-organized Residents, Renters and/or Non-Resident Members with a common hobby or recreational, social, service and/or cultural interest that has applied for and received such designation from the District’s Board.

“District” – shall mean the Lakeside Plantation Community Development District.

“District Manager” – shall mean the professional management company with which the District has contracted to provide management services to the District.

“Facility Manager” – shall mean the management company, including its employees, staff and agents, contracted by the District to manage all Amenity Facilities within the District, which facilities include, but are not limited to, the Clubhouse and its peripheral facilities and amenities.

“Guest” – shall mean any individual that is invited to use the Amenity Facilities by a Resident, Non-Resident Member, Tennis Member, or Renter pursuant to these Policies and possesses a valid guest pass issued by the Facility Manager.

“Homeowners Association” – shall mean any entity having jurisdiction over lands located within the District, either now or in the future, which exists to aid in the enforcement of deed restrictions and covenants.

“Non-Resident” – shall mean any person or persons that do not own property within the District.

“Non-Resident Annual User Fee” – shall mean the fee established by the District for any person that is not a Resident and wishes to become a Non-Resident Member. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action.

“Non-Resident Member” – shall mean any individual not owning property in the District who is paying the Non-Resident Annual User Fee to the District for use of all Amenity Facilities.

“Patron” or “Patrons” – shall mean Residents, Guests, Non-Resident Members, Tennis Members, and Renters who are eighteen (18) years of age and older.

“Renter” – shall mean any tenant residing in a Resident’s home pursuant to a valid rental or lease agreement.

“Resident” – shall mean any person, spouse or registered domestic partner of a person or family owning property within the Lakeside Plantation Community Development District.

“Tennis Member” – shall mean any individual not owning property in the District who is paying the Tennis Member Annual User Fee to the District for use of the District’s Tennis Facilities.

“Tennis Member Annual User Fee” - shall mean the fee established by the District for any person that is not a Resident or a Non-Resident Member and wishes to become a Tennis Member. The amount of the Tennis Member Annual User Fee is set forth herein, and that amount is subject to change based on Board action. Payment of the Tennis Member Annual User Fee shall entitle the individual to use the Tennis Facilities only. Use of the pool, clubhouse, or other Amenity Facilities is not included in the Tennis Member Annual User Fee.

IDENTIFICATION CARDS

1. ID cards (or similar access devices) may be issued to all members of each Resident’s household and/or Non-Resident Members. There is a charge to replace lost or stolen cards and/or for additional cards above two (2) cards. Residents or Renters can request temporary guest passes in the office.
2. All Patrons will be required to sign a waiver of liability before using the District amenities.
3. Patrons may be required to present ID cards or guest passes upon request by staff at any Amenity Facility.

NON-RESIDENT ANNUAL USER FEE

The Annual User Fee for any person not owning real property within the District is 1 ½ times the highest operating and maintenance and debt service rates added together, and this fee shall include privileges for up to two (2) people total. This payment must be paid in full at the time of completion of the Non-Resident application and the corresponding agreement. This fee will cover membership to all Amenity Facilities for one (1) fiscal year, October 1st through September 30th of following year, prorated if applicable. Each subsequent annual membership fee shall be paid in full by October 1st. Such fee may be increased, not more than once per year, by action of the Board of Supervisors, to reflect increased costs of operation of the amenity facilities. This membership is not available for commercial purposes.

HOMEOWNERS ASSOCIATION USE OF FACILITIES

1. Each Homeowners Association may use the Amenity Facilities without being required to pay an Annual User Fee and/or a room rental fee. The District may limit or terminate a Homeowners Association's use of the Amenity Facilities at any time.
2. Any Homeowners Association that uses the Amenity Facilities shall be responsible for the cost of repairing any damage to the Amenity Facilities occurring during Homeowners' Association events.

COMMUNITY CLUB USE OF FACILITIES

1. Each Community Club may use the Amenity Facilities for a function without being required to pay an Annual User Fee and/or a room rental fee. The District may limit or terminate a Community Club's use of the Amenity Facilities at any time, including but not limited to circumstances in which the Community Club proposes to host an event or function in which the primary attendance at such event or function is not Residents, Renters and/or Non-Resident Members (i.e. a wedding, birthday party, etc.).
2. Any Community Club that uses the Amenity Facilities shall be responsible for the cost of repairing any damage to the Amenity Facilities occurring during the Community Club's events.
3. The District may revoke an organization's status under these policies as a Community Club at any time.

GUEST POLICIES

1. All Guests, regardless of age, must register with the office of the Facility Manager prior to using the Amenity Facilities. In the event the Guest is under eighteen (18) years of age, the Resident, Non-Resident Member or Renter inviting the Guest must be present upon registration, unless other arrangements have been made with the Amenity Manager's office. All Guests under fifteen (15) years of age must also be accompanied at all times while using the Amenity Facilities by a parent or adult Patron over eighteen (18) years of age unless previously authorized by the Amenity Manager. Guests over the age of eighteen (18) must register and may use the Amenity Facilities unaccompanied by Patron.
2. All Guests over the age of eighteen (18) must sign a waiver of liability upon registration at the Amenity Manager's office.

3. Patrons who have registered a Guest are responsible for any and all actions taken by such Guest. Violation by a Guest of any of these Policies as set forth by the District could result in loss of that Patron's privileges and/or membership.

RENTER'S PRIVILEGES

1. Residents who rent or lease out their residential unit(s) in the District shall have the right to designate the Renter of their residential unit(s) as the beneficial users of the Resident's membership privileges for purposes of Amenity Facilities use.
2. In order for the Renter to be entitled to use the Amenity Facilities, the Renter may be required to acquire a membership with respect to the residence which is being rented or leased as well as obtain an ID card. A Renter who is designated as the beneficial user of the Resident's membership shall be entitled to the same rights and privileges to use the Amenity Facilities as the Resident.
3. During the period when a Renter is designated as the beneficial user of the membership, the Resident shall not be entitled to use the Amenity Facilities with respect to that membership.
4. Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Resident owners are responsible for the deportment of their respective Renter.
5. Renters shall be subject to rules and regulations as the Board may adopt from time to time.

GENERAL FACILITY PROVISIONS

1. The Board reserves the right to amend, modify, or delete, in part or in their entirety, these Policies when necessary, at a duly-noticed Board meeting. However, in order to change or modify rates or fees beyond the increases specifically allowed for by the District's rules and regulations, the Board must hold a duly-noticed public hearing on said rates and fees.
2. Amenity facilities are for Patrons only. All Patrons may be required to present their ID cards or guest passes in order to gain access to the Amenity Facilities. Patrons and Guests must also present their ID cards or guest passes upon request by staff while at any Amenity Facility.
3. All hours of operation, including holiday schedules, of the Amenity Facilities will be established and published by the District and Facility Manager.

4. Dogs and all other pets (with the exception of service dogs) are not permitted in the Amenity Facilities. In the event a special event is held, as previously approved by the Facility Manager, and dogs are permitted at the Amenity Facilities as part of the special event, they must be leashed. Patrons are responsible for picking up after all pets and disposing of any waste in a designated pet waste receptacle or an outdoor dumpster as a courtesy to residents.
5. Vehicles must be parked in designated areas. Vehicles and golf carts should not be parked on grass lawns, in any way which blocks the normal flow of traffic or in any way that limits the ability of emergency service workers to respond to situations. The Facility Manager reserves the right to waive this parking restriction in the event overflow parking is needed for a large event.
6. Fireworks of any kind are not permitted anywhere at or on the Amenity Facilities or adjacent areas; however, notwithstanding this general prohibition, the Board may approve the use of fireworks over a body of water.
7. Only District employees or employees of the Facility Manager are allowed in the service areas of the Amenity Facilities.
8. The Board of Supervisors (as an entity), the Facility Manager and its staff shall have full authority to enforce these policies. However, the Facility Manager shall have the authority to waive strict application of any of these Policies when prudent, necessary or in the best interest of the District and its Residents. Such a temporary waiver of any policy by the Facility Manager shall not constitute a continuous, ongoing waiver of said policy, and the Facility Manager reserves the right to enforce all of these policies at any time he or she sees fit.
9. All lost or stolen ID cards should be reported immediately to the Facility Manager's office. A fee will be assessed for any replacement cards as set forth herein.
10. Smoking and or vaping is not permitted at any of the Lakeside Plantation Amenity Facilities except within smoking areas designated by the Facility Manager. The main entrance to the Clubhouse is not a designated smoking area.
11. Disregard for rules or policies may result in expulsion from the Amenity Facilities and/or loss of Amenity Facilities privileges in accordance with the procedures set forth herein.
12. Pool and spa rules that are posted in the appropriate area must be observed.
13. Patrons and their Guests shall treat all staff members with courtesy and respect.
14. Off-road motorbikes/vehicles, excluding golf carts, are prohibited on all property owned, maintained and operated by the District or on any of the Amenity Facilities.

15. The District will not offer childcare services to Patrons or Guests at any of the Amenity Facilities.
16. Skateboarding is not allowed on the Amenity Facilities property at any time.
17. Performances at any Amenity Facility, including those by outside entertainers, must be approved in advance by the Facility Manager.
18. Commercial advertisements shall not be posted or circulated in the Amenity Facilities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenity Facilities property unless approved in writing by the Facility Manager.
19. The Amenity Facilities shall not be used for commercial purposes without written permission from the Facility Manager and the District Manager. The term “commercial purposes” shall mean those activities which involve, in any way, the provision of goods or services for compensation or advertising.
20. Firearms or any other weapons are prohibited in the Amenity Facilities during any governmental meetings or functions, including those of the District, and as otherwise prohibited in the Amenity Facilities in accordance with Florida law.
21. The Facility Manager reserves the right to authorize all programs and activities, including the number of participants, equipment and supplies usage, facility reservations, etc., at all Amenity Facilities, except usage and rental fees that have been established by the Board. The Facility Manager also has the right to authorize management-sponsored events and programs to better serve the Patrons, and to reserve any Amenity Facility for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events, cultural programs and social events, etc. Should the District be entitled to any of these revenues based on its established rental or usage fees, the Facility Manager will be required to compensate the District accordingly.
22. Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted at any Amenity Facility.
23. All Patrons shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing the Amenity Facilities, and shall ensure that any minor for whom they are responsible also complies with the same.
24. There shall be no overnight parking in the Amenity Facility parking lot unless owner of vehicle notifies Facility Manager and obtains a 24 hour parking pass for the Amenity Center Parking Lot Only.
25. Public displays of affection, which in the discretion of the Facility Manager are inconsistent with the family-oriented nature of the Amenity Facilities, are prohibited.

26. All Patrons acknowledge that the Amenity Facility is in close proximity to private homes within the District. In order to ensure that Patrons' use of Amenity Facility does not interfere with the surrounding homeowners' right to use or quiet enjoyment of their homes, Patrons further acknowledge that they will refrain from all behaviors that may constitute nuisance to the homeowners, such as making loud noises. This policy shall be in effect during all hours of the Amenity Facility operation.

LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY

1. Each Patron assumes sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored on or in any of the Amenity Facilities.
2. Patrons shall be liable for any property damage and/or personal injury at the Amenity Facilities, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, which is caused by the Patron or the Patron's Guest or family member(s). The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses it suffers due to property damage or personal injury caused by a Patron or the Patron's Guest or family member(s).
3. Any Patron or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the District or its contractors, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged or sponsored by the District, either on or off the Amenity Facilities' premises, shall do so at his or her own risk, and shall hold the Amenity Facilities' owners, the District, the Board of Supervisors, District employees, District representatives, District contractors and District agents, harmless from any and all loss, cost, claim, injury, damage or liability sustained or incurred by him or her, resulting therefrom and/or from any act of omission of the District, or their respective operators, supervisors, employees, representatives, contractors or agents. Any Patron shall have, owe, and perform the same obligation to the District and their respective operators, supervisors, employees, representatives, contractors, and agents hereunder with respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any Guest or family member of such Patron.

GENERAL LAKESIDE PLANTATION AMENITY FACILITY USAGE POLICY

All Patrons using the Amenity Facilities are expected to conduct themselves in a responsible, courteous and safe manner, in compliance with all policies and rules of the District governing the Amenity Facilities. Violation of the District's Policies and/or misuse or destruction of Amenity Facility equipment may result in the suspension or termination of District Amenity Facility privileges with respect to the offending Patron in accordance with District Policies.

Hours: The District Amenity Facilities are available for use by Patrons during normal operating hours to be established and posted by the District and Facility Manager.

Emergencies: After contacting 911 if required, all emergencies and injuries must be reported to the Facility Manager (phone number 941-423-5500 or 443-373-5464) and to the office of the District Manager (phone number 407-841-5524). If immediate attention to the facilities is required and the Facility Manager is not present, please contact one of the office attendants employed by the District.

District Equipment: Any Patron utilizing District equipment is responsible for said equipment. Should the equipment be returned to the District with damaged, missing pieces or in worse condition than when it was when usage began, that Patron will be responsible to the District for any cost associated with repair or replacement of the equipment.

Please note that the Amenity Facilities are unattended facilities. Persons using the Amenity Facilities do so at their own risk. Facility Manager's staff members are not present to provide personal training, exercise consultation or athletic instruction, unless otherwise noted, to Patrons. Persons interested in using the Amenity Facilities are encouraged to consult with a physician prior to commencing a physical fitness program.

GENERAL SWIMMING POOL RULES

NO LIFEGUARD ON DUTY – SWIM AT YOUR OWN RISK

1. All Patrons and Guests must present their ID cards, guest pass or verification of registration while in the swimming pool area. All Patrons must also present their ID cards, guest pass or verification of registration when requested by staff. At any given time, a Resident may have up to five (5) Guests per household to the swimming pool (unless a greater number of Guests has been approved by the Facility Manager).
2. Guests under fifteen (15) years of age must be accompanied at all times by a parent or adult Patron eighteen (18) years of age or older, during usage of the pool facility.
3. No diving, pushing, running, throwing any item or other horseplay is allowed in the pool or on the pool deck area.
4. Diving is prohibited.
5. Radios, tape players, CD players, MP3 players and televisions are not permitted unless they are personal units equipped with headphones or for scheduled activities such as water aerobics classes.
6. Swimming is permitted only during designated hours as posted at the pool, and such hours are subject to change at the discretion of Facility Manager. Patrons swim at their own risk and must adhere to swimming pool rules at all times.
7. Showers are required before entering the pool.
8. Glass containers are prohibited. No food or beverages are permitted on the wet deck area which is 4' around the perimeter of the pool and spa.

9. Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste in the swimming pool/deck area.
10. Play equipment, such as floats, rafts, snorkels, dive sticks, flotation devices and other recreational items such as balls and pool toys must meet with staff approval. The facility reserves the right to discontinue usage of such play equipment during times of peak or scheduled activity at the pool, or if the equipment causes a safety concern or annoyance to other users of the facility.
11. Swimming pool hours will be posted. Pool availability may be limited or rotated in order to facilitate maintenance of the facility. Depending upon usage, the pool may be closed for various periods of time to facilitate maintenance and to maintain health code regulations.
12. Pets (except service dogs), bicycles, skateboards, roller blades, scooters and golf carts are not permitted on the pool deck area inside any Amenity Center gates at any time.
13. The Facility Manager reserves the right to authorize all programs and activities (including the number of participants, equipment and supplies usage, etc.) conducted at the pool, including swim lessons and aquatic/recreational programs.
14. Any person swimming during non-posted swimming hours may be suspended from using the facility.
15. Proper swim attire (no cutoffs) must be worn in the pool.
16. No chewing gum is permitted in the pool or on the pool deck area.
17. For the comfort of others, the changing of diapers or clothes is not allowed poolside.
18. No one shall pollute the pool. Anyone who pollutes the pool will be liable for any costs incurred in treating and reopening the pool.
19. Radio controlled water craft are not allowed in the pool area.
20. Pool entrances must be kept clear at all times.
21. No swinging on ladders, fences, or railings is allowed.
22. Pool furniture is not to be removed from the pool area.
23. Loud, profane, or abusive language is prohibited.
24. No physical or verbal abuse will be tolerated.
25. Tobacco products are not allowed in the pool/spa area.
26. Illegal drugs are not permitted.
27. Smoking or vaping on pool deck is prohibited.
28. The District is not responsible for lost or stolen items.
29. Chemicals used in the pool/spa may affect certain hair or fabric colors. The District is not responsible for these effects.
30. The Clubhouse pool, spa and deck area may not be rented at any time; however, access may be limited at certain times for various District functions, as approved by the Board and/or Facility Manager.

SPA RULES

NO LIFEGUARD ON DUTY -- BATHE AT YOUR OWN RISK

1. All previous safety issues under pool rules apply to the spa.

2. All Children under the age of fifteen (15) must be accompanied by a responsible adult. No children under the age of five (5) may use the spa.
3. Maximum capacity: Seven (7) people.
4. No food or drinks are allowed to be consumed while in the pool/spa or at the wet deck which is 4' around the perimeter of the pool and spa.
5. Tobacco products are not allowed in the spa.
6. No aquatic apparatus or toys allowed at any time in spa.
7. Avoid drinking alcohol before using spa.
8. Do not use spa if ill. Pregnant women should consult a physician before using the spa.

SWIMMING POOL: THUNDERSTORM POLICY

The Facility Manager will control whether swimming is permitted in inclement weather, and the pool facility may be closed or opened at his or her discretion.

FITNESS CENTER POLICIES

Eligible Users: Patrons fifteen (15) years of age and older are permitted to use the fitness center during designated operating hours. No one under the age of fifteen (15) is allowed in the fitness center at any time without direct adult supervision.

Food and Beverage: Food is not permitted within the fitness centers. Beverages, however, are permitted in the fitness center if contained in non-breakable containers with screw top or sealed lids. Alcoholic beverages are not permitted. Smoking is not permitted in the fitness center.

1. Appropriate attire and footwear (Example: Fitness Footwear) must be worn at all times in the fitness center. Appropriate attire includes t-shirts, tank tops, shorts, and/or athletic wear (no swimsuits).
2. Each individual is responsible for wiping off fitness equipment after use using antiseptic wipes provided by the District.
3. Use of personal trainers is permitted in the District fitness centers. Personal trainers must be preapproved by the Facility Manager prior to personal training session.
4. Hand chalk is not permitted to be used in the fitness center.
5. Radios, tape players, MP3 players and CD players are not permitted unless they are personal units equipped with headphones.
6. No bags, gear, or jackets are permitted on the floor of the Fitness Center or on the fitness equipment use hooks provided by the Amenity Center.
7. Fitness equipment may not be removed from the fitness center. Weights must remain in the designated free weights area.
8. Please limit use of cardiovascular equipment to thirty (30) minutes and step aside between multiple sets on weight equipment if other persons are waiting.
9. Please be respectful of others. Allow other Patrons to also use equipment, especially the cardiovascular equipment.
10. Please replace weights to their proper location after use.

11. Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights and must be kept in designated area.
12. Any fitness program operated, established and run by the Facility Manager may have priority over other users of the District fitness centers.
13. Vaping in the fitness center is prohibited.

GENERAL FACILITY RESERVATION POLICY

1. The Amenity Facilities may be rented by the following individuals/groups:
 - A. Lakeside Plantation Residents (includes both events held by the Resident and events sponsored by the Resident);
 - B. Lakeside Plantation Renters;
 - C. Non-Resident Members;
 - D. Lakeside Plantation Homeowners Associations; and
 - E. Lakeside Plantation Community Clubs.
2. Staff will take reservations in advance for the Amenity Facilities. Reservations are on a first come, first served basis and can be made only in person at the Clubhouse by filling out a reservation form. Reservations must be made at least (thirty) 30 days in advance.
3. Reservations are available for up to six (6) hour increments for all facilities listed in the reservation policy.
4. Late arrivals or no shows: we will hold your reservation for fifteen (15) minutes past your scheduled start time before re-assigning the reservation time slot.
5. There are no personal “standing” reservations allowed for the facilities listed in the reservation policy.

TENNIS FACILITY POLICIES

As a courtesy to other Patrons, we ask that all players please recognize and abide by these rules and guidelines. Remember, not only is tennis a lifetime sport, it is also a game of sportsmanship, proper etiquette and fair play.

General Policies

1. Proper tennis etiquette shall be adhered to at all times. The use of profanity, yelling or loud/disruptive behavior is prohibited.
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 clean your tennis shoes prior to heading towards the clubhouse.
3. Patrons may invite Guests for play, but shall accompany their Guests and register them properly.

- a. Each Guest must check in at the Clubhouse to register, sign a liability waiver, and obtain a Guest Pass. Guest Passes are available to Residents, Non-Resident Members, and Tennis Members only.
 - b. Residents, Non-Resident Members, and Renters with membership privileges: Residents, Non-Resident Members, and Renters with membership privileges may invite up to three (3) Guests per household to a single court. Each Guest may play up to two (2) times per month without paying the Daily Guest Fee. For more frequent play, a Guest may either become a Tennis Member or purchase a Daily Guest Pass.
 - c. Tennis Members (non-residents): Tennis Members may invite one (1) Guest per week, and the Guest must purchase a Daily Guest Pass. Each Guest may play up to two (2) times per month. Any league play not associated with the District shall count against the number of times the Guest may play at the District's facilities.
4. No jumping over nets.
5. Players must clean up after play. Players are responsible for the "grooming" of their court, including brushing and re-lining prior to the end of their court time, and for removing all trash and personal items, including "dead" balls, cups, plastic bottles, etc. The goal is to show common courtesy by leaving the court ready for play for Patrons who follow you.
6. Court hazards or damages, such as popped line nails, need to be reported to the Facility Manager or Tennis Professional for repair.
7. Persons using the tennis facility must supply their own equipment (rackets, balls, etc.).
8. The tennis facility is for the play of tennis only. Pets, roller blades, bikes, skates, skateboards and scooters are prohibited at the tennis facility.
9. 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.
10. Chairs are permitted only near the exit doors of courts 1 and 4, and may not block the exits. No chairs are permitted elsewhere on the tennis courts.
11. Lights at the tennis facility must be turned off after use.
12. Guests under the age of fifteen (15) are not allowed to use the tennis facility unless accompanied by a Patron eighteen (18) years of age or older.
13. The tennis courts may be reserved by the District for District-sponsored events or functions.
14. If you find it necessary to "bump" other players (i.e. ask other players to move from a court they are playing on) 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) Wait outside the court entrance and politely inform the players that you have a reservation time.
 - d) Allow players to finish out one more point, and then begin the player changeover for the court.
 - e) If you are bumped from 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.

15. During peak season, players are encouraged to reserve courts in advance. Individual players may reserve courts up to _____ in advance. Team captains may reserve courts up to one (1) week in advance. Tennis leagues may reserve courts up to six (6) months in advance. Clubhouse staff may deny these requests if court is booked already or an event planned for that time slot. Courts may be reserved for a maximum of two (2) hours, but players may continue play if other courts are available.
16. Players must finish game, brush court and exit court by the end of their session time.
17. Smoking or vaping on tennis courts is prohibited.
18. Dogs and other pets are prohibited on the tennis courts and elsewhere inside the tennis court fenced area.

TENNIS COURTS: THUNDERSTORM POLICY

The Facility Manager will control whether tennis is permitted in inclement weather, and the tennis courts may be closed or opened at their discretion.

BASKETBALL FACILITY POLICIES

1. Basketballs, if available, may be obtained from the Clubhouse office.
2. Proper basketball etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
3. Proper basketball or athletic shoes and attire are required at all times while on the courts. Shirts must be worn.
4. The basketball facility is for the play of approved sports only. Pets, roller blades, bikes, skates, skateboards and scooters are prohibited from use at the facility.
5. Beverages are permitted at the basketball facility if they are contained in non-breakable containers with screw top or sealed lids.
6. No chairs are permitted on the basketball courts.
7. Please clean up court after use.
8. Smoking or vaping on basketball courts is prohibited.
9. Patrons are permitted up to three (3) guests per day.
10. Children under fifteen (15) years of age must be supervised by an adult Patron

PICKLEBALL FACILITY POLICIES

When not subject to a reservation, the pickleball courts are available on a first come, first served basis. It is recommended that Patrons desiring to use the pickleball courts check with the staff to verify availability. Use of a pickleball court is limited to one hour when others are waiting. If no one is waiting, play may continue.

As a courtesy to other Patrons, we ask that all players please recognize and abide by these rules and guidelines. Remember, not only is pickleball a lifetime sport, it is also a game of sportsmanship, proper etiquette and fair play.

1. Proper pickleball etiquette shall be adhered to at all times. The use of profanity, yelling or loud/disruptive behavior is prohibited.
2. Proper court shoes and attire, as determined by the Amenity Manager, are required at all times while on the courts. Shirts must be worn at all times.
3. Pickleball courts are for Patrons and Guests only. Patrons may invite Guests for play, but shall accompany their Guests and register them properly. The limit is three (3) Guests per household to a single court.
4. No jumping over nets.
5. Players must clean up after play. This includes “dead” balls, Styrofoam cups, plastic bottles, etc. The goal is to show common courtesy by leaving the court ready for play for Patrons who follow you.
6. Court hazards or damages need to be reported to the Amenity Manager for repair.
7. No smoking or vaping on pickleball courts.
8. Persons using the pickleball facility must supply their own equipment except for a limited supply of rackets, balls, etc.
9. The pickleball facility is for the play of approved sports only. Pets, roller blades, bikes, skates, skateboards and scooters are prohibited at the pickleball facility.
10. No permanent boundary markers or lines may be placed on the courts, other than the existing lines.
11. Beverages are permitted at the 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.
12. No chairs, other than those provided by the District, are permitted on the pickleball courts.
13. Children under the age of fifteen (15) are not allowed to use the pickleball facility unless supervised by a Patron eighteen (18) years of age or older.

BOCCE POLICIES

1. Bocce equipment, if available, may be checked-out from the Clubhouse office.
2. Appropriate dress is required on the court; this includes no bare feet or cover-ups for swimwear.
3. Bocce balls should not be tossed or thrown outside of the court.
4. Players on the opposite end of the playing or thrower’s end should stand outside of the court walls. Sitting on the walls is permissible provided one’s legs are on the outside of the walls. Please report any loose boards, protruding nails, etc., to the staff.
5. Children under fifteen (15) years of age must be supervised by an adult Patron who understands the rules of the game.
6. Please brush the playing surface at conclusion of play.
7. The bocce courts may be reserved by the District for District-sponsored events or functions.

CARD ROOM AND BILLIARDS ROOM POLICIES

1. Reservations for the card/billiards room can be made through the Facility Manager's office.
2. Many different card and billiard games are held at regularly scheduled times. Please contact the Clubhouse office for a list of scheduled activities. When group activities are scheduled, please be courteous of others. Random play is acceptable when the rooms are not scheduled for group activities.
3. The card/billiards room may be reserved by the District for District-sponsored events or functions.
4. Children under fifteen (15) years of age must be supervised by an adult Patron.

FISHING POLICY

Residents may fish from any District owned lake/retention pond within the Lakeside Plantation Community Development District. Please check with the Facility Manager for rules and regulations pertaining to fishing and for proper access points to these bodies of water. The District has a "catch and release" policy for all fish caught in these waters. No watercrafts of any kind are allowed in these bodies of water. Swimming is also prohibited in any of the waters.

SUSPENSION AND TERMINATION OF PRIVILEGES

- (1) Privileges at the Amenity Center can be subject to suspension or terminated by the Board of Supervisors if a Patron:
 - Submits false information on the application for a pass.
 - Permits unauthorized use of a pass.
 - Exhibits unsatisfactory behavior, deportment or appearance.
 - Fails to abide by the Rules and Policies established for the use of facilities.
 - Treats the personnel or employees of the facilities in an unreasonable or abusive manner.
 - Engages in conduct that is improper or likely to endanger the welfare, safety or reputation of the Amenity Center or its management.
- (2) The District shall follow the following process for suspending or terminating the Amenity center privileges of a Patron or a Patron's family member or Guest:
 - a. First Offense: Verbal and Written warning by the Amenity Center Staff and Suspension from the Amenity Center for the remainder of the day on which the violation occurs.
 - b. Second Offense: Automatic suspension of all Amenity Center privileges for one (1) week from the commencement of the suspension, with the preparation by

Amenity Center Staff of a written report to be signed by the Patron and filed in the Amenity Center office.

- c. Third Offense: Suspension of all Amenity Center privileges from the time the violation occurs to the next regular meeting of the Board of Supervisors. At said meeting, the record of all previous offenses will be presented to the Board for recommendation of termination of the Patron's privileges for one (1) calendar year. The length of the suspension is in the discretion of the Board and may be for less than one year.
- (3) Each offense shall expire one (1) year after such offense was committed, at which time the number of offenses on record for the Patron or Patron's family member or Guest shall be reduced by one (1). For example, if a Patron commits a first offense on February 1 and second offense on August 1, the Patron will have two (2) offenses on record until February 1 of the following year, at which time the first offense will expire and the second offense will thereafter be considered a first offense until it expires on the following August 1. The provisions of this Paragraph 3 shall not at any time serve to reduce any suspensions or terminations pursuant to Paragraph 2.c, above or Paragraph 4, below, which may have been imposed prior to the expiration of any offenses.
 - (4) Notwithstanding the foregoing, any time a Patron, or Patron's family member or Guest, is arrested for an act committed, or allegedly committed, while on the premises of the Amenity Center, or violates these Policies in a manner that, in the discretion of the Amenity Center Staff upon consultation with one (1) Board member, justifies suspension beyond the guidelines set forth above, such Patron shall have all amenity privileges immediately suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest or violation and the Board may make a recommendation of suspension or termination of the Patron's privileges, which suspension or termination may include members of the Patron's household.
 - (5) Any suspension or termination of Amenity Center privileges may be appealed to the Board of Supervisors for reversal or reduction. The Board's decision on appeal shall be final.

Exhibit B:
Amended Rates

Lakeside Plantation CDD
Amenities Rates, Deposits & Fees

Law Implemented: ss. 190.011, 190.035, Fla. Stat. (2021)
Effective Date: _____, 2021

In accordance with Chapter 190 of the Florida Statutes, and on _____, 2021, at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Lakeside Plantation Community Development District adopted the following rules. All prior rules / policies of the District governing this subject matter are hereby rescinded.

1. **Introduction.** This rule addresses various rates, fees and charges associated with the Amenities Facilities owned and managed by the Lakeside Plantation Community Development District. All capitalized terms not otherwise defined herein have the definitions ascribed to them in the District's Amenity Facilities Policies.

2. **Annual User Fee.** Any non-resident that pays the Non-Resident Annual User Fee shall be entitled to use the Amenity Facilities as set forth in the Amenity Facilities Policies. The Non-Resident Annual User Fee is equal to one-and-one-half times the highest operating and maintenance and debt service assessments added together, and such Non-Resident Annual User Fee shall include privileges for up to two people total. This payment must be paid in full at the time of completion of the Non-Resident application and the corresponding agreement. The Non-Resident Annual User Fee will cover membership to all Amenity Facilities for one (1) fiscal year, October 1st through September 30th of the following year (pro-rated if applicable). Each subsequent annual Non-Resident Annual User Fee shall be paid in full by October 1st. Such Non-Resident Annual User Fee may be increased, not more than once per year, by action of the Board of Supervisors, to reflect increased costs of operation of the Amenity Facilities. This membership is not available for commercial purposes.

3. **General Rates.** The following rates apply to usage of the Amenity Facilities:

Access Cards	Current Fee	Proposed Fee
First Two Cards	Free	No change
Each Additional or Replacement Card	\$10.00	No change
Guest Card	\$10.00 (refundable deposit)	No change

Rental Rates	Current Fee	Current Deposit	Proposed Fee
Standard Rental of Great Room (maximum of 6 hours)	\$250.00	\$300.00	\$300.00
Standard Rental of Multi-Purpose Room / Library (minimum of 1 hour; maximum of 6 hours)	\$25.00 / hour	\$50.00	\$30.00/hour
Additional "Closing Charge" (if renter requires additional clean-up time after rental expires, or for events after 9 p.m.)	\$50.00 / half hour	N/A	\$50/half hour
Fee for Access to Set-Up Rented Room before start of rental time	\$25.00 / hour	N/A	\$30.00/hour
Rental of Tables/Chairs without room rental	N/A	N/A	\$10.00/day for 1 table and 6 chairs; \$50 deposit

Tennis Member Annual User Fees	Current Fee	Advertised Fee
Family, Annual Package	\$550.00	\$2000.00
Single, Annual Package	\$400.00	\$989.00
Family, Six-Month Package	\$360.00	\$1101.00
Single, Six-Month Package	\$260.00	\$790.00
Family, Three-Month Package	\$180.00	\$1004.00
Single, Three-Month Package	\$130.00	\$334.00
Single, One-Month Package	\$35.00	\$111.00
Daily Guest Pass	\$10.00	\$10.00

4. Resident Programs, Activities, Services and Goods Fees. A wide variety of programs, activities, services and goods are offered by the District. The fees will be based on market rates, taking into account the nature of the program, activity, service or good, as well as the costs to the District in providing the same, all as determined by the Facility Manager in his or her sole discretion.

5. Non-Resident Programs, Activities, Services and Goods Fees. As set forth in more detail in the District's Amenity Facilities Policies, and as a general rule, only Patrons and Guests are authorized to use the District's Amenity Facilities and enroll in community programming. That said, where authorized by the District, Non-Residents may attend certain events or programs and purchase goods and services of the District. Non-Residents participating in a program will pay the price of the program plus an additional 15%; however, they will not be required to pay the Non-Resident Annual User Fee. Non-Residents will pay for goods at the same prices as Patrons.

6. Special Provisions for Rental Events. The District may in its sole discretion require additional staffing, insurance, cleaning, or other service for any given event, and, if so, may charge an additional fee for the event equal to the cost of such staffing, insurance, cleaning, or service. Unless identified herein, no other amenities or facilities of the District may be rented.

7. Rental by Homeowner's Associations. Each Homeowner's Association serving the community within the District may be allowed to reserve the Great Room at no charge up to once per month (as space permits, and in the sole discretion of the Facilities Manager) and up to 12 months in advance, for the purpose of holding meetings of the Homeowner's Association. The District may limit or terminate a Homeowner's Association's right to use the Amenity Facilities at any time. Each Homeowner's Association shall execute any applicable rental forms and be responsible for, among other things, any damage to the Amenity Facilities occurring during any rental by the Homeowner's Association.

8. Adjustment of Rates. The Facility Manager has authority to establish fees within any ranges set forth herein. Further, the Board may adjust by resolution adopted at a duly noticed public meeting any of the fees set forth herein by not more than ten percent per year to reflect actual costs of operation of the amenities, to promote use of the Amenity Facilities, or for any other purpose as determined by the Board to be in the best interests of the District. The Board may also in its discretion authorize discounts.

9. Prior Rules. Any prior rules setting amenities rates are hereby rescinded to the extent such rules are in conflict with the rules set forth herein.

10. Severability. The invalidity or unenforceability of any one or more provisions of this rule shall not affect the validity or enforceability of the remaining portions of this rule, or any part of this rule not held to be invalid or unenforceable.

TENNIS MEMBERSHIP

SINGLE

	Based on	# of plays	Old Fee	Fee / play
1 mth	8 weeks	9 play / mth	\$35	\$ 3.88 / play
3 mth	9 weeks	27 play / 3 mth	\$130	\$ 4.81 / play
6 mth	20 weeks	54 play / 6 mth	\$260	\$ 4.81 / play
12 mth	44 weeks	132 play / 12 mth	\$400	\$ 3.03 / play

Proposed new fee	Fee / play	New to old Difference fee / play	New to old Difference per month
\$75	\$ 8 / play	+ \$ 4.12 / play	+ \$ 40 / mth
\$185	\$ 7 / play	+ \$ 2.19 / play	+ \$ 19 / mth
\$385	\$ 7 / play	+ \$ 2.19 / play	+ \$ 21 / mth
\$640	\$ 5 / play	+ \$ 1.97 / play	+ \$ 20 / mth

FAMILY of 2

	Based on	# of plays	Old Fee	Fee / play
1 mth	8 weeks	18 play / mth		
3 mth	9 weeks	54 play / 3 mth	\$180	\$ 3.33 / play
6 mth	20 weeks	108 play / 6 mth	\$360	\$ 3 / play
12 mth	44 weeks	264 play / 12 mth	\$550	\$ 2.08 / play

#1 Proposed new fee	Fee / play	New to old Difference fee / play	New to old Difference per month
\$150	\$ 8 / play		
\$315	\$ 6 / play	+ \$ 2.67 / play	+ \$ 45 / mth
\$630	\$ 6 / play	+ \$ 3 / play	+ \$ 45 / mth
\$1,200	\$ 5 / play	+ \$ 2.92 / play	+ \$ 54 / mth

Reason for the 1 mth increase:

Accounting nightmare to keep track of monthly payment

Also hard on our staff to enforce monthly payment

Encourage monthly members to purchase 3 and 6 mths memberships

Another thought: Eliminate the family membership completely

Non resident member guest to pay \$10 ea visit...no free guest allowance

LSPCDD Tennis Fee Budget Worksheet							
	Single FY2022	Year #2	Year #3	Year #4	Year #5		
1 month	\$ 75.00	\$ 77	\$ 80	\$ 82	\$ 84		
3 month	\$ 185.00	\$ 191	\$ 196	\$ 202	\$ 208		
6 month	\$ 385.00	\$ 397	\$ 408	\$ 421	\$ 433		
12 month	\$ 640.00	\$ 659	\$ 679	\$ 699	\$ 720		
Daily	\$ 10.00	\$ 10	\$ 11	\$ 11	\$ 11		
	Family FY2022	Year #2	Year #3	Year #4	Year #5		
1 month	\$ 150.00	\$ 155	\$ 159	\$ 164	\$ 169		
3 month	\$ 315.00	\$ 324	\$ 334	\$ 344	\$ 355		
6 month	\$ 630.00	\$ 649	\$ 668	\$ 688	\$ 709		
12 month	\$ 1,200.00	\$ 1,236	\$ 1,273	\$ 1,311	\$ 1,351		
allows 3% annual increase effective October 1 each year							

SECTION D

**NOTICE OF MEETING DATES
LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the *Lakeside Plantation Community Development District* will hold their regularly scheduled public meetings for **Fiscal Year 2022** at **6:00 pm** at the *Lakeside Plantation Clubhouse, 2800 Plantation Blvd., North Port, Florida 34289* on the third Wednesday of the month as follows:

October 20, 2021
November 17, 2021
December 15, 2021
January 19, 2022
February 16, 2022
March 16, 2022
April 20, 2022
May 18, 2022
June 15, 2022
July 20, 2022
August 17, 2022
September 21, 2022

The meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained from the District Manager at 219 East Livingston Street, Orlando, FL 32801.

Please note that due to the ongoing nature of the COVID-19 public health emergency, it may be necessary to hold the above referenced meetings utilizing communications media technology in order to protect the health and safety of the public or held at an alternative physical location other than the location indicated above. To that end, anyone wishing to participate in such meetings should contact the District Manager's Office prior to each meeting to confirm the applicable meeting access and/or location information. Additionally, interested parties may refer to the District's website for the latest information: www.lakesideplantationcdd.com.

A meeting may be continued to a date, time, and place as evidenced by motion of the majority of Board Members participating. There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodations at a meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Tricia Adams
District Manager
Governmental Management Services – Central Florida, LLC

SECTION E

Name: Lakeside Date: _____

Address: Plantation

Phone: _____

Scott's Maintenance Services
Pressure Cleaning & Painting
Handyman Services

941-232-6831

☐ Invoice ☒ Proposal

Hourly Rate based on 25.00 to 35.00
Hourly Rate for Pressure Cleaning is 50. per hr.

[illegible]

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, May 19, 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	Chairman
Pina Chichelli	Vice Chair
Alan (Bud) Sabol	Assistant Secretary
Bill Roumy	Assistant Secretary
Bonnie Benjamin	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Lauren Gentry <i>(by phone)</i>	District Counsel
Brent Burford <i>(by phone)</i>	District Engineer
Scott Smith	Vesta
Tamara Lorf	Vesta
Residents	

****Due to a technical issue with the audio, the beginning of the meeting was summarized. The recording commenced during the Fourth Order of Business.****

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 6:00 p.m. and called the roll. All Supervisors were present.

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)*

Resident (Leon Shlossberg, Scarlett Avenue) questioned the pond patrol, pole on the corner, ceiling and change in the meeting schedule.

FOURTH ORDER OF BUSINESS

District Engineer's Report

****The recording commenced.****

Mr. Szewczyk: What would have to be done with those utilities? My other comment to the Board regarding this topic is, are we fixing an HOA problem or CDD problem? Three of us live right there. I went home after the last meeting and said, "*Maybe I won't park on my lawn,*" or something like that. I know that we will be re-addressing this topic that never dies, but I started feeling like if the HOA wants to buy some land from us and put some parking there, maybe we can entertain that, but putting parking in for what I consider to be an HOA issue, I'm not crazy about.

Ms. Adams: Supervisor Szewczyk, I know the question was addressed to Brent, but I want to point out that it's very unusual for a Board to define an improvement to the community that benefits a small number of households. So typically with CDDs, you want to look at the overall benefit to the community and not a benefit to a small number of households. So I'm glad you brought that up. Again, I know that you are asking for the District Engineer's input, but from a District Manager's perspective, I wanted to mention that.

Mr. Roumy: Joe, may I suggest one thing?

Mr. Szewczyk: Yes.

Mr. Roumy: Instead of making all of this parking on the lawn and CDD property, maybe you should plant a Palm tree every 10 feet. Alright? This way, no one is going to be parking there. Plant a Palm that doesn't need any attention and less mowing of grass that looks good for Scarlett Avenue. People will not be able to park on the grass.

Mr. Szewczyk: The root system of a Palm goes straight down, so we wouldn't have to worry so much about sidewalk lifts.

Mr. Roumy: Exactly.

Mr. Szewczyk: That's the way it should have been developed to begin with.

Mr. Roumy: You already made the issue of parking on the grass. Just put a couple of trees on each property every 10 feet.

Mr. Szewczyk: Maybe we should suggest that to the HOA.

Mr. Roumy: This is CDD property.

Mr. Szewczyk: I realize that, but they are in charge of maintaining it.

Resident (Leon Shlossberg, Scarlett Avenue): Excuse me, but people are parking on the same spot.

Ms. Adams: Sir, this is a time for Board Member discussion. Thank you.

Mr. Szewczyk: I thought about it.

Mr. Roumy: Let's think outside of the box. Plant a tree every 10 feet. Cars are usually 16 feet long, so no one would be able to park between 10 feet of Palm trees.

Mr. Szewczyk: Not even with those automatic parking cars?

Mr. Sabol: Lets figure out what the problem really is here, because that is not our property.

Ms. Adams: The parcels that we are talking about are on CDD property, but they are part of the stormwater system.

Mr. Sabol: I understand that. I'm talking about property on the HOA side. This has been a problem since I have been here for 10 years. The HOA has a problem and the CDD has a problem, so we should fix the problem. It would benefit all of us, but I think that proposal should go to the HOA because it might be a valid proposal. I doubt that they would go for that.

Ms. Adams: The District tracts that are part of this stormwater system, the District is unlikely to be able to sell those tracts for a different purpose because they are part of the stormwater system.

Mr. Szewczyk: That might just put an end to it right there, if they are part of the stormwater system.

Ms. Adams: Yes. Brent, you may want to comment, but Chairman Szewczyk was just wondering since they are part of the stormwater system, whether it is feasible to consider parking lots or impervious surfaces in those areas. The other consideration the Board had was the dog park, which you said you are researching further to determine if passive recreation is permissible on those parcels. Did I get that right?

Mr. Sabol: There may be a gas line going through there too, Joe.

Mr. Burford: You have a better chance of parking at the dog park. We would have to contact the Water Management District to determine what they would allow. The idea that I was discussing awhile ago would be to have parallel parking in between the pavement and the sidewalk inside of a right-of-way (ROW). Does the CDD own all of the streets?

Ms. Adams: Yes. Most of the roads are CDD roads.

Mr. Szewczyk: I think only Plantation Boulevard is a city road.

Ms. Adams: Yes. The District would own the ROW. The District does have the ability to adopt Parking Rules if this Board would want to consider that, but then you also have to consider how those Parking Rules are going to be enforced. Does the Board have an interest in Brent continuing to explore parallel parking on the road in that vicinity? Is that something of interest to the Board?

Mr. Sabol: Where are you referring to?

Ms. Adams: ROW that is in the street. Brent, is that what you are talking about?

Mr. Burford: Correct. Parallel parking within the ROW. You have your ROW and a 10-foot-wide strip of grass and the sidewalk. That grass would be taken out and it would either be paved or filled with asphalt. That is the area we are talking about, a 10-foot strip of grass between the ROW and the sidewalk.

Mr. Szewczyk: Okay.

Ms. Chichelli: Going back to what you said, are we doing something just for a part of the community and not for the entire community?

Mr. Sabol: That is one of the main problems. It's at the end down by Joe's house, that 1700 area. People abuse it all the time. So if we have a space down there, we should do something with it.

Ms. Chichelli: Maybe we should talk with the HOA before we do it.

Mr. Szewczyk: Would this be a good time to finish with Brent or continue with this discussion?

Ms. Adams: Let's finish with Brent because most of that is a budgeting and traffic enforcement issue.

Mr. Szewczyk: Brent, I would say go ahead with the three proposals for the drainage.

Mr. Burford: Okay.

Mr. Szewczyk: I don't know whether we need to vote on whether he should continue looking into the parking or not. I don't think so, but that's my view.

Ms. Benjamin: I think passive recreation would be a much better use for that space.

Mr. Szewczyk: As do I.

Ms. Benjamin: That would benefit the entire community rather than some.

Ms. Adams: So passive recreation. What the Board previously discussed was the potential of a dog park. You may want to consider, along with the dog park, parking for the dog park, which may be feasible. Because residents who don't live within walking distance of the dog park, may want to drive to the dog park.

Ms. Benjamin: But that parking would have to be designated for people using the dog park because people who don't have overflow parking are filling it up. If someone from the carriage homes wants to come over with their dog, they are going to be upset that those parking spaces are never available.

Ms. Adams: It's really going to be a Board policy decision. If you want for the District Engineer to continue exploring the feasibility for a dog park or a dog park plus parking, those are two different options. We can take this one first, but if the Board would like to make a motion regarding what you want the District Engineer to explore with that parcel, whether for a dog park or a dog park plus parking, that's a Board policy issue.

Mr. Szewczyk: Well, somebody make a motion, we will vote on it and if it doesn't go through, we can make another motion.

On MOTION by Ms. Chichelli seconded by Ms. Benjamin with Mr. Szewczyk, Ms. Chichelli and Ms. Benjamin in favor and Mr. Sabol and Mr. Roumy dissenting, authorizing the District Engineer to explore the feasibility of a dog park was approved. (Motion Passed 3-2)

Ms. Adams: The next motion is to direct the District Engineer to bring back drainage proposals. Would the Board like to make a motion and memorialize that direction to staff?

Mr. Szewczyk: Yes.

On MOTION by Mr. Szewczyk seconded by Ms. Chichelli with all in favor authorizing the District Engineer to provide itemized

drainage proposals for the aforementioned drainage issues was approved.

Ms. Adams: Do any Board Members have any other questions for Brent?

Mr. Sabol: Yes. I wanted to talk about the fountains for aeration. SOLitude told us that they don't do much good, but we pay SOLitude \$11,000 to \$12,000 per year to maintain the ponds. What if we look into this and have the District Engineer look into putting aeration in the pond by the Clubhouse and one near Plantation Boulevard, try it and see if that clears the algae up? I know it puts oxygen in the water, but up to one point, we don't know. Other facilities are doing it. SOLitude is going to tell you it is working well and I wanted to talk to the Board about whether this is a good idea or not. It would add a nice aesthetic to it.

Ms. Adams: Yes. When Boards are considering aerators and fountains, there are two considerations, the health of the pond and the aesthetic value. The scale is sometimes going to tip in terms of aesthetic value. That's usually the driving factor. I was at a Board meeting earlier today and there were proposals for six different fountains. For a quality fountain, the going rate is around \$25,000 per pond in Central Florida. Brent may have a different experience in North Port, but you have to pull electrical for the fountains. So there is the electrical installation and the fountain installation. In most cases, you also want to have a Preventative Maintenance Agreement.

Mr. Szewczyk: That makes Bill happy.

Ms. Adams: It just needs to be considered because there is not only the capital cost to install, but also the cost to maintain. I don't want to discourage the Board, but people perceive this as an inexpensive proposition, but you want to get a quality fountain that is durable, lasting and pleasing. Brent may have some properties that he has recently worked with in this area that have fountains. The numbers that I am talking about are primarily for the Central Florida, Orlando region. Brent, do you have any recent fountain proposals that you can refer to?

Mr. Burford: I don't have any proposals at all. Fountains can be expensive. If you are focusing on water quality, your aerators or bubblers and you are going to get a small amount from the bottom of the lake. Typically, when you are putting irrigation into stormwater ponds, it's usually for a big lake as part of the Management Plan. I'm sure that they provide some benefit for shallow lakes such as water quality. We can contact some companies about aeration systems. An aeration system causes the surface level bubbling. It is not a fountain.

Mr. Szewczyk: Okay. Do we know how deep our lakes are?

Mr. Burford: I will forward that information to you, but I believe they are not greater than 12 feet.

Mr. Szewczyk: So what you are saying is because they are not greater than 12 feet, we are not getting the benefit outside of the aesthetics.

Mr. Burford: Yes. I'm not saying that you won't get some benefit out of it, but shallow lakes need aeration systems to survive.

Mr. Szewczyk: Okay.

Mr. Sabol: The electricity for both of those areas that we are talking about are close.

Ms. Adams: That's good.

Mr. Sabol: So that wouldn't be a big problem.

Ms. Adams: The closer the electrical supply the better.

Ms. Lorf: I got word that there is electricity there.

Mr. Szewczyk: So, do we want Brent to check into it and come back to us with some prices?

Mr. Sabol: That's what I think we need to do.

Mr. Szewczyk MOVED to authorize the District Engineer to obtain a proposal for a fountain/aerator on all CDD ponds and Mr. Sabol seconded the motion.

Ms. Adams: Were there certain ponds that you wanted proposals for and was it for aerators or fountains?

Mr. Szewczyk: Well, if we are going to do one, we should do the one at the Clubhouse.

Mr. Sabol: Yes.

Mr. Szewczyk: I would think that the one coming off of the road should have one.

Mr. Sabol: There should be one behind my house.

Mr. Szewczyk: That would be nice. We should have one for the big one on Plantation Boulevard and the long one.

Ms. Adams: So there should be one nearby the Clubhouse and one near the entrance on Plantation Boulevard coming down the throughfare?

Mr. Szewczyk: Yes, on the left.

Ms. Lorf: Towards the exit.

Ms. Adams: Supervisor Szewczyk, was that proposal for fountains or aerators?

Mr. Szewczyk: Both.

Mr. Sabol: Aerators, don't you think?

Ms. Adams: Or both.

Mr. Szewczyk: Let's get both.

Ms. Adams: Supervisor Sabol, do you agree with the clarification on the motion?

Mr. Sabol: Yes.

On VOICE VOTE with all in favor authorizing the District Engineer to obtain proposals for a fountain and an aerator for the pond on Plantation Boulevard and near the Clubhouse was approved.

Ms. Adams: Is there anything else for our District Engineer?

Mr. Sabol: I have none.

Mr. Szewczyk: No.

Ms. Adams: Thank you, Brent. We appreciate it.

Mr. Burford: Thank you.

Mr. Burford left the meeting.

FIFTH ORDER OF BUSINESS

Unfinished Business

None.

SIXTH ORDER OF BUSINESS

New Business Items

A. Consideration of Resolution 2021-03 Approving the Proposed Budget for Fiscal Year 2022 and Setting a Public Hearing

Ms. Adams: If you recall, we are three-quarters of the way through Fiscal Year 2021. We are getting prepared for our next fiscal year, which is 2022. Tonight's meeting kicks off the budgeting process. There are some noticing requirements relative to the budget and the Board has different options to consider. The resolution approves the Proposed Budget. The budget can be amended at any Board meeting up through your budget adoption; however, once the Board proposes an assessment amount and the public hearing is noticed, if the proposed assessment is

an increased amount, there are extra noticing requirements including a mailed notice. So we want to be cognizant of noticing requirements and of the timeline regarding approval of the Proposed Budget and the budget adoption. So if the Board would like, I am happy to walk the Board through the budget proposed for Fiscal Year 2022.

Mr. Szewczyk: I barely went through it.

Mr. Roumy: I have a couple of questions.

Ms. Adams: Okay. Typically one of the first questions that Board Members have is relative to the proposed assessment level. The budget that is proposed, was included in your electronic agenda package. We also distributed an additional copy tonight. The proposed assessment level is an increase. The last page of the budget after Page 12, is an attachment that goes over one of the most important things that you will want to be aware of, which are your specific *Operations and Maintenance (O&M) Fees*. Here at Lakeside Plantation CDD, we have several different product types. We have single-family homes, multi-family homes, villas and commercial property. The property was first developed and there was an Assessment Methodology Report. That assigned *Equivalent Residential Units (ERUs)* to all of the various product types. So a single-family home is one ERU and a multi-family home is a little less, .675 ERUs. A villa is .8 ERU and commercial properties that are larger, are assessed at 85.085 ERUs. If you go over to your Fiscal Year 2022 per unit gross assessment, there is a side-by-side comparison with your per unit gross assessment for Fiscal Year 2021. The gross assessment includes the amount that we anticipate being collected by the Tax Collector and the discount that residents may take or property owners may take if they pay their taxes at the earliest possible date. Those who pay later in the year receive less discount, but we have to anticipate that residents and property owners will take that full discount, plus we need to account for the portion that is retained by the Tax Collector for adding the non-ad valorem tax to the property Tax Bill. The gross per unit assessment is the amount that would be imposed on the Tax Bill in the non-ad valorem section. I think that most Board Members are familiar with this process either as a property owner or a Board Member when past budgets were adopted. So for this current fiscal year, which is Fiscal Year 2021, the *Per Unit Gross Assessment* was \$1,100,034.31. The proposed amount for the next fiscal year is \$1,247.38. For a single-family home, there would be an increase of \$113.07 per year or a little over \$10 per month. Then for the multi-family and the villas, because they are assessed at a lower level based on the ERU, their increase would be a

little less. Obviously since the commercial properties are being assessed at a higher ERU, their increase would be a little more. So I'll walk the Board through some of the proposed changes in the budget that are driving that increase and the Board has the ability to make changes to the Proposed Budget. The Board has the ability to notice the increase based on what is proposed and you can lower it at your public hearing on the budget adoption, but you cannot increase it beyond what was noticed. So if the Board chooses to notice a lower rate, you don't have the ability to increase it at the Public Hearing.. If you think that you want to increase it, we need to have the Board recognize that now so we are meeting all of the noticing requirements. You can go down, but you can't go up from what is noticed.

Ms. Chichelli: When was the last time that we increased it? Was it a couple of years ago, Joe?

Mr. Szewczyk: I think so. I believe it was two years ago, maybe three, but I'm not all that sure. I do remember that it was poorly noticed because people were up in arms and it wasn't clearly stated that it was for a year. It was only \$8 a month. In this case, it's still under \$10 a month for a single-family home. It's been a couple of years and that \$10 a month for the things that we are trying to get done around here and some things that are coming up according to the Reserve Study, I'm okay with that. Tricia, we can just take one section at a time.

Ms. Adams: Absolutely.

Mr. Szewczyk: We can see if there are any questions or comments and then we can make adjustments.

Ms. Adams: Good suggestion. So you have your cover page and your *Table of Contents*. Then we go right into the *General Fund*. The way that this is set up, you have some history. You have the history for Fiscal Year 2020, what is current and what was adopted in Fiscal Year 2021. You have your actual spending halfway through the fiscal year, so as of the end of March, you know exactly how much has been spent in each category. Then we have the final column, which is the proposed amount for Fiscal Year 2022, which is the proposed budget that we are working on. The first section of the General Fund is your revenues. We anticipate revenues from the Tennis Club, activities and Clubhouse rentals. Some of these things had been adversely impacted by COVID, but now that COVID is waning, we are anticipating some of these activities will get back to normal.

Mr. Sabol: I have a question about that.

Ms. Adams: Yes sir.

Mr. Sabol: We've been in a terrible state here. COVID was a year-and-a-half and I know there's \$10,000 in events. Right?

Ms. Adams: Yes.

Mr. Sabol: I don't know how much money is in that fund right now, but I think we should start thinking about doing something for the people like a free holiday party. I don't know what the costs would be.

Ms. Adams: Just keep in mind, when we are talking about revenues, we are talking about charges that are assessed to residents. So the revenues for activities would be for things like when there's a fee or a ticket to attend an activity. Then the money that is collected goes into the revenue. When we look at the expenses for activities, we can look at exactly where we are with what is budgeted for the year or what we have left for the year. You can direct staff to increase activities for the current fiscal year. When we talk about a holiday party, we are talking about next year's budget.

Mr. Szewczyk: It's probably better to look at the expense side rather than the revenue side.

Ms. Adams: Yes, we need to look at how much we have available this year for activities.

Mr. Sabol: Okay. Good.

Mr. Szewczyk: Does anyone have any questions regarding the *Revenues* section?

Ms. Adams: Obviously, the biggest portion in the *Revenues* section is your *O&M Assessments*. Those are the fees that are collected to maintain Lakeside Plantation to pay for your staff, your upkeep of the facilities and your reserve funding. That amount is proposed at \$751,261, which takes into account the assessment increase.

Mr. Szewczyk: Okay. I just wanted to know where the jump was. I just realized that we are projecting an increase in the assessment. I don't have any other questions for this section. Does anyone else?

Ms. Chichelli: Is the *Tennis Revenue* considered if we increase the rates?

Ms. Adams: Yes. Is there a higher fee, there may be fewer tennis members. It may be some time until we can calibrate the full impact of that. We may end up having a higher retention of tennis memberships and increased revenue. This budget is put together very conservatively in terms of expenses and revenue.

Ms. Chichelli: Thank you.

Ms. Adams: The next section in the budget are your expenses. We just went over general revenue and now we are going to go over some of the *General Expenses*. Your *Administrative* costs are to operate the District. These are things like your District Manager services, District Counsel services, District Engineer services and regulatory requirements related to your bond issuance, disclosure reports, trustee fees, all of the things are related to compliance with regulatory authorities for a public bond issuance.

Mr. Roumy: What about the website?

Ms. Adams: *Website Administration* is a new item. The District is required to comply with State of Florida Statutes regarding items that have to be on your District website. There has been recent concern regarding insuring that CDD websites are compliant with ADA requirements. *Website Administration* would be the amount GMS assesses in order to keep the District website in compliance with statutory requirements.

Mr. Roumy: Is it split with something else? With *Information Technology*?

Ms. Adams: Yes, *Information Technology* is also part of the GMS agreement. That was split out as an identifier. In the past, *Information Technology* was included with the website and now it's a separate item.

Mr. Szewczyk: Are there any other questions under the *Administrative* section?

Ms. Chichelli: Is website maintenance budgeted?

Ms. Adams: Yes. That's a good question, Pina. The next section are the *Operations Expenses*. *Website Maintenance* was factored into *Personnel Services* for the online directory. In that line item, Vesta is proposing an increase of around 6% for Clubhouse staffing and *Amenity Management Services*. The other increased item in here is *Landscape Maintenance – Agreement*. Currently, this Board has an agreement in place. The annual amount is \$91,860. In discussion with the Chairman of the Board, the thought was to build some flexibility into the budget in terms of a service level and other considerations. So the Board may want to consider adopting a Proposed Budget rate of \$114,500. That amount was derived from the second lowest bid in the most recent Request for Proposals (RFP) for *Landscape Services*. We have the lowest bidder contracted now.

Mr. Szewczyk: I suggested that as Tricia said, to allow us the flexibility when it comes to contract negotiations. I will save my comments regarding our landscaping until later, but the amount will give you an indication on where I'm heading.

Ms. Chichelli: Okay.

Mr. Roumy: When does Vesta's contract start and when does it end?

Ms. Adams: I believe that your current agreement is actually ending so the Board would need to consider an addendum to the agreement soon.

Mr. Roumy: How soon?

Ms. Adams: I can look that up for you, but I believe within the next few months, the Board will need to consider your agreement for *Amenity Services*.

Mr. Szewczyk: I recall a few meetings ago, that we tried to tie annual contracts through our budget year. I thought we went ahead and renewed the contract.

Ms. Adams: I believe it was renewed through the end of the current fiscal year.

Mr. Szewczyk: Okay.

Ms. Adams: I will verify and follow up in between meetings and confirm the expiration date of your current *Amenity Management Services* Agreement, but I believe that the Board will need to consider a new agreement for Fiscal Year 2022.

Mr. Roumy: Are we looking at other possibilities and other companies?

Ms. Adams: That is a Board decision, not a staff decision. If the Board wanted to consider additional proposals for *Amenity Management Services*, you would need to direct staff to prepare an RFP.

Mr. Roumy: At least we know what we are getting.

Mr. Szewczyk: I would rather hold off on that for now and just continue on our discussion on the budget. We can bring it up later about going out for bids, but let's be honest. If we go out for bids and regardless of whatever agreement we have with Vesta, that also gives them an opportunity to jump it up. If we are not happy, then it is something we can look at, but for now, I think we should just stick with getting through this budget, seeing what is there and then discuss at a later time, whether we want to go out for bids.

Ms. Adams: In the same *Operations* section, there is one area that actually is budgeted at zero for Fiscal Year 2022 that I want to bring to the Board's attention. For several years, the Board has been budgeting for enhanced traffic enforcement. This was funding that was intended

to hire off-duty law enforcement for traffic enforcement on CDD roads at Lakeside Plantation CDD. Regardless of any agreement that's in place, traffic enforcement is the responsibility of the North Port Police Department. My understanding is that the Board was not seeing benefit from previous year's spending, so in Fiscal Year 2020, it was budgeted and nothing was spent. *Traffic Enforcement* was budgeted again this current fiscal year and nothing has been spent, so unless the Board feels differently, staff is proposing to not fund for traffic enforcement for the upcoming fiscal year.

Mr. Szewczyk: When we did have it, there were a lot of warnings being given out, but not any tickets. So I didn't feel it was as effective as it should have been. The gentleman that spoke earlier today was in favor of having additional drive-byes, etc. and paying. I think it was done on a random basis. Only the office knew when they were here. I guess it's a matter of whether there was speeding on Plantation Boulevard or on the side roads, to the point where we need to go back to additional enforcement or are we okay with the regular enforcement? I can probably count on my hand how many times I have seen the police drive through in the last month. Typically, if there are residents who call the traffic enforcement hotline or the non-emergency number, this is a case of the squeaky wheel gets the grease. Citizens can call the Police Department if they see illegal driving or poor driving behaviors. There is nothing that would prohibit any resident from calling the North Port Police Department. That is the agency that has the responsibility for traffic enforcement.

Mr. Sabol: The general consensus has been when there is a problem, we've gone to the North Port Police Department. They really didn't want to come in here and do the proper marking of cars and so forth. They are out there solving larger crimes than what we are talking about. So I think we are right about not budgeting \$2,500 for *Traffic Enforcement*. I don't think we need it. I had another question. How is our security man doing? Is that working out?

Ms. Adams: We have a Security Agreement. I recently spoke with Tamara regarding the number of hours and incident reports that have been submitted to the Board. The security contract is in place. Tamara manages that agreement. If there are issues, she can make the security team aware of those special places that need to be patrolled or any specific concerns that the Board may have or the citizens of Lakeside Plantation may have. However, there has not been security activity. They are scheduled to work, but it doesn't seem to be productive in terms of any actual security need. The level of private security here is a Board issue, but ultimately it

may be one of the recommendations from the amenity management team that if the Board wants to reduce expenses, that should be looked at.

Mr. Sabol: I don't think we had the problems here in the last year.

Mr. Szewczyk: Is that because people know that they are here?

Mr. Sabol: Yes, because you know if someone is looking, you are not going to do anything wrong. The biggest traffic violations here is speeding on Plantation Boulevard. When I look at the entire picture, a lot of people blow through stop signs. So if I see that, I report that to the North Port Police Department.

Ms. Adams: Yes.

Mr. Sabol: If they want to do something about it, they will.

Ms. Adams: Yes.

Mr. Roumy: I have a question. How many hours every night do they come in?

Ms. Lorf: They are typically here from 9:00 p.m. to 5:00 a.m. Sometimes it is just twice a week and sometimes three times a week. Just looking over at the last few months, the only time there is any action around here is around 3:30 a.m. or 4:00 a.m. when one person is going to the gym. So that was why I was making a suggestion to lessen it. There really hasn't been a lot of traffic.

Mr. Szewczyk: I didn't think it was for that long. I thought they were here two or three times a week for four hours. I didn't realize they had eight-hour shifts.

Ms. Lorf: They have eight hour shifts at \$17.50 an hour.

Mr. Sabol: Weren't they originally shorter shifts?

Ms. Lorf: That was from their contract.

Ms. Adams: Staff will need to review it. There are a minimum number of hours for security contracts, but I don't recall what that number is.

Mr. Sabol: Originally it was 24 hours.

Mr. Szewczyk: So there would be three eight-hour shifts.

Mr. Sabol: Didn't we have the option or maybe he didn't want to do it? I don't know, because he has other work to do. It would be better if he would work more shifts at random.

Ms. Adams: Yes. Right now it is somewhat of a random schedule, but it is scheduled at night because it would be redundant to have security in place at the same time amenity management was in place. They are virtually doing a similar job safeguarding the amenities and

looking out for any issues. So security typically comes in after amenity management staff leaves. Then that schedule is random; not the same day of the week or the same schedule. It varies. Again, this is a policy issue with the level of the private security that we have here. The Board may want to consider keeping the same budgeted amount, but perhaps reduce the number of hours as a test to determine if there are any adverse impact. That way you are budgeted so if you find that you want to keep the level of security you currently have, you have a provision for that, but if you cannot spend the money next fiscal year or spend the full amount of money, that's fine too.

Ms. Lorf: I think one of the previous issues was kids riding around the pool area. Staff who has been here for more than two years, had not seen them in a while, so they believe that family has moved away. One was riding their bike into the pool and playing in the tennis areas. I was told that it was a big push for you guys to get security at the time. Since then, that family has moved away.

Mr. Sabol: The gentleman made a point that when someone is on duty here, it is a deterrent because they know that they are there.

Ms. Adams: Yes.

Mr. Sabol: They do what he said. They sit here all night. You can put it in the budget and we don't necessarily hire them for a set hour.

Mr. Szewczyk: If there's a way to go down to the minimum number of hours to see if that affects what is going on, I would rather do that than not have them at all.

Ms. Adams: Understood. So District management staff will work with the Amenity Manager to determine to what extent hours can be reduced and enter into a test period based on that and we will report that at the next Board meeting.

Mr. Szewczyk: I like that.

Mr. Sabol: For example, we have a gentleman here at 6:00 p.m. when everybody is gone from the office. It is important that someone is here, but it does not have to be a security officer.

Ms. Adams: Yes. This Board has multiple levels of security with the amenity management team, security cameras, security and City of North Port police. Those all contribute to the safest community possible.

Mr. Roumy: Will you let us know the number of hours?

Ms. Adams: Yes. We are going to review the Security Services Agreement and see what flexibility we have to reduce the number of hours.

Mr. Roumy: Thank you.

Ms. Adams: Then we will report back to the Board. The next page is *Clubhouse*. We are looking at the amount budgeted for *Activities*. For this current Adopted Budget, which is Fiscal Year 2021, the Board budgeted \$20,000 for *Events*. Obviously, much of that has not been spent because we were prohibited from having activities during the pandemic. As of March 31st, only a small amount was spent. With your current Amenity Management Plan and current Amenity Manager, there has been a new emphasis onto activities now that there is reduced COVID restrictions. Many adults that want to be fully vaccinated are vaccinated, so there has been increased spending even since March on this item. As you can see, activities here at Lakeside Plantation are paid out of this budget. So if the Board would like to see a robust activity schedule, we are using the current funding amount. We are looking at activities through the end of September, basically, activities from today's date through September 30th. There are some limitations because of weather, but there are upcoming holidays such as the Fourth of July and other opportunities. I think the overall consensus from the Board is you want to see some spending in that area...

Mr. Sabol: That's right. That's what I would do.

Ms. Adams: You have a beautiful Clubhouse. I think we are going to be talking about COVID restrictions as we go through the meeting, but based on current CDC recommendations, if the Board is amenable, the amenity management team would be ready to have indoor and outdoor activities.

Mr. Szewczyk: So I guess the question is are we okay with that \$20,000? I think Bud wants it higher.

Mr. Sabol: I just thought it should be higher to make sure that we cover some big activities like Thanksgiving and Christmas and make it free to the residents. That was what I was just thinking about. Maybe that's a bad idea, huh?

Ms. Adams: Well, this is absolutely a policy issue. The budget is a policy issue so it's good to have Board discussion. The way that you have your budget set up right now, basically you are planning to spend \$10,000 in activities, but you offsetting revenue. For bigger events such as for example, a holiday party, there may be a ticket expense that somewhat subsidizes the

activity and helps to plan for attendance, but doesn't fully cover the cost of the event. So if there was a \$10 holiday party, but it included catering, entertainment and decorations, there is more value to that, but then the incoming revenue is helpful in terms of staffing because it helps to ensure you have a pretty serious commitment in terms of attendance and for planning, organization and coordination. So those prices can be low and still have a very nice event because of the subsidy you have here for activities. If you wanted to increase the proposed amount to \$30,000 and increase your proposed ticket revenue to \$20,000, your net effect would be the same to the budget.

Mr. Szewczyk: I think we should keep the budget where it is and instead of charging \$5, it needs to be \$7 in order to subsidize it.

Ms. Adams: There are some events that Tamara and her team have put together that there is no charge such as the Easter egg hunt and other family activities. There is funding to put those together. Other items in the budget are supplies and maintenance expenses.

Mr. Roumy: Who does the monthly maintenance?

Ms. Adams: This is actually for maintenance expenses, such as having the fire extinguisher serviced or other maintenance expenses for the Clubhouse.

Mr. Roumy: It says, "*Monthly cleaning.*"

Ms. Adams: Are you talking about in the narrative?

Mr. Roumy: Yes. This is for the monthly cleaning.

Ms. Adams: He is referring to the middle of the narrative. We will change it to say, "*This item is for monthly maintenance and repairs of the clubhouse facility,*" not, "*Cleaning and repair.*" Thank you, Supervisor Roumy.

Mr. Szewczyk: Are there any other questions regarding the Clubhouse section?

Mr. Roumy: Yes. I have a question about the "*Tennis Courts – Programs.*" As you know, the program was established years ago to support the teams and giving them lessons. Most of the teams are non-resident members. Why do we have to subsidize non-resident members? If a team has 10% residents that would be too much and then we are subsidizing people from outside?. That's wrong. I've been against it for years. I think we should take it out altogether.

Mr. Sabol: I think we should subsidize the children that live here. I think that makes the program go. I can see your point of not subsidizing.

Mr. Roumy: I will subsidize residents, not outside members.

Mr. Sabol: Right. That's what I'm saying.

Ms. Adams: Board Members, I don't know if this makes the decision easier regarding the budgeted amount, but in Fiscal Year 2020, no money was spent. So the Board can consider zeroing that out and it won't make any impact to the current tennis program. What would happen is there wouldn't be an ability to hold tournaments or other special tennis events.

Mr. Roumy: This has nothing to do with the tournaments or anything. We are subsidizing the pro who gives lessons to teams. Right?

Ms. Adams: This is funding for programs, if you look at the narrative on Page 9.

Mr. Roumy: Operating tennis programs.

Ms. Adams: Yes.

Mr. Roumy: My understanding is for 10 years, that number was given to the pro to subsidize. Instead of the players paying \$20, they would pay \$10 and the Club would pay \$10.

Ms. Adams: That hasn't been happening for at least several years.

Mr. Roumy: I've been fighting for this for 10 years and nobody wants to listen.

Mr. Szewczyk: What if we said, "*Tennis Courts – Programs – Residents?*" This way, if the tennis pro wants to start a program for residents' kids, which I would love to see happen here, Lakeside residents are reaping the benefits of the tennis program.

Mr. Roumy: I haven't seen this in any clubs that I played at where the Club subsidized teams.

Ms. Benjamin: That is what we are talking about changing.

Ms. Adams: Yes. It's for programming, not to benefit the instructor, but to benefit the programming. So there is some flexibility there. In terms of restricting it, I am going to defer to Lauren to see if she has any comments regarding any specific language in the budget that would restrict. We are going to be considering Amenity Policies and tennis membership fees. I think to a certain extent, they are going to be recognized as having special benefits in this District once they become a tennis member here. Lauren, did you have any comments regarding identifying language?

Ms. Gentry: I'm sorry, Tricia, what was the question?

Ms. Adams: Supervisor Szewczyk was just asking about one of our line items in the budget, "*Tennis Courts – Programs.*" There was discussion regarding changing that to, "*Tennis*

Courts – Programs – Resident Only,” in terms of an identifier in the budget. I just wanted to get your feedback regarding the special classification of tennis members and how that would tie into the Amenity Policies that the Board would be considering.

Ms. Gentry: Sure. We can talk about this a little more when we get to the Tennis Policies, but for purposes of your budget, I recommend that we keep it a little more general because at any point during the fiscal year, the District could adopt a policy for using the tennis facility and becoming a tennis member. You wouldn’t want to restrict yourself in the budget where it’s unnecessary. However, the policy is for the usage of the facilities. In the Amenity Policy, you have residents, but you also have, “*Patrons,*” which may include people who pay for your annual user fee so outside non-residents can continue to use the amenities. You are required to offer that because you are a unit of government and all of your utilities have to be public facilities. So, you wouldn’t want to use the term, “*Resident Only.*” We can use the word, “*Patron.*” We will talk a little more about that when we get to the Tennis Policies and leave it more general in your budget.

Ms. Adams: So the Board has the option of reducing the line item if you don’t want to see the budget amount of \$3,500. If you want to keep that in there and look at enhancing the tennis program for the players, lessons and other things that would be enhancements for the players, there’s no intention of using that funding to benefit the instructor or tennis pro. That’s a separate agreement.

Mr. Roumy: So where is the money going?

Ms. Adams: To the tennis programs.

Mr. Roumy: What are we going to spend \$3,500 on?

Ms. Adams: That would give the amenity management team flexibility if they wanted to have special tennis programs.

Mr. Roumy: I think that item should be removed altogether.

Ms. Adams: I think the Board is often deferential to you regarding tennis matters because I know that you are very active in the tennis program here at Lakeside Plantation and ultimately this is just simple direction to staff.

Mr. Sabol: The money that we appropriated, the \$3,500, if that’s not used, it goes back into the *General Fund*.

Ms. Adams: Yes. The money doesn't go anywhere. It just stays in your cash balance in your Operating Fund. There has not been anything spent the last couple of years. I know that Tamara was recently discussing having a tennis tournament, some refreshments and prizes for the participants and players. So I'm speculating that funding for tennis court programs would be used for something like that, but it's up to the Board. If you want to have that funding, that's fine, but if you don't, staff can run the tennis program without it.

Mr. Szewczyk: I agree with Bill regarding our pro giving lessons to the teams. I'm sorry, but I don't think the teams need the lessons. They just need practice. Okay? If we haven't used it, I have no problems taking it out.

Mr. Roumy: Yes.

Mr. Sabol: I second that.

Ms. Adams: We don't even need a motion. You can just direct staff to take that out.

Mr. Szewczyk: Summer is right around the corner and parents are going to be looking for kids to be doing something. Will that still allow Juan some flexibility if he wanted to run a tennis clinic?

Ms. Adams: Yes. It would go for tennis camps and things like that, with these revenues going to your tennis pro and tennis staff.

Mr. Szewczyk: It would also go towards any outside vendors that we deal with.

Ms. Adams: That's what that type of thing has been running in the past, like tennis camps, etc.

Mr. Szewczyk: Okay. I don't have a problem removing that. Juan could do his thing.

Ms. Adams: What we could do, just to keep our math simple for tonight, is to increase our "*Transfer Out*" to the *Capital Reserve Fund* by \$3,500.

Mr. Szewczyk: Okay. I'm fine with it.

Mr. Roumy: I second that.

Ms. Adams: We don't need a motion. Just staff direction at this point because you will be working with this budget as much as you want to.

Mr. Szewczyk: Before Bill came on board, he was here every year. Take that out.

Mr. Roumy: Thank you.

Mr. Szewczyk: Does anyone else have any other questions or comments regarding the Clubhouse section of the budget?

Mr. Sabol: No.

Ms. Chichelli: No.

Mr. Roumy: No.

Ms. Benjamin: No.

Ms. Adams: The next section, starting on Page 3, is your narrative section. This provides a detailed explanation of the different line items that are budgeted. It also advises how much contingency is built into various utility and service accounts throughout this narrative section. That continues for several pages and ends on Page 9. On the bottom of Page 9, is the narrative for your transfer out to your *Capital Reserve Fund*. That's the money that's collected from your O&M fees and goes into your operating account. Then it's transferred to the *Capital Reserve Fund*, which is used for major replacements, renovations, pavement management and stormwater system structures that need to be repaired and replaced. The next page is the balance of your *Capital Reserve Fund*. It shows you the amount that has been transferred in for Fiscal Year 2021. That transfer has already taken place. Then it shows the proposed amount of \$132,000 for your upcoming year. Of course, that will increase by \$3,500, so the total amount is \$135,500. It also projects out through 2026, your planned balance is for your reserves. Page 11 is your *Debt Service Fund*. This is what is tied to the debt you issued for the capital infrastructure that was built out here. The debt service assessments stay level from year-to-year. The fund is managed by a Trustee. The Board doesn't have any ability to make any decisions regarding this. I will let you know that we have scheduled payments for principal and interest, that is tied to your Amortization Schedule, which is on the next page. You will see what your principal and interest payments are, which is tied back to Page 11 where you see those scheduled. Where you see those special calls, that would be where a resident pays off their debt in a lump sum instead of making payments on their Tax Bill. We don't know what those amounts would be, so it is unbudgeted. Those just go into a "*Special Call*."

Mr. Roumy: I've been asking that question many times about having to pay a lump sum.

Ms. Adams: You have not asked me.

Mr. Roumy: No. I am asking a lot of people.

Ms. Adams: Your District management team is the ones that can answer that for you. We can get you your exact payoff amount. Also, in looking at the interest rate for your Series 1999 debt, your interest rate is 6.95%. I think the Board might want me to reach out to an

Underwriter to see if there is any ability to refund these bonds at a lower interest rate, which would reduce the debt service payment. There would typically be no expense to the District.

Mr. Sabol: That is a wonderful idea because we have not done that for years.

Ms. Adams: There may be restrictions on it. Sometimes you can't do it for one reason or another. They have to look at the overall picture, but it never hurts to ask. So I will reach out. Typically, they would need to have an agreement in place before they provide information to the Board as that agreement is not binding. You would have the ability to consider refunding options. Typically, in a situation like this, that benefit could be passed on to the residents where they would either have a reduced payment amount or fewer number of years to pay on their debt. In some cases, Districts want to extract that savings and use it for a special project, but I don't want to get too far ahead. Right now, the only question is, do you want me to check with the Underwriter and see if it's feasible.

Mr. Sabol: I think it should be. The interest rates are going to be what they are today.

Ms. Adams: You're right. I agree with you.

Mr. Szewczyk: I think the last time we did it, was two years ago.

Ms. Adams: Did you check into it?

Mr. Szewczyk: It was not feasible.

Ms. Adams: There has to be a savings because there is a cost to refunding the bonds. So if the savings is not there, it doesn't make sense to do it.

Mr. Sabol: There is never going to be a savings.

Ms. Adams: If there was ever going to be a savings, it would be right now. The last page is the one that I mentioned, which has the detailed year-to-year comparison for your O&M fees. Are there any other questions on the budget? If not, the Board could make a motion to approve Resolution 2021-03 approving the Proposed Budget. The budget can be amended up through your budget adoption, but you cannot increase the assessment level once we start that noticing process. There are regular notice requirements with the taxing authority, the local government and the newspaper, but an assessment increase requires a special mailed notice to every property owner with the mailing address that is on the Tax Roll. It shows the current assessment amount and the proposed assessment amount. That usually generates some interest in the budget adoption.

On MOTION by Mr. Szewczyk seconded by Mr. Sabol with all in favor Resolution 2021-03 Approving the Proposed Budget for Fiscal Year 2022 and Setting a Public Hearing for August 18, 2021 at 6:00 p.m. at this location was adopted.

Ms. Adams: I probably should've mentioned that this sets your budget hearing for August 18, 2021. Make sure your calendars are marked because we need to have a physical quorum. We are on a deadline to adopt the budget.

B. Consideration of Resolution 2021-04 Setting a Rule and Rate Hearing for Amenity Policies and Tennis Fees

Ms. Adams: Included in your agenda package under Tab B is a copy of the resolution. It also includes the proposed notice and fee schedule for your access cards, guest cards, room rental rates and tennis membership fees. It also includes your Amenity Policies with revisions. What was driving this is primarily the tennis fees, but this was an opportunity to look at all of the fees and make sure that everything is neat and clean and on one document. Lauren, did you have any further comments on this resolution that you would like to introduce?

Ms. Gentry: Yes. Just some background for the Board. What you decide tonight on the fees that you would like to advertise and the rules that you would like to set in your proposed rules, will lead to public notices. That is the reason we are asking you to look at these tonight and come back at a future meeting where you will have a Public Hearing and formally adopt them. It is similar to your budget process, as we are setting the high-water mark for the fees. So once you advertise them, you wouldn't go above them, but we can adjust them now. If you want to, we can take this piece by piece and then look at the fees.

Ms. Adams: The Board should consider this in a substantive form. As Lauren just said, you have the ability to make changes up until your Public Hearing, which we are proposing to schedule the same date as the Public Hearing on the budget. I know that Supervisor Szewczyk at last month's meeting said that historically the July meeting is cancelled. The rule hearing requires a 28- and 29-day notice, so it makes sense to schedule these for the same date.

Mr. Szewczyk: Well, that is going to be a busy night then. I would like to proceed. We will take a look at the rate schedule.

Ms. Adams: Included in your agenda package behind Resolution 2021-04 are the proposed fees. There is no proposed increase for your access cards. There is a current program

where the first two cards are free and additional or replacement cards are \$10 and guest cards are \$10. This is what is collected by the amenity management team. The next section is your amenity space. Staff is proposing a slight increase on the standard rental of the great room for up to six hours for \$300 and rental of the multi-purpose room/library for \$30 an hour. There are some additional charges if there are expenses after a certain time in the evening.

Ms. Gentry: To give some background on the rental rate, it is my understanding that the proposed fees are on your current rental form. Going through the records, we could not locate a final version of this rate chart that has your current fees on it. So what is being listed as the card fee is the fee that was listed in the last rate chart. The proposed fee, according to Tamara is what would be charged. We are proposing that you include all of these and make sure your records are up to date.

Ms. Adams: The next section of fees are the tennis fees that the Board members recently considered.

Mr. Szewczyk: Regarding the rental of tables and chairs, I'm not sure how, "*Rental of Tables/Chairs for private event at the clubhouse outside,*" goes with, "*CDD Garage Sale.*" If I was having a large dinner party at my house and I needed a table and five chairs, as a resident I should be able to borrow or put a deposit down and just use it for a day and bring it back. It is just sitting in a closet up here. So I didn't like the fact that it included a CDD garage sale. I was looking for, "*As a resident, I need to borrow a table and a couple of chairs for tonight, is that okay?*"

Ms. Adams: Maybe we can say, "*Rental of tables and chairs*" and eliminate the rest, but explicitly say, "*Rental of one table and five chairs?*"

Mr. Szewczyk: One table and six chairs.

Ms. Adams: So it will be changed to say, "*Rental of one table and six chairs.*"

Ms. Lorf: Do you want to make it more specific because you have 8-foot tables and 6-foot tables? I'm asking because people are asking in advance.

Ms. Adams: Let's just keep it as one table and six chairs.

Mr. Szewczyk: Ask for a deposit and when they return it, they will get their deposit back.

Ms. Adams: It's \$30 a day and presumably the resident would be in charge of transporting the furniture.

Ms. Lorf: It is \$30 a day.

Ms. Adams: Joe said one table and six chairs.

Mr. Szewczyk: As a resident and as an amenity, I would say let residents borrow one table and six chairs for the day as long as they leave a deposit.

Ms. Benjamin: I would like that as a bonus for being a resident.

Ms. Adams: You are talking about wear and tear on District equipment and things being transported, presumably in the back of a pickup. It is a policy issue that is up to the Board. It would be unusual to have District resources available for private use, because these are District resources that were paid for with O&M fees.

Mr. Szewczyk: Okay, I guess if somebody wants or needs it that bad, \$30 a day isn't bad. We never had that in place anyway, so let's try it and see what happens. I can understand your point about the wear and tear and the potential for breaking, but that is what the deposit would cover.

Mr. Sabol: We should have one charge and when they bring it back, if they break a chair, we would tell them, "*Hey, you broke that chair and owe us \$12.*"

Ms. Adams: I think the cost to replace the equipment is going to be higher.

Mr. Szewczyk: So have them pay the money upfront and give it back to them if everything comes back okay. I just want the language to be cleaned up.

Ms. Adams: It will say, "*Rental of one table and six chairs - \$30 per day.*"

Mr. Roumy: Walmart sells the same table for \$22.

Mr. Szewczyk: If they want to come here and rent it, that's fine. I say keep it in there, change the wording and we'll see what happens.

Ms. Benjamin: Can we just make it \$10 per day?

Ms. Adams: Yes. The Board can set whatever fee you choose.

Mr. Szewczyk: I would like to charge \$10 a day.

Ms. Adams: \$10 a day for one table and six chairs and a \$50 deposit.

Mr. Szewczyk: Yes.

Mr. Sabol: That \$10 is non-refundable.

Ms. Adams: Correct. That will go into your revenue for the Fiscal Year 2022 budget under "*Miscellaneous.*" Actually, we'll put that under "*Clubhouse Rentals.*"

Mr. Sabol: Is that per household? They would get one table and chairs and if I come into the community, I would get table and chairs also.

Ms. Adams: It is one table and six chairs per household.

Ms. Benjamin: Per resident household.

Ms. Adams: Do you want to restrict it if one resident wants two tables and all of the chairs, because it would just be \$10 per set?

Mr. Roumy: Yes, \$10 per set.

Mr. Szewczyk: Okay.

Ms. Benjamin: Yes.

Ms. Adams: If you are having a graduation party or hosting Thanksgiving and you needed a couple of tables and chairs, that would cover it.

Ms. Benjamin: I'm fine with that.

Mr. Szewczyk: Yes.

Ms. Adams: So it would say, "*Rental of one table and six chairs - \$10 per day and a \$50 deposit.*"

Mr. Sabol: Okay.

Ms. Benjamin: That sounds good.

Ms. Adams: The next set of fees are the tennis fees that the Board recently considered. The Board considered fees that other nearby tennis facilities charge for tennis memberships. We have the current fee and then the proposed fee side-by-side.

Mr. Roumy: I have some calculations that I would like to walk you through very quickly. We have assumptions, annual in the first column, six months, three months and one month. Let's say annually, a family and a single guy has a membership for 52 weeks, two weeks' vacation, two weeks for rain days, two weeks for injuries and two weeks that they don't show up, the total would be 52 minus 8 or 44 weeks. For a family of two, that is 88 weeks because you have two people and your program is up to five people. I can't imagine five people in one family playing tennis. So if a family plays three times a week, Monday, Wednesday and Saturday morning, it means they play 264 times under the annual family rate. The old fee was \$350, which calculates to \$2 per day and the new fee is \$1,500 for the proposed fee or \$4.92 per play. Every time they play Monday, Wednesday and Saturday, it looks like they are paying \$4.92 compared to \$2 per day. Let's say that the single-guy has an annual membership and plays three

times a week or 132 times. The old fee is \$400, which comes out to \$3 every time he comes to play. I never heard of that. The new fee is \$749. So this is the annual membership. If you go to the six-month membership, if a family of two plays three times a week, it costs \$3 to play. The proposed fee is \$9.20 to play. If the single guy plays 20 weeks, because I gave him four weeks for not showing up and he plays 60 times, it comes out to \$4.33 to play. As you can see, there's a difference between the new proposed fee for a family and new proposed fee for a single player. Alright? When you go to the three-month package and the family plays for three months and three weeks off, it becomes nine weeks. A family of two plays three times a week for 18 weeks or 54 times. The old fee is \$180 or \$3.33 to play and the new one is \$18.60 to play. So the difference between the proposed rate is \$4.92 to \$9.20 to \$18.60 per play. The single guy who plays under the three-month package, plays three times a week for nine weeks. The old fee was \$4.31 and the new fee is \$12.30. For one month, the old fee was \$35. If he comes in three times a week, that is \$3 every time he shows up. It's a sin. When I spoke to the players I play with and I talk about these numbers, they say, "*We are okay with \$6 or \$7, but they are charging \$2.*" It's no wonder everybody is flying here to play tennis at the resident's expense. So what I'm asking the Board is if you can come up with around \$6 to \$7 for a family of two, around \$6 to \$7 for a single annual and around \$6 to \$7 for a six-month membership, then everything is proportional. Do you follow me? These numbers are crazy. They are all over the place. Some people are saying, "*I'm staying in this house and all of a sudden, I am charged with a family fee instead of a single fee.*"

Ms. Adams: Just for clarification, the fees that are listed in the tennis member user fee; the current fee and proposed fee, is for noticing purposes.

Mr. Roumy: I know. I understand.

Ms. Adams: Even as early as next month's meeting, we can bring back revised fees for the Board to consider and discuss based on that \$6 to \$7 per play range.

Mr. Roumy: I can clear the confusion for you. I am not proposing \$6 to \$7.

Ms. Adams: If you want to send me your spreadsheet, I can provide it to the Board and can approve it if the Board is happy with these assumptions regarding the number of plays based on the term of the membership. If you have a one-month membership, the assumption is you can play for three weeks.

Mr. Roumy: Let me give you an example. Plantation on 41 started a program for three months and are charging \$400 for the summer to join, which is reasonable. I said to some people playing tennis, *"You guys are playing practically for free. You pay \$2 every time you come and play here."*

Mr. Sabol: How much do they play every time?

Mr. Roumy: Sometimes they play two times a week and sometimes they play four times a week. This is just an assumption. They come here on Monday, Wednesday and Saturday. Eighty percent of the people that come here to play come on Monday morning, Wednesday morning and Saturday morning. So three times a week is the assumption. Some people come here five times a week. Some people come twice a week.

Ms. Adams: Correct.

Mr. Roumy: So in my opinion, it has to be changed.

Ms. Adams: If the Board would like, you can still approve your resolution with these proposed fees and this would be noticed in the newspaper. A 28- and 29-day notice is required for the rule hearing. It does not tie the Board's hands to these fees. They can come down from there. In the interim, staff can work with Supervisor Roumy regarding getting these memberships closer to \$7 per play and then the Board can look at what those proposed fees will look like for each different line item separate from your notice, which doesn't have a big impact on the Board's ultimate decision.

Mr. Szewczyk: I'm fine with that. Even if you lost 50%, which I think Bill mentioned, the fees are going up almost 100%.

Ms. Adams: Yes.

Mr. Szewczyk: That is going to wipe things out and we will have less maintenance to deal with on the court. I think that will wash out. I like the idea of Bill working with them.

Ms. Chichelli: Is the \$7 you are proposing comparable?

Mr. Roumy: I asked some people what's fair.

Mr. Sabol: When you take those people out there that are coming from somewhere else, that is making your program.

Mr. Roumy: Not at \$2.

Mr. Sabol: I suggest charging \$5. I don't know why you are opposed to doing that.

Mr. Roumy: Do you know how much it costs you to maintain these courts every day? \$60. So if you charge \$2 per person, you must have two on a court.

Mr. Sabol: So if you raise the fees, once you raise them, you are going to have 10 people playing.

Mr. Roumy: Who cares.

Mr. Sabol: You are going to ruin the program. That is not a good idea.

Mr. Roumy: I am looking out for the residents.

Mr. Sabol: We are not here to make money.

Mr. Roumy: No, no, no, I'm not here to make money either. \$60 every day comes out of your pocket to maintain these courts. I can give you the numbers. \$3 an hour for three hours per day is \$39 or \$5,000 per year for maintaining the courts. It comes out to \$21,000 or \$60 per day to maintain these courts out of your pocket. Okay? And only charging \$2 to come here to play, come on. Either you are fair or you are not. We are not going to allow non-residents to play here.

Mr. Sabol: Who you will have eventually is you and about five other people.

Mr. Roumy: I'm just telling you that it is not right for people who don't play tennis here, to sell the tennis program to them for \$2. People come from outside, from Punta Gorda and Englewood because it is cheaper here at \$2 per play. Come on!

Ms. Chichelli: So these are the numbers that are being proposed?

Mr. Roumy: We have to be fair. I asked the people what is fair and they said \$6 or \$7 a play. That's fine with us.

Ms. Chichelli: Because of the rate, people come here. That's why we need to work on the numbers. It is not too cheap or too expensive.

Mr. Roumy: We are not here to make money. We are here to balance everything. If it is costing me \$60 every day to play on these courts, I need to have some revenue coming in.

Mr. Sabol: If you are a non-member and you want to pay your fee, I don't care if you come in here and play 40 times. You are counting on each individual. When they complain, it is not about what you are charging them.

Mr. Szewczyk: I'm going to suggest that we bring back to the next meeting, these rates that are somewhere in the \$6 to \$7 range. Then as a Board, we can vote on them.

Ms. Adams: Yes. Just to be clear, there will be discussions again. You won't actually approve the rates until you have your rule hearing.

Mr. Szewczyk: Okay.

Ms. Adams: So if the Board chooses to approve the resolution tonight, we can kick off that process including the noticing, scheduling the hearing for August 14th and the Board has the ability to set the tennis fees that evening. As Lauren recommended, it cannot be higher than what you are proposing in your notice. Again, that notice runs in the paper. In reality, it is going to have very little impact on the Board's decision making. Next month, we would bring back fees for discussion, based on input from Supervisor Roumy, setting that \$6 to \$7 range. Maybe we can look at both \$6.50 or \$7 and what that will be for the Board's consideration. You won't be taking any action on it, until you have your rule hearing in August.

Mr. Szewczyk: The proposed cost for the annual package for a family is \$1,300 or \$4.92 per play. If we are going to be looking at getting it into the \$6 to \$7 range, do we need to change that now?

Mr. Sabol: No.

Ms. Adams: No. You can adopt a rate that is lower than what you noticed, but not higher.

Mr. Szewczyk: I know, but if are noticing the \$1,300 rate, which comes to \$4.92 per play, then we won't be able to raise that.

Mr. Roumy: Maybe \$5 will be fine.

Mr. Szewczyk: Do you know what I'm saying?

Ms. Adams: Yes. Your proposed fees are the higher amounts that Supervisor Roumy calculated.

Mr. Szewczyk: I'm saying we should get the \$4.92 per play in line with the \$6 to \$7 range before we vote on it.

Mr. Roumy: It could be higher.

Mr. Szewczyk: If it's less than \$4.92 per play, we won't be able to go higher, right?

Ms. Adams: I think Lauren's advice was to not go higher than what you notice in the newspaper.

Ms. Gentry: Higher for the annual.

Ms. Adams: Yes. For the family annual package, we can set it at \$2,000 for your notice. That is only for putting it in the paper.

Mr. Szewczyk: I know, but I just want that flexibility that if we as a Board vote that it needs to be increased slightly, will we be locked in?

Ms. Adams: We can put \$2,000 in the notice, but then next month, I'll bring back what they will look like based on \$6.50 to \$7.

Mr. Szewczyk: Okay.

Ms. Adams: The other consideration is the current tennis program is considering a family, up to five people. Do we have we any family memberships, Tamara?

Ms. Lorf: No.

Ms. Adams: There are a few family memberships, but it sounds like we don't have many.

Ms. Lorf: No.

Ms. Adams: Supervisor Roumy brought to your attention that perhaps a family package should be two people up to five. So that is a policy issue that is up to the Board.

Ms. Chichelli: Do we have five people paying for a family package right now?

Ms. Lorf: Not currently. I can provide our current membership list.

Ms. Adams: There are no family memberships?

Ms. Lorf: Typically it's usually a couple.

Mr. Szewczyk: Even if we get a family of four, something like that can be absorbed. I think we should just offer single or family memberships.

Ms. Adams: The family is classified as up to four people, not up to five. Is that what I'm hearing? Do we have consensus?

Ms. Benjamin: Are you saying that you would rather not see us classified as a number?

Ms. Adams: Yes.

Mr. Szewczyk: It is kind of like an insurance policy. Right? We could have a single, couple or family membership.

Ms. Chichelli: You get involved in the details. What is family considered?

Mr. Roumy: It should be a family of two.

Mr. Szewczyk: Legal residents.

Ms. Benjamin: If you have a child, obviously they don't have a Driver's License with their address, but if you are talking about four adults in a family, we could require documentation that they actually live in the same residence. I'm fine with that.

Ms. Adams: So what I am hearing the Board say is to take out any specifics, not specific numbers, but just say, "*Family, Annual Package*" and "*Family, Six-Month Package.*" It would not specify the number of people that are identified as a family. We understand that they would all live in the same household.

Mr. Szewczyk: I'm okay with that.

Ms. Benjamin: I'm okay with that. I think the likelihood that people are going to be taking advantage of that is slim anyway. That's my opinion.

Ms. Adams: Okay. I don't hear any objections. The changes that will be in the notice is clarification on a rental program at \$10 per day and changing the family annual package, for noticing purposes to \$2,000, to give the Board the flexibility to set the appropriate rate. Then you would take out the qualifier for the family of up to five. Your resolution also includes Amenity Facility Policy revisions. These revisions are tied back to the tennis policies that the Board has been considering for several meetings. You looked at the remarks from your Amenity Manager that were based on tennis player input and different documents. Then those were presented to the Board for Board Member comment and input. We provided a redlined version, although it's black, which is integrated into your Amenity Facility Policies. Those are the pertinent changes, but this is an opportunity if there are any other changes for the Board to consider them. You can make revisions even during your rule hearing on your policies.

Mr. Roumy: I have a few questions. On Page 2, the "*Non-Resident Annual User Fee,*" at the September 16 meeting, I asked how you calculated the annual user fee. So what is the number that you came up with?

Ms. Adams: It is 1 ½ times the highest O&M and debt service rates.

Mr. Roumy: What is the number? Is it \$200 or \$500?

Ms. Adams: It is 1 ½ times the highest O&M fee plus the debt service fee. If we look back at the Proposed Budget, it is the amount that was budgeted.

Mr. Roumy: How many other fee user members do we have?

Ms. Adams: There are none. This needs to be in place because it is a CDD.

Mr. Roumy: I know.

Ms. Adams: Every CDD in Florida makes provision for this non-resident annual user fee. It is almost unheard of for it to be utilized, but it does need to be in place for public access.

Mr. Roumy: Alright.

Mr. Szewczyk: Okay. Could we go page by page?

Ms. Adams: The only pertinent changes is the page we were just on, Page 2. It's blacklined so you can see the changes starting on Page 11 in the Tennis Facility Policies. So if the Board is comfortable with this for noticing purposes, again you will have an opportunity to make revisions when you go to your rule hearing.

Mr. Roumy: On Page 8, number 7 under the "*General Swimming Pool Rules*," it doesn't say that it is for residents and guests only. I'm referring to where it says, "*Showers are required before entering the pool.*" The shower doesn't work. I tried to use it and there is no pressure. At the September 16th meeting, I asked for a longer handle so if there is a little kid who wants to shower, they can reach it. So nothing has been done.

Ms. Adams: You have a new Amenity Manager now who is very productive.

Mr. Roumy: At the September 16th meeting, I also asked for higher pressure on the shower as well as a longer handle. I also asked for consistency. I asked for each item to be only for patrons or residents only, like bocce ball. It seems like it is open for everybody. Do we have them sign a waiver? When people come here and play basketball, does it say that it is for residents and guests only? It doesn't say it. So at the September 16th meeting, I asked all of these questions and there were no changes.

Ms. Adams: You are correct. The Board has reviewed these before. If you go back to your glossary page on Pages 1 and 2, it defines all of the terms.

Mr. Roumy: I understand that. We have nothing to say this is for residents only or for patrons and guests only for bocce or pickleball, for swimming or spa or basketball.

Ms. Adams: Supervisor Roumy, if you look on Page 4, it is under, "*General Facility Provisions.*" Point #2 under "*General Facility Provisions*" say, "*Amenity facilities are for patrons only.*" If you look back to patrons, it does define residents, registered guests, non-resident member users and tennis members. That language is a legal definition that ties back to the glossary.

Mr. Roumy: I understand. I like consistency. If you say it under the Tennis Rules/Amenity, it has to be said for bocce ball, pickleball and it should be said for basketball. There should be consistency. That's what I'm asking for. Alright?

Ms. Adams: Where are you seeing in the Tennis Facility Policies that it's not consistent? Because this has that special classification of tennis members.

Mr. Roumy: Under tennis it says, "*Tennis courts are for Patrons and Guests only.*"

Ms. Adams: Which page are you on?

Mr. Roumy: Page 11, Item 3 on the bottom. Okay?

Ms. Adams: I think this is more speaking to the guest per play.

Mr. Roumy: But you don't see it for fitness.

Ms. Adams: We can take out that first line where it says, "*Tennis courts are for Patrons and Guests only.*" Because we have the general facility provision that says, "*Amenities, which is inclusive of the tennis courts, patrons may invite guests.*" We will just start with, "*Patrons may invite guests per play.*" That way, it will be consistent and require fewer revisions.

Mr. Roumy: Again, it says, "*Pickleball is for Patrons and Guests only.*" It doesn't say that for bocce it or for basketball. I like consistency.

Ms. Adams: Okay.

Mr. Szewczyk: I have a question too and I will go through it quickly.

Ms. Adams: We are not time sensitive.

Mr. Szewczyk: In the General Swimming Pool Rules, on Page 8, I have an issue regarding ages all the way through this because there were some places where it was 18 and other places 15. I would like to get that cleaned up because I think the place that stood out was the gym where the age was 18. I would like to see that lowered to 15 because there are plenty of athletic high school kids that want to get in there and use that gym and I don't have a problem with that.

Ms. Benjamin: That language was ambiguous because it says, "*Patrons eighteen (18) years of age or older are permitted to use the fitness center during designated operating hours. No one under the age of eighteen (18) is allowed in the fitness center at any time without adult supervision.*" I believe that the signage in that room says 13?

Ms. Adams: The signage may need to be cleaned up, but what I hear the Board saying is that rather than the minimum age to use the fitness center being 18, you want to see that as 15, which is consistent with your other amenities.

Mr. Szewczyk: Yes, because all of the other amenities allow 15 years of age.

Ms. Benjamin: As a mother of teenagers, I would really like to see that.

Ms. Adams: Yes. We will look at that language to make sure that it is appropriate for 15 years of age or older.

Mr. Szewczyk: Okay. Just as Bonnie said, there is definitely an issue. Once we get these finalized, someone is going to have to go through the signage of the entire place to make sure that everything matches up because right now it doesn't.

Ms. Adams: Yes. Tamara has been looking at that.

Mr. Szewczyk: So going back to the "*General Swimming Pool Rules*," numbers three and four are redundant. I don't think we need number four.

Ms. Adams: Okay.

Mr. Szewczyk: It says, "*Glass containers are prohibited.*" Where are they prohibited?

Ms. Adams: On the pool deck. Do you want us to specify on the pool deck?

Mr. Szewczyk: Yes. Let me tell you why I'm bringing some of these things up. I've come up here after you guys leave on Sunday and Monday at 6:00 p.m. There are certain people that know that and they come up here. So as a Supervisor when I see something, I talk to people. So this past Sunday, I was verbally abused, called names and just ended up saying my peace, introducing myself as to who I was and walked away. The guy continued to hurl insults at me from across the pool. All I did was ask him to move his drinks from the edge of the pool back to the table. We used to have language in here that said, "*Within the splash zone*" or "*Within 6 feet.*"

Ms. Adams: Within three feet of the pool and spa perimeter is considered the wet pool deck.

Mr. Szewczyk: So that language needs to be cleaned up. Then the wife had the audacity to say, "*Well I have an email that says we can do this.*" I said, "*Let me see that email.*" So that was incident number 1. Incident 2 occurred the same night. This gentleman that had the motorcycle parked on the sidewalk with no license plate on it to play basketball. I don't recognize him. Then he went into the hot tub with a bottle of water and vaping. Okay? The

third incident, which may have something with Tamara's personnel, involved Courtney. She came and saw me because I complained about the spa and she came out to give me an update. Meanwhile, five little kids under the age of 5 jump into the spa while her back was turned. She didn't see it. After I finished with Courtney, I asked her to go over and take care of it. She said, "Yes." Well, the guy sitting next to me happens to be the father and he's like, "*Who are you?*" So again I had to introduce myself. He said, "*Why is that?*" I said, "*Because the rules are posted right there and you are supposed to be directly supervising people and they are all too young.*" Do we need to go any further? So I am up here doing my job as a Supervisor, being verbally abused and having insults hurled at me and that has to stop. It has to stop by when your people are on duty, they need to enforce the rules because I refuse to allow this place to start looking sleezy. So that is why I'm bringing these things up.

Ms. Adams: If Supervisors see that there is a consistent timeframe that is an issue, like for example, Sundays and Mondays starting at a certain time, that is something that amenity staff can work with security services on regarding their start time. So it is good that you bring that to staff's attention.

Mr. Szewczyk: Especially on a Sunday and Monday. My suggestion was going to be, "*Okay, we need to look at the hours and maybe bring security in on different hours.*" I know Bonnie mentioned this and I'm guilty of constantly blowing it off, but I think it's time that we take a serious look at a system to record the comings and goings. Because I know. I've been here 18 years and I know most of the people here. Some of the people coming in here after 6:00 p.m. on a Sunday and Monday are not residents. Okay? I didn't see any mention of food or drink. We used to not allow any food or drink on the wet pool deck. Then after I mentioned the 3 foot perimeter, he said, "*Oh, what do you have? A tape measure.*" That's when I finally walked away. Okay? If it's not written, we allowed food and drink at the tables. So maybe we need to state that.

Ms. Adams: Yes. We can clarify that.

Mr. Szewczyk: So this whole thing about drinking on the edge of the pool...

Mr. Roumy: Did you see the guy who had the big cooler?

Mr. Szewczyk: I saw the family. This was a couple.

Mr. Sabol: I have seen what Joe is talking about. I have been here 21 years and I've seen people come in with a jug, sitting in the hot tub and pouring their drinks. They are drinking

liquor sitting in the hot tub. I've seen that. I've seen a lady come in here and a couple come in with their dog. They brought their dog right into the pool area. I said, "*Ma'am, you are not allowed to bring in a dog.*" She said, "*I can do whatever I please,*" and then she came in with a dog. I told her who I was. She said, "*I don't care who you are.*" The dog came in. She said, "*I want to talk to someone in here. I can talk whenever I want and do whatever I want.*" I can give you names. I think it comes down to the point that Joe is making. When people are on duty, you need to go out there and straighten these people out.

Ms. Lorf: When you are guys are having issues, we have. We get the run around the next day when staff is trying to enforce the rules. They were really rude. It's hard.

Mr. Szewczyk: I understand that it's hard.

Mr. Sabol: It's not easy.

Ms. Lorf: Just so you know, we are trying. I do hear about it the next day. I heard that Cheryl went off on somebody. I said, "*Thank you for letting me know, but I know for a fact she was trying to get them out of the pool before 9:00 p.m. to shut it down.*" Along with the food part of it, in the current policy, it doesn't say that. It just says, "*No glass.*"

Ms. Adams: So what I heard the Board saying is we need to specify in the Amenity Policies that no food or beverage is allowed on the wet pool deck and food and beverages should be at the tables only.

Mr. Szewczyk: Yes, because it is mentioned later.

Ms. Adams: Residents can have food and beverages at tables or lounge chairs only.

Ms. Chichelli: That is also part of the Health Department. Right?

Ms. Adams: Yes. Having no beverages on the wet pool deck is probably on a sign.

Mr. Szewczyk: It says right there in number 4 on Page 10, "*No food or drinks are allowed to be consumed while in the pool/spa.*"

Ms. Adams: Supervisor Szewczyk, we will change that to, "*No food or drinks are allowed to be consumed in the pool/spa or at the wet pool deck.*"

Ms. Lorf: That is in the policy, right?

Ms. Adams: It is in the proposed ones.

Ms. Lorf: Okay. Good.

Mr. Roumy: On Page 9, regarding floats and rafts, I don't use the pool much; however, two weeks ago, it was too hot so I went to the pool and there were two rafts. Two people, a

husband and wife were on a six-foot raft. I wanted to go right by them. I had to push them. So the guy looked at me like I'm from Mars or something.

Ms. Adams: Right now, the way that the policy is written, it gives staff discretion to allow that. Does the Board prefer to never allow floats, rafts, snorkels?

Mr. Roumy: Yes, to be honest with you. If a guy has a lounge in the pool and you want to swim by them, you have to push them to go by them. So when I attempted to push them away, he looked at me.

Ms. Adams: Ultimately, this is a policy issue. In some pools only noodles can be used.

Mr. Roumy: Our pool is not a 50-yard pool.

Mr. Szewczyk: It's not an Olympic pool.

Mr. Sabol: I will give you an example. I was in the pool swimming and a ball hit me on the top of my head so I made a remark and the lady says to me, "*Boys will be boys.*" I said, "*What are you talking about lady?*" It's hard to pinpoint those people. It is hard to warn those people. I think maybe you have to restrict the kind of equipment in the pool.

Mr. Szewczyk: I think it's listed here that with staff approval and staff discretion based on the number of the people that are currently in the pool. There's no reason to have a six-foot float in there.

Mr. Roumy: It was a lounge chair.

Mr. Szewczyk: Again, it's a matter of enforcement.

Ms. Adams: It's a management issue.

Mr. Sabol: I will tell you something else. I've seen things going in that pool, which are actually prohibited. They have been told about and they say, "*I can do what I want.*" I've seen people walk from the office and say that staff permitted them. I thought it was actually removed.

Ms. Adams: This feedback is helpful for staff and it is a management issue.

Ms. Lorf: Going into what you are saying, I think it should be more specific what you are saying because people do abuse the current policy, so I'm glad that you are bringing it up because I'm right there. Some of it is vague.

Mr. Sabol: We are depending on you.

Ms. Lorf: That's okay.

Mr. Szewczyk: If we are going to clean this up, let's clean it up.

Mr. Sabol: Right.

Mr. Szewczyk: Are we done with Page 9?

Ms. Adams: At this time, do you want to leave it? You will be visiting these Amenity Policies in August and I want to leave it at staff's discretion that they manage that based on the number of people that are at the pool. If there are a number of people at the pool, they are going to have to restrict rafts and other play equipment, balls and things being thrown. If there is one person using the pool, obviously that person has more ability to use it with a raft.

Mr. Szewczyk: My question for Tamara would be would it be beneficial to your people to have it specifically noted so they can refer to it and say, "*Hey, it's right here,*" rather than at your discretion.

Ms. Lorf: Yes.

Mr. Szewczyk: Okay, so is that something we can work on later?

Ms. Adams: Yes, absolutely. I also want to note that your Amenity Policies include a provision for progressive discipline. If Tamara has the name of a resident who is abusing the Amenity Policies and not abiding by them, the first step is a verbal warning that is documented. Then it becomes a written warning with a caution that they can be suspended from the amenities and if they continue to violate the policies, they can be suspended from the amenities. If they come to the amenities while they are suspended, they can be trespassed and subject to being arrested.

Mr. Sabol: We did that several times. I did it several times. I believe there are three provisions. The fourth one is suspended permanently. Sometimes, those aren't strict enough. That's my general opinion because the first and second ones are one week or two weeks, things like that. We had a couple of instances here where we had to suspend people for three months at a time. I think we can't be too soft.

Ms. Adams: Yes. You want to have the right balance of people enjoying the amenities, but not abusing the amenities or keeping someone else from enjoying the amenities.

Mr. Szewczyk: Moving on to Page 10, again it's a matter of consistency. Number two, all of a sudden you have the age of 13. Let's make it 15 to be consistent as far as the age of the spa.

Ms. Adams: So we are raising the spa age from 13 to 15.

Mr. Szewczyk: Just to be consistent. We want to see the same age. I feel that a 15-year-old is old enough. Like I said before, when my son was 15, he would come up to the gym with

me all the time. Instead of the additional workouts out at school, he would do them here. So just allow that. I think the maximum capacity for our spa of seven people is on the high side. Seven seems awfully crowded now.

Ms. Adams: It's usually set by your operating permit that is issued by the Department of Health. So we can refer to that. It sets the capacity for your pool as well as your spa. We will reference that to confirm that it is consistent.

Mr. Szewczyk: As far as consistency, we have number 4, "*No food or drinks are allowed to be consumed while in the pool/spa.*" That same line should be listed in the wet pool rules. In the Fitness Center Policies, again, we are changing the age from 18 to 15.

Ms. Adams: I got that.

Mr. Szewczyk: However, it says, "*No one under the age of eighteen (18) is allowed in the fitness center at any time without adult supervision.*" It should say, "*Without direct adult supervision.*" I want the word, "*Direct*" to be included. Supervision is not sitting out at the pool while your kid works out in the gym.

Ms. Adams: But you want that changed to 15, right?

Mr. Szewczyk: I want it changed to 15, but I want that word, "*Direct*" in there just like if we have on our signs about supervising the spa. There should be direct supervision. They should be right there. So if you have a six-year-old, you shouldn't be on the other side of the pool. There should be direct supervision. You should be sitting right next to them.

Ms. Chichelli: We used to see the lady sleeping and the baby in the pool.

Mr. Szewczyk: That's all I have for Page 10.

Mr. Sabol: Okay.

Mr. Szewczyk: Bill, do you have anything?

Mr. Roumy: On Page 11.

Mr. Szewczyk: Lets go to Page 11.

Mr. Roumy: I have a question about the Tennis Facility Policies.

Mr. Szewczyk: I have something above that for the General Facility Reservation Policy. Do we need to say, "*Homeowner Associations; and Community Clubs*" in Lakeside Plantation?

Ms. Adams: We can add the language. We can put, "*Lakeside Plantation*" in front of each.

Mr. Szewczyk: That's all I had.

Mr. Sabol: I have seen the use of profanity, a lot and it is never corrected. There are a couple of smart aleck ladies that I know of that come from elsewhere. They are out there saying, “*damn this*” and “*damn you.*”

Mr. Roumy: Item 2 says, “*Shirts must be worn at all times. After tennis play, please clean your tennis shoes prior to entering the clubhouse.*” I would like to have it changed to, “*Upon leaving the tennis courts, please clean your tennis shoes,*” not waiting to come in with dirty shoes all the way from the tennis court to the clubhouse. I have a problem with Item 3, “*Each guest must check in at the Clubhouse to register and sign a liability waiver.*” Let’s say a resident does not play tennis and a family member is visiting their son or daughter and she’s staying at that residence for a week. He or she plays tennis and loves tennis and wants to play every day. How are we going to charge them because here it doesn’t say anything? There is no provision if someone is visiting someone who doesn’t play and it says that you have to be with them while you play, but the old lady doesn’t play tennis.

Ms. Lorf: These are some suggestions to the previous policies so it has to be brought to attention.

Mr. Roumy: I have a problem with that.

Ms. Adams: The concept would be that guests would have to be issued a guest access card. It doesn’t say that the resident would have to be with them to use the tennis courts. So they would sign their liability waiver and it’s a \$10 fee that’s refundable when they bring back their guest card. That identifies them.

Mr. Szewczyk: Does the resident have to come up here with them?

Ms. Adams: Yes, for the initial guest process, but then they have their guest card and that is what the amenity staff checks on when they see people on the tennis courts. So the resident has to come with them to register them as a guest, but they don’t have to come every time the guest wants to play tennis.

Mr. Roumy: Between 8:00 a.m. and 12:00 p.m. Sunday morning, no one is around to check guest passes.

Ms. Adams: You are correct. It would have to be other hours during the weekend when the clubhouse is staffed.

Ms. Lorf: Or they can do it prior. We do have residents that register the guest prior to getting here and when they do get near the guest, they have to come in and sign those waivers.

Mr. Roumy: How are we going to get staff onsite on Sundays?

Mr. Sabol: I don't know. People come in on Sunday, is that what you are talking about?

Mr. Roumy: Yes.

Mr. Sabol: Could they come and sign the waiver after they are done playing?

Mr. Szewczyk: Somehow, we can make some kind of notice and put it out in an email once in a while, if you have guests coming in.

Ms. Adams: They should give them the hours to register.

Mr. Roumy: I would love to see two cameras; one on Courts 1 and 2 and one on Courts 3 and 4. You come in at 12:00 p.m., see who is there and then you charge them. You tell them on Monday when you see them, "*You play, you pay.*" In my book, you want to play, you have to pay. Okay?

Mr. Szewczyk: Alright. Is there anything else on Page 12?

Ms. Chichelli: What is the difference between "*b*" and "*c*" at the top of Page 12? "*b*" says, "*Residents Non-Resident Members*" and "*c*" says "*Tennis Members non-residents.*" Isn't that the same thing?

Ms. Adams: No. The "*Tennis Members non-residents*" are people who live outside of Lakeside Plantation, but who pay their tennis membership fees. The first classification are residents. The "*Non-resident member*" classification is one that we don't anticipate will be used, but it is there to provide public access. So the language has to be in the Amenity Policies. The first group are residents and non-resident members, who are not tennis members, but the people who would pay one-and-a-half times the O&M fee plus the debt service fee equivalent and then renters with partial privileges.

Ms. Chichelli: The first one, residents can bring up to three guests. Then the tennis members, non-residents can bring one guest.

Ms. Adams: Yes. So if you as a resident have more privileges, you as a resident can bring three family members or three friends to the tennis court, but if somebody pays for a tennis membership and they don't live here, they can only bring one guest. That is what is proposed, but it's a policy issue.

Mr. Roumy: This is all nice, but who is going to control it? How are we going to control it?

Ms. Lorf: We have been controlling it and going out there. I've heard about it.

Mr. Roumy: Who is coming here twice a month and who is coming three times a week?

Ms. Lorf: These are getting more specific and suggestions.

Mr. Roumy: They are suggestions, but you should have control of the suggestion. Now that we have a suggestion, we have to go by it. Who is going to control it?

Ms. Lorf: We will enforce them.

Ms. Adams: It's up to the Board. You're right. It's not an easy task to enforce policies that the Board implements. The Board implements the policies and then it's up to staff to implement procedures to enforce the policies.

Ms. Chichelli: We have to make sure that the people know about this.

Mr. Roumy: If they say that they come three times a month, how do we know that they came in three times a month? Maybe they came in two times a month? Who knows? It looks nice on paper.

Mr. Szewczyk: We could go to a card system.

Ms. Lorf: Yes, that's a great idea

Mr. Szewczyk: They would be registered every time that they open the door.

Mr. Roumy: There are 27 tennis courts in Sarasota. You have to rent a car to get to those 27 courts. Also on Page 12, "*Guests under the age of 15 are not allowed to use the tennis facility unless accompanied by a patron Eighteen (18) years of age or older.*" So what happened between 16 and 18?

Ms. Adams: So if you are 16 or 17, you don't have to have an adult with you.

Mr. Szewczyk: If you are under 15, you need someone over 18.

Ms. Adams: So if you are 15 or 16 or 17, you can come and play tennis.

Mr. Roumy: It's confusing, but it's okay with me.

Ms. Adams: Okay.

Mr. Roumy: 14c says, "*Wait outside the entrance gate and politely inform the players that you have a reservation time.*" How are they going to be at the entrance gate and tell someone on Court 1 to get off the court? It's not possible.

Ms. Adams: How do you think it should read, Supervisor Roumy?

Mr. Roumy: It should say, "*Wait outside the court entrance gate,*" instead of entrance gate.

Ms. Adams: Okay. We can make that change.

Mr. Roumy: I have a problem with the reservation system. The reservation should start at 8:00 a.m., 10:00 a.m., 12:00 p.m. and 2:00 p.m. I see when I make my reservation, people start at 9:00 a.m. Most people make a reservation from 9:00 a.m. to 11:00 a.m. It should not be allowed to start at 8:00 a.m. because you are filling to 8:00 a.m. to 9:00 a.m. If someone wants to play from 8:00 a.m. to 10:00 a.m. and someone wants to play from 9:00 a.m. to 11:00 a.m., they can't play. Reservations should be on even numbers; 8:00 a.m., 10:00 a.m., 12:00 p.m., 2:00 p.m., 4:00 p.m. and 6:00 p.m. and 8:00 p.m. We cannot not have any reservations and it should be for one hour.

Mr. Szewczyk: By saying one hour, that eliminates your problem because then it's either 8:00 a.m. to 9:00 a.m. or 9:00 a.m. to 10:00 a.m. and that time is still there.

Mr. Roumy: They cannot play tennis.

Mr. Szewczyk: I understand that, because tennis for an hour is not happening.

Mr. Roumy: No it's not.

Mr. Szewczyk: So I agree with you that it should be a maximum of two hours. If you do that, then yes, go to the even number reservations. This way that is cleaned up and consistent.

Ms. Adams: Okay.

Mr. Roumy: It should start always at 8:00 a.m., 10:00 a.m., 12:00 p.m., 2:00 p.m., 4:00 p.m., 6:00 p.m. and 8:00 p.m.

Mr. Szewczyk: Okay.

Ms. Adams: That is in the scheduling software.

Mr. Roumy: One Page 12, it says, "*Players are responsible for the "grooming" of their court, including brushing and re-lining prior to end.*" It should say, "*Before the end of the session time.*" If they play from 8:00 a.m. to 10:00 a.m., by 10:00 a.m. other people are coming onto the start. So they can start brushing the court five minutes before that session, and not wait until someone says, "*I want to bump you. It's 10:00 a.m. and it's my time.*"

Ms. Adams: We got it. It will say, "*Players must end game and brush court by end of end of the session time.*" Alright. Also, they should be off of the court by the end of the session. If it's 10:00 a.m., get off of the court.

Mr. Szewczyk: Okay.

Ms. Adams: And exit.

Mr. Roumy: I'm done.

Ms. Adams: Are there any other changes?

Mr. Szewczyk: Yes. In the Basketball Facility Policies, there is no guest policy. I think we need one.

Ms. Adams: If we go back to the general facility provisions, number two should cover it. It says, *"Amenity facilities are for patrons only. All Patrons may be required to present their ID cards or guest passes in order to gain access to the Amenity Facilities. Patrons and Guests must also present their ID cards or guest passes upon request by staff while at any Amenity Facility."*

Mr. Szewczyk: How many guests are they allowed? I'm recommending that a resident carrying a pass be allowed three people as guests to play basketball. That's a 2 on 2 game. I know that there are people coming from neighboring communities because it is a free basketball court.

Ms. Adams: So patrons are permitted.

Mr. Szewczyk: If we had a card system, that eliminates it. So I would just like to see a guest policy built in.

Ms. Adams: Patrons are permitted up to three guests per day.

Mr. Szewczyk: Per session. That was the only change I had. For some of those games, you have a 3 on 3 four on four and I guarantee that there's maybe one resident in that group. So I would like to see that change.

Ms. Adams: Yes.

Mr. Szewczyk: Also, on number four, it says, *"basketball use only,"* and that contradicts the fact they have a pickleball team also.

Ms. Adams: How about the basketball facilities for sports courts only. That includes basketball and approved sports.

Mr. Roumy: For resident and guests only.

Ms. Adams: It says that the basketball facilities are for the play of approved sports only.

Mr. Szewczyk: Okay. On Page 14, there are cleanup items with the ages. Number 13 on Page 14 says, *"Guests under the age of 18 are not allowed to use the pickleball facility."*

Mr. Adams: You want to change that to 15.

Mr. Szewczyk: Yes. It is a matter of consistency. On Page 14, provision 5, change the age from 18 to 15.

Ms. Adams: It sounds like there are no amenities that you want to restrict someone being able to use on their own under the age of 15. You want to keep it at 15 for everything.

Mr. Szewczyk: Yes. This way it is one age and I don't have to go back. That needs to be cleaned up.

Mr. Roumy: I play a lot of pickleball, but what are "*Dead balls?*"

Ms. Adams: I do not play pickleball.

Mr. Szewczyk: It is a cracked defective ball.

Mr. Roumy: There's no such thing as a dead ball.

Ms. Adams: We can take out that line because if it says, "*Players must clean up after play,*" it's implicit of anything they use.

Mr. Szewczyk: I already mentioned for bocce going with the consistent age. Does anyone else have anything on Page 14?

Ms. Benjamin noted Number 9 says, "*The pickleball facility is for the play of pickleball only.*"

Mr. Roumy: Is pickleball like the tennis program where you have to buy a membership?

Ms. Adams: No.

Mr. Roumy: They are totally wrong when they say, "*Patrons.*"

Ms. Adams: You have to go back to the glossary.

Mr. Roumy: Everyone is a patron; non-residents, members, paying members, etc.

Ms. Adams: A patron is a resident, guest, non-resident member, tennis members and renters who are 18 years of age and older.

Mr. Roumy: There is non-resident member.

Ms. Adams: But we have to have that language in the Amenity Policies to provide for public access.

Mr. Roumy: They are paying. They come here and play for free.

Ms. Adams: No. They have to pay to be a non-resident member.

Mr. Roumy: Like tennis?

Ms. Adams: No.

Mr. Szewczyk: They are a member.

Ms. Adams: It has to be in there. The Board does not have the ability to take out the non-resident member access because you have to have a provision for public access. It ties back

to the bonds that you issued as a special purpose government created pursuant to Chapter 190 Florida Statutes.

Mr. Roumy: Who is monitoring pickleball? I pass by there every morning and it's packed. I see people coming in with cars and motorcycles and playing pickleball. I don't know anyone that plays.

Ms. Chichelli: I know someone. I can check and see what they do.

Mr. Sabol: In general, it's very hard for one person or two people to look at everybody everywhere.

Ms. Adams: That's why the amenity access cards have become such a consideration among Board Members.

Mr. Roumy: I go in, pass the card to the guy outside and approach him again.

Mr. Szewczyk: You know what? There's a way around everything, okay, but if we can get 80% under control then Tamara and her staff only have to look for the 20%.

Ms. Lorf: Most of those card systems are file systems. They will print out a log, so you can see if the same card is being used.

Mr. Szewczyk: It is used three times to enter; meanwhile, it is never used to exit. So what is going on here?

Ms. Lorf: Yes. Cameras in place are seeing the actual person with the card.

Ms. Benjamin: Technology is amazing. It is definitely where we should be going.

Mr. Szewczyk: On Page 15, the Fishing Policy, is "*Residents*" the proper word?

Ms. Adams: That's a good question. It should be "*Patrons*." Thank you, Mr. Chairman.

Ms. Chichelli: There is no age restriction for the card room.

Mr. Szewczyk: I say we put an age in there of 15.

Ms. Adams: The remaining pages are tied to statutory compliance regarding suspension and termination rules. So there is not a lot of flexibility with these.

Ms. Chichelli: I just one more thing in the fishing policy. What about remote-controlled boats. Those are very noisy.

Ms. Adams: This is a policy issue, if the Board would want to restrict remote controlled boats.

Ms. Lorf: I haven't seen anyone use a boat out there.

Ms. Chichelli: I do see it.

Mr. Szewczyk: I have one.

Ms. Chichelli: Is it noisy:

Mr. Szewczyk: No. There are some noisy fast boats.

Ms. Chichelli: Someone has a very noisy one and it's remote controlled.

Ms. Adams: Does the Board want to take out the ability of residents to use remote controlled boats?

Mr. Szewczyk: I don't see anyone using them.

Ms. Benjamin: I don't either.

Mr. Szewczyk: If taking it out resolves your problem, we can do that.

Ms. Adams: It's a policy issue that is up to the Board.

Mr. Szewczyk: Take it out.

Ms. Adams: So it will say, "*No watercrafts of any kind. No remote control boats.*" If you approve the resolution, the Board will be scheduling the rule hearing in August. That's when you will be adopting the rules in final form. So these revisions will come back. The next step after they are finalized is communicating to residents what the policies are. So if there were things like email blasts and staff making residents aware, the key is to try to promote as much voluntary compliance as we can and then do some targeted enforcement where there are issues. There are a broad range of issues that are being addressed with the policies. With the input from the Board regarding the fee schedule and your Amenity Policies, would the Board want to consider approving Resolution 2021-04, setting the rule and rate hearing for August 18, 2021 at 6:00 p.m.?

On MOTION by Mr. Szewczyk seconded by Ms. Benjamin with all in favor Resolution 2021-04 Setting a Rule and Rate Hearing for Amenity Policies and Tennis Fees for August 18, 2022 at 6:00 p.m. at this location was adopted.

SEVENTH ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of April 21, 2021 Meeting

Ms. Adams: We have a draft of your minutes from April 21, 2021. Are there any corrections?

Mr. Szewczyk: I have two. The first one is on Page 8. The minutes reflect that Resident Debra Johnson is speaking. It was not her. I don't know who that was. That was the woman that was trying to talk and Debra Johnson was the one behind her saying, "*You can't talk now.*"

Ms. Adams: We will take out Resident Debra Johnson, Scarlett Avenue and just put, "*Resident,*" since we don't know who that was. My other correction was on Page 49. I believe that was Mr. Sabol speaking about the roofs and deductibles.

Mr. Szewczyk: That was all I had.

Ms. Adams: Are there any other comments? Hearing none, we need a motion to approve the minutes, as amended.

On MOTION by Mr. Roumy seconded by Ms. Chichelli with all in favor the Minutes of the April 21, 2021 Meeting were approved as amended.

B. Approval of Check Register

Ms. Adams: Included in your agenda packet under Tab B is your Check Register from April 1 to April 30, 2021 in the total amount of \$52,563.66. Earlier today, you received a detailed explanation and invoices via electronic mail. The invoices are included in your agenda package. Does the Board have any questions regarding your Check Run Summary?

Ms. Benjamin: I didn't see anything from the Florida Department of Revenue. I don't know if I missed it.

Ms. Adams: Was it for the special District fee?

Ms. Benjamin: I don't know. On the summary of invoices it says, "*Sales and Use Tax*" for \$163.66.

Ms. Adams: That was an automatic draft. I can follow up and send that invoice to the Board under separate cover, if it was not included in what was distributed today

Ms. Benjamin: Okay.

Ms. Adams: That was paid with an electronic fund transfer. Are there any other questions from the Board Members? Hearing none, we need a motion to approve the Check Register.

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

C. Balance Sheet and Income Statement

Ms. Adams: Included in your agenda packet are the unaudited financials through April 30, 2021. You recently reviewed your financials as you were looking at your Proposed Budget. This is for one more month into the current fiscal year. It shows your Combined Balance Sheet, which is your cash balance for your Operating Fund as well as your Capital Projects and Debt Service Funds. It has your adopted pro-rated and actual spending to date. No action is required by the Board, but I'm happy to answer any questions.

EIGHTH ORDER OF BUSINESS

General Audience Comments

Ms. Adams: This is another opportunity for any members of the public to comment to the Board of Supervisors. If you have any comments or information that you would like to share, this is an opportunity to do so. I do not see any.

Mr. Szewczyk: Is anyone on the phone?

Ms. Adams: I hope Lauren is on the phone. Are there any public callers on the phone who would like to make a comment? Hearing none,

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Adams: We have Lauren on the line for the District Counsel report?

Ms. Gentry: The only update that I have for you as we always do, Hopping, Green & Sams has been monitoring the recent Legislative Session. A number of bills were passed that will result in small changes to District operations such as reporting requirements. There was nothing enacted that will impact your day-to-day operations in a visible way. At this point, we are waiting for Bills to be signed into law and once that happens, we will be working with your Management Company to implement any changes that might need to take place. At your next meeting, I will plan to have a more detailed list for all of the Bills that were signed into law and what changes you might see as a result. So stay tuned. That is all I have to report, unless there are any questions.

Mr. Szewczyk: I guess in general we were going to discuss any CDC guidelines regarding what we should open up.

Ms. Adams: Lauren, do you have any recommendations in terms of amenity access for residents and renting the Clubhouse. Now that COVID restrictions have been lifted by Governor DeSantis and restrictions have been loosened by the CDC for vaccinated adults. I think Chairman Szewczyk is asking for your input on any recommended restrictions from a legal perspective or lack of resurgence.

Ms. Gentry: As you might imagine, the District has a good amount of flexibility at this point with the recent Executive Order that removed any county or city restrictions on what businesses can be opened and what mask requirements are in place. All city and county orders have basically no effect after the Governor's recent Executive Orders. So, the District has a great deal of flexibility. There is also the COVID liability bill that provides District with widespread protection from lawsuits. Basically what that Bill says is if someone wanted to sue the District and claimed that they contracted COVID at your facility, they would need to have a note from a doctor that says this person contracted COVID at your facility. Even if they had that note, if you could show that you were trying in good faith to comply with any of the standards that are out there, you are immune from the lawsuit. Even if you couldn't show that you are acting with that good faith attempt to comply, they would have to show gross negligence in order for you to have liability, which is a very high standard. So from a liability perspective, the District has a lot of flexibility as to what it opens and what restrictions they have now. That doesn't mean it's a free for all. We are still nationally battling COVID, so we are recommending, at a minimum, signage. If the District feels that it is appropriate after looking at the conditions in your community that you still have limitations, you still have some increased cleaning policies. Perhaps you recommend that people social distance in your facilities. All of those types of restrictions are still permissible, but you are not required to have them. For the Board's purpose, it is a matter of going with what you and staff are comfortable with at this point.

Mr. Szewczyk: Okay. If staff is comfortable with keeping the place clean, I'm in favor of opening back up. We are all sitting up here without masks.

Ms. Adams: Basically every Floridian adult who wants to get a vaccine, has had that opportunity to get fully vaccinated. Is the Board comfortable with removing any capacity restrictions and not requiring social distancing or making based on the current situation?

Mr. Szewczyk: I am as long as staff is. If you guys are comfortable with it, then it's okay.

Ms. Chichelli: Right now, they are just suggesting that non-vaccinated people continue wearing masks, but if you are vaccinated, you are okay.

Ms. Adams: It's primarily on the honor system.

Ms. Chichelli: Okay.

Ms. Adams: Based on legal counsel's recommendation, we will continue to have signage in place regarding the current CDC signage for COVID-19 at key amenity locations. Other than that, there will be no restrictions due to COVID. That also gives staff the flexibility to plan indoor events for residents now that we are in the summer months. Sometimes rain can interfere with outdoor planned activities. So it is nice to plan for events that can take place indoors.

Ms. Benjamin: Would we be required to provide any waivers?

Ms. Adams: There is no special waiver. I think Lauren largely addressed the liability waiver, based on the legislation that was passed related to COVID-19 lawsuits, which is very favorable for the District.

Ms. Chichelli: If people want to continue wearing masks, they can.

Ms. Adams: Absolutely. There is no prohibition on wearing a mask.

Mr. Szewczyk: Do we need a motion to lift capacity limits?

Ms. Adams: I think we can take this as Board direction as we have it on record that there was discussion and Board direction regarding COVID restrictions or lack thereof.

Ms. Benjamin: So everything is going back to normal.

Ms. Adams: Yes.

Ms. Lorf: I keep getting calls from people who want to book the ballroom.

Mr. Szewczyk: We are back in business.

B. District Manager

i. Action Items List

Ms. Adams: The Action Items List was included in your agenda packet under Section B. I would be happy to answer any questions. It was distributed to the Board Members in advance of the meeting. Are there any questions or areas that you would like for me to amplify? Otherwise, I'm going to defer to the Amenity Manager for the Amenity Management Report.

ii. Presentation of Number of Registered Voters – 904

Ms. Adams: There is a letter from the Supervisor of Elections office for Sarasota County identifying 904 registered voters within the Lakeside Plantation CDD as of April 15th. This is the most relevant to Districts because when you get to 250 registered voters and six years of being established, it triggers a turnover process where the Board goes from being landowner controlled to being qualified electors in the District. This District is well past those thresholds.

C. Amenities Manager – Monthly Report

Ms. Adams: Also included in the agenda package is a copy of the Amenity Manager's Report. As usual, Tamara and her team have been very busy with maintenance issues with special events, all of the different items and projects that have been discussed and approved by the Board at the meeting. Tamara is here and happy to answer any questions regarding the Amenity Manager's Report should there be any.

Mr. Szewczyk: Under the "*Facility Update*," number five pertains to the sidewalks.

Ms. Lorf: Yes.

Mr. Szewczyk: I noticed on the way in some orange markings on the sidewalk on Plantation Boulevard. We are not responsible for those. Did we make those marks?

Ms. Lorf: I was out onsite yesterday because they finally responded to the potholes on the road and sidewalk. I pointed that area to them yesterday.

Mr. Szewczyk: I just wanted to make sure that we were paying for something we weren't supposed to.

Ms. Lorf: We're not.

Mr. Szewczyk: Did we find out who is responsibility for cleaning up that sign out there? I'm referring to the one by the gas station.

Ms. Adams: I thought it was a street sign.

Ms. Lorf: We cleaned the street signs.

Ms. Adams: A street sign was brought up, but if a street sign is dirty, the easiest thing to do is for our maintenance staff to clean it.

Ms. Adams: Did you have a question, Supervisor Roumy?

Mr. Roumy: Yes, with Item 10. I see that Welch has given a quote for tennis court resurfacing. Please don't fall into the trap. The courts are okay, but needs attention. Three or four years ago, we spent \$17,000 to resurface these courts. Also, what are we doing with the tennis light poles?

Ms. Adams: This is for the tennis light poles that have rust and have been aging for a number of years. This would be under consideration for a future capital replacement of the light posts.

Mr. Roumy: What about the wind screen and awnings in Item 16?

Ms. Lorf: The wind screens were installed by staff and the awnings were ordered, but they are 13 weeks out.

Mr. Roumy: Will they be placed every 10 feet?

Ms. Lorf: The ones that were approved were placed six feet on each side. There will be four 4x6s.

Mr. Roumy: Who is going to install them, Welch?

Ms. Lorf: Yes. I called the one you proposed. He never came out and did not respond. I'm moving ahead instead of waiting.

Mr. Roumy: The wind screens?

Ms. Lorf: Yes. Dennis and his staff put them up and he knows they have to come down.

Mr. Roumy: The simplest way is to roll them up and down?

Ms. Lorf: Yes.

Mr. Sabol: What color did we decide on those awnings?

Ms. Lorf: Blue because it will match the other blue.

D. Landscape Maintenance Update

Ms. Adams: Supervisor Chichelli has been regular meeting with Bloomings and noting landscape items that have been completed or that are in process or landscape contract compliance items. So we just wanted to add this to the agenda each month in case there are any items to report. Supervisor Chichelli, did you have any items that you wanted to mention to the Board?

Ms. Chichelli: Well, I wanted to make sure that you know the grass that was mentioned at the last meeting in the Scarlett area, was not cut by the landscaper because they thought it was part of the single-family homes. Now they are moving that area.

Mr. Szewczyk: Okay. You might want to pass on to them that cutting includes edging and weed whacking along the edge of the preserve. If you take a look at it now, there is some tall grass that looks like they didn't even bother weed whacking it for the last month or two. I do have some comments regarding that.

Ms. Chichelli: The other thing we are working on, so there is not much to report. Like I mentioned before, the flower beds were changed last week.

Mr. Szewczyk: Could we space them out any further? I have nothing against you.

Ms. Chichelli: I noticed that.

Mr. Szewczyk: I thought that was ridiculous. I used to own a landscaping business and I constantly argue with my wife on how close you are supposed to grow. I thought they were spread out far.

Ms. Chichelli: There was a dead Palm tree in Lakeside Plantation in Tara. It was removed at no charge. There are also some bushes coming from Toledo Blade between the sidewalk and the road that looks ugly. They were removed and replaced. There will be no charge for that. There were some weeds growing in the fountains. They have been cleaned and will continue to be cleaned. There are some bushes dying where the flat area is. I requested a quote. There were three to five. I can't recall the number. They are giving us a quote to replace them. I spoke with Tricia before the meeting about the area next to the pickleball court. People are using that sidewalk and the grassy area is ugly. They may be placing some pavers.

Ms. Adams: Yes, some large square walking pavers like flagstone.

Mr. Szewczyk: Okay.

Ms. Chichelli: Just to make it look nice. The question is where to move the grass because the area is too small. They may move it to the other side of the pickleball court.

Mr. Szewczyk: Or maybe get an additional bike rack. One or two people are parking their bikes straight up against the building. School is ending, so we might not need them immediately, but maybe we should think about it when school starts back up to get another bike rack out there so at least it stays organized.

Ms. Chichelli: People are coming from the other side of the tennis courts and damage the bushes along the fence. What are we doing now with that area?

Mr. Roumy: You have to move those bushes at least 4 feet away from the courts.

Ms. Chichelli: Is there something that can put to stop the sand from coming out of the courts?

Mr. Roumy: No, we can't because once he drains it, the material has to find a way to move away from the pool. The court has to be higher than the outside. So if the fence is higher than the courts, then you ruin the courts. It always has to be higher than the ground.

Ms. Chichelli: It is. That is why this side is coming down.

Mr. Roumy: The dirt that comes out of the court kills any plants. So nothing will grow. My suggestion is what you planted over there is too close to the fence. It either has to be removed or pushed away from the fence. So if they come back, normally they will come back and clean the trench behind the fence. That trench has to be cleaned for the tennis court to breathe so the water can fall.

Ms. Lorf: We are talking for the entranceway. So the stump was just removed, but there are some plants there.

Mr. Roumy: It is too close to the fence.

Ms. Lorf: Yes.

Ms. Chichelli: I know that's an area where everyone walks and sees it right away.

Ms. Lorf: Can we put some pavers there, like we have at the other side of the entrance?

Mr. Roumy: Obviously if you put in a small fence between the court and the air conditioner, you can mulch the whole thing. Kids can run. You don't need grass there.

Ms. Lorf: Maybe mulch could go there once the bushes are removed.

Mr. Roumy: We have a huge drain there, so mulch is not going to work.

Ms. Chichelli: We will continue thinking about it.

Mr. Szewczyk: As far as the landscaping, there are some dead areas of Bougainvillea out front. They are obviously dead, so that area needs to be pruned. I used to enjoy looking at the center median coming up Lakeside Plantation. We can put grass in that section as a lot of areas are dying out. So I'm a little disappointed. We need to spruce up our streets.

Ms. Chichelli: The grass died because recently we had a lot of water, which affected that.

Ms. Adams: That irrigation well was repaired before the last Board meeting.

Mr. Sabol: Let me tell you something about Bougainvilleas, because I have a beautiful Bougainvillea plant. I watch it continually. What you have to do is dig under those bushes to get the feeder bush to come out, if they would do that.

Mr. Roumy: Dennis is doing a great job and I really appreciate him showing up on Sunday morning at 8:00 a.m., to look at the tennis courts because last week and the week before they were not done properly. He made sure that the tennis courts were in good condition. So I commend Dennis.

Ms. Lorf: Thank you.

Mr. Roumy: One thing that I have to bring up is what Dennis brought up to me. The tennis court vendor thought he had the privilege of not paying to use an amenity. I don't know where they got the idea that he has to pay. Maybe I misunderstood him.

Ms. Lorf: It was addressed to me, so I brought it up with him. There's no word in any policies, but I'm glad you brought it up. Staff can use the amenities or it could come to the tennis people who have privilege to play on the courts or not. I'm glad you brought it because there's nothing written.

Ms. Adams: We would want to look at his agreement. Did you read his agreement to see if was included?

Ms. Lorf: There's nothing anywhere.

Ms. Adams: Typically amenities are for residents and registered guests. They are typically not for staff. It is a Board policy issue, but typically staff are not allowed to use amenities.

Mr. Roumy: It is a privilege and they be paying.

Ms. Adams: Then we can bring back a proposed amendment for his agreement because that would be unique just to one employee.

Mr. Roumy: Yes.

Ms. Benjamin: I don't think that's fair. If we allow privileges like that to one employee for one amenity, then we have to open up all amenities to staff. It's just fair.

Ms. Chichelli: Maybe they want to use the gym.

Ms. Lorf: There's nothing written.

Ms. Adams: What we do have are the Amenity Policies that are explicit about who can use the amenities. Staff is not included.

Mr. Roumy: It's a privilege.

Ms. Benjamin: I get that because it's Lakeside Plantation. If we are going to make accommodations for one staff, we have to do it for all.

Mr. Roumy: How many do you have on staff?

Ms. Lorf: There are seven total.

Ms. Chichelli: You cannot do it just for one.

Ms. Benjamin: What about if Tamara wants to use the gym or the pool?

Mr. Roumy: She can. It's a privilege.

Ms. Adams: There is not a privilege right now for staff to use amenities. Amenities are for residents and qualified patrons.

Mr. Roumy: I think that should change. If Tamara wants to use the gym for an hour on her lunch hour, she can use it. Why not? It's a good image for the club.

Ms. Benjamin: I don't have a problem with it.

Ms. Adams: It's getting late and this is not an agenda item. Would the Board like for staff to confer with legal counsel and make this an agenda item for next month's Board meeting for consideration?

Mr. Roumy: Yes. I would love to see staff using the gym.

Mr. Szewczyk: I'm in favor of it.

Ms. Adams: So the plan is we will confer with legal counsel and add this to the June agenda.

Mr. Szewczyk: That's fine.

Ms. Chichelli: I just have one more question. Joe, you were saying that we need to make the entrance nice. So if we need to replace that grass, we should replace it.

Mr. Szewczyk: They are going to give us a quote. A lot of times, if we water it, it comes back. I just saw a lot of ground coming up today in the center areas. So let's give it a little time before we decide.

Ms. Chichelli: Okay.

Mr. Sabol: I would like to go back to the Manager's Report. Are you having any problems with your computers or your cameras? I understood that they are not working properly.

Ms. Lorf: Yes. The staff computer and the security computer are shutting down quite often now. So we are not able to make passes right away. We are having issues with the printer as well. I am starting to put some quotes together because those are going. The security cameras should really be backed up into the cloud now to get us more into the future. I was looking at host names. Instead of LakesidePlantation@verizon.net for the email, it would be more official like Office@LakesidePlantation.com. The computers are going down.

Mr. Sabol: The cameras are not working?

Ms. Adams: Staff is gathering information. The Board will see proposals at future meetings. There is no proposal ready at this time.

Ms. Chichelli: This doesn't have anything to do with us changing to Comcast?

Ms. Adams: No.

Ms. Lorf: They have been scheduled to come out. There was an issue because they are still showing on Google Maps at 2200 instead of 2800. So that postponed them. They are supposed to be here on Monday.

Mr. Roumy: How far are we from completing the directory?

Ms. Lorf: We can go ahead and start it now. I had an official one today. I took suggestions from everybody, so we can get that going.

Mr. Roumy: Tricia, do you know how the *Reserve My Court* should be as a link?

Ms. Adams: It's fine with me.

Ms. Lorf: It's just a hyperlink. However, tennis members that are non-residents will not be in that directory because it is a resident directory.

Ms. Adams: There is still a different link for them, right?

Ms. Lorf: Not currently. It only has residents. That is why it took us two days for us to approve it and ensure there were only residents.

Ms. Adams: We will have to work through that issue.

Mr. Roumy: It's food for thought.

Ms. Lorf: Yes.

Mr. Roumy: What about a guy who got divorced and his name is still on the deed and he plays tennis? Is he a resident or non-resident or a patron? What do you call him? He doesn't reside there anymore, but his name is on the deed.

Mr. Szewczyk: He is still a homeowner.

Mr. Roumy: I don't know. I was just asking. He is not a resident nor the owner.

Ms. Adams: Resident means any person, spouse or registered domestic partner of a person or family owning property within the Lakeside Plantation CDD.

Mr. Szewczyk: As long as his name is on the deed. That's not such an unusual question because years ago, there was somebody that was on the Landscape Committee for the HOA and it was found out that his domestic partner was the only one on the deed and they threw him off of the Board. So it wasn't a bad question.

TENTH ORDER OF BUSINESS

Other Business

There not being any, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Szewczyk: I have one comment. We need a fob system. I would like to see us get proposals. I will even give you the name of the guy that rear ended me two weeks ago. He owns the company. I want to get this going.

Ms. Adams: We can just take this as Board direction. What that will trigger is proposals for consideration at a future meeting.

Mr. Szewczyk: It will make your job a lot easier and resolve this whole thing about who is playing when. It's time.

Ms. Adams: Are there any other Supervisor Requests?

Ms. Benjamin: Just one thing from me. I noticed on the LakesidePlantationCDD.com website, under the HOA tab, the link for the Townhomes was actually listed under The Villages. We just need that changed so it's under the Townhomes so residents are getting the right resources.

Ms. Adams: Okay. I may need some clarification on that. If Tamara doesn't have that information, I will follow up with you. It sounds like we have that data so we can make that correction.

TWELFTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

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, June 16, 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	Chairman
Pina Chichelli	Vice Chair
Alan (Bud) Sabol	Assistant Secretary
Bill Roumy (<i>by phone</i>)	Assistant Secretary
Bonnie Benjamin	Assistant Secretary

Also present:

Tricia Adams	District Manager
Mike Eckert (<i>by phone</i>)	District Counsel
Brent Burford (<i>by phone</i>)	District Engineer
Scott Smith	Vesta
Tamara Lorf	Vesta
Chris Byrne	SOLitude
Raymond Kurilavivius	Dart Pool Solutions
Residents	

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 6:02 p.m. and called the roll. All Supervisors were present.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The pledge of allegiance was recited.

Ms. Adams: We distributed a revised agenda that is available for members of the public. We also have a Sign-In Sheet for members of the public. Board Members received a revised agenda with the most pertinent changes being under the District Engineer's Report. In addition,

we are going to be sharing a statement and some remarks from our pool service vendor. We will handle that right after the District Engineer's Report, per Board Member request.

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 comments to the Board of Supervisors regarding anything on the agenda or not on the agenda. We have another audience comment period scheduled, but this is your first opportunity to speak to the Board of Supervisors. Please stand up and address your remarks to the Board of Supervisors. Please state your first and last name as well as your address for the record.

Resident (Donna Keller, Savannah Drive): My question is about social events. When are we going to have the wine and cheese event? When are we going to have BBQs for the holidays again and the pizza night? We are not having many events at this point, very little actually. So I was just wondering if the objective is to start adding that back in now that we are able to go out?

Ms. Adams: Thank you. Are there any other members of the public who would like to speak?

Resident (Joseph Picataggio, Scarlett Avenue): Under the District Engineer's Report is consideration of proposal for fountains. I'm glad to see it. It would enhance the looks of the community, obviously, but midges have been a problem for many, many years. I'm an original resident. I lived here for 17 years. We fight the midges constantly. There is an expense generated consistent with that particular endeavor. We have people coming out and putting chemicals in to address the midge problem, not very successfully because they are all over the place. When they are in their peak, we can't even get out our front door. That is how bad it is. As I said, I'm appreciative that fountains are being considered. That's it.

Ms. Adams: Are there any other members of the public who would like to make a comment to the Board of Supervisors? Hearing none, I think many of your questions and comments will be addressed during the course of Board business this evening.

FOURTH ORDER OF BUSINESS**District Engineer's Report**

Ms. Adams: Brent is here with us this evening. It's nice to have you back in person. He's been working on several projects for the Board and I think he has updates.

Mr. Burford: The first update is to let you know that the lake bank repairs were completed. With the heavy rains, there are some areas where repairs were supposed to be made. I will be getting with the contractor this afternoon to address those. The sod also this time of year, as dry as conditions were, is in bad shape. You can already see sod at the water's edge is drying up. So that's something we will keep an eye on. The other item I had were drainage issues. I just spoke to a couple of contractors and everybody is busy at this time. Hopefully next week, I will get some prices from them that we can move forward with. You know about the issue at Magnolia Circle that we are going to address. On the tennis courts, we had two areas originally, one side of Court 4, that we are trying to drain off and the area around the electrical panel. I met with Tamera a few weeks ago and we were discussing some other drainage. I don't know what the Board's direction is or to what extent you want to address the drainage around the tennis courts. A couple of years ago, I proposed to put a trench right down the center between the two courts and re-map the drainage back to this end. I don't know if we should do the trench or just take care of these small drainage areas that we have.

Ms. Adams: Do you have a recommendation for the Board to consider?

Mr. Burford: We can address the small issues. We can put a trench drain down through the center and reroute the drainage. I think I gave you a price two years ago of around \$30,000 approximately to pull that concrete up and put the drainage in. So it's the extent that you want to address some of those issues out there.

Mr. Szewczyk: If we can rectify the situation with just these small fixes and get that water running away from the courts, then fine. Let's just do it that way rather than ripping up all of that concrete.

Mr. Burford: Yes. That is what I will continue to pursue on the proposals. The other item we were looking at was the possibility of a dog park and some parking along Scarlett Avenue, where the two preserves come together. The dog park, as far as the Water Management District is concerned, have no issues with it because the area of the park where it would be located would be the areas being mowed and maintained at this time. As far as those CDD tracts, you have wetlands, buffers, and open space. According to the plat, it allows for

stormwater and amenities. It is allowing the water to rain into the street to release into the wetlands. So I think we've got some space in there for the dog park. We did need to look at the zoning from the county or City of North Port. So I am having one of our staff address that issue. I talked to the Department of Transportation (DOT) department about possibly doing some parallel parking in that area on the main side of the street. If you did a Feasibility Study, the cost would be reduced. There is the possibility to get up to 10 parking spaces in that area. Again, we would probably have to go to the City of North Port because these are CDD roads. On the lakes, in regard to the aeration or fountain, I reached out to SOLitude Lake Management (SOLitude) to get a price for the fountains, which is what you have in front of you. At the last Board Meeting, there was discussion about an aeration system versus fountains. I asked Mr. Chris Byrne with SOLitude to come and speak to the Board regarding the difference between an aeration system and fountains and answer any questions you may have. He has some information to provide to you.

Mr. Szewczyk: Are you going to continue doing your background work regarding the dog park and parking?

Mr. Burford: Yes.

Mr. Szewczyk: Okay.

Ms. Adams: Board Members, we sent out under separate cover the proposal for fountains from SOLitude. I believe that they will be able to walk us through that proposal.

Mr. Byrne: Good evening, everybody. Thanks for having me. The proposal you are looking at is for fountains in two different lakes. In the larger lake, there is a power supply at the west end. Unfortunately, that power supply is 460 volts. We don't want to put a fountain with that much voltage into the lake, so the fountain proposal is for a 208- or 240-volt fountain. You would have to have an electrician put in a transformer before we can operate that fountain.

Mr. Szewczyk: Chris, before we go any further, we were looking at the map before and as it turns out, we are in agreement that is Lake 10, but Lake 4 is Lake 3.

Mr. Byrne: Okay. That is not overly usual. There is usually more than one set of numbers.

Mr. Szewczyk: Okay.

Mr. Byrne: So that's for the larger fountain. That proposal would be for 400 feet of cable, which gets the fountain somewhere near the center. The other proposal is for the lake

behind the Clubhouse. That fountain will get power from the area where all of the pool equipment is. We put enough cable on that to flow just about wherever you want it. I don't know if you want to have it closer to the road where people can see it or right in the middle of the pond. We should place it where you like it. Are there any questions about the fountains?

Mr. Szewczyk: Well this proposal is simply for the fountains. Right?

Mr. Byrne: That is correct.

Mr. Szewczyk: That's more of an aesthetic thing.

Mr. Byrne: That is correct. They do provide a little bit of water quality enhancement. They stir up the water. Mostly their purpose is going to be aesthetics. They are a nice focal point. They provide white noise to screen the sound of neighbors. They will enhance property values, but they are not as an effective water quality tool as aeration and bubbles. One gentleman in the audience mentioned earlier this evening that there were midge fly problems. Fountains don't have impacts on midge flies. The midge flies are a native species. They have an aquatic cycle where they go down to the bottom of the pond. Because of their hemoglobin levels, they don't need any oxygen in the water. So they can all sit down there and go through the larva stage. If the pond is separated into layers, they are going to sit down there. No fish are going to eat any of those larvae and they are all going to hatch to nuisance levels. A bubbler, aeration system would prevent that from happening. The bubbles rising from the bottom of the pond will cause large volumes from the bottom to lift to the surface. It will mix the pond from top to bottom so that it can't form layers.

Mr. Szewczyk: Visually, what would that lake look like being stirred up like that?

Mr. Byrne: That's a good question. There will be no real focal point. There won't be much from an aesthetic feature. You will just see boils. On a pond this size, you will probably have three or four boils coming off the bottom, preventing the pond from separating into layers. Once the layers are not separated anymore and there is more oxygen down at the bottom of the pond, the pond would be in balance, but you could still have some issues. They are much less likely to occur.

Mr. Szewczyk: So we are talking about setting some functionality, how often you combine them and how often do you see a bubbler and the fountain in the same lake?

Mr. Byrne: We see that often. There's nothing wrong with doing that as long as your budget can handle it and as long as there is a good power supply nearby. That's often a big

challenge for getting aeration to the pond. Fortunately, for the pond you already have a power supply.

Mr. Szewczyk: Okay.

Mr. Roumy: Do the ponds have a practical use?

Mr. Byrne: Yes.

Mr. Roumy: You mentioned that the fountain needs a power source. Do you do that type of work?

Mr. Byrne: That is a great question. No, we are not licensed electricians, so we can't provide the power, but I did find existing power supplies at both of the lakes we are putting the fountains in. For the one by the Clubhouse, there is power available by the pool equipment. Then at the larger lake, Lake 3, at the west end, there is a power supply there also.

Mr. Roumy: Did you get power for all of the lakes?

Mr. Byrne: At the big lake, you would have to get an electrician to wire up a step-down transformer. That is going to cost approximately \$1,000. For the pool equipment, all we need is a pedestal and a circuit. Once the electrician installs the pedestal, that power supply will come to our control panel. We will trench the sleeves down to the water for the motor cable. I would be happy to answer any questions that the electricians have. I can meet them out there.

Mr. Szewczyk: So our end of it ends up being your quote plus a separate quote from the electrician to get total price for this project.

Mr. Byrne: That is correct. Unfortunately we are not licensed electricians or general contractors, but I would be happy to work with whatever electrician you want.

Mr. Szewczyk: Okay.

Mr. Sabol: Does that price include the two large ponds; one for the Clubhouse and the one out here and a bubbler system by Joe's lake?

Mr. Byrne: No, just the two ponds.

Mr. Roumy: Why does one pond need the 3 horsepower and another pond needs 5 horsepower?

Mr. Byrne: Because it's a much larger pond. The horsepower is directly correlated to the size of the display. Since your goal is aesthetics, you want to the right size display and the right size pond.

Mr. Roumy: How high will the water be shooting up?

Mr. Byrne: You actually have a few choices. Both of these fountains are the J Series fountains. They come with interchangeable nozzles. I believe that I included some information where you can see all of the different dimensions of each of the five choices you have.

Mr. Roumy: How often do these fountains need to be cleaned?

Mr. Byrne: That is a good question. They do have intake screens with submersible mounted pumps. Those screens can get clogged. These are expensive pieces of electrical equipment. You put them out in the middle of the lake where you can't reach them. We definitely recommend a maintenance program. We recommend quarterly maintenance on both of those fountains. That would be about \$145 per event. We would clean the intake screens, scope the flow of the fountain, make sure there is no impediment with the fountain nozzles, clean the lights and open up the panel to make sure all of the internals are tight. Then we would take readings that tells how the pump is behaving. We will provide reports.

Mr. Szewczyk: You just made Bill very happy because he loves maintenance programs.

Mr. Byrne: Yes. It is good to take care of your stuff.

Mr. Sabol: Are there times on those? Do they go 12 hours a day?

Mr. Byrne: Yes. The control panels have timers.

Mr. Roumy: In your opinion, how often do they get clogged up?

Mr. Byrne: They get clogged up. It depends on the condition of the lake. It is not going to happen very often. If it becomes problematic, you can just give us a call. Our team in Southwest Florida has over half a dozen technicians that do nothing but work on the fountains. There is one in your area.

Mr. Sabol: I know that there are two motors that run 12 hours a day. How much would the electric cost?

Mr. Byrne: You are getting an electric bill every month, which depends on how long you run them and what you're paying per kilowatt hour. It could be between \$100 and \$180 per month.

Mr. Szewczyk: That is just for the fountain?

Mr. Byrne: Right.

Mr. Szewczyk: I think Mr. Picataggio is on T-Bone Lake, which is not Lake 10. So neither of these lakes that we are talking about would be affecting you at this point.

Resident (Joseph Picataggio, Scarlett Avenue): I thought ours was the biggest lake.

Mr. Szewczyk: That was not one of the ones that was looked at, at first, but now we throw a bubbler in to make it both functional and look pretty. If we double that, are the bubblers going to be more?

Mr. Byrne: The operating expense?

Mr. Szewczyk: Yes.

Mr. Byrne: The bubblers shouldn't be much more unless it is a really large lake. The bubbler system involves a compressor. That compressor is usually horsepower unlike those fat motors. We are really blowing air to the bottom of the pond and letting the air circulate the water. So it is very efficient. The operating expense for an aeration system is usually less.

Mr. Szewczyk: Okay. From my standpoint, I would like to see the proposal for the bubblers in addition to what we have here, so we can sit down and decide whether we want both or are looking for aesthetics. Personally, I think we should be looking at both things in order to improve the water quality. Nothing against you, but obviously, we don't have a second proposal. I don't know how far you were able to get to finding one, but I would like to see at least one other proposal for this.

Mr. Byrne: As far as putting a proposal together for bubblers, we had the recommendation that you should take a scientific look at that and we will just take a look at it. I have some reports here that I want to share with you, which is a Water Quality Assessment Report that our biology team puts together. They send water samples to our lab and then they analyze it for nutrients and give you a lot of recommendations of what to do. It is a good idea for the Board to make a small investment in doing some assessment reporting. It will give you guidelines. The decisions to be made will be based on science that you can justify to your constituency. So a good place to start would be with the aeration and then from a logistical perspective, there again, the existing power supply is going to be a lot more feasible.

Mr. Roumy: After the warranty expires, do we have a service contract with your company and how much does it cost?

Mr. Byrne: Are you asking if you have to have a maintenance contract?

Mr. Szewczyk: No. He wants to know once the warranty expires on parts, labor, etc., must we have a service contract? I think you already addressed that by saying it would be \$145.

Mr. Byrne: That would be the cost and would be our recommendation, but you don't have to do that. If you choose not to maintain your equipment and there is an issue and we come

out and look at it, we may still be able to honor the warranty, but if it's clearly negligence, then you wouldn't be covered under the warranty.

Mr. Szewczyk: So Bill, they do offer a maintenance contract.

Mr. Roumy: I would like to see another quote or proposal, so we know that we are comparing apples to apples.

Mr. Szewczyk: Okay, so Bill is agreeing with what I said.

Ms. Chichelli: Is the quarterly maintenance for one day or two days?

Mr. Byrne: The \$145 fee is per event per fountain.

Mr. Szewczyk: So we are basically looking at \$300 per event quarterly.

Mr. Byrne: Correct.

Mr. Szewczyk: Does anybody else from the Board have a question?

Mr. Sabol: Yes. Does a bubbler do a better job than the fountain itself or is it 50/50?

Mr. Byrne: A few bubblers are a much more effective water quality improvement tool.

Mr. Sabol: They are.

Mr. Byrne: It is going to circulate the pond and prevent it from forming layers that would provide a hiding place for midge flies. Those layers cause other problems too with nutrient levels, algae blooms, and fish kills. It is a much better water quality tool than the fountains. The fountains would not have any impact whatsoever on a lake that has a cooler denser layer on the bottom half.

Mr. Sabol: So what we are really looking at is the aesthetic view of the two fountains. If we were to proceed for the entire community, we would use the bubblers. That would be the best way to handle it.

Mr. Byrne: That would be a good recommendation. You might want to get a pond restoration assessment first to see what the recommendations are, what your water quality situations are and what the oxygen levels are on the bottom of the ponds. That could help you evaluate and make better decisions. These are manmade stormwater ponds that are designed to collect and store stormwater. They can do it in perpetuity. That stormwater is pretty much always going to have no nutrient content. So you have challenges. There are more and more tools today and you might want to consider them.

Ms. Benjamin: Is there a separate cost for this restoration assessment?

Mr. Byrne: Yes. We will be happy to give you some quotes. It is reasonably priced and it gives you good information to base your decision on.

Mr. Szewczyk: As I said before, I would like to see a quote including the bubblers and a cost for T-Bone lake. That has always been the pond with the biggest infestation of midge flies. So that is the first one that I would like to see looked at for at least just a bubbler to improve the quality of that water. Does anyone else have any questions? If not, that's all I have.

Mr. Byrne: Thanks for having me this evening. If you follow up with a second proposal on the fountains, you are probably going to need to get some information from an electrician. If you want me to answer any questions, just let me know.

Mr. Szewczyk: Okay. Thank you very much!

Mr. Byrne left the meeting.

Ms. Adams: Board Members, are there any questions for the District Engineer regarding the scope on Magnolia and what was proposed in that area for tennis?

Mr. Sabol: Yes. I have a question for Brent. On Court 4, which you are projecting, is that going to make a swampy area in there if we remove 10 feet of sod?

Mr. Brent: If you remove the sod, it will bring the area down so it is lower than the courts. Then you can resod it. The water will drain off into the swale.

Mr. Sabol: We talked about that before. Would that be a \$7,000 or \$8,000 project?

Mr. Brent: I don't have a price.

Mr. Roumy: Are you talking about removing sod from Court 4 to another lot to drain Court 4 when it rains very hard?

Mr. Burford: We would drain that area down and lift the sod and soil down to drain the court. We would cut it down enough so when we put the sod back with new sod, it will drain towards the pond from a swale along that area. The thing is that the clay that comes off of those courts, just continually builds up. Just like one of the other maintenance programs, it is maintenance.

Mr. Szewczyk: If you do that part, we will have to get a maintenance program built in to take care of that clay. Are there any other questions for Brent?

Mr. Sabol: No.

Ms. Chichelli: Do you have anything on the drainage in Magnolia?

Mr. Burford: No. I'm trying to do all three at one time so we have one contractor give an economy of scale. These contractors are just busy as they could be. I talked to the guys. Hopefully next week I will have a proposal to take care of all of these areas.

Mr. Szewczyk: Anyone else? Hearing none, thank you, Brent.

Mr. Burford: Thank you.

Ms. Adams: Thank you, Brent.

Mr. Burford left the meeting.

Ms. Adams: Just so the Board Members are aware, we received an invoice for those lake bank repairs and we are waiting for the District Engineer to sign off before that is processed. So that is pending his review.

- **Presentation by Dart Pool on Pool Conditions- Added**

Ms. Adams: Mr. Chairman, you requested at this time that we add an item on the agenda, which is the presentation by Dart Pool Solutions (Dart Pool) regarding the pool heating system, I believe.

Mr. Szewczyk: It was for the overall condition of our pools.

Mr. Kurilavivius: I am Mr. Raymond Kurilavivius with Dart Pool. We have been servicing your pool here for roughly five years now. I was asked to come here today to give an overview of the condition of the pool and the equipment. I have done no assessment recently, so this is just a general review. The biggest problem you have is with the equipment area. Not with the equipment itself per se, but the area is sinking and may have sunk shortly after the facilities were built. The biggest problem it is causing is whenever there is a power outage, the level of the pool right now is higher than the level of the storage tank that is inside of the equipment area since that area is in a lower pocket. Generally this will only happen when there is a power outage. During a power outage, the pump stops. That system requires somebody to manually turn that pump back on. Because of that, the water from the pool, especially when it is raining, will overflow the tank in the equipment area and flood all of that stuff out. That happens probably a couple of times a year at least. The easiest solution for that, which we spoke about probably about three years ago, is to do a manual drain, from the equipment area down to the pond that's nearby. A sump pump system will not work because there's no power. That's what is causing your problem so you are not going to have a pump that is moving out water. So if you have a trough with a pipe going down, that will solve the biggest issue you have at this point.

Because of the settling, there are some residual issues other than the water causing corrosion on other pumps. It's the plumbing itself, especially with the spa. Before we didn't have that much of a problem with the spa. Probably every couple of weeks there is a line that runs from the spa through the equipment area that shows the autofill to the level of the spa. That pipe, since it's probably bent somewhere, has a high spot where air is collecting. Every time the jets are turned on, you have those fine bubbles mixed into the water. That will eventually start to go into that pipe and you get a little air pocket. Once you have that air pocket, there are two separate things. So the autofill doesn't see the spa anymore and sometimes the spa will go way down because it is basically air locked. So our tech, just as a normal precaution every couple of weeks over the last several months, has been taking the assembly apart and just flushing it with water to get the air out. Hopefully that will solve that issue. The pool itself was remodeled a couple of years ago. There were some problems related to the settling. We had a couple of lights that have gone out here over the years. We were asked originally to do it when it was once under warranty with the manufacturer for the lights, but when we came out, we found that the wires were spliced. They found a product that was approved to join that wiring together. So we repaired those lights. We have not replaced them. The reason they probably spliced it is because the conduit going from the light to the equipment area where the transformers are had either been cracked or in a way where you couldn't get a wire through. The pool itself is in good shape. The finish is only two years old. You normally get discoloring and that is just something that happens over time because of the fill water. There is iron in it. When fertilizer is used nearby, all of that drifts into the pool. Eventually it causes some staining. It can be cleaned up. It doesn't have to be refinished, but usually it does require either shutting the pool down for a week or so for a no drain acid wash or pumping it out and do an acid wash on it to bring the color back. Again, it's strictly aesthetics. It doesn't affect the pool or the quality of the water at all. Otherwise, everything else is still coming along.

Mr. Sabol: Do you know how many heaters are working properly?

Mr. Kurilavivius: The heaters for the most part, we haven't been involved in. The heaters that you use to draw water from these ponds that you have been talking about, take the heat from that water and transfer the cold water back to the ponds. So in the colder months, you may see fish die off. That is because your pond is much colder than it normally would be because you are taking the heat out and putting it into the pool. There is a company called

Symbiont Service. They are the ones that installed it. They specialize in it. That is who you have been dealing with. We do work on them. We repair them, but it's not our forte. We handle regular heat pumps and gas heaters. There is not a lot of water source heaters out there. I don't know about the condition other than recently we were asked to bid on replacing a spa heater with an air source heater. They work the same way. One takes its heat from the air and one takes its heat from the water, but otherwise, they are identical. I don't know if that has been replaced or not. I haven't seen the equipment recently.

Mr. Sabol: So what you are actually saying is that we have a problem with the sinking on the right-hand side.

Mr. Kurilavivius: Correct.

Mr. Sabol: If we can figure out a system to divert that water if we get too much water in there, that will take care of the issue. We wouldn't have to lower or raise that motor.

Mr. Kurilavivius: Correct. At this point, that water pooling is the problem. Just rapidly draining away would solve that problem. That is your biggest problem, which is the water flooding out the main pool pump in particular.

Mr. Sabol: Is that something you can do?

Mr. Kurilavivius: No. That's something you would have to hire a landscaper or general contractor to do. If it was something small, yes, we could handle it, but that's a good distance from there. It could be to the pond. I don't know if any kind of authorizations would be needed from North Port or the county. I doubt it because it is just rain runoff and that's what they are there for.

Mr. Sabol: I know each time that flooded, it cost \$1,000 to fix the motor that's there.

Mr. Kurilavivius: If it is a completely new pump, absolutely.

Mr. Sabol: We should put some sort of drain in there.

Mr. Kurilavivius: Absolutely, it is safer.

Mr. Szewczyk: So you feel that is the most effective solution.

Mr. Kurilavivius: Correct. From my eyes, that is probably your only solution, other than raising everything up, but you would be talking a couple of hundred thousand dollars to redo all of that.

Mr. Szewczyk: Okay, but as this slab sinks, whatever it is under or going into that slab is it not being compromised?

Mr. Kurilavivius: It is being stressed. Absolutely. At this point, everything has held up. We haven't noticed that it sunk more, so you may want to have an engineer mark that level and come out every few months and check that level to see if it is going down. That may point you in the right direction on whether you want to replace everything and redo that foundation. Eventually if it is sinking, the pipes coming from the pool going into the equipment will either crack or be bent. We have a pool in Sarasota that has the same problem as the spa, but it is the main drain on the pool. So every couple of weeks, we have to tear everything out. So we go out every couple of weeks and put in a pump, run water through it backwards and flush all of the air back into the pool. I guess that tank could fill up again. When you see that tank going lower and lower, you know that air is building up, the gravity is not pushing the water through and there you go. I'm sure that drain is not going to cost you more than \$5,000. It will probably be a lot less with 6-inch corrugated pipes, a catch basin for it and some good arms to run it down.

Mr. Sabol: Once in a while, you will see an advertisement where they drill a hole, force a solution under there and it will hold the status quo. Is that something we could do?

Mr. Kurilavivius: I've never seen or heard that done so quickly. That's something you could have an engineer check out from one of those companies. They would be the ones guaranteeing it. I'm sure that they can do that estimate for free, potentially. It may be worth a phone call, but then again, you want to see if it is actually doing that or not. It may have happened initially or it may have settled in and it may not move again.

Mr. Szewczyk: What I would like to see is to put that drain in. I don't know what that would entail or who we would have to call to take care of it. Maybe we should look into the idea of having our District Engineer make sure that this system isn't Venice, Italy and we are slowly sinking. Because if we are slowly sinking, then we need to do something to prop up that slab before we start having cracked pipes. So I think we have to attack that from both ways; one to fix the potential problem with the pump and the other to prevent that from happening. I think that's the direction we should go in.

Mr. Kurilavivius: Are there any questions?

Mr. Sabol: I don't have any.

Ms. Chichelli: Thank you.

Ms. Adams: Mr. Chairman, I think there's clear direction for amenity staff to deal with any pool issues that had been brought to the attention of the District by the maintenance vendor.

There were some issues that were brought up that require attention. Amenity staff to take care of them.

Mr. Szewczyk: Alright.

Ms. Adams: Depending on the amount of the proposal for drainage and some of the other solutions, if it exceeds the threshold for amenity management approval, we can confer with the Chairman of the Board for urgent repairs.

Mr. Szewczyk: Okay. Yes.

Mr. Kurilavivius: That's all I have.

Mr. Szewczyk: Thank you very much.

Mr. Kurilavivius left the meeting.

FIFTH ORDER OF BUSINESS

Unfinished Business

Ms. Adams: We have no unfinished business.

SIXTH ORDER OF BUSINESS

New Business Items

A. Review and Acceptance of Fiscal Year 2019 Audit Report

Ms. Adams: The audit has been reviewed by District management staff as well as by District Counsel. I received some questions from Supervisor Roumy under separate cover. I believe that he requested that I answer his questions on the record. First, we will go through the questions that Supervisor Roumy had. I'm happy to answer any questions the Board may have and then I will make a couple of general remarks regarding the audit. Supervisor Roumy emailed me a question regarding Page 5 and the analysis compared to the prior fiscal year, noting a decrease in net position. He was wondering about that position. Looking at the budget that the Board approved for Fiscal Year 2020, the Board did approve a budget that recognized a Carry Forward Surplus in order to balance the budget. The budget was not completely balanced by the revenues you brought in and your expenses. You recognized a carry forward balance. In particular, Supervisor Roumy was asking if this will be situation in the future. When you contrast with this year's Proposed Budget, the Board did approve what would be considered a balanced budget this year when your proposed revenues are anticipated to meet all of your proposed expenses. We went through that process at last month's meeting and that will change your net position for Fiscal Year 2022.

Mr. Roumy: Thank you.

Ms. Adams: On Page 6, you inquired about the total revenue being down by \$13,646 compared to previous years. If you look at your unaudited financials for the end of the fiscal year, you will see that the District brought in less revenue for tennis memberships for Clubhouse rentals and activities. That was attributed to the Clubhouse being closed to those kinds of events due to COVID as well as just decreased interest because of COVID.

Mr. Roumy: Thank you.

Ms. Adams: Yes, sir. On Page 3, you were asking about the bond balance on Page 7. On the outstanding bond balance, the last sentence on Page 7 notes that it is \$1,390,000. Then I believe there was another page that you referenced where you were asking about the difference. You noted Pages 23, 27 and 28 so let me turn to those pages. Page 23 shows that same amount. Page 27 shows the same amount and Page 28 shows the same amount. Then you said on Page 9 there was a different amount. So let me go back to Page 9. I think on Page 9, it shows that outstanding debt broken down in a couple of different numbers and when you add them together it totals the same amount. If you add up the numbers for your current bond payables together, that's the difference. Under Current Liabilities, you see that payment for bonds payable, Bill, that \$85,000 plus the bond payable of \$1,305,000. If you add them together it's the same amount. Liabilities is split up between one of the bond payments that was due during the fiscal year or upcoming fiscal year at the bond payable amount. When you add those two numbers together, it's the same.

Mr. Roumy: Okay.

Ms. Adams: He also had a question regarding some of the management notes on the reserve requirement. I believe this has probably been discussed at Board meetings in the past because this has been an issue for the District since 2007. My understanding, in looking at some past management comments from previous audits, apparently there was a large multi-family parcel that the District received in lieu of foreclosure when the original developer departed. The District actually marketed and sold that property, but the amount was not sufficient revenue to pay off the bondholders. So the bondholders directed the Trustee to tap into the reserve account. So that reserve account was tapped into and the bondholders did not direct the Trustee to replenish that account. You will see notes in previous audits that identify that the District is not obligated to assess the residents in this District in order to build up the reserve. So that reserve has been tapped into and has been in that state since 2007. It will continue to be in that state. I

don't know if District Counsel has any remarks because I believe he filed a management response.

Mr. Eckert: Yes. I get a phone call every year about this issue. Essentially when you issue bonds, you are required to create a Debt Service Reserve. That is where the bondholder loans money to the District into a fund in case the assessments are not paid. There is money there to pay the interest payment or assessments. What happened was, the landowner didn't pay. The District initiated collection proceedings at the direction of the bondholders. The bondholders decided to use money that was in the reserve to work through that issue and account for those assessments not being paid. So you have a Reserve Fund that isn't residents' reserves. It's bondholders reserves and the bondholder choose how to use that money. As a result, we will have this audit finding until either your bonds are paid off or there is a refinancing. We explained it to the Governor and cabinet saying, *"We understand that there is a reserve, but it is the bondholders, not the residents."* Each year we go through this. I thought Tricia did a great job of explaining it.

Mr. Roumy: One is \$183,436 and we are never going to achieve that.

Ms. Adams: Yes.

Mr. Eckert: Bill, you will never achieve that because it was calculated based on the amount of the bonds you have outstanding. The only way to replenish that fund would be if you assess the residents who have been faithfully paying their assessments. You would assess them something extra to be able to put it in that fund. The Trust Indenture that the District has for its bonds, does not require you to do that. I would argue that it would be inappropriate for you to assess residents to replenish that reserve because they have been paying their assessments all along. I think we just have to live with the finding and explain it to the State until we get the bonds paid off. When I talked to them, they said, *"Okay, we understand."*

Mr. Roumy: Thank you.

Ms. Chichelli: If there was a finding, you would send a letter every year.

Ms. Adams: Yes.

Mr. Eckert: That is correct.

Mr. Roumy: Thank you.

Ms. Adams: Board Members, I will just make a couple of general remarks regarding your audit. This is a requirement that we need to have the audit on file by June 30th, so we are

requesting Board action tonight to approve your Fiscal Year 2020 draft audit. It is subject to any incorporation of final comments from District Counsel as well as District management staff. The salient parts for Board Members to really be aware of is there is a Letter to Management, which is at the end of your audit starting on Pages 32 and 33. Other than the remark regarding the reserve requirement related to your debt service account, this is considered to be a clean audit. Are there any other questions on the Fiscal Year 2020 audit report? Otherwise, we would be seeking a motion to approve.

On MOTION by Mr. Szewczyk seconded by Ms. Benjamin with all in favor accepting the Fiscal Year 2020 Audit Report was approved.

Ms. Benjamin: When are the bonds going to be paid off?

Ms. Adams: Let me look at your financials. It is 2031.

Mr. Eckert: I think it's 2031. I've been looking at so many bond refundings lately. It's for the debt service Series 1999. Let me look at the Proposed Budget because typically it has the payoff in there. It has your entire Amortization Schedule. If I don't have an opportunity to find it during the meeting, I will follow up with you. Typically bonds are issued for 30 years. That's not always the case, but it's usual to have 30 years and since it was Series 1999, it's likely that the payoff is somewhere around 2030.

Mr. Szewczyk: It says 2031.

Ms. Adams: Thank you.

SEVENTH ORDER OF BUSINESS

Business Administration

A. Approval of Check Register

Ms. Adams: Included in your agenda packet under Tab B is your Check Register. We received some questions from Supervisor Roumy. I also received several questions from Supervisor Benjamin. So let me answer those as requested on record. Distributed to Board Members today is an updated copy of your Frontier invoice. The Check Register is correct; however, the invoice that was included as backup for the Check Register was not the correct one. The correct one has been distributed, just so you are aware. Also, the invoice from Dart Pool for a chemical treatment in the amount of \$250 was not included as backup, but I have a copy of that invoice if anyone would like to review it. I especially have a copy for Supervisor Benjamin who

inquired about that. Then Supervisor Roumy inquired about the North Port Utility bills. There are three meters, one for the pool and one for the Clubhouse. Bill was asking about the location for the other one. We also have a water meter for the fountains. He had a question regarding Peoples Gas with Duke and what that services. Amenities staff is investigating that and will get back to the Board. It is possible that is not servicing any current equipment but had previously been usable.

Mr. Szewczyk: Which one was that?

Ms. Adams: There is a debt payment for Peoples Gas and Duke. There is a minimum charge each month. Does the Board want to continue that service?

Ms. Benjamin: Do we use it?

Ms. Adams: Mr. Roumy, there is a gas fireplace in the conference room. It looks like there's a minimum charge to keep that account open each month. We are happy to continue to do so if the Board wants to consider that further. We can remind the Board at a future meeting.

Mr. Szewczyk: People knew it was there. Maybe not now, but we can incorporate that into the holiday party. So I agree with the \$14 per month just to keep it turned on once in a while.

Ms. Adams: Sounds good. We also received a question from Supervisor Roumy. This was more of a remark that the payment for monthly maintenance of the pool is \$850. Perhaps that is too high and it should be bid out. Obviously, that is a Board discussion item if you would like to do so. There was also a question regarding the service charges for the security services. As the Board recalls, the Board directed amenity staff to reschedule based on need and that action has been taken care of so there should be a correlating reduction in future invoices. Thank you, Bill.

Ms. Chichelli: I have a question about the Rapid Security Services letter. Is that the security company?

Ms. Adams: Yes.

Ms. Chichelli: We received a bill for six months starting in December.

Ms. Adams: I can't speak to their accounts receivable process, but we did receive one bill for that six-month service period.

Ms. Chichelli: Okay.

Ms. Adams: Are there any other questions? Otherwise, your Check Run Summary is included in your agenda package. It's a summary of invoices from May 1 through May 31, 2021. It includes your checks as well as draft payments for utilities. Your total Check Run is in the amount of \$55,664.77. The detail is included behind it with the additions of the information that I distributed today for Frontier and Dart Pool. This requires Board action so we will be seeking a motion to approve it.

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

B. Balance Sheet and Income Statement

Ms. Adams: Included in your agenda packet are the unaudited financials through May 31, 2021. No Board action is required as this is provided for informational purposes. It does show your cash balances for your General Fund as well as your Capital Projects Fund. Also, your Debt Service Fund for your bonds. It shows your prorated expenses compared to your actual spending for year-to-date, revenues, expenditures, operations, and Clubhouse. I'm happy to answer any questions the Board may have.

Mr. Szewczyk: For revenues and expenditures, under "*Maintenance*," we are already approximately \$4,000 over budget due to COVID cleaning.

Ms. Adams: Yes. I requested detail on that from our accounting staff for the purpose of going over that with the amenity management team, verifying that the expenses have been coded properly. So we are doing a mini audit of that because there is an overage there. I know that they have been taking on a lot of maintenance tasks in-house and purchasing supplies related to that. So again, we want to do an audit, but note that there is an overage.

Mr. Szewczyk: What about the tennis court maintenance where we are already 50% higher than where we should be? Is there a reason for that?

Ms. Adams: I want to double check and verify that some of the items that had been purchased considered capital, were not charged to this account. So that's a good question. We recently acquired some new tennis awnings and some other things. I want to verify that the deposits were placed in the right coding.

Mr. Szewczyk: Okay. So it may not be maintenance.

Ms. Adams: I need to verify, but I will follow up with the Board in advance of your next meeting.

Mr. Szewczyk: Okay. Now, in the Capital Reserve Fund, there is \$23,000 under "*Clubhouse Renewal/Replacements.*" Insurance should've covered that so what is that \$23,000 that we didn't account for? Do you know?

Ms. Adams: Let me look at the detail for that. You are correct. Anything that we spend on the mildew and mold remediation in the kitchen would have been reimbursed. There may have been a pass-through expense, but I don't know if this particular expense is related to restroom refurbishment and some of the other projects that the Board has approved. I will provide detail to the Board so you can see exactly what comprises that \$23,000.

Mr. Szewczyk: Okay, because honestly, I forgot about the bathrooms. One more question. On the Special Assessment Receipts for Fiscal Year 2021, I recall that we gave the Imagine School approval for them to build on that land, but do we own that land and are we going to be looking at a loss in assessment money, due to fact that they are a school? I forget.

Mr. Eckert: There's a whole history on that. In Florida, you cannot levy a new assessment on a school. That includes a charter school under the Statute. So that's why each year, from an operations and maintenance (O&M) standpoint, we don't levy an assessment against that property. We did levy our bond assessment or debt assessment against that property before it was owned by the school. Therefore, based on research that we did, we believe that they were still obligated to pay that debt assessment through the maturity of the bonds. So, we worked with their attorneys, and they finally understood where we were coming from that we weren't levying an assessment. The only assessment levy per debt was when we issued the bonds. It is kind of like if you take a piece of property subject to an easement or a lien, you are responsible for that. Each year, we send them a direct collect for the debt assessment installment that is due that year and they pay that direct bill. So that's the arrangement we have with Imagine School.

Mr. Szewczyk: Okay, so we still have money coming in from that.

Mr. Eckert: We do on the debt assessment.

Ms. Adams: They are not billed for O&M.

Mr. Eckert: No, not for O&M.

Mr. Szewczyk: I remember when we got into that they could come up and use the pool. Alright. Those are all the questions I have.

Ms. Adams: Are there any other questions on the unaudited financials through May? Hearing none,

EIGHTH ORDER OF BUSINESS

General Audience Comments

Ms. Adams: This is another opportunity for general audience comments. Are there any members of the public who would like to make a statement to the Board of Supervisors?

Resident (Debra Johnson, Scarlett Avenue): I bring this up probably once a year, maybe more, about speeding on Plantation Boulevard. I'm sure that the police are sick of seeing my number. So I was wondering if someone from the Board can volunteer to call them to see if we can get something set up such as a speed trap. We need to do something. About six years ago, we had speed limit signs showing the posted speed limit as 30 and the actual speed. This is a serious problem. It is not just our community. I'm not blaming anyone except for it's getting worse and worse, I think. We have people hitting our animals. Two Gopher Tortoises were hit recently. They are supposed to be endangered, but we aren't doing anything to prevent it. We had ducks in back of our house the other day. There was a mother with seven little ducklings. I stopped on the road to let them cross, but there are a lot of people who don't do it. One of the big turtles got hit the other day. I just heard tonight that this gentleman was kind enough to take it to an animal hospital in Venice. I think we can prevent a lot of this if we were to do something as a group. So maybe a Board Member could volunteer to call them because they really don't want to hear from me anymore because I'm a constant complainer about it. That's one thing. The second is that I spoke to Tamara about having a shredding party, where they shred your documents in front of you. I don't know how much it would cost. I think I heard it would cost \$180, which is like nothing for us. Tamara should be allowed to do something up to a certain amount. Is there a limit so she can just say, "*Yes, we'll do that?*" There are so many people asking for things that you can't do everything that everybody wants, but I'm hoping that she has a limit. That's all.

Ms. Adams: Thank you. Are there any other comments?

Resident (Jeff Spayd, Scarlett Avenue): I would like to thank the Board for looking into the bubblers and fountains because I think they would really beautify the area. I know a

gentleman here was talking about midge flies. I never heard of those before, but the bubblers may keep the mosquito population down. Also, I noticed the lake behind the Clubhouse, gets all the algae and everything. That will be completely stopped once the bubblers and those aerators are going in. I don't even see plant life in some of these lakes and this will allow for more plant life. You are going to see more birds. It's going to beautify the area. I think it's a win-win for everybody.

Ms. Adams: Thank you.

Resident (Joseph Picataggio, Scarlett Avenue): I have a few questions that I would like to ask. I have lived here for 17 plus years. When Mr. Mark Carpenter was the manager for Westfield Homes, when these single-family homes were being built, we sat on a committee with him for policies, etc. for three years. I know that part of our problem is we cannot proceed with a project without three qualified bids. It seems that we are going to go with one bid. I don't think it's acceptable. What we should be doing is getting the best value for our dollar and to be sure that we are actually getting the best of what we need to satisfy the problems we are dealing with. So that's a point I need to make. I know we've been going out with one bid and I don't think it's acceptable. I don't think it's part of our policy. I would like to get that answer one time if in fact our guidelines and policy quantify that we need three bids before we proceed with a project and awarding a project. The second question I have is can somebody explain to me why we are spending \$7,000 a pop or \$14,000 a year to maintain equipment? Never mind the fact that we are not getting the value of what we have here in our amenity but is not being used because all of the equipment failed. Why is it taking us so long to put in a gravity drain? What is the cost of putting a gravity drain in to feed out to the lake? I have a drain on my property feeding out into the lake. What are we waiting for? We should be looking into it. Someone needs to explain to me why we are not looking into that.

Mr. Sabol: We addressed that earlier.

Ms. Adams: Thank you.

Resident (Joseph Picataggio, Scarlett Avenue): You addressed that earlier, but we have been living with it for 17 years. The other question I have is on reserves. Can we get the actual amount of reserves that we have in the upcoming budget?

Ms. Adams: Thank you. Are there any other public comments for the Board of Supervisors?

Resident (Ann Marie Steines, Magnolia Circle): While playing a game last week, one of the ladies that I play with said she didn't think there were enough "*No Soliciting*" signs in the community. She constantly has people coming to her house. That's my first comment. The second comment is when I used the Ladies' Room last week, I noticed that there were big stains on the granite, which surprised me because I had not noticed it prior. It seems that it is coming from the soap. The soap is staining the granite. So I looked up how they clean granite and all you need is alcohol and a soft cloth. My other thought is to put something underneath the soap dispensers to catch the soap. It looks awful. It is something that can be fixed.

Ms. Adams: Thank you.

Resident (Donna Keller, Savannah Drive): I see that there is discretion about the proposed golf cart. I must have missed that somewhere.

Ms. Adams: Thank you. Are there any other comments?

Resident (Susan Bull, Scarlett Avenue): To reiterate what Debra was saying about speeding cars, my mailbox was taken down. We don't have any idea who it is. I left the house at Noon and when I came back at 2:30 p.m., it was down. It was hit hard because the mailbox flew off of the post. The post was cemented in the ground and is laying on its side. That's the first comment. The second comment is if you go out here and go through where those red pipes are, to the left of that, there is a hole in the ground. Tamara and I looked at it. Someone is either going to either step into that hole and break their ankle or a kid is going to hit it with his bicycle and we are going to be liable for it.

Ms. Adams: Thank you. Are there any other audience comments? Hearing none, many of your questions will be answered during Staff Reports. Anything else that is not answered during the meeting, please follow up with the Amenity Manager or me. We will be happy to provide any details that are not covered at today's meeting.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Adams: We have Mr. Mike Eckert here as District Counsel. It's good to see you.

Mr. Eckert: It is good to see you as well. I just have a couple of items under my report. The first one is the issue that was raised in terms of whether or not it is required to have three bids. I read the Rules of Procedure that you follow. That does not mean the Board can't adopt a policy if they wanted to, but Florida Law basically says once you go over a certain dollar

threshold, you have to go through a competitive solicitation process where you invite people to complete. Otherwise, if it is below those thresholds, it is done pursuant to whatever policy the District actually created or just the District choosing what is in the best interest of the community. There is never a requirement in the law that there be three bids. Only when you go over \$185,000/\$195,000 for a maintenance contract, do you have to go through that competitive process. If you only get one bid going through that process, you can select that bid. If you get no bids after going through that process, you can hire whatever you want to that is in the best interest of the District. So I just wanted to explain that Florida Law takes a different approach to that, but again from a policy standpoint, I think staff usually tries to follow an order of magnitude that's significant and staff tries to get multiple proposals. I will tell you right now, in Florida, because I probably go to 20 of these meetings a month, trying to get bids and proposals from anybody to do anything, especially if it's under \$20,000, is very difficult. I have Districts that can't even get an engineer to come in and be the District Engineer at this point. Anyway, I just wanted to make sure that you all understood what the Florida Law is on obtaining bids. In terms of the Legislative Session, I don't know if Lauren gave you an update at the last meeting. One, the audit that you just approved tonight is going to be changed a little the next time around. You are going to have reporting requirements for the amount that you pay sub-contractors. You are going to have Budget Variance Reports that are now going to be required. This is a special report that the auditors are going to see now. The heavy lifting is going to fall on your District Manager and not the auditor. The auditors are going to explain to the managers that they need this extra information. You will see that probably in the audit report. There was a Bill that was finally passed that allows for Districts to publish notices electronically; however, one of the things that you have to do is publish in a newspaper if you are going to be publishing electronically. We are now working on whether that is going to be cost efficient or not. Also, the publication requires publishing only on websites that are controlled by newspapers, not necessarily on your own website. So like any piece of legislation, it will get modified and changed over the years, but this is the first time we had any movement on that issue in the last 10 years. So that is actually significant. Hopefully what they will end up being in a couple of years, is a cost savings to the residents here that we won't have that newspaper publication requirement anymore. The extra training that was proposed for District Board Members did not pass. We expect to see that in the future. It provides four hours per year of extra training that you have to

go through. There were no changes to the sovereign immunity limits. At the beginning of the session, it was proposed that those limits, which are currently \$200,000 per person and \$300,000 per incident, is your capital liability by Florida Statute. It was initially proposed that we would get rid of that capital all together and it will be \$500,000 and \$1,000,000. That didn't go anywhere. The reason why you should care about that is because that affects your insurance rates probably more than anything because the insurance companies provide you with insurance quotes based on the fact that they would cap the exposure the District would be subject to, unlike the HOA, which has unlimited exposure. The CDD only has \$200,000 and \$300,000. So nothing changed there, which is why you haven't seen tremendous increases in your insurance rates. Finally, I talked to you before about Amendment 12. There is a second piece of Amendment 12, which basically says that no member of a Board of Supervisors can lobby any government; Federal government, State government or local government. So if you are somebody who sits on a Board and you have a client that wants you to go to Lee County and get approval for them, it's unknown whether or not that person as an elected official can do that. According to the amendment, they have to come up with some definitions of law of what constitutes lobbying and things like that. We will be watching that very closely. That will have to be done by the end of the next Legislative Session by virtue of the constitutional amendment. That's all I have in my report, and I will be happy to answer any questions.

B. District Manager

Ms. Adams: I have a note for the Board. Last month there was an inquiry. We very briefly discussed a bond refunding. I speculated during the meeting that based on the interest rate, that had probably been investigated fairly recently. Unfortunately, it's not feasible at this time. District management staff checked with the Underwriters for the companies that do the majority of bond refundings and bond issuances. This District, as you are aware for those who have been on the Board for a while, own a couple of undeveloped commercial parcels. I think Supervisor Szewczyk thought this might be the impediment and indeed it is. There are some outstanding tax certificates on that. I would be happy to further explain that if the Board wants more information regarding the tax certificate process, it's run through the Tax Collector's office. In addition to that, at this point, based on the number of years that this debt has been paid

down, it's a fairly small transaction. So those impediments make it not feasible to refund that bond at this time.

i. Action Items List

Ms. Adams: We also included the Action Items List in your agenda packet. One item that we are adding to that Action Items List or to the Amenity Manager's Report is the status of the access control system. Last month, the Board directed staff to gather proposals for access control. Those will be brought forward to the Board at a future time. It may be worth noting that the Board has the ability to discuss security matters in the shade or in a closed session outside of the public. Sometimes that's helpful to be able to address the breath, scope, and details of the security system in order to preserve the integrity of the system. So that will be coming at a future meeting. Are there any questions on the Action Items List that is published in the agenda packet or anything else that I can be helpful with? Otherwise, I defer to the Amenity Management Report.

Mr. Sabol: Under the Tennis Fees and Policies that will be adopted in August, can we add anything before we adopt it?

Ms. Adams: Yes of course. Last month, the Board took action to approve the form of the notice, which as explained by Lauren, sets a cap for the tennis fees that can be imposed. We also looked at this as an opportunity to clean up and make sure that everything was current regarding any fees that are assessed for renting the Clubhouse, furniture, and any other items. That list that you looked at last month, a cap was set. The Board has the ability to approve an amount that is less than that at the final adoption when you go through your rule hearing process for those Tennis Fees and other fees related to District transactions. You will also see your District Amenity Policies and Rules. It was suggested that the Amenity Policies are adopted by rule hearing for the purpose of being able to implement the progressive discipline of your suspension from the amenities. So those have been reviewed several times by the Board and they will be reviewed again before they are adopted in final form.

Mr. Sabol: There is some question about some of the maintenance people. If we have some questions about that, can we bring it up at the August meeting before we pass them?

Ms. Adams: If there are questions about the budget as far as the amenity management contract, you can ask them, but I'm not quite sure what you mean about maintenance people. So help me understand.

Mr. Sabol: This is just something for the Board to think about and something that we should talk about. There was a person hired here as a maintenance person to take care of the courts. He was hired by Nathan, who was the manager at that time. This person received as part of his employment, a non-membership to the courts. Now we are saying that we are going to change the policy so nobody on staff would be able to use any of the facilities. I agree with that, but I think we should consider one person and grandfather that person in because Vesta did approve the person we hired. That's the question.

Ms. Adams: Yes. I think last month when we looked at that, Tamara, help me to remember correctly, that was not part of the agreement between the District and this person. They were employed through a vendor contract. Is that correct?

Mr. Sabol: When this person heard about this, he said, *"If you don't strengthen this out, I'm going to quit."* I'm just wondering if we should be paying him more.

Ms. Adams: I believe we discussed last month that it wasn't part of the current agreement with this particular vendor who does serve the community in that contracted capacity. Then there was discussion as it relates to the Amenity Policies whether or not you want employees, whether they are contracted employees, which all of the employees here are contracted, to be able to use the amenities. I believe that there was consensus that the amenities are here for residents. That is the cleanest and best way to manage the amenities. Tamara just has to worry about whether they are a resident, non-resident user or a guest of a resident. Those are the qualified users.

Mr. Sabol: I want to honor this one person because we did make that decision when he was employed. So the Board should stand behind it.

Ms. Adams: I don't think that's part of the current agreement with that particular person. I'm happy to look at that agreement. If the Board is looking to amend that agreement, we would be seeking direction from the Board on that matter.

Mr. Sabol: I think we should address that now.

Mr. Eckert: I would like the opportunity to talk to staff about that issue if that's okay.

Ms. Adams: Are there any other questions regarding the action items? Hearing none,

C. Amenities Manager – Monthly Report

Ms. Adams: Tamara is here and she did provide a report as part of the agenda packet. In addition to that, we received some questions from Supervisor Roumy as it relates to amenity management. So I'm going to turn the microphone over to Tamara and then I can circle back and answer Bill's questions to the extent that they are not covered under the Amenity Manager's Report.

Ms. Lorf: Hello. Let me know if you have any questions. The top part of it are the Clubhouse updates. The pool restrooms have new push faucets. It's really just the maintenance and taking care of anything around here. As you walk through you will see it. Does anyone have any questions about the Clubhouse updates? Okay. Everything is current on the facility updates. The fountains are running. They are doing well and we are looking into getting quotes for fountain maintenance as requested. It's just taking a little longer than anticipated. The timers are working well. There was a request from Supervisor Roumy to change the timers. Right now, they are running from 5:00 a.m. until 11:00 p.m. There was a request to change the time from 8:00 a.m. to 10:00 p.m. I don't know if you want to change that or not. Just let me know so maintenance can change it tomorrow morning.

Mr. Szewczyk: That's probably better.

Ms. Lorf: So I will make a note to change that from 8:00 a.m. to 10:00 p.m. We are slowly completing the Resident Directory, adding a few people at a time. I definitely want the Board Members to receive it first so we can go through and improve those. As we are going through, we are checking everyone's address to make sure everything is current. I have some suggestions for the pool emergency call button. I have done some research on that and found out that it is not required in Florida. There is a cost that you are paying right now. I didn't know if you wanted that or not. I don't think it has ever been used. It hasn't been since I have been here.

Mr. Szewczyk: What are we paying for that?

Ms. Adams: I believe it's \$30 per month.

Ms. Lorf: Yes. It's \$30 per month in a quarterly bill. It's also a third party that actually goes to another home carrier. So they are billing us back through a third party. So if they have to call someone, it's not Kings III. They are not the ones actually making the phone calls.

Mr. Szewczyk: So we call one of them and they call another before we get an emergency response?

Ms. Lorf: Yes. What we are finding out is if there was an emergency, they would call us by that phone or come into the office because they are not seeing that call button. So I just wanted to bring that up.

Ms. Benjamin: I don't see a need for it.

Mr. Szewczyk: I don't see a need for it either. Do we need a vote?

Ms. Adams: Yes, just to memorialize that. We would ask for the Board to make a motion to cancel the Kings III emergency phone service if that's the direction of the Board.

Mr. Szewczyk MOVED to cancel the Kings III emergency phone service and Mr. Sabol seconded the motion.

Ms. Adams: This item was not on the agenda and because it was not on the agenda, we need to take public comments. Are there any public comments regarding cancelling the emergency phone service? Hearing none,

On VOICE VOTE with all in favor cancelling the Kings III emergency phone service was approved.

Ms. Adams: I will turn the microphone back to Tamara to finish up the Amenity Manager's Report.

Ms. Lorf: I'm just looking further into some of the maintenance for the gym equipment. Some of it could be re-upholstered. Some of it has to be replaced. I'm looking further into it with Fitness Logic and another company as well. The other item was the pool box and heaters. We discussed those earlier, unless you have any more questions for me on that, but that was pretty thorough. Regarding the pavers behind the fountains, I have two quotes so far, but we needed another one because we did find out recently that there was water leaking behind the fountains and its city water. That's why the pavers are so damaged right now. Are there any questions?

Mr. Szewczyk: Being that, that is a safety concern, once we get that all of that squared away, we are going to move on that, right? We are not going need it for two months unless I can approve it.

Ms. Adams: The Board adopted a Procurement Policy that I reviewed with Tamara for health, safety, and emergency repairs. There is some authority that's delegated to the Chairman and then that proposal is brought back to the Board at a future meeting for ratification.

Mr. Szewczyk: Okay.

Ms. Adams: So for any urgent health and safety repairs, there is some discretion there.

Mr. Szewczyk: Okay.

Ms. Lorf: Does anyone have any other questions on the facility update? Okay. For special events, we had a fun time with the kids' events. There was not a lot of turnout for the movies and popcorn, but they still had a good time. We are bringing back some of the wine and cheese events. Someone suggested bringing in a company for craft beer and pretzels. We are doing a BBQ and are talking about having a chili cookoff. So a lot of fun is coming. It just takes a little more to get people out here. We are very excited about it. Are there any questions? If not, that's all I have.

Mr. Sabol: What happened to the fence? Did more proposals come in?

Ms. Lorf: Yes. Just one came in. Someone came out, but they cannot do the black chain fence. They can only do the aluminum around the pool. We have a quote. If we did the 10-foot fence in the tennis area, the cost \$3,450.

Mr. Sabol: Would it be the same color?

Ms. Lorf: It would be black to match what is already there.

Mr. Sabol: Well, the tennis courts are black now.

Ms. Lorf: There will be the exact same thing at that height.

Mr. Sabol: That fence around the court would be the same fence?

Ms. Lorf: Yes.

Mr. Sabol: It would have no gates.

Ms. Lorf: Yes. They suggested that we have someone come out to make sure that there are no underground wires because there is a breaker box there.

Mr. Sabol: I don't know if the Board wants to move on that or not.

Mr. Szewczyk: First of all, I don't see putting a 10-foot fence over there. There could be a 6-foot fence. So I would rather get another vendor. Anyone can hop a fence. Any kid can hop a fence. We just need to put something there so that the average person will walk up and go through the corridor. It's going to be enough. Okay? There will be enough to keep kids from

wandering into the parking lot, because you are talking about three- or four-year-old kids. So I don't want to see a 10-foot fence. I just want to see something just to stop people from walking through and destroying the vegetation.

Mr. Sabol: It's just a deterrent.

Mr. Szewczyk: Exactly.

Ms. Lorf: They did give a price for just a regular sized fence, which is half of that cost.

Mr. Szewczyk: Okay.

Mr. Sabol: That would look much better.

Ms. Lorf: Okay. I just had to get estimates for both just in case you wanted to see them.

Mr. Sabol: Will you have that for the next meeting?

Ms. Lorf: Yes. As long as the vendor shows up.

Mr. Szewczyk: What is up with the food trucks?

Ms. Lorf: I would like to know the same thing. We have been talking about getting rid of the ice cream one because three different times they have cancelled on us. They always have an excuse. Now we can do more events. I would like to keep one or two.

Mr. Szewczyk: I would love to see if we could tie in music and a truck. My concern is that we are not advertising it to our residents and/or there are not enough people coming up and they don't feel like it's worth it to come. So if maybe one of the next times you schedule something, you can also have a bit of entertainment at the same time. That may get more people up and interested and open them up to what is going on out there. So that would be my suggestion.

Ms. Lorf: Absolutely.

Ms. Benjamin: There was one night that they had party music and there were so many people. It was a missed opportunity.

Ms. Lorf: We will definitely keep working on it. I appreciate the suggestions.

Ms. Adams: Sounds good.

D. Landscape Maintenance Update

Ms. Adams: Supervisor Chichelli has been working with Bloomings on contract compliance for landscape maintenance issues. I believe she has an update.

Ms. Chichelli: We just changed all of the plants in the area where five plants died. The area that I'm really concerned about is next to the tennis court. We need to do something with the sand. I was thinking we could put some little plants there.

Mr. Szewczyk: Are you talking about the clay from the courts?

Ms. Chichelli: Yes. It doesn't look good.

Mr. Sabol: So that's a maintenance issue.

Mr. Szewczyk: Either that or we need to create a barrier there so clay is not flowing that way. Even if it builds up there, then it becomes a maintenance issue to spread that back around.

Ms. Chichelli: We are reusing the sand, right?

Ms. Lorf: In some areas.

Ms. Chichelli: Right now, it is under the bushes.

Mr. Szewczyk: We could have a barrier. I don't know what material you would want to use.

Ms. Adams: Tamara has been working with tennis maintenance staff on that. There has been some improvement in some areas. Pina and I walked out there today. It's definitely cleaner. There's definitely some improvement. There is still more work to do and we are not certain to what some extent the drainage proposed by the engineer may be helpful with some of these conditions, but it is being actively managed by the Amenity Manager and we expect to see continued improvement in that area.

Mr. Szewczyk: Okay, so it doesn't make sense to put plants there yet until the clay issue is resolved. Can you ask them or did anyone point out those dead Bougainvillea near the entrance?

Ms. Chichelli: I told Joe. He said that he was going to check them. I haven't walked there this week. If he hasn't done them, I will send him an email.

Mr. Szewczyk: There are sections on both sides that are obvious. Did I see them raking up the mulch?

Ms. Chichelli: Right now they are not. The mulch is all gone.

Mr. Szewczyk: Okay.

Ms. Chichelli: Another area that they are going to address with mulch, is they are going through the tennis area on the right side where the metal is.

Mr. Szewczyk: Can they give us a bid or take the golf cart down to Home Depot and get 10 bags and spread it ourselves?

Mr. Sabol: Was Bill complaining about those bushes on this side of the court because they were too close to the court? Can you move back either of those?

Ms. Chichelli: In my opinion, I don't think they would look nice if you moved them.

Mr. Sabol: We can remove them and put them somewhere else.

Ms. Adams: Thank you, Pina.

TENTH ORDER OF BUSINESS

Other Business

There not being any, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Sabol: I have one request. Can you get us a bid for a fob system? We've been discussing it for the last five years.

Mr. Szewczyk: We talked about that.

Mr. Sabol: Shouldn't we do it now?

Mr. Eckert: Instead of an access card.

Ms. Adams: That is a good time to discuss because amenity staff is in the process of working with vendors regarding access card control. It is a good time to bring forward different options that the Board can consider and discuss pros and cons to each of the components.

Mr. Sabol: I think the Board is in agreement. It should be something different than what we have now.

Ms. Adams: Yes.

Mr. Szewczyk: How many companies have we been in touch with and are moving forward with?

Ms. Lorf: I called four and only spoke to one, which is the one you suggested. However, they haven't showed up yet.

Mr. Szewczyk: I have another name for you and will talk to you after the meeting.

Ms. Chichelli: I told you about a company a few weeks ago called CIA Access.

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

TWELFTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION B

Lakeside Plantation

Community Development District

Summary of Invoices

June 1, 2021 to July 31, 2021

Fund	Date	Check No.'s	Amount
General Fund	6/10/21	2545-2562	\$ 37,423.64
	6/25/21	2563-2575	\$ 6,712.26
	7/29/21	2576-2581	\$ 31,777.84
			\$ 75,913.74
Capital Reserve Fund	6/25/21	119	\$ 33,950.00
			\$ 33,950.00
Automatic Drafts- June			
Florida Power & Light		2200 Plantation Blvd - Clubhouse	\$ 926.33
		2200 Plantation Blvd - Fountain	\$ 280.66
		2200 Plantation Blvd - Pool	\$ 944.07
North Port Utilities		2200 Plantation Blvd - Clubhouse	\$ 176.96
		2200 Plantation Blvd - Fountain	\$ 28.96
		2200 Plantation Blvd - Pool	\$ 551.85
Florida Dept of Health		Pool Permits	\$ 675.35
TECO Peoples Gas		2200 Plantation Blvd - Pool	\$ 16.07
Frontier Communications		2200 Plantation Blvd - Clubhouse	\$ 322.07
Comcast		2200 Plantation Blvd - Clubhouse	\$ 701.39
			\$ 4,623.71
Automatic Drafts- July			
Florida Power & Light		2200 Plantation Blvd - Clubhouse	\$ 1,098.31
		2200 Plantation Blvd - Fountain	\$ 484.16
		2200 Plantation Blvd - Pool	\$ 729.88
North Port Utilities		2200 Plantation Blvd - Clubhouse	\$ 231.36
		2200 Plantation Blvd - Fountain	\$ 2,792.25
		2200 Plantation Blvd - Pool	\$ 250.24
TECO Peoples Gas		2200 Plantation Blvd - Pool	\$ 16.07
FL Department of Revenue		Sales and Use Tax	\$ 221.94
			\$ 5,824.21
			\$ 120,311.66

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
6/10/21	00353	5/19/21	BB051920	202105	310-51300-11000			BONNIE J BENJAMIN	*	200.00	200.00 002545
6/10/21	00200	5/19/21	AS051920	202105	310-51300-11000			ALAN SABOL	*	200.00	200.00 002546
6/10/21	00342	5/19/21	BR051920	202105	310-51300-11000			BILL ROUMY	*	200.00	200.00 002547
6/10/21	00010	5/27/21	2021-015	202105	320-53800-46500			PLANT INSTALLATION	*	90.00	
6/01/21	2021-017	202106	320-53800-46400					LANDSCAPE MAINT JUN2021	*	7,655.00	
6/10/21	00014	5/31/21	761212	202105	330-53800-48000			BLOOMINGS LANDSCAPE & TURF MGMT, INC	*	83.44	7,745.00 002548
6/10/21	00260	6/01/21	81039	202106	330-53800-51000			CULLIGAN WATER	*	1,017.40	83.44 002549
6/10/21	00104	5/27/21	101533	202105	330-53800-48102			DART POOL SOLUTIONS, INC	*	145.00	1,017.40 002550
6/10/21	00001	6/01/21	125	202106	310-51300-34000			FITNESS LOGIC	*	3,187.17	145.00 002551
6/01/21	125	202106	310-51300-35200					MANAGEMENT FEES JUN2021	*	83.33	
6/01/21	125	202106	310-51300-31300					INFORMATION TECH JUN2021	*	83.33	
6/01/21	125	202106	310-51300-51000					DISSEMINATION SVC JUN2021	*	1.53	
6/01/21	125	202106	310-51300-42000					OFFICE SUPPLIES	*	26.01	
6/01/21	125	202106	310-51300-42500					COPIES	*	27.75	
6/10/21	00066	4/30/21	122702	202104	310-51300-31500			GOVERNMENTAL MANAGEMENT SERVICES	*	2,238.00	3,409.12 002552
								ATTORNEY FEES			
								HOPPING GREEN & SAMS			2,238.00 002553
								LKSD LAKESIDE PLANT HSMITH			

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	EXPENSED TO.... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT	#
6/10/21	00056	5/19/21 JS051920	202105 310-51300-11000		JOE SZEWCZYK	*	200.00	200.00	002554
			BOS MEETING 5/19/21						
6/10/21	00105	5/04/21 5003	202105 320-53800-46200			*	1,194.90		
			REPLACEMENT MOTORS						
5/27/21	5076	202105 320-53800-46200				*	499.70		
			KBC 6204 KBC6304						
			JOHN'S ELECTRIC MOTORS					1,694.60	002555
6/10/21	00193	5/27/21 66	202105 310-51300-31100			*	656.25		
			ENGINEERING FEES						
			JOHNSON ENGINEERING, INC.					656.25	002556
6/10/21	00271	6/01/21 1993342	202106 330-53800-48500			*	115.86		
			COMMUNICATIONS						
			KINGS III OF AMERICA, LLC					115.86	002557
6/10/21	00282	5/19/21 PC051920	202105 310-51300-11000			*	200.00		
			BOS MEETING 5/19/21						
			MARIA J CHICHELLI					200.00	002558
6/10/21	00364	5/30/21 105445	202105 330-53800-52000			*	1,350.00		
			REPLACE BULBS, BALLAST, CAP						
			RITZMAN COURTS, LLC					1,350.00	002559
6/10/21	00041	5/01/21 234740	202105 330-53800-48400			*	147.00		
			SECURITY						
			SECURITY ALARM CORP.					147.00	002560
6/10/21	00257	5/01/21 384607	202105 330-53800-48000			*	695.00		
			RESIDENTS DIRECTORY						
6/01/21	384786	202106 330-53800-12000				*	15,420.42		
			FACILITY MANAGEMENT						
			VESTA PROPERTY SERVICES, INC.					16,115.42	002561
6/10/21	00052	4/15/21 30369	202104 330-53800-52000			*	1,331.49		
			HYDROBLEND 80 BAGS						
5/14/21	61920	202105 330-53800-52000				*	375.06		
			NEW WINDSCREEN						
			WELCH TENNIS COURTS, INC.					1,706.55	002562
6/25/21	00153	5/01/21 13717-QB	202105 330-53800-51000			*	129.00		
			POOL MAINTENANCE						
			ALEX'S POOL HEATING &					129.00	002563

LKSD LAKESIDE PLANT HSMITH

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
6/25/21	00008	6/23/21	10000057	202106	300	15500	10000			*	642.74	
			ASCAP LIC OCT-JUNE									
6/25/21		6/23/21	10000057	202106	330	53800	48100			*	214.26	
			ASCAP LIC JUL-SEPT									
6/25/21	00353	6/16/21	BR061620	202106	310	51300	11000			*	200.00	857.00 002564
			BOS MEETING 6/16/21									
6/25/21	00200	6/16/21	BR061620	202106	310	51300	11000		BONNIE J BENJAMIN	*	200.00	200.00 002565
			BOS MEETING 6/16/21									
6/25/21	00342	6/16/21	BR061620	202106	310	51300	11000		ALAN SABOL	*	200.00	200.00 002566
			BOS MEETING 6/16/21									
6/25/21	00014	6/11/21	765753	202106	330	53800	48000		BILL ROUMY	*	44.49	200.00 002567
			5 GALLON WATER									
6/25/21	00260	6/10/21	81042-4	202106	330	53800	51000		CULLIGAN WATER	*	215.00	44.49 002568
			200 SQFT CARTRIDGE ELEMEN									
6/25/21	00066	6/10/21	123235	202105	310	51300	31500		DART POOL SOLUTIONS, INC	*	2,644.77	215.00 002569
			ATTORNEY FEES									
6/25/21	00358	6/11/21	1197	202106	320	53800	47000		HOPPING GREEN & SAMS	*	295.00	2,644.77 002570
			FIXED LEAKS									
6/14/21	1202	202106	320-53800-47000							*	450.00	
			INSTALLED NEW JUNCTION BO									
6/25/21	00056	6/16/21	JS061620	202106	310	51300	11000		INNOTECH CONSTRUCTION SERVICES, LLC	*	200.00	745.00 002571
			BOS MEETING 6/16/21									
6/25/21	00229	6/09/21	PSI51071	202106	310	51300	54000		JOE SZEWCZYK	*	111.00	200.00 002572
			FIRE EXIT INSPECTION									
6/25/21	00282	6/16/21	PC061620	202106	310	51300	11000		PYE BARKER FIRE & SAFETY, INC.	*	200.00	111.00 002573
			BOS MEETING 6/16/21									
									MARIA J CHICHELLI			200.00 002574

LKSD LAKESIDE PLANT HSMITH

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT
6/25/21	00272	6/01/21	PI-A0061	202106	320-53800-46000		SOLITUDE LAKE MANAGEMENT LLC	*	966.00	966.00 002575
					LAKE/POND MAINT JUN2021					
7/29/21	00345	6/28/21	354707	202106	310-51300-32200		FINANCIAL STATEMENTS	*	3,185.00	3,185.00 002576
							BERGER, TOOMBS, ELAM, GAINES&FRANK			
7/29/21	00001	7/01/21	126	202107	310-51300-34000		MANAGEMENT FEES JUL21	*	3,187.17	
		7/01/21	126	202107	310-51300-35200		INFORMATION TECH JUL21	*	83.33	
		7/01/21	126	202107	310-51300-31300		DISSEMINATION SVC JUL21	*	83.33	
		7/01/21	126	202107	310-51300-42000		OFFICE SUPPLIES	*	.90	
		7/01/21	126	202107	310-51300-42000		POSTAGE	*	15.30	
		7/01/21	126	202107	310-51300-42500		COPIES	*	3.00	
							GOVERNMENTAL MANAGEMENT SERVICES			3,373.03 002577
7/29/21	00193	6/25/21	67	202106	310-51300-31100		ENGINEERING FEES	*	1,627.50	
		7/26/21	68	202107	310-51300-31100		ENGINEERING FEES	*	1,623.75	
							JOHNSON ENGINEERING, INC.			3,251.25 002578
7/29/21	00028	7/28/21	07282021	202107	300-20700-10000		FY21 ASSESSMENTS	*	17,126.43	
							LAKESIDE PLANTATION C/O USBANK			17,126.43 002579
7/29/21	00106	7/09/21	3804178	202107	310-51300-48000		NOTICE OF RULE DEVELOPMEN	*	71.50	
							SUN NEWSPAPERS			71.50 002580
7/29/21	00365	6/25/21	6172866	202106	310-51300-32300		SERIES 99 TRUSTEE FEES	*	4,770.63	
							U.S. BANK			4,770.63 002581

TOTAL FOR BANK A 75,913.74
 TOTAL FOR REGISTER 75,913.74

LKSD LAKESIDE PLANT HSMITH

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

Invoice

Invoice #: 125
Invoice Date: 6/1/21
Due Date: 6/1/21
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - June 2021 310 513 34		3,187.17	3,187.17
Information Technology - June 2021 310 513 352		83.33	83.33
Dissemination Agent Services - June 2021 310 513 313		83.33	83.33
Office Supplies 310 513 510		1.53	1.53
Postage 310 513 42		26.01	26.01
Copies 310 513 425		27.75	27.75
Total			\$3,409.12
Payments/Credits			\$0.00
Balance Due			\$3,409.12

Hopping Green & Sams

Attorneys and Counselors

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

STATEMENT

May 12, 2021

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

Bill Number 122702
Billed through 04/30/2021

General Counsel/Monthly Meeting
LPCDD 00001 SRS

310 513 315

FOR PROFESSIONAL SERVICES RENDERED

04/14/21	LMG	Confer with district manager regarding tennis policies, tennis fees, and resident website.	0.30 hrs
04/16/21	LMG	Analyze terms of resident directory proposal; prepare amendment to Vesta agreement regarding resident directory creation and maintenance; research status of adopted rates and fees.	1.90 hrs
04/19/21	LMG	Review meeting minutes and provide comments; review and analyze fountain proposals, data service options, proposed tennis fees and policies, tennis awning/windscreen proposals, pickleball net proposals, well repair proposal, financial statements, amenity manager report, and district manager's open items list.	0.80 hrs
04/21/21	LMG	Prepare for and attend board meeting.	2.70 hrs
04/29/21	LMG	Review spending authority resolution; confer with district manager regarding fountain repair; review and provide comments to draft tennis policies; prepare resolution setting hearing regarding tennis rules and policies.	1.80 hrs
04/30/21	JLK	Review proposed legislation; monitor committee activity and agendas; monitor Amendment 12 implementation.	0.20 hrs
04/30/21	LMG	Review and provide comments to Vesta website accessibility plan; send draft contract amendment for comment.	0.70 hrs

Total fees for this matter \$2,238.00

MATTER SUMMARY

Kilinski, Jennifer L.	0.20 hrs	325 /hr	\$65.00
Gentry, Lauren M.	8.20 hrs	265 /hr	\$2,173.00

TOTAL FEES \$2,238.00

TOTAL CHARGES FOR THIS MATTER \$2,238.00

BILLING SUMMARY

Kilinski, Jennifer L.	0.20 hrs	325 /hr	\$65.00
Gentry, Lauren M.	8.20 hrs	265 /hr	\$2,173.00

TOTAL FEES	\$2,238.00
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TOTAL CHARGES FOR THIS BILL	\$2,238.00
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Please include the bill number with your payment.

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

Invoice

Project Manager Andrew Tilton

May 27, 2021

Project No: 20150050-000

Invoice No: 66

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

FEID #59-1173834

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 May 16, 2021

310 513 311

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	61,952.15	T&M	100 %	61,952.15	61,295.90	656.25	0.00
	Totals	61,952.15			61,952.15	61,295.90	656.25	0.00

SUB-TOTAL PROFESSIONAL SERVICES:

656.25

INVOICE TOTAL:

656.25

Summary of professional services

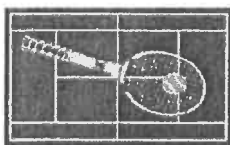
Phase No. / Description	Bill Hours	Bill Rate	Billable Amount
I. - General Engineering			
Engineer IV			
Burford, Brent	4/20/2021	.25	Hrs @ 125.00 31.25
Coordination with lake bank repair contractor.			
Burford, Brent	4/21/2021	1.00	Hrs @ 125.00 125.00

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

Project	20150050-000	Lakeside Plantation CDD			Invoice	66
Prepare for and attend the LPCDD Board of Supervisors meeting.						
Burford, Brent	4/26/2021	2.00	Hrs @	125.00		250.00
Onsite with lake bank repair contractor.						
Burford, Brent	5/12/2021	2.00	Hrs @	125.00		250.00
Conversation with JEI staff and CDD manger in regard to drainage on Magnolia Circle.						
Review off street parking.						
1. - General Engineering Total		5.25				656.25

Outstanding Invoices

Number	Date	0 - 30	31 - 60	61 - 90	91 - 120	121 +	Balance
65	4/27/2021	125.00	0.00	0.00	0.00	0.00	125.00
Total		125.00	0.00	0.00	0.00	0.00	125.00



Welch Tennis Courts, Inc.
P.O. Box 7770
Sun City, FL 33586
Phone: 813-641-7787
Fax: 813-641-7795

RECEIVED

BY: *AK* 53800 - 52000

Estimate

Date	Estimate #
4/15/2021	30369

Bill To
Lakeside Plantation 135 W Central Blvd Suite 320 Orlando FL 32801

Ship To
Nathan Lakeside Plantation 2200 Plantation Blvd. North Port FL 34289

Sales Rep	Ship Via	Expires
Shannon Wilder		5/15/2021

Notes

Quantity	Units	Description	Options	Rate	Amount
2.8		HydroBlend in 80# bags. Each pallet is 1.4 tons or 35 bags. 2.8 tons = 2 pallets	Size: 80lb	291.99	817.57
4	ca	Line Master Brush (Fine)	Bristle: Fine	62.49	249.96
4	set	Line Master Wheel (Set of 2)		28.49	113.96
1	(2)	Delivery to Sarasota, Pasco, Polk, Hardee, Desoto Counties		150.00	150.00

Thank you for your business.	Total	\$1,331.49
------------------------------	-------	------------

53800 - 46200

John's Electric Motors and WaterWorld Pool Supply
3616 Tamiami Trail, Unit 1B
Port Charlotte, Florida 33952
www.johnselectricmotors.com
941-629-0240

RECEIVED

BY: 41

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

Invoice # 5003
Invoice Date 05-04-21
Balance Due \$1,194.90

Item	Description	Unit Cost	Quantity	Line Total
Speck 20mm Shaft seal	Part # 2920343310	\$49.95	1.0	\$49.95
Replacement Motors B 116	Speck pool motor	\$769.95	1.0	\$769.95
Service Call - Commercial	Service Charge for Commercial Call	\$150.00	2.5	\$375.00

Disclaimer

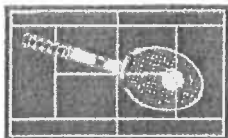
Electrical parts are final sale only and are not returnable. Items that have been installed or show evidence of installation are nonrefundable. For items that may be returned, customers may receive an instore credit for such items that contain electrical components, a full refund for a defective item or a partial refund which may include a restocking fee equal to 15% of the total parts cost minus any

collected taxes. Rebuilt motors do not carry any warranty either expressed or implied and John's Electric Motors makes no warranty as to the length of time any rebuilt motor or other electrical item may continue to function correctly, if at all. Name brand whole part items may have a factory or manufacturer's warranty, said manufacturers policy concerning all terms of that warranty are between the purchaser and the manufacturer. Repair items whether whole parts, motors, or parts of motors, may need replacement parts due to complications of disassembly and failure of part integrity due to age or exposure and said repairs may exceed the value of a new replacement item. John's Electric Motors shall not be responsible for parts, motors or other items that fail or are otherwise damaged during disassembly or reassembly. Parts, whether electrical or otherwise, installed by the customer may not be covered by any warranty as professional installation by a licensed contractor is recommended. Special order parts who whole parts are nonrefundable. Customer supplied parts shall not be warranted for failure of that part or, in the event that part causes damage to or failure of a whole part: John's Electric Motors shall not be responsible for any parts supplied by the customer or any damage resulting thereof. Repair items not claimed by the customer within 30 days of being notified by phone, text or email of their completion shall be forfeit and become the sole property of John's Electric Motors and be disposed of, sold, or transferred in any way deemed appropriate by management with no recourse from and no reimbursement due the customer. John's Electric Motors is not responsible for shipping delays or price increases. The customer hereby warrants that they have read and understand these terms and conditions and by signing below, issuing payment, or completing the transaction, agree to all terms and limitations as outlined above and/or terms or conditions available pursuant to Florida law.

Subtotal \$1,194.90
Tax \$0.00
Invoice Total \$1,194.90
Payments \$0.00
Credits \$0.00
Balance Due \$1,194.90

Signed: _____

Date: _____



Welch Tennis Courts, Inc.
P.O. Box 7770
Sun City, FL 33586
Phone: 813-641-7787
Fax: 813-641-7795

53800 - 52000

RECEIVED

BY: 

Invoice

Date	Invoice #
5/14/2021	61920

Bill To
Lakeside Plantation 135 W Central Blvd Suite 320 Orlando FL 32801

Ship To
Lakeside Plantation 2800 Plantation Blvd North Port FL 34289 United States

Terms	PO #	Due Date
Net 30	Tamara	6/13/2021
Sales Rep	Ship Via	Ship Date
Kimberly Valencia		5/14/2021

Notes

New Windscreen Estimate (Revised 4/26/21)
Qty 4 @ 6' x 23' 6"
Color - BLACK
W/Half-Moon Vents

Quantity	Units	Description	Options	Unit Price	Amount
94		WTC Premium 80% 6' Black per lineal foot - Color BLACK W/Half Moon Vents		3.99	375.06
1		Qty 4 @ 6' x 23' 6" Shipping & Handling - FREE for WTC Premium Windcreens		0.00	0.00

Thank you for your business.	Total	\$375.06
------------------------------	-------	----------

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

John's Electric Motors and WaterWorld Pool Supply
 3616 Tamiami Trail, Unit 1B
 Port Charlotte, Florida 33952
 www.johnselectricmotors.com
 941-629-0240

53800 - 46200
~~46200~~

RECEIVED

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

BY: AM

Invoice # 5076
 Invoice Date 05-27-21
 Balance Due \$499.70

Item	Description	Unit Cost	Quantity	Line Total
KBC 6204 DDC3G81 BEARING	KBC 6204 DDC3G81 BEARING	\$19.95	1.0	\$19.95
KBC 6304-B-2DRS- L0381 BEARING	KBC 6304-B-2DRS-L0381 BEARING	\$24.95	1.0	\$24.95
PRC30A 30 MFD 370 VAC Motor Run Capacitor - Round	PRC30A 30 MFD 370 VAC Motor Run Capacitor - Round	\$24.95	1.0	\$24.95
Pool Misc Products	Trap body orings	\$19.95	2.0	\$39.90
Pool Misc Products	Trap body lid (used)	\$40.00	1.0	\$40.00
Speck 20mm Shaft seal	Part # 2920343310	\$49.95	1.0	\$49.95
Service Call - Commercial	Service Charge for Commercial Call	\$150.00	2.0	\$300.00

Disclaimer

Electrical parts are final sale only and are not returnable. Items that have been installed or show evidence of installation are nonrefundable. For items that may be returned, customers may receive an instore credit for such items that contain electrical components, a full refund for a defective item or a partial refund which may include a restocking fee equal to 15% of the total parts cost minus any collected taxes. Rebuilt motors do not carry any warranty either expressed or implied and John's Electric Motors makes no warranty as to the length of

time any rebuilt motor or other electrical item may continue to function correctly, if at all. Name brand whole part items may have a factory or manufacturer's warranty, said manufacturers policy concerning all terms of that warranty are between the purchaser and the manufacturer. Repair items whether whole parts, motors, or parts of motors, may need replacement parts due to complications of disassembly and failure of part integrity due to age or exposure and said repairs may exceed the value of a new replacement item. John's Electric Motor's shall not be responsible for parts, motors or other items that fail or are otherwise damaged during disassembly or reassembly. Parts, whether electrical or otherwise, installed by the customer may not be covered by any warranty as professional installation by a licensed contractor is recommended. Special order parts who whole parts are nonrefundable. Customer supplied parts shall not be warrantied for failure of that part or, in the event that part causes damage to or failure of a whole part: John's Electric Motor's shall not be responsible for any parts supplied by the customer or any damage resulting thereof. Repair items not claimed by the customer within 30 days of being notified by phone, text or email of their completion shall be forfeit and become the sole property of John's Electric Motors and be disposed of, sold, or transferred in any way deemed appropriate by management with no recourse from and no reimbursement due the customer. John's Electric Motor's is not responsible for shipping delays or price increases. The customer hereby warrants that they have read and understand these terms and conditions and by signing below, issuing payment, or completing the transaction, agree to all terms and limitations as outlined above and/or terms or conditions available pursuant to Florida law.

Subtotal	\$499.70
Tax	\$0.00
Invoice Total	\$499.70
Payments	\$0.00
Credits	\$0.00
Balance Due	\$499.70



Fitness Logic

380 Searlet Blvd.
Oldsmar, FL 34677

Phone #

727-784-4964

Fax #

727-784-0223

E-mail

fitlogic@aol.com

RECEIVED

BY: HL

53800 - 48102

Invoice

Date	Invoice #
5/27/2021	101533

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

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

P. O. Number		Terms	Rep	Work Order #	Completed
		Net 10	MAN	101873	5/26/2021
Item Code	Description	Quantity	Price Each	Amount	
Maintenance	Quarterly General Maintenance and cleaning of all equipment - Labor Only Maintenance completion during May	1	145.00	145.00	
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

330-53800-48000

BY: H

Culligan WATER CONDITIONING

better water. pure and simple.®

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

LAKESIDE PLANTATION
9145 NARCOOSSEE ROAD
SUITE A206
ORLANDO, FL 32827

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

☐ VISA ☐ M.C. ☐ A.M. ☐ DISCOVER ☐ AMERICAN EXPRESS ☐ PLEASE CHECK BOX TO ENROLL IN AUTOMATIC BILL PAYMENT

CARD NUMBER _____ V. CODE _____

SIGNATURE _____ EXP. DATE _____

DATE **05/31/2021** PAY THIS AMOUNT **83.44** ACCOUNT NUMBER **1017805**

Pay By Date: Jun 15

AMOUNT PAID \$ _____

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

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

Page: 1

InvDate	InvNum	Location	Billed	Tax	Balance
Previous Balance: 04/30/2021					71.96
Location 1017805					
LAKESIDE PLANTATION 2200 PLANTATION BLVD					
05/13/2021	755008	1017805	PO#		44.49
2413	5 GALLON DRINKING WATER	6.000 @	7.00	42.00	0.00
4201	DELIVERY CHARGE	1.000 @	2.49	2.49	0.00
05/21/2021	PAYMENT	1017805	PO#		-35.00
05/28/2021	PAYMENT	1017805	PO#		0.00
05/28/2021	761212	1017805	PO#		1.99
3005	6 BOTTLE RACK	1.000 @	1.99	1.99	0.00
Total Due by the 15th:					83.44

THIRTY DAYS OVERDUE

Current	46.48	30day	36.96	60day	0.00	90day	0.00	Balance	83.44
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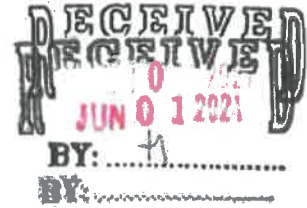
Pay your bill online using our secure payment page at www.culligansarasota.com

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

330-53800-52000

Ritzman Courts, LLC

1215 SW 7th CT
Cape Coral, FL 33991-2715
sales@ritzmancourtsllc.com



INVOICE

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

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

INVOICE 105445
DATE 05/30/2021
TERMS Net 15
DUE DATE 06/14/2021

DESCRIPTION	QTY	RATE	AMOUNT
Supply and replace two(2) light bulb one (1) ballast and two (2) capacitor.		1,350.00	1,350.00

BALANCE DUE \$1,350.00

Please make all checks payable to Ritzman Courts, LLC.

If you have any questions about this invoice, please contact us at sales@ritzmancourtsllc.com

001 330 538 48600



53800 - 48500
 7 12 13 14 15 16 17 18 19 20
 10111
 BY: 41

Statement

Date 6/1/2021	Customer Number 42876
Due Date 6/1/2021	Amount Due \$115.86

To: Lakeside Plantation CDD
 9145 Narcoossee Rd
 Suite A206
 Orlando, FL 32827

Remit To: Kings III of America, LLC
 751 Canyon Drive Ste 100
 Coppell, TX 75019

Amount enclosed: _____ Net Due: **\$115.86**

Detach And Return Top Portion With Your Payment

Customer Name		Customer Number		Statement Date	Due Date
Lakeside Plantation CDD		42876		06/01/2021	06/01/2021
Date	Invoice Number	PO Number	Description	Amount	Balance Due
<i>Lakeside Plantation CDD - 2200 Plantation Blvd, North Port, FL</i>					
05/01/2021	1993342		Recurring Charges	\$115.86	\$115.86

1-30 days	31-60 days	61-90 days	91-120 days	over 120	Balance Due
\$0.00	\$115.86	\$0.00	\$0.00	\$0.00	\$115.86



Your account is past due. Please remit payment. Disregard if payment was made.

53800 - 48400

RECEIVED
JUN 08 2021

BY: H



234740
5/1/2021
5/11/2021

Description	Qty	Price	Net	Tax	Total
Monitoring-Commercial-Fire-Basic	3	\$28.00	\$84.00	\$0.00	\$84.00
For: Lakeside Plantation-F at 2200 Plantation Blvd. North Port, FL 34286					
Period Covered: 05/01/2021 to 07/31/2021 Inclusive.					
Monitoring-Commercial-Security-Basic	3	\$21.00	\$63.00	\$0.00	\$63.00
For: Lakeside Plantation at 2200 Plantation Blvd. North Port, FL 34289					
Period Covered: 05/01/2021 to 07/31/2021 Inclusive.					
TOTALS			\$147.00	\$0.00	\$147.00

Return Stub Below.

Abstract

Invoice Number 234740

Bill Payer ID 11785

Acct. Bal.	\$147.00	Amount Remitted							
------------	----------	-----------------	--	--	--	--	--	--	--

Payment	Check	Check Number	Date Remitted
---------	-------	--------------	---------------

Charge ☐ Card Number**Name On Card**

Billing Zipcode

Exp Date

Card ID

Signature

Inv No. 234740

001 330 538 12000

Vesta

53800-12000
RECEIVED
U109

BY: tl

Vesta Property Services, Inc.
245 Riverside Avenue
Suite 300
Jacksonville FL 32202

Invoice

Invoice # 384786
Date 6/1/2021
Terms
Due Date 6/30/2021
Memo June 2021 Fees

Bill To

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

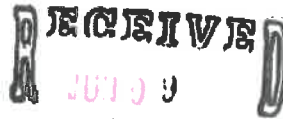
Description	Quantity	Rate	Amount
Facility Manager Services at Lakeside Plantation Amenity Center	1	5,202.00	5,202.00
Office Administrative Assistant Services at Lakeside Plantation Amenity Center	1	2,281.08	2,281.08
Facility Attendants Services at Lakeside Plantation Amenity Center	1	2,587.92	2,587.92
Facility Maintenance Services at Lakeside Plantation Amenity Center	1	4,824.42	4,824.42
Yearly fees for the ongoing management and support of the Residents Directory	1	425.00	425.00
Total			\$15,420.42

001-320-538-464



5824 Bee Ridge Road #165, Sarasota, FL 34233

53800-46400



Invoice

Date Invoice #
6/1/2021 2021-01741

Bill To:

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

Terms Due Date
Net 30 7/1/2021

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

PAYMENT ACCEPTED: CHECK AND CREDIT CARD.
Make check payable to:
Blooming's 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

001 320 538 465



5824 Bee Ridge Road #165, Sarasota, FL 34233

53800-46500

RECEIVED
JUN 9 2021

BY: +1

Invoice

Date

Invoice #

5/27/2021

2021-01545

Bill To:

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

Terms		Due on receipt
Description	Qty	Amount
Service Date: 05/25/2021 Remove the Indian Hawthorne and install new plantings behind the flag pole along the curb Green Island Ficus - 3 gallon	5	90.00

PAYMENT ACCEPTED: CHECK AND CREDIT CARD.

Make check payable to:
Bloomings Landscape & Turf Management, Inc.
Please include invoice number on your check.
Thank You For Your Business

Total \$90.00

Payments/Credits \$0.00

Balance Due \$90.00

Phone #

(941) 927-9765

Fax #

(941) 929-9356

E-mail

carla@bloomingslandscape.com

Web Site

www.bloomingslandscape.com

001 330 538 510

DART Pool Solutions, Inc.

1181 S. Sumter Blvd - PMB 324

North Port, FL 34287

CPC1457408

53800-51000
RECEIVED
 JUN 10 2021
 BY: +1

Invoice

Date	Invoice #
6/1/2021	81039

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...	6/30/2021	SB	6/1/2021

Description	Qty	Rate	Amount
Pool cleaning maintenance June		850.00	850.00
#5 Pump tube	3	40.80	122.40
Feeder tubing for stenner pump per foot	30	1.50	45.00
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	\$1,017.40
Payments/Credits	\$0.00
Balance Due	\$1,017.40

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

001 330 538 480

Vesta

53800 - 48000

RECEIVED
JUN 9

BY: +1

Vesta Property Services, Inc.
245 Riverside Avenue
Suite 300
Jacksonville FL 32202

Invoice

Invoice # 384607
Date 5/1/2021
Terms
Due Date 5/31/2021
Memo Fee For Residents Dire...

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

Description	Quantity	Rate	Amount
One time fee for Initial design and Implementation of the Residents Directory	1	695.00	695.00
Total			\$695.00

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: May 19, 2021

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

310 513 11000

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

Approved for Payment:

Adam J.
District Manager Signature

05/19/2021
Date

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

W 06/23/2021

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: June 16, 2021

	<i>Name</i>	<i>In Attendance Please ✓</i>	<i>Fee Involved Yes / No</i>
1	Bill Roumy 342	phone	Yes (\$200)
2	Bud Sabol 200	✓	Yes (\$200)
3	Joe Szewczyk 50	✓	Yes (\$200)
4	Bonnie Benjamin 353	✓	Yes (\$200)
5	Pina Chichelli 282	✓	Yes (\$200)

310 513 10000
The supervisors present at the above referenced meeting should be compensated accordingly.

Approved for Payment:

J. Adams
District Manager Signature

06/16/2021
Date

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

Hopping Green & Sams

Attorneys and Counselors

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

310 513 315

STATEMENT

June 10, 2021

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

Bill Number 123235
Billed through 05/31/2021

General Counsel/Monthly Meeting

LPCDD 00001 SRS

FOR PROFESSIONAL SERVICES RENDERED

05/03/21	MCE	Review new laws approved by Florida Legislature in 2021 and impact on district.	0.20 hrs
05/04/21	LMG	Review signed resident directory addendum; review letter from homeowners' association regarding district roads; analyze traffic enforcement agreement with county.	0.60 hrs
05/05/21	LMG	Analyze impact of executive orders 21-101 and 21-102 regarding amenity operations.	0.20 hrs
05/10/21	LMG	Review updated tennis policies; revise amenity rules handbook regarding same; analyze non-resident membership privileges.	0.90 hrs
05/17/21	MCE	Prepare budget and assessment documents regarding fiscal year 2021-2022; prepare response to auditor request.	0.30 hrs
05/17/21	MGC	Review response to auditor request letter.	0.20 hrs
05/17/21	LMG	Review draft proposed budget; prepare budget approval resolution with declaring language; transmit same to district manager.	0.50 hrs
05/17/21	KFS	Prepare response to auditor request letter regarding fiscal year 2019-2020.	1.20 hrs
05/19/21	LMG	Follow up regarding revised budget resolution with assessment language at board meeting; prepare for and attend board meeting.	3.50 hrs
05/20/21	DGW	Prepare fiscal year 2021-2022 budget documents.	0.50 hrs
05/21/21	LMG	Research department of health and building code rules regarding food and beverages in pool area.	0.40 hrs
05/23/21	MCE	Prepare budget and assessment documents.	0.40 hrs
05/23/21	LMG	Review updated mailed and published assessment notices; research status regarding budget approval resolution.	0.30 hrs
05/24/21	LMG	Review revised mailed and published budget and assessment notices; send to district manager regarding same for completion.	0.40 hrs
05/25/21	LMG	Update rates chart based on discussion at meeting; send same to Adams and	0.60 hrs

=====

Lorf for review; follow up on outstanding items from board meeting.

05/27/21 LMG Finalize notices of rulemaking and rule development; send to district manager for publication. 0.30 hrs

Total fees for this matter \$2,629.00

MATTER SUMMARY

Wilbourn, David - Paralegal	0.50 hrs	145 /hr	\$72.50
Skipper, Kay F. - Legal Assistant	1.20 hrs	110 /hr	\$132.00
Gentry, Lauren M.	7.70 hrs	265 /hr	\$2,040.50
Eckert, Michael C.	0.90 hrs	350 /hr	\$315.00
Collazo, Mike	0.20 hrs	345 /hr	\$69.00

TOTAL FEES \$2,629.00

INTEREST CHARGE ON PAST DUE BALANCE \$15.77

TOTAL CHARGES FOR THIS MATTER \$2,644.77

BILLING SUMMARY

Wilbourn, David - Paralegal	0.50 hrs	145 /hr	\$72.50
Skipper, Kay F. - Legal Assistant	1.20 hrs	110 /hr	\$132.00
Gentry, Lauren M.	7.70 hrs	265 /hr	\$2,040.50
Eckert, Michael C.	0.90 hrs	350 /hr	\$315.00
Collazo, Mike	0.20 hrs	345 /hr	\$69.00

TOTAL FEES \$2,629.00

INTEREST CHARGE ON PAST DUE BALANCE \$15.77

TOTAL CHARGES FOR THIS BILL \$2,644.77

Please include the bill number with your payment.



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

RECEIVED
JUN 24 2021

BY: 

INVOICE

53806-51000

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

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

INVOICE # 13717-QB
DATE 05/01/2021
DUE DATE 06/30/2021

DESCRIPTION	QTY	RATE	AMOUNT
PROBLEM Gym area not cooling- Jamie called it in..	1	0.00	0.00
Description Found system off on float switch due to clogged drain line. Cleaned, vacuumed, and treated drain.	1	0.00	0.00
Air Conditioning Drain Service:	1	39.00	39.00
Air Conditioning:Service Call/Diagnostic Fee Service/ Diagnostic:	1	90.00	90.00
BALANCE DUE			\$129.00

SOLITUDE

LAKE MANAGEMENT

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

RECEIVED
JUN 24

BY: H

53800 - 46000

INVOICE

Invoice Number: PI-A00616254
Invoice Date: 06/01/21
PROPERTY: Lakeside
Plantation CDD

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

CUSTOMER ID	CUSTOMER PO	Payment Terms
L2077		Due upon receipt
Sales Rep ID	Shipment Method	Ship Date
Bill Kurth		06/01/21

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR06010 06/01/21 - 06/30/21 Lake & Pond Management Services		966.00	966.00

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
Little Rock, AR 72202

www.solitudelakemanagement.com

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

www.aeratorsaquatics4lakesponds.com



Pye Barker Fire & Safety, LLC
1645 12TH ST SARASOTA FL 34236 941.366.6370
www.pyebarkerfire.com

STB-54000

RECEIVED
JUN 24

BY: dl

Account Number	Invoice Number
C118755	PSI510712
Invoice Date	Total USD
06/09/2021	111.00

Ship To Address:
C118755
LAKESIDE PLANTATION
2200 PLANTATION BLVD
NORTH PORT, FL 34289-9472

Remit To Address:

Bill To Address:

209 1 SP 0.510 E0209X 10223 07710138275 S2 P8321187 0001:0001



LAKESIDE PLANTATION
2200 PLANTATION BLVD
NORTH PORT FL 34289-9472



Pye Barker Fire & Safety, LLC
P O Box 735358
Dallas, Texas 75373-5358

Order Number		Terms		Due Date	
		Net 30		07/09/2021	
Technician	Branch Code	Branch Location		Branch Phone	
Shaun Bromley	050-SAR	Pye Barker Fire-050		941-366-6370	
Item No.	Description	Quantity	Unit	Unit Price	Line Amount
AFL SC	ANNUAL FIRE EXT INSPECTION SERVICE CALL FEE	11 1	Each Each	6.00 45.00	66.00 45.00
SAVE TIME AND MONEY WITH OUR CUSTOMER PORTAL Our goal is to make it easy for you to manage the Invoices you receive from us. For the ultimate in convenience try our Customer Portal. You can view, print, download and pay your Invoices online. Save time and money by going paperless. Go Green! Visit www.pyebarkerfire.com to enroll or email us at ENROLLME@PYEBARKERFIRE.COM					
Remit To Address:				Subtotal	111.00
Pye Barker Fire & Safety, LLC P O Box 735358 Dallas, Texas 75373-5358				Tax	0.00
Pye Barker Corporate Office 678.281.6143				Total USD	111.00

TO VIEW AND PAY ONLINE GO TO:

<http://pyebarkerfire.billtrust.com>

USE THIS ENROLLMENT TOKEN:

VXM MPT QTH

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

RECEIVED
 JUN 3 4

Invoice

Date	Invoice #
6/10/2021	81042-4

BY: 41

53800 - 51000

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...	6/30/2021	SB	6/10/2021

Description	Qty	Rate	Amount
200 SQFT Cartridge Element	1	215.00	215.00
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	\$215.00
Payments/Credits	\$0.00
Balance Due	\$215.00

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

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

53806 - 47000

INVOICE

BILL TO

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

RECEIVED
JUN 2

INVOICE # 1197

DATE 06/11/2021

DUE DATE 06/11/2021

TERMS Due on receipt

BY:

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
06/09/2021	Plumbing	Emergency Repairs: Fixed multiple leaks to piping Fixed/Replaced PVC piping that was coming into the conduit	1	295.00	295.00

BALANCE DUE

\$295.00

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

53800 - 47000

INVOICE

BILL TO

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

RECEIVED
JUN 21 2021

BY: *X*

INVOICE # 1202

DATE 06/14/2021

DUE DATE 06/14/2021

TERMS Due on receipt

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
06/08/2021	Electrical, Wiring, and Lighting	Emergency Service - Purchase and install new 12"x12" junction box. Disconnect all wiring from the conduits, and remove old box. Adjust the height of the conduit so that the box is level. Snake the wires through the pipes and reroute to the conduits; reattach.	1	450.00	450.00

BALANCE DUE

\$450.00

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

53800 - 48000

Vendor #

Invoice #765753

06/11/2021
Driver
NICK BRADY

07:53:39
Route
41109

RECEIVED
JUN 24

BY: 41

Sold To:
1017805: LAKESIDE PLANTATION
2200 PLANTATION BLVD
NORTH PORT, FL 34289

Desc	Qty	Unit \$	Total
5 GALLON DRINK	6	\$7.00	\$42.00
DELIVERY CHARG	1	\$2.49	\$2.49
Subtotal			\$44.49
Tax			\$0.00
Invoice Total			\$44.49
Previous Balance			\$83.44
Payments: None			
Net Due			\$127.93

pay this amount,

← already submitted on
6.1.21-TL

Thank you for your business
Visit www.culligansarasota.com
to make payments.
If paying by check, please
write Acct Num on the check

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 126**Invoice Date:** 7/1/21**Due Date:** 7/1/21**Case:****P.O. Number:****Bill To:**

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

Description	Hours/Qty	Rate	Amount
Management Fees - July 2021 310 513 340		3,187.17	3,187.17
Information Technology - July 2021 310 513 352		83.33	83.33
Dissemination Agent Services - July 2021 310 513 313		83.33	83.33
Office Supplies 310 513 5100		0.90	0.90
Postage 310 513 42		15.30	15.30
Copies 310 513 425		3.00	3.00

Total **\$3,373.03****Payments/Credits** **\$0.00****Balance Due** **\$3,373.03**

Johnson Engineering, Inc.

Remit To:

P.O. Box 2112

Fort Myers, FL 33902

Ph: 239.334.0046 Fax: 239.334.3661

Invoice

June 25, 2021

Project No:

20150050-000

Invoice No:

67

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 June 13, 2021

310 513 311

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	63,579.65	T&M	100 %	63,579.65	61,952.15	1,627.50	0.00
	Totals	63,579.65			63,579.65	61,952.15	1,627.50	0.00

SUB-TOTAL PROFESSIONAL SERVICES:

1,627.50

INVOICE TOTAL:

1,627.50

Summary of professional services

Phase No. / Description	Bill Hours	Bill Rate	Billable Amount
1. - General Engineering			
Engineer IV			
Burford, Brent	5/17/2021	3.00 Hrs @ 125.00	375.00
Onsite visit lake bank repairs and tennis court drainage.			
Burford, Brent	5/19/2021	1.00 Hrs @ 125.00	125.00
Prepare for and attend the Lakeside Plantation CDD Board of Supervisors meeting.			

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

Project	20150050-000	Lakeside Plantation CDD			Invoice	67
Burford, Brent	5/28/2021	3.00	Hrs @	125.00	375.00	
Site visit to inspect lake bank repairs and review drainage issues with amenities manager. Conversation with lake bank repair contractor.						
Burford, Brent	6/2/2021	3.00	Hrs @	125.00	375.00	
Site visit, discussion with contractor on lake banks, fountains and conversations with CDD board member.						
Burford, Brent	6/3/2021	.50	Hrs @	125.00	62.50	
Obtaining pricing for drainage.						
Burford, Brent	6/4/2021	1.00	Hrs @	125.00	125.00	
Obtaining pricing for drainage.						
Engineer IX						
Tilton, Andrew	5/19/2021	1.00	Hrs @	190.00	190.00	
Work with Brent on parking						
1. - General Engineering Total		12.50			1,627.50	

Outstanding Invoices

Number	Date	0 - 30	31 - 60	61 - 90	91 - 120	121 +	Balance
66	5/27/2021	656.25	0.00	0.00	0.00	0.00	656.25
	Total	656.25	0.00	0.00	0.00	0.00	656.25

310 513 4800

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

07/09/21

**NOTICE OF RULE
DEVELOPMENT BY THE
LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

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

Acct#: 297693	Date: 07/09/21
	Ad Date: 07/15/21
	Class: 3138
	Ad ID: 3804178
	Ad Taker: MPRESCOTT
	Sales Person: 200
	Words: 194
	Lines: 50
	Agate Lines: 57
	Depth: 6.0
	Inserts: 1
	Description: LSP Rule
LAUREN VANDERVEER LAKESIDE PLANTATION CDD 219 EAST LIVINGSTON ST ORLANDO, FL 32801	
Telephone: (407) 841-5524	

Other Charges:	\$0.00	Gross:	\$71.50
Discount:	\$0.00		
Surcharge:	\$0.00	Paid Amount:	- \$0.00
Credits:	\$0.00		
Bill Depth:	6.0	Amount Due:	\$71.50

Publication	Start	Stop	Inserts	Cost
Charlotte Sun (CS)	07/15/21	07/15/21	1	\$71.50

Ad Note:

Customer Note:

RECEIVED
JUL 21 2021

BY: _____

in accordance with Chapters 120 and 190, Florida Statutes, the Lakeside Plantation Community Development District ("District") hereby gives notice of its intention to develop (i) proposed amended and restated Amenity Facilities Policies ("Policies"); and (ii) amended Amenities Rates, Deposits, and Fees ("Rates"). The purpose and effect of the proposed Policies and Rates is to provide for efficient and effective operation of district amenity facilities by setting out policies and terms for use, and to provide efficient District operations by a setting fees to implement the provisions of Section 190.035, Florida Statutes. Specific legal authority for the adoption of the proposed Policies and Rates includes sections 190.011(5), 190.011(15) and 190.035, Florida Statutes (2021). A public hearing will be conducted on August 18, 2021, at 6:00 p.m. at the Lakeside Plantation Clubhouse, 2800 Plantation Boulevard, North Port, Florida 34289. A copy of the proposed Policies and Rates may be obtained by contacting the District Manager, c/o Governmental Management Services - Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801, Phone: (407) 841-5524.
District Manager
Lakeside Plantation Community Development District
Publish: July 15, 2021
297693 3804178

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



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

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

07/15/2021

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

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

Melinda Prescott
(Signature of Affiant)

Sworn and subscribed before me this 15th
day of July, 2021.

Laura M Robins
(Signature of Notary Public)

Personally known X OR Produced
Identification



**NOTICE OF RULE
DEVELOPMENT BY THE
LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

In accordance with Chapters 120 and 190, Florida Statutes, the Lakeside Plantation Community Development District ("District") hereby gives notice of its intention to develop (i) proposed amended and restated Amenity Facilities Policies ("Policies"); and (ii) amended Amenities Rates, Deposits, and Fees ("Rates"). The purpose and effect of the proposed Policies and Rates is to provide for efficient and effective operation of district amenity facilities by setting out policies and terms for use, and to provide efficient District operations by a setting fees to implement the provisions of Section 190.035, Florida Statutes. Specific legal authority for the adoption of the proposed Policies and Rates includes sections 190.011(5), 190.011(15) and 190.035, Florida Statutes (2021). A public hearing will be conducted on August 18, 2021, at 6:00 p.m. at the Lakeside Plantation Clubhouse, 2800 Plantation Boulevard, North Port, Florida 34289. A copy of the proposed Policies and Rates may be obtained by contacting the District Manager, c/o Governmental Management Services - Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801, Phone: (407) 841-5524. District Manager Lakeside Plantation Community Development District Publish: July 15, 2021 297693 3804178

Johnson Engineering, Inc.

Remit To:

P.O. Box 2112

Fort Myers, FL 33902

Ph: 239.334.0046 Fax: 239.334.3661

Invoice

July 26, 2021

Project No:

20150050-000

Invoice No:

68

Project Manager Andrew Tilton

FEID #59-1173834

George Flint

Lakeside Plantation CDD

c/o Governmental Management Services

4648 Eagle Falls Pl

Tampa, FL 33619

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 July 18, 2021

310 513 311

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	65,203.40	T&M	100 %	65,203.40	63,579.65	1,623.75	0.00
	Totals	65,203.40			65,203.40	63,579.65	1,623.75	0.00

SUB-TOTAL PROFESSIONAL SERVICES:

1,623.75

INVOICE TOTAL:

1,623.75**Summary of professional services**

Phase No. / Description	Bill Hours	Bill Rate	Billable Amount
1. - General Engineering			
Engineer IV			
Burford, Brent	6/14/2021	1.00 Hrs @ 125.00	125.00
Prepare drainage exhibits.			
Burford, Brent	6/16/2021	3.00 Hrs @ 125.00	375.00
Site visit to inspect lake bank repairs. Prepare for and attend the Lakeside Plantation CDD Board of Supervisors meeting.			

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

Project	20150050-000	Lakeside Plantation CDD			Invoice	68
Burford, Brent	6/22/2021	2.00	Hrs @	125.00	250.00	
Preparing drainage plans for tennis courts.						
Burford, Brent	7/1/2021	2.00	Hrs @	125.00	250.00	
Site visit for tennis court drainage.						
Burford, Brent	7/8/2021	2.00	Hrs @	125.00	250.00	
Review aeration proposal and prepare drainage exhibit.						
Technician II						
Marino, Brian	6/15/2021	1.25	Hrs @	65.00	81.25	
Located latest aerials and downloaded; created exhibits for yard drains; revised exhibits and plotted to PDF;						
Marino, Brian	6/21/2021	.50	Hrs @	65.00	32.50	
Revisions to yard drain drawings;						
Marino, Brian	7/7/2021	4.00	Hrs @	65.00	260.00	
Created Trench drain location Aerial drawing; created Trench Drain detail; revised per comments; Plotted to PDF; Revised per comments;						
1. - General Engineering Total		15.75			1,623.75	

Outstanding Invoices

Number	Date	0 - 30	31 - 60	61 - 90	91 - 120	121 +	Balance
67	6/25/2021	0.00	1,627.50	0.00	0.00	0.00	1,627.50
Total		0.00	1,627.50	0.00	0.00	0.00	1,627.50



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

Invoice Number: 6172866
Account Number: 6753328
Invoice Date: 06/25/2021
Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

LAKESIDE PLANTATION CDD
ATTN ACCOUNTING DEPT
6200 LEE VISTA BLVD
SUITE 300
ORLANDO, FL 32822

LAKESIDE PLANTATION CDD 99 A&B

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE

\$4,770.63

All invoices are due upon receipt.

310 513 323

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

LAKESIDE PLANTATION CDD 99 A&B

Invoice Number: 6172866
Account Number: 6753328
Current Due: \$4,770.63
Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 6753328
Invoice # 6172866
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





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

33

Invoice Number: 6172866
Invoice Date: 06/25/2021
Account Number: 6753328
Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

LAKESIDE PLANTATION CDD 99 A&B

Accounts Included 6753328 6753336 6753337 6753359 6753360
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP				
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04280 Administration	1.00	4,427.50	100.00%	\$4,427.50
Subtotal Administration Fees - In Advance 06/01/2021 - 05/31/2022				\$4,427.50
Incidental Expenses	4,427.50	0.0775		\$343.13
Subtotal Incidental Expenses				\$343.13
TOTAL AMOUNT DUE				\$4,770.63





Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120
FAX: 772/468-9278

*LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
219 EAST LIVINGSTON STREET
ORLANDO, FL 32801*

Invoice No. 354707
Date 06/28/2021
Client No. 21240

310 513 322

Services rendered in connection with the audit of the Basic Financial Statements
as of and for the year ended September 30, 2020.

Total Invoice Amount \$ 3,185.00

Please enter client number on your check.
Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%.

Fort Pierce / Stuart

Member AICPA

Member AICPA Division For CPA Firms
Private Companies Practice Section

Member FICPA

**Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT**

General Fund

Check Request

Date	Amount	Authorized By
July 28, 2021	\$17,126.43	Hannah Smith

Payable to:

Lakeside Plantation CDD Series

Date Check Needed:

ASAP

Intended Use of Funds Requested:

FY21 Assessments
(Attach supporting documentation for request.)

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	EXPENSED TO.... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
6/25/21	00038	6/11/21	9078	202106 600-53800-61000		*	33,950.00	
			YEAR TWO REPAIRS					
				CROSSCREEK ENVIRONMENTAL				
							33,950.00	000119

TOTAL FOR BANK C 33,950.00

TOTAL FOR REGISTER 33,950.00

LKSD LAKESIDE PLANT HSMITH



Crosscreek Environmental Inc.

111 Palmview Rd
Palmetto, FL 34221

031 capital
C

Invoice

Date 6/11/2021

Invoice # 9078

Bill To

Lakeside Plantation CDD
135 West Central Boulevard, Ste 320
Orlando, FL 32801

Project Info

Year Two Repairs

P.O. #

Terms

Due on receipt

Ship Date

6/11/2021

Due Date

6/11/2021

Description	Amount
Year Two Repairs at Lakeside Plantation. - Reference Exhibit A bid tab sheet	33,950.00

31 600 538 61000

Thank you for your business

Crosscreek Environmental Inc.

Phone # (941) 479-7811

Fax # (941) 479-7812

admin@crosscreekenv.com

Subtotal	\$33,950.00
Sales Tax (0.0%)	\$0.00
Total	\$33,950.00
Payments/Credits	\$0.00
Balance Due	\$33,950.00

www.crosscreekenvironmental.com

From: Tricia Adams tadams@gmscfl.com
Subject: Re: Invoice 9078 from Crosscreek Environmental Inc.
Date: June 22, 2021 at 4:30 PM
To: Hannah Smith hsmith@gmstnn.com
Cc: Tamara T. Lorf tlorf@vestapropertyservices.com, George Flint gflint@gmscfl.com

Yes - capital

Thank you,

Tricia L. Adams

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

Office 407.841.6524 ext 136
Cell 863.241.8050

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

On Jun 22, 2021, at 2:31 PM, Hannah Smith <hsmith@gmstnn.com> wrote:

This is capital correct?

****WE HAVE MOVED, PLEASE NOTE NEW OFFICE ADDRESS****

Best Wishes,
Hannah Smith
Governmental Management Services
4648 Eagle Falls Pl
Tampa, FL 33615
Phone: (865) 617-8194

On Jun 21, 2021, at 4:06 PM, Tricia Adams <tadams@gmscfl.com> wrote

Hannah,

Please process with LSP payables

Thank you

Tricia L. Adams

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

Office 407.841.6524 ext 136
Cell 863.241.8050

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

Begin forwarded message:

Inv_9078 from Crosscreek Environmental Inc., 25735.pdf

From: "Brent O. Burford" <bob@johnsoneng.com>
Subject: RE: Invoice 9078 from Crosscreek Environmental Inc.
Date: June 21, 2021 at 3:44:48 PM EDT
To: Tricia Adams <tadams@gmscfl.com>
Cc: Hannah Smith <hsmith@gmstnn.com>, "Tamara T. Lorf" <tlorf@vestapropertyservices.com>

Tricia,

The work was completed according to scope. I would recommend processing payment. There was some erosion due to heavy rains, this would fall under warranty. I have already spoken to them al
They will schedule a crew to come out and address the areas.

Brent O. Burford, E.I.
JOHNSON ENGINEERING, INC.
2122 Johnson Street
Fort Myers, Florida 33901
Main Office (239) 334-0046
Fax: (239) 334-3661
Cell: (239) 223-7016
bob@johnsoneng.com

From: Tricia Adams <tadams@gmscfl.com>
Sent: Monday, June 21, 2021 3:40 PM
To: Brent O. Burford <bob@johnsoneng.com>
Cc: Hannah Smith <hsmith@gmstnn.com>; Tamara T. Lorf <tlorf@vestapropertyservices.com>
Subject: Re: Invoice 9078 from Crosscreek Environmental Inc.

Brent,

Have you had a chance to verify if this work been completed according to scope and should we process the payment? I recall you said there was a minor punchlist when you reported to the Board I
week - did I get that right?

Thank you,

Tricia L. Adams

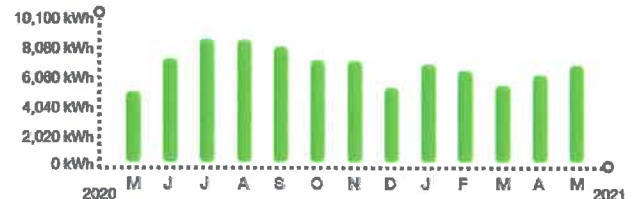
District Manager
Governmental Management Services
219 E. Livingston Street
Orlando, FL 32801

**Electric Bill Statement****For:** Apr 23, 2021 to May 24, 2021 (31 days)**Statement Date:** May 24, 2021**Account Number:** 57421-67439**Service Address:**2800 PLANTATION BLVD # CLBHSE
NORTH PORT, FL 34289**LAKESIDE PLANTATION COMM DEVELOPMENT DIST,**
Here's what you owe for this billing period.**CURRENT BILL****\$926.33**

TOTAL AMOUNT YOU OWE

Jun 14, 2021

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	933.23
Payments received	-933.23
Balance before new charges	0.00
Total new charges	926.33
Total amount you owe	\$926.33

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after August 13, 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 June 04, 2021. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

FPL filed a request with the Public Service Commission for a new four-year rate plan, beginning in 2022, to support continued investments in clean energy, the grid and technology. Visit: [FPL.com/Answers](https://www.fpl.com/Answers)

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

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

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

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

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)
for ways to pay.

57421-67439

ACCOUNT NUMBER

\$926.33

TOTAL AMOUNT YOU OWE

Jun 14, 2021

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: LAKESIDE PLANTATION
COMM DEVELOPMENT
DIST

Account Number:
57421-67439

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill 933.23
Payment received - Thank you -933.23
Balance before new charges \$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Customer charge: \$26.48

Non-fuel: (\$0.023540 per kWh) \$169.25

Fuel: (\$0.028360 per kWh) \$203.91

Demand: (\$11.30 per KW) \$452.00

Electric service amount 851.64

Gross receipts tax 21.84

Franchise charge 52.85

Taxes and charges 74.69

Total new charges \$926.33

Total amount you owe \$926.33

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KLL2846. Next meter reading Jun 23, 2021.

Usage Type	Current	- Previous	x Const	= Usage
kWh used	72056	71337	10	7190
Demand KW	4.04		10.00	40

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 24, 2021	Apr 23, 2021	May 23, 2020
kWh Used	7190	6490	5240
Service days	31	30	30
kWh/day	231	216	174
Amount	\$926.33	\$933.23	\$416.99

Reminder - Bill Comparison

If you notice a significant difference this month in your bill comparison to last year, it is likely due to the one-time fuel savings credit FPL distributed to customers early in the COVID-19 crisis, which reduced customer bills during May of 2020. Learn more: newsroom.fpl.com/news-releases?item=126126

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.

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We've proposed a 2022-2025 rate plan, supporting investments in clean energy, the grid and technology.

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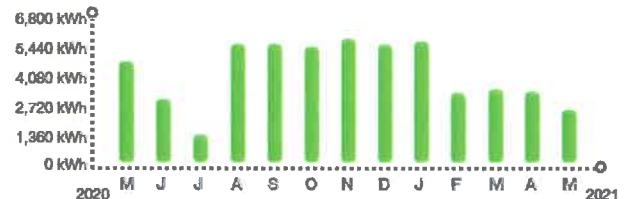
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not 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:** Apr 23, 2021 to May 24, 2021 (31 days)**Statement Date:** May 24, 2021**Account Number:** 04126-05586**Service Address:**2800 PLANTATION BLVD # FNTN
NORTH PORT, FL 34289**LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DIST,**
Here's what you owe for this billing period.**CURRENT BILL****\$280.66**

TOTAL AMOUNT YOU OWE

Jun 14, 2021

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**KEEP IN MIND**

- Payment received after August 13, 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 June 04, 2021. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

BILL SUMMARY

Amount of your last bill	356.85
Payments received	-356.85
Balance before new charges	0.00
Total new charges	280.66
Total amount you owe	\$280.66

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

FPL filed a request with the Public Service Commission for a new four-year rate plan, beginning in 2022, to support continued investments in clean energy, the grid and technology. Visit: [FPL.com/Answers](https://www.fpl.com/Answers)

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

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

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

The amount enclosed includes
the following donation:

FPL Care To Share: _____

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)
for ways to pay.

04126-05586

ACCOUNT NUMBER

\$280.66

TOTAL AMOUNT YOU OWE

Jun 14, 2021

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: LAKESIDE PLANTATION
COMMUNITY
DEVELOPMENT DIST

Account Number: 04126-05586

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	356.85
Payment received - Thank you	-356.85
Balance before new charges	\$0.00

New Charges

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

Customer charge: \$10.61

Non-fuel: (\$0.065570 per kWh) \$172.72

Fuel: (\$0.028360 per kWh) \$74.70

Electric service amount 258.03

Gross receipts tax 6.62

Franchise charge 16.01

Taxes and charges 22.63

Total new charges \$280.66

Total amount you owe \$280.66

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KN46183. Next meter reading Jun 23, 2021.

Usage Type	Current	-	Previous	=	Usage
kWh used	63489		60855		2634

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 24, 2021	Apr 23, 2021	May 23, 2020
kWh Used	2634	3525	5029
Service days	31	30	30
kWh/day	84	117	167
Amount	\$280.66	\$356.85	\$366.45

Reminder - Bill Comparison

If you notice a significant difference this month in your bill comparison to last year, it is likely due to the one-time fuel savings credit FPL distributed to customers early in the COVID-19 crisis, which reduced customer bills during May of 2020. Learn more: newsroom.fpl.com/news-releases?item=126126

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[Learn more ›](#)

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We've proposed a 2022-2025 rate plan, supporting investments in clean energy, the grid and technology.

[Find out more ›](#)

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[Donate today ›](#)

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:** Apr 23, 2021 to May 24, 2021 (31 days)**Statement Date:** May 24, 2021**Account Number:** 84595-15071**Service Address:**2800 PLANTATION BLVD #POOL & TENNIS
NORTH PORT, FL 34289**LAKESIDE PLANTATION COMM DEVELOPMENT DIST,**
Here's what you owe for this billing period.**CURRENT BILL****\$944.07**

TOTAL AMOUNT YOU OWE

Jun 14, 2021

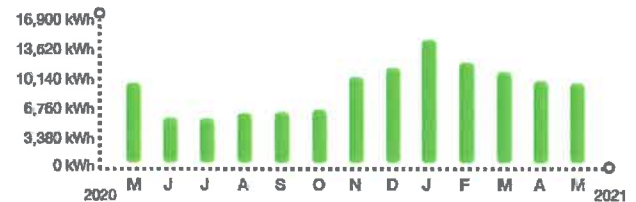
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	892.99
Payments received	-892.99
Balance before new charges	0.00
Total new charges	944.07
Total amount you owe	\$944.07

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

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Hearing/Speech Impaired: 711 (Relay Service)**/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY ***

The amount enclosed includes
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FPL Care To Share: _____

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)
for ways to pay.

84595-15071

ACCOUNT NUMBER

\$944.07

TOTAL AMOUNT YOU OWE

Jun 14, 2021

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: LAKESIDE PLANTATION
COMM DEVELOPMENT
DIST

Account Number:
84595-15071

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	892.99
Payment received - Thank you	-892.99
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Customer charge: \$26.48

Non-fuel: (\$0.023540 per kWh) \$233.03

Fuel: (\$0.028360 per kWh) \$280.74

Demand: (\$11.30 per KW) \$327.70

Electric service amount 867.95

Gross receipts tax 22.26

Franchise charge 53.86

Taxes and charges 76.12

Total new charges \$944.07

Total amount you owe \$944.07

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KL84533. Next meter reading Jun 23, 2021.

Usage Type	Current	-	Previous	=	Usage
kWh used	63184		53285		9899
Demand KW	28.88				29

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 24, 2021	Apr 23, 2021	May 23, 2020
kWh Used	9899	10190	9903
Service days	31	30	30
kWh/day	319	339	330
Amount	\$944.07	\$892.99	\$607.86

Reminder - Bill Comparison

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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
43123-156052	18-29	5/27/2021	6/17/2021

Total Current Charges	176.96
Balance Forward	0.00
Total Amount Due	176.96

LAKESIDE PLANTATION COMM DEV
9145 NARCOOSSEE RD STE A206

ORLANDO FL 32827-5768

000043123000156052000000176968

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
43123-156052	18-29	5/27/2021	6/17/2021

Last Bill Amount	166.08
Payments	-166.08
Adjustments	0.00
Balance Forward	0.00

Rate Class: COMMERCIAL

Last payment amount/date: 166.08 5/19/2021

Service Period			Days	Meter Number	Mult	Units	Current	Previous	Usage
WA	4/19/21	5/19/21	30	54830746	1.000	TGAL	21	16	5
							USAGE FOR		1

Service		Consumption	Charge	Total
WA	Base facility chg		47.29	0.00
WA	Usage block 1	5.00	21.65	0.00
	TOTAL WATER			68.94
SE	Base facility chg		75.27	0.00
SE	Consumption	5.00	32.75	0.00
	TOTAL SEWER			108.02

Total Current Charges	176.96
Balance Forward	0.00
Total Amount Due	176.96

May is National Drowning Prevention Month. Did you

know? Drowning is the #1 cause of unintentional

injury-related death among children ages 1-4 & the

#2 cause for children up to 14.

Click2Gov Internet PIN#:

Average cost per day
Budget Difference

5.90
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.

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USAGE BLOCK BILLING & CONSERVATION:

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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

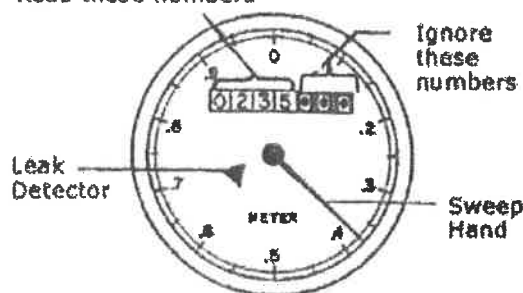
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North Port Utilities

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

SERVICE ADDRESS			
2021 PLANTATION BLVD FICT			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154658	18-29	5/27/2021	6/17/2021

Total Current Charges	28.96
Balance Forward	0.00
Total Amount Due	28.96

LAKESIDE PLANTATION COMM DEV
9145 NARCOOSSEE RD STE A206

ORLANDO FL 32827-5768

000043123000154658000000028964

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	Last Bill Amount	28.96
43123-154658	18-29	5/27/2021	6/17/2021	Payments	-28.96
				Adjustments	0.00
				Balance Forward	0.00

Rate Class: COMMERCIAL

Last payment amount/date: 28.96 5/19/2021

Service Period		Days	Meter Number	Mult	Units	Current	Previous	Usage
WA	4/19/21 5/19/21	30	36607560	1.000	TGAL	699	697	2
						USAGE FOR		2

Service	Consumption	Charge	Total
WA Base facility chg		20.30	0.00
WA Usage block 1	2.00	8.66	0.00
TOTAL WATER			28.96

Total Current Charges	28.96
Balance Forward	0.00
Total Amount Due	28.96

May is National Drowning Prevention Month. Did you

know? Drowning is the #1 cause of unintentional

injury-related death among children ages 1-4 & the

#2 cause for children up to 14.

Click2Gov Internet PIN#:

Average cost per day	0.97
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

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NORTH PORT, FL 34286-4100

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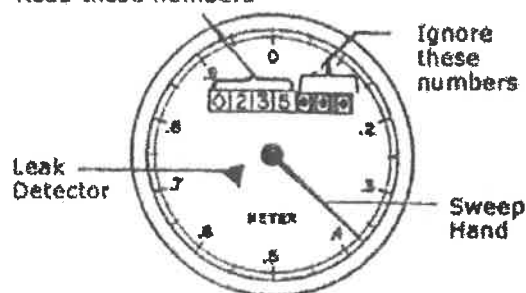
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North Port Utilities

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

SERVICE ADDRESS			
2800 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154656	18-29	5/27/2021	6/17/2021

Total Current Charges	551.85
Balance Forward	0.00
Total Amount Due	551.85

LAKESIDE PLANTATION COMM DEV
9145 NARCOOSSEE RD STE A206

ORLANDO FL 32827-5768

000043123000154656000000551856

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
43123-154656	18-29	5/27/2021	6/17/2021

Last Bill Amount	472.81
Payments	-472.81
Adjustments	0.00
Balance Forward	0.00

Rate Class: COMMERCIAL

Last payment amount/date: 472.81 5/19/2021

Service Period			Days	Meter Number	Mult	Units	Current	Previous	Usage
WA	4/19/21	5/19/21	30	80005382	1.000	TGAL	4210	4145	65
							USAGE FOR		24

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	5.00	60.80	0.00
TOTAL WATER			551.85

Total Current Charges	551.85
Balance Forward	0.00
Total Amount Due	551.85

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know? Drowning is the #1 cause of unintentional

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Click2Gov Internet PIN#:

Average cost per day

18.40

Budget Difference

0.00

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EMAIL:

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*H2O Program
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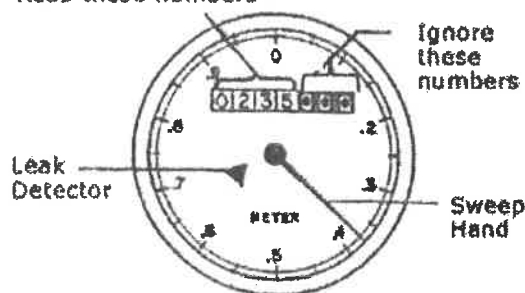
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MyFloridaEHPermit.com

To protect, promote and improve the health of all people in Florida through integrated state, county and community efforts.

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[Permits](#)
[County Health Departments](#)
[FAQ](#)
[About Us](#)

[View Item\(s\) in Cart: 0](#)

[HOME](#) > [SHOPPING CART](#) > [READ ONLY SHOPPING CART](#) > [PAYMENT CONFIRMATION](#)



You have successfully made this payment.

Before you can print your permit, please return to the [Permits](#) page and click the 'Submit' button to complete your application.

Payment Submittal Confirmation

Thank you for using the online permitting system. Your payment is currently being processed. A copy of this confirmation will be emailed to you and you may also print this page for your records.

Your confirmation number is: QLQ1TKHM

Payment Type: ACH

Payment Date: 6/22/2021 10:38:00 AM

Permit Number

58-60-01251

58-60-01252

Facility Name

Lakeside Plantation Community Pool

Lakeside Plantation Community Spa

Payment Amount

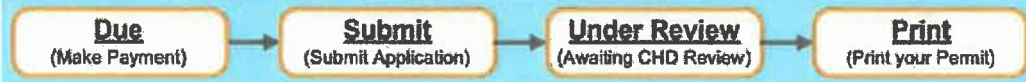
400.00

275.00

Convenience Fee: 0.35

Total Paid: 676.35

Permit Process



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YouTube



RSS



Florida Department of Health
in Sarasota County
Notification of Fees Due - Invoice



58-BID-5257764

Permit Number
58-60-01251

For: Swimming Pools - Public Pool > 25000 Gallons

Payment Due Date: 06/30/2021 or Upon Receipt

Fee Amount:	\$400.00
Previous Balance:	\$0.00
Total Amount Due:	\$400.00

If not paid by 06/30/2021 then the fee will be: \$500.00

Mail To: Attention: Governmental Management Services
Lakeside Plantation CDD
135 W Central Boulevard, Suite 320
Orlando, FL 32801

Notice: This bill is due and payable in full upon receipt and must be received by the local office by (06/30/2021).

Account Information:

Name: Lakeside Plantation Community Pool
Location: 2200 Plantation Boulevard
North Port, FL 34289

Pool Volume: 76,442 gallons
Bathing Load: 52
Flow Rate: 260

Owner Information:

Name: Lakeside Plantation CDD
Address: 135 W Central Boulevard, Suite 320
(Mailing) Orlando, FL 32801
Phone1: (941) 423-5500 Phone2: (941) 423-5500

Circle One: Visa MC Disc

Name on Card: _____

Account #: _____

Exp Date: ____/____ Security Code (CVV): ____

Card's Billing Address: _____

City: _____ State: _____ Zip: _____

I Authorize Florida Department of Health in
Sarasota County to charge my credit card account
for the following:

Payment Amount: \$_____ For: _____

Signature _____

Date _____

Please go online to pay fee at:

www.MyFloridaEHPermit.com

Permit Number: 58-60-01251 Bill ID: 58-BID-5257764

Billing Questions call DOH-Sarasota at: (941) 861-6133

If you do not pay online, make checks payable to and mail invoice WITH payment to:
Florida Department of Health in Sarasota County
4000 Tamiami Trail S, Room 121
Venice, FL 34293

[Please RETURN Invoice with your payment]

Batch Billing ID:32822

NOTE: Payments made online are assessed a convenience fee. Visit the site for more information.

Online Bill Pay does not accept VISA -- Online Bill Pay does accept AMEX

To pay with VISA, call 941-861-6675 OR 941-861-6133

pay invoices online!

The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

- No sign-up cost.
- Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- Our safe and secure system will keep your information protected.
- Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

Pay this invoice online at www.myfloridaehpermit.com





Florida Department of Health
in Sarasota County
Notification of Fees Due - Invoice



58-BID-5258073

Permit Number

58-60-01252

For: **Swimming Pools - Spa-Type Pools**

Payment Due Date: 06/30/2021 or Upon Receipt

Fee Amount: \$275.00

Previous Balance: \$0.00

Total Amount Due: \$275.00

If not paid by 06/30/2021 then the fee will be: \$375.00

Mail To: Attention: Governmental Management Services
Lakeside Plantation CDD
135 W Central Boulevard, Suite 320
Orlando, FL 32801

Notice: This bill is due and payable in full upon receipt and must be received by the local office by (06/30/2021).

Account Information:

Name: Lakeside Plantation Community Spa
Location: 2200 Plantation Boulevard
North Port, FL 34289

Pool Volume: 1,400 gallons
Bathing Load: 8
Flow Rate: 50

Owner Information:

Name: Lakeside Plantation CDD
Address: 135 W Central Boulevard, Suite 320
(Mailing) Orlando, FL 32801
Phone1: (941) 423-5500 Phone2: (941) 423-5500

Circle One: Visa MC Disc

Name on Card: _____

Account #: _____

Exp Date: ____ / ____ Security Code (CVV): _____

Card's Billing Address: _____

City: _____ State: _____ Zip: _____

I authorize Florida Department of Health in
Sarasota County to charge my credit card account
for the following:

Payment Amount: \$ _____ For: _____

Signature _____

Date _____

Please go online to pay fee at:
www.MyFloridaEHPermit.com

Permit Number: 58-60-01252 Bill ID: 58-BID-5258073

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ACCOUNT INVOICE

peoplesgas.com



Statement Date: 05/21/2021
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:	06/11/2021

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 06/11/2021

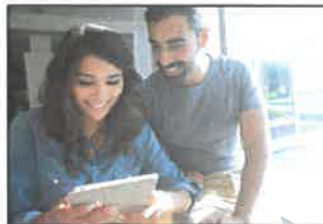
Sometimes being safe stinks

If you smell rotten eggs, a gas leak or damaged pipeline could be nearby. Get to a safe location, call 911 then call us at 877-832-6747.

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

peoplesgas.com/safety

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



Here's a new way to help you save

If you've been spending more time at home lately, you might be using more energy. It's a great time to check out our all-new Online Energy Audit at peoplesgas.com/onlineaudit and tap into interactive tools that can help you zero in on where you can improve energy use and savings.

To ensure prompt delivery, please ensure subscription of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211014212750

Current month's charges:	\$16.07
Total amount due:	\$16.07
Payment Due By:	06/11/2021

Amount Enclosed

\$

674840239707 DO NOT PAY YOUR ACCOUNT WILL BE DRAFTED ON 06/11/2021

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

674840239707 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 06/11/2021



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 averages the highs and lows out of monthly natural gas bills. This "evening" billing plan averages you as 12 months of billing periods so you can pay about the same amount for your 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 mandated may be subject to corrosion and/or leakage. Buried piping should be inspected periodically and any unsafe conditions repaired. Censored pumbers heating and air conditioning contractors to Peoples Gas can conduct inspections.

Conversion Factor This factor is used to adjust for variations from standard delivery pressure and standard delivery temperature while applicable.

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

Distribution Charge Covers the cost of moving gas from its source to your premises or the heat 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 is scheduled to be read next month and any difference between the estimated 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's Florida residence in accordance with Chapter 203 of the Florida Statutes. The tax is levied on utility companies which collect the tax from a customer's unlessexempt and exempt to the state.

Florida State Tax A percentage tax imposed on every person who engages in the business of selling or exchanging property for profit or gain in the state in accordance with Chapter 212 of the Florida Statutes.

For more information about you bill, please visit peoplesgas.com

Your payment options are:

- Schedule fee one meter reading 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 local 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 bill or 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 authorized to act as a payment agent of Peoples Gas. You bear the risk that unauthorized payment may be made to Peoples Gas and do so at your own risk. Peoples Gas is not responsible for payments made to unauthorized agents including the failure to deliver or the payment of us. Such failures may result in a payment charges to your account or service disconnected.

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

Franchise Fee A fee levied by a municipality for the right to use public property for the purpose of providing gas service. The fees are collected by Peoples Gas and paid to the municipality.

Late Payment Charge The late payment charge is 1.5% of the past due amount.

Main Extension Charge A monthly fee to recover the cost of extending mains to a particular area when the cost exceeds the maximum allowable construction cost.

Measured Volume Your natural gas usage in CCF (one hundred cubic feet) or MCF (one thousand cubic feet). These are the standard units of gas measurement.

Municipal Public Service Tax In addition to the Franchise Fee, many municipalities levy a tax on the gas you use, collected by Peoples Gas and paid to the municipality.

PGA Charge Purchased Gas Adjustment, the cost of gas purchased for you by Peoples Gas and delivered to your premises.

Rate Schedule The amount (rate) you pay depends on your customer category. The cost of providing service varies with the customer group.

Share A program co-sponsored by Peoples Gas and the Savanna. Anywhere customers can help pay the energy bills of customers in need. A one-meter contribution can be made to your monthly electricity contribution on which appears on your contribution's tax deduction and is matched by Peoples Gas.

Swing Charge Covers the cost that is incurred by Peoples Gas to balance the difference between a customer's actual usage and the gas delivered by the gas supplier (pool manager).

Therm A unit of heat equivalent to one hundred thousand (100,000) BTUs.

Total Amount Due This month's charges will be past due after the date shown. THIS DATE DOES NOT EXTEND THE DATE ON ANY PREVIOUS BALANCE. It is important that you pay your bill before the date noted to avoid the suspension of service.



ACCOUNT INVOICE



Account: 211014212750
Statement Date: 05/21/2021
Current month's charges due 06/11/2021

Details of Current Month's Charges – Service from - 04/17/2021 to 05/17/2021

Service for 2200 P ANTAT ON 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	05/17/2021	405	405	0 CCF	1 043	1 0000	0 0 The ms	31 Days

Customer Charge
Natural Gas Service Cost
Franchise Fee

\$15.10
\$15.10
\$0.97

Peoples Gas Usage History

The ms Per Day
(Average)

MAY 2021	0.0
APR	0.0
MAR	0.0
FEB	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 2020	0.0

Total Natural Gas Cost, Local Fees and Taxes

\$16.07

Total Current Month's Charges

\$16.07

Important Messages

We've noticed that you have been paying your bill electronically. To help you down on credit and was able to no longer include 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 a regular envelope and address to Tampa Electric Company P.O. Box 31318 Tampa, Florida 33631 3318.

Emergency Rental and Utility Bill Assistance

Several Florida counties have received additional emergency rental assistance funding through the Florida Emergency Rental Assistance Program to assist households that are unable to pay rent and utilities due to hardship related to COVID-19. Visit peoplesgas.com/updates for more information.

TEXT CODE: FLBBB
PIN: 7332

PAGE 1 OF 4

Date of Bill 6/01/21
New Charges Due Date 6/25/21

Account Number Total Amount Due \$322.07

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

Amount Paid

328270000 0

472003941423550102191300000000000000322075

www.frontier.com
Business

Account Number 941/423-5501 Date of Bill 6/01/21

Previous Balance	448.69
Payments Received Thru 5/21/21	-448.69
Thank you for your payment!	
Balance Forward	.00
New Charges	322.07

DO NOT PAY - You are currently signed up for Auto Pay.
To view your Auto Pay, please log in at www.frontier.com
Total Amount Due \$322.07

CURRENT BILLING SUMMARY

Local Service from 06/01/21 to 06/30/21

Qty Description	Charge
Basic Charges	
Multi-Line Federal Subscriber Line Charge	9.17
Carrier Cost Recovery Surcharge	5.99
Access Recovery Charge Multi-Line Business	3.89
Frontier Roadwork Recovery Surcharge	1.50
Partial Month Charges-Detailed Below	-14.36
Federal USF Recovery Charge	2.90
FCA Long Distance - Federal USF Surcharge	2.00
Total Basic Charges	11.09
Non Basic Charges	
FiberOptic Internet 75 Dynamic IP w/ OneVoice	159.98
OneVoice Access Line	
Business FiberOptic 75/75M Dynamic IP	
Federal Primary Carrier Multi Line Charge	5.99
Other Charges-Detailed Below	5.99
FCA Long Distance - Federal USF Surcharge	2.00
Total Non Basic Charges	173.96
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

TOTAL 322.07

** ACCOUNT ACTIVITY **
Qty Description

Order Number Effective Dates

1 Business High Speed Internet Fee	AUTOCH	Date of Bill	6/01/21
941/423-5501		6/01	5.99
Partial Month Charges		Subtotal	5.99
Access Recovery Charge Multi-Line Business			
	079361907	5/26 5/31	-.65
Multi-Line Federal Subscriber Line Charge			
	079361907	5/26 5/31	-1.53
941/423-5500		Subtotal	-2.18
FiberOptic Video Discount 99 MO			-14.99
941/423-5501		Subtotal	-14.99
Access Recovery Charge Multi-Line Business			
	079361912	5/26 5/31	-.65
Multi-Line Federal Subscriber Line Charge			
	079361912	5/26 5/31	-1.53
941/429-8648		Subtotal	-2.18
OneVoice Nationwide	079361907	5/26 5/31	-5.00
941/423-5500		Subtotal	-5.00
OneVoice Nationwide	079361912	5/26 5/31	-5.00
941/429-8648		Subtotal	-5.00
		Subtotal	-23.36

CIRCUIT ID DETAIL
 2200 PLANTATION BLV
 88/KQXA/297018/ /VZFL
 2200 PLANTATION BLV

Detail of Frontier Charges

Toll charged to
 *****Start suppression of detail

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
E 1	MAY 03	4:35P	1.0	DD	MYAKKA FL (941)677-8125	.00 U
E 2	MAY 05	2:17P	1.0	DD	TAMPA FL (813)390-6553	.00 U
E 3	MAY 06	2:29P	2.0	DD	TAMPANTH FL (813)973-3330	.00 U
E 4	MAY 10	3:38P	1.0	DD	MYAKKA FL (941)677-8125	.00 U
E 5	MAY 11	11:32A	4.0	DD	TAMPACEN FL (813)443-5173	.00 U
E 6	MAY 24	1:00P	1.0	DD	BRADENTON FL (941)705-9782	.00 U
					941/423-5500 1 Subtotal	.00

Subtotal Minutes: 10.0 ***REP LINE ONLY
 *****Resume printing of detail

Detail of Frontier Com of America Charges

Toll charged to
 *****Start suppression of detail

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
E 7	MAY 01	5:21P	2.0	DD	GLENSFALLS NY (518)338-8503	.00 U
E 8	MAY 11	4:08P	3.0	DD	WARREN MI (586)219-3380	.00 U
E 9	MAY 11	5:41P	2.0	DD	PUNTAGORDA FL (941)639-5111	.00 U
E 10	MAY 18	3:42P	3.0	DD	FORT MYERS FL (239)703-9639	.00 U
E 11	MAY 18	3:48P	2.0	DD	LANGHORNE PA (267)994-1218	.00 U
E 12	MAY 18	4:19P	1.0	DD	LANGHORNE PA (267)994-1218	.00 U
E 13	MAY 18	8:34P	1.0	DN	CORAL SPG FL (954)369-2238	.00 U
E 14	MAY 19	1:18P	3.0	DD	PUNTAGORDA FL (941)347-5046	.00 U
E 15	MAY 19	3:44P	1.0	DD	LANGHORNE PA (267)994-1218	.00 U
E 16	MAY 20	3:48P	3.0	DD	FORT MYERS FL (239)703-9639	.00 U
E 17	MAY 23	2:05P	1.0	DD	PORTLAND OR (503)709-6924	.00 U
E 18	MAY 24	1:08P	1.0	DD	NEWTON NJ (973)534-5885	.00 U

941/423-5501

Date of Bill 6/01/21

Detail of Frontier Com of America Charges

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
				1		
					Subtotal	.00
Subtotal Minutes:			23.0	***REP LINE ONLY		

*****Resume printing of detail

Detail of Frontier Com of America Charges

Toll charged to

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
E 19	MAY 01	12:07P	1.0	DD	METUCHEN NJ (732)632-2939	.00 U
					Subtotal	.00
Subtotal Minutes:			1.0	***REP LINE ONLY		

*****Resume printing of detail

Legend Call Types:

DD - Day
DN - Night

Caller Summary Report

	Calls	Minutes	Amount
	18	33	.00
Main Number	1	1	.00
***Customer Summary	19	34	.00

Caller Summary Report

	Calls	Minutes	Amount
Intra-Lata	6	10	.00
Interstate	8	12	.00
Intrastate	5	12	.00
***Customer Summary	19	34	.00

Date of Bill 6/01/21

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 \$49.07 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.

Important Information About Your Auto Pay.
Effective with your June 2021 bill, your Auto Pay will be drafted on your bill's due date.
Questions? Please contact customer service.

If you have a question or concern about Closed Captioning on any program, please call the Frontier Center for Customers with Disabilities at 1-877-462-6606 or email Video.Closed.Captioning@ftr.com
Written correspondence can be faxed to 1-805-262-0728, or mailed to Frontier Communications, 2560 Teller Road, Thousand Oaks, CA 91320, Attn: Kate Card.

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

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

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

REMITTANCE: FRONTIER
PO BOX 740407
CINCINNATI OH 45274-0407
CDPIFLBBB94194142332827FLFT-FLABUSCX 5342NY 0000000000000322.07
NYNNNNNNNNNNNNNNNNNNNNNNNNNNNNNNNN 1-800-921-8102

**Electric Bill Statement**

For: May 24, 2021 to Jun 23, 2021 (30 days)

Statement Date: Jun 23, 2021

Account Number: 57421-67439

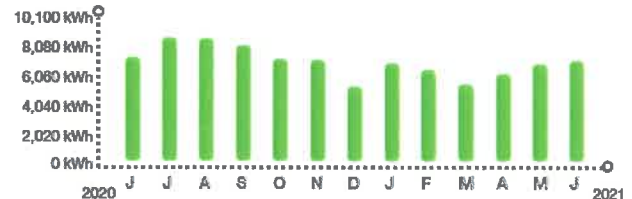
Service Address:

2800 PLANTATION BLVD # CLBHSE
NORTH PORT, FL 34289**LAKESIDE PLANTATION COMM DEVELOPMENT DIST,**
Here's what you owe for this billing period.**CURRENT BILL****\$1,098.31**

TOTAL AMOUNT YOU OWE

Jul 14, 2021

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**KEEP IN MIND**

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

BILL SUMMARY

Amount of your last bill	926.33
Payments received	-926.33
Additional Activity	-39.34
Balance before new charges	-39.34

Total new charges	1,137.65
Total amount you owe	\$1,098.31

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)**/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY ***LAKESIDE PLANTATION COMM
DEVELOPMENT DIST
ATTN LAKESIDE PLANTATION COMMUNITY
9145 NARCOOSSEE RD # A206
ORLANDO FL 32827-5768The amount enclosed includes
the following donation:
FPL Care To Share: _____Make check payable to FPL
in U.S. funds and mail along with
this coupon to:FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)
for ways to pay.

57421-67439

ACCOUNT NUMBER

\$1,098.31

TOTAL AMOUNT YOU OWE

Jul 14, 2021

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name:
LAKESIDE PLANTATION
COMM DEVELOPMENT
DIST

Account Number:
57421-67439

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	926.33
Payment received - Thank you	-926.33
Additional activity	
Deposit Interest	-39.34
Balance before new charges	-\$39.34

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Customer charge:	\$26.48
Non-fuel: (\$0.023540 per kWh)	\$175.37
Fuel: (\$0.028360 per kWh)	\$211.28
Demand: (\$11.30 per KW)	\$632.80

Electric service amount 1,045.93

Gross receipts tax 26.82

Franchise charge 64.90

Taxes and charges 91.72

Total new charges \$1,137.65

Total amount you owe \$1,098.31

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	- Previous	x Const	= Usage
kWh used	72801	72056	10	7450
Demand KW	5.55		10.00	56

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 23, 2021	May 24, 2021	Jun 24, 2020
kWh Used	7450	7190	7670
Service days	30	31	32
kWh/day	248	231	239
Amount	\$1,137.65	\$926.33	\$727.41

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[Learn more >](#)

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[Donate today >](#)

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**

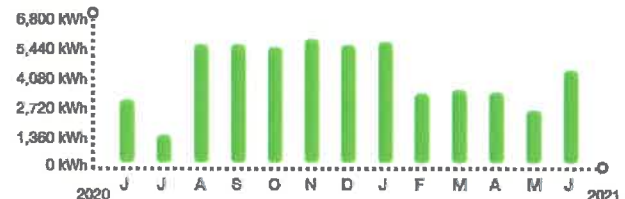
For: May 24, 2021 to Jun 23, 2021 (30 days)

Statement Date: Jun 23, 2021**Account Number:** 04126-05586**Service Address:**2800 PLANTATION BLVD # FNTN
NORTH PORT, FL 34289**LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DIST,**
Here's what you owe for this billing period.**CURRENT BILL****\$484.16**

TOTAL AMOUNT YOU OWE

Jul 14, 2021

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**KEEP IN MIND**

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

BILL SUMMARY

Amount of your last bill	280.66
Payments received	-280.66
Balance before new charges	0.00
Total new charges	484.16
Total amount you owe	\$484.16

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)**/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY ***LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DIST
ATTN LAKESIDE PLANTATION COMMUNITY
9145 NARCOOSSEE RD # A206
ORLANDO FL 32827-5768The amount enclosed includes
the following donation:
FPL Care To Share: _____Make check payable to FPL
in U.S. funds and mail along with
this coupon to:FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)
for ways to pay.

04126-05586

ACCOUNT NUMBER

\$484.16

TOTAL AMOUNT YOU OWE

Jul 14, 2021

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	280.66
Payment received - Thank you	-280.66
Balance before new charges	\$0.00

New Charges

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

Customer charge: \$10.61

Non-fuel: (\$0.065570 per kWh) \$303.33

Fuel: (\$0.028360 per kWh) \$131.19

Electric service amount 445.13

Gross receipts tax 11.41

Franchise charge 27.62

Taxes and charges 39.03

Total new charges \$484.16

Total amount you owe \$484.16

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KN46183. Next meter reading Jul 24, 2021.

Usage Type	Current	-	Previous	=	Usage
kWh used	68115		63489		4626

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 23, 2021	May 24, 2021	Jun 24, 2020
kWh Used	4626	2634	3138
Service days	30	31	32
kWh/day	154	84	98
Amount	\$484.16	\$280.66	\$309.97

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[Learn more ›](#)

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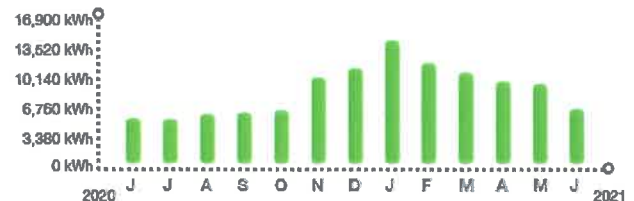
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not 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:** May 24, 2021 to Jun 23, 2021 (30 days)**Statement Date:** Jun 23, 2021**Account Number:** 84595-15071**Service Address:**2800 PLANTATION BLVD #POOL & TENNIS
NORTH PORT, FL 34289**LAKESIDE PLANTATION COMM DEVELOPMENT DIST,**
Here's what you owe for this billing period.**CURRENT BILL****\$729.88**

TOTAL AMOUNT YOU OWE

Jul 14, 2021

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	944.07
Payments received	-944.07
Balance before new charges	0.00
Total new charges	729.88
Total amount you owe	\$729.88

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

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Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)**/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY ***LAKESIDE PLANTATION COMM
DEVELOPMENT DIST
ATTN LAKESIDE PLANTATION COMMUNITY
9145 NARCOOSSEE RD # A206
ORLANDO FL 32827-5768The amount enclosed includes
the following donation:
FPL Care To Share: _____Make check payable to FPL
in U.S. funds and mail along with
this coupon to:FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)
for ways to pay.

84595-15071

ACCOUNT NUMBER

\$729.88

TOTAL AMOUNT YOU OWE

Jul 14, 2021

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name:
LAKESIDE PLANTATION
COMM DEVELOPMENT
DIST

Account Number:
84595-15071

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	944.07
Payment received - Thank you	-944.07
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Customer charge:	\$26.48
Non-fuel: (\$0.023540 per kWh)	\$159.09
Fuel: (\$0.028360 per kWh)	\$191.66
Demand: (\$11.30 per KW)	\$293.80

Electric service amount	671.03
-------------------------	--------

Gross receipts tax	17.21
Franchise charge	41.64
Taxes and charges	58.85

Total new charges	\$729.88
-------------------	----------

Total amount you owe	\$729.88
----------------------	----------

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	69942		63184		6758
Demand KW	25.75				26

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 23, 2021	May 24, 2021	Jun 24, 2020
kWh Used	6758	9899	5553
Service days	30	31	32
kWh/day	225	319	173
Amount	\$729.88	\$944.07	\$609.83

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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
43123-156052	18-29	6/28/2021	7/19/2021

Total Current Charges	231.36
Balance Forward	0.00
Total Amount Due	231.36

LAKESIDE PLANTATION COMM DEV
9145 NARCOOSSEE RD STE A206

ORLANDO FL 32827-5768

000043123000156052000000231364

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
43123-156052	18-29	6/28/2021	7/19/2021

Last Bill Amount	176.96
Payments	-176.96
Adjustments	0.00
Balance Forward	0.00

Rate Class: COMMERCIAL

Last payment amount/date: 176.96 6/17/2021

Service Period			Days	Meter Number	Mult	Units	Current	Previous	Usage
WA	5/19/21	6/18/21	30	54830746	1.000	TGAL	31	21	10
							USAGE FOR		2

Service		Consumption	Charge	Total
WA	Base facility chg		47.29	0.00
WA	Usage block 1	10.00	43.30	0.00
	TOTAL WATER			90.59
SE	Base facility chg		75.27	0.00
SE	Consumption	10.00	65.50	0.00
	TOTAL SEWER			140.77

Total Current Charges	231.36
Balance Forward	0.00
Total Amount Due	231.36

*****IMPORTANT MESSAGE*****

PLEASE SEE THE BILL INSERT AS IT CONTAINS

IMPORTANT INFORMATION REGARDING PAST

DUE ACCOUNTS SUBJECT TO DISCONNECTION.

*****IMPORTANT MESSAGE*****

Click2Gov Internet PIN#:

Average cost per day
Budget Difference

7.71
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:

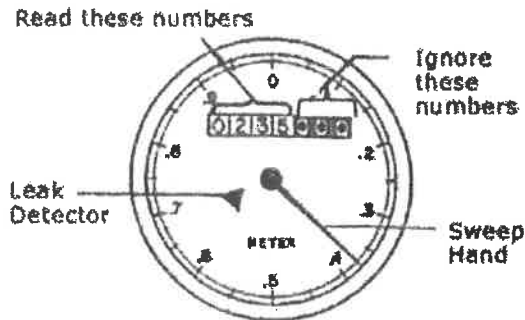
NORTH PORT UTILITIES
4970 CITY HALL BLVD
NORTH PORT, FL 34286-4100
941-429-7122

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
43123-154658	18-29	6/28/2021	7/19/2021

Total Current Charges	2792.25
Balance Forward	0.00
Total Amount Due	2792.25

LAKESIDE PLANTATION COMM DEV
9145 NARCOOSSEE RD STE A206

ORLANDO FL 32827-5768

000043123000154658000002792250

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
43123-154658	18-29	6/28/2021	7/19/2021

Last Bill Amount	28.96
Payments	-28.96
Adjustments	0.00
Balance Forward	0.00

Rate Class: COMMERCIAL

Last payment amount/date: 28.96 6/17/2021

Service Period			Days	Meter Number	Mult	Units	Current	Previous	Usage
WA	5/19/21	6/18/21	30	36607560	1.000	TGAL	838	699	139
							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	4.00	36.48	0.00
WA Usage block 4	4.00	48.64	0.00
WA Usage block 5	4.00	62.44	0.00
WA Usage block 6	119.00	2581.11	0.00
TOTAL WATER			2792.25

Total Current Charges	2792.25
Balance Forward	0.00
Total Amount Due	2792.25

*****IMPORTANT MESSAGE*****

PLEASE SEE THE BILL INSERT AS IT CONTAINS

IMPORTANT INFORMATION REGARDING PAST

DUE ACCOUNTS SUBJECT TO DISCONNECTION.

*****IMPORTANT MESSAGE*****

Click2Gov Internet PIN#:	Average cost per day	93.08
	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
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TURN ON WATER:

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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.

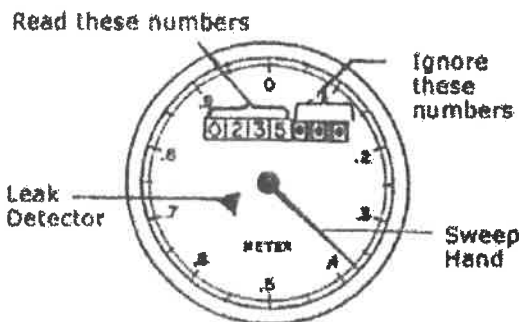
PLEASE DIRECT ALL CUSTOMER CARE INQUIRIES TO:

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.

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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
43123-154656	18-29	6/28/2021	7/19/2021

Total Current Charges	250.24
Balance Forward	0.00
Total Amount Due	250.24

LAKESIDE PLANTATION COMM DEV
9145 NARCOOSSEE RD STE A206

ORLANDO FL 32827-5768

000043123000154656000000250244

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
43123-154656	18-29	6/28/2021	7/19/2021

Last Bill Amount	551.85
Payments	-551.85
Adjustments	0.00
Balance Forward	0.00

Rate Class: COMMERCIAL

Last payment amount/date: 551.85 6/17/2021

Service Period			Days	Meter Number	Mult	Units	Current	Previous	Usage
WA	5/19/21	6/18/21	30	80005382	1.000	TGAL	4241	4210	31
							USAGE FOR		13

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	11.00	71.39	0.00
TOTAL WATER			250.24

Total Current Charges	250.24
Balance Forward	0.00
Total Amount Due	250.24

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*****IMPORTANT MESSAGE*****

Click2Gov Internet PIN#:

Average cost per day

8.34

Budget Difference

0.00

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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
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with their
water bills.

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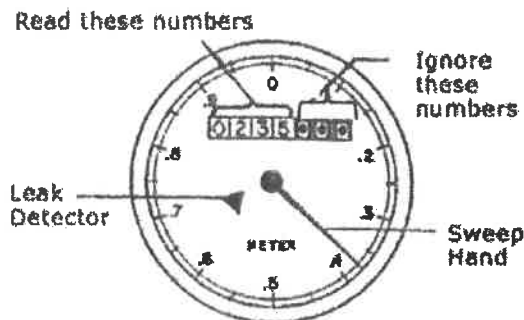
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NORTH PORT, FL 34286-4100
941-429-7122

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ACCOUNT INVOICE

peoplesgas.com



Statement Date: 06/21/2021
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:	07/12/2021

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 07/12/2021

**A one-stop shop to
manage your account.**
Do it all from the palm of your hand.



- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for programs

Log in at tecoaccount.com today!

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

Earn up to \$200 when you install
a natural gas range or cooktop.
Get cooking. Start saving.

Love Natural Gas

peoplesgas.com/rebates

To ensure prompt delivery please ensure subscription of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211014212750

Current month's charges:	\$16.07
Total amount due:	\$16.07
Payment Due By:	07/12/2021

Amount Enclosed \$ _____

650148987980 DO NOT PAY YOUR ACCOUNT WILL BE DRAFTED ON 07/12/2021

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

650148987980 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 07/12/2021



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 averages the highs and lows of your monthly natural gas bills. This "evening" billing plan averages your 12 monthly billing periods so you can pay about the same amount for your 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 not been maintained and may be subject to corrosion and/or leakage. Buried piping should be inspected periodically and any unsafe conditions repaired. Censored pumbers heating and air conditioning contractors to Peoples Gas can conduct inspections.

Conversion Factor This factor is used to adjust for variations from 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 any gas used.

Distribution Charge Covers the cost 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 is scheduled to be read next month and any difference between the estimate and actual use will be adjusted accordingly.

Florida Gross Receipts Tax A tax imposed on gross receipts from utility services that are delivered to a customer's Florida residence in accordance with Chapter 203 of the Florida Statutes. The tax is levied on utility companies which collect the tax from a customer's unlessexempt and exempt sales.

Florida State Tax A percentage tax imposed on every person who engages in the business of selling or exchanging petroleum products for use as a fuel in the state in accordance with Chapter 212 of the Florida Statutes.

For more information about you bill, please visit peoplesgas.com

Your payment options are:

- Schedule fee on the meter, including payments to peoplesgas.com using a checking or savings account.
- Make your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at a local 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 bill or account number available.

Please note: If you choose to pay your bill at a location not listed on our website or provided by Peoples Gas, you are paying someone who is not authorized to act as a payment agent of Peoples Gas. You bear the risk that this unauthorized party will use the payment to Peoples Gas and do so in a manner that is not responsible for payments made to unauthorized agents, including the failure to deliver or the payment of us. Such failures may result in a payment charge to your account or service disconnection.

Por favor, visite peoplesgas.com para ver la información en español.



ACCOUNT INVOICE



Account: 211014212750
Statement Date: 06/21/2021
Current month's charges due 07/12/2021

Details of Current Month's Charges – Service from - 05/18/2021 to 06/16/2021

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	06/16/2021	405	405	0 CCF	1 040	1 0000	0 0 The ms	30 Days

Customer Charge

\$15 10

Peoples Gas Usage History

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

The ms Pe Day
(Average)

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

Important Messages

We've noticed that you have been paying your bill electronically. To help you down on credit 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 a regular envelope and address to Tampa Electric Company P.O. Box 31318 Tampa, Florida 33631 3318.

Be prepared this storm season

Visit your county's emergency management website to determine your flood zone, your hurricane evacuation zone, get food and shelter information to help with preparing food protection.

Help for those with special needs

Emergency authorities can assist with finding a shelter and transportation for those with special needs. As a few examples, provide emergency management agencies with information to prepare and respond to disasters. Visit floridadisaster.org for more.

SECTION C

Lakeside Plantation
Community Development District

Unaudited Financial Reporting
July 31, 2021



Table of Contents

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

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

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 95,589	\$ -	\$ -	\$ 95,589
Debit Card Account	\$ 384	\$ -	\$ -	\$ 384
Money Market Account	\$ 208,025	\$ -	\$ -	\$ 208,025
Petty Cash	\$ 3	\$ -	\$ -	\$ 3
Capital Reserve Account	\$ -	\$ -	\$ 92,096	\$ 92,096
<u>Investment - Operations:</u>				
State Board of Administration	\$ 507	\$ -	\$ 359,013	\$ 359,520
<u>Investment - Bonds:</u>				
Reserve Fund	\$ -	\$ 76,559	\$ -	\$ 76,559
Revenue Fund	\$ -	\$ 17,356	\$ -	\$ 17,356
Prepaid Expenses	\$ 643	\$ -	\$ -	\$ 643
Due from Capital Reserve	\$ 9,760	\$ -	\$ -	\$ 9,760
Deposits	\$ 517	\$ -	\$ -	\$ 517
Due from General Fund	\$ -	\$ 25,251	\$ -	\$ 25,251
Due from Other	\$ 33	\$ -	\$ -	\$ 33
Total Assets	\$ 315,460	\$ 119,166	\$ 451,109	\$ 885,735
Liabilities:				
Accounts Payable	\$ 18,276	\$ -	\$ -	\$ 18,276
Accrued Expenses	\$ 24,174	\$ -	\$ -	\$ 24,174
Due to General Fund	\$ -	\$ -	\$ 9,760	\$ 9,760
Due to Debt Service	\$ 7,760	\$ -	\$ -	\$ 7,760
Total Liabilities	\$ 50,210	\$ -	\$ 9,760	\$ 59,970
Fund Balance:				
Nonspendable:				
Deposits	\$ 517	\$ -	\$ -	\$ 517
Assigned Debt Service	\$ -	\$ 119,166	\$ -	\$ 119,166
Assigned Capital Projects	\$ -	\$ -	\$ 441,349	\$ 441,349
Assigned	\$ 28,775	\$ -	\$ -	\$ 28,775
Unassigned	\$ 235,315	\$ -	\$ -	\$ 235,315
Total Fund Balances	\$ 265,250	\$ 119,166	\$ 441,349	\$ 825,765
Total Liabilities & Fund Balance	\$ 315,460	\$ 119,166	\$ 451,109	\$ 885,735

Lakeside Plantation
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/21	Thru 07/31/21	Variance
<u>Revenues:</u>				
Tennis Club	\$ 20,000	\$ 16,667	\$ 12,099	\$ (4,567)
Activities	\$ 10,000	\$ 8,333	\$ 1,080	\$ (7,253)
Clubhouse Rentals	\$ 5,000	\$ 4,167	\$ 200	\$ (3,967)
Miscellaneous	\$ 1,500	\$ 1,250	\$ 106	\$ (1,144)
Interest Earnings	\$ 50	\$ 42	\$ 24	\$ (17)
Operation & Maintenance Assessments	\$ 686,794	\$ 686,794	\$ 662,389	\$ (24,405)
Total Revenues	\$ 723,344	\$ 717,252	\$ 675,899	\$ (41,354)
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 11,000	\$ 9,167	\$ 8,000	\$ 1,167
District Manager	\$ 38,246	\$ 31,872	\$ 31,872	\$ (1)
District Counsel	\$ 25,750	\$ 21,458	\$ 14,865	\$ 6,594
District Engineer	\$ 14,000	\$ 11,667	\$ 8,286	\$ 3,380
Disclosure Report	\$ 1,000	\$ 833	\$ 933	\$ (100)
Trustee Fees	\$ 4,771	\$ 4,771	\$ 7,951	\$ (3,180)
Audit Fees	\$ 3,185	\$ 3,185	\$ 3,185	\$ -
Postage, Phone, Faxes, Copies	\$ 1,500	\$ 1,250	\$ 836	\$ 414
General Liability Insurance	\$ 6,371	\$ 6,371	\$ 6,081	\$ 290
Legal Advertising	\$ 1,700	\$ 1,417	\$ 1,012	\$ 404
Dues, Licenses & Fees	\$ 175	\$ 175	\$ 286	\$ (111)
Other Current Charges	\$ 1,900	\$ 1,583	\$ 1,841	\$ (258)
Property Insurance	\$ 9,865	\$ 9,865	\$ 9,863	\$ 2
Information Technology	\$ 1,300	\$ 1,083	\$ 833	\$ 250
Total General & Administrative:	\$ 120,763	\$ 104,697	\$ 95,846	\$ 8,851
<u>Operations:</u>				
Personnel Services (Management Contract)	\$ 179,945	\$ 149,954	\$ 147,778	\$ 2,176
Road & Sidewalk Repairs & Maintenance	\$ 2,500	\$ 2,083	\$ 29	\$ 2,055
Common Area Renewal & Maintenance	\$ 5,000	\$ 4,167	\$ -	\$ 4,167
Street Light/Decorative Light	\$ 5,000	\$ 4,167	\$ 745	\$ 3,422
Landscape Maintenance - Contract	\$ 91,860	\$ 76,550	\$ 76,550	\$ -
Landscape Maintenance - Other	\$ 5,000	\$ 4,167	\$ 3,765	\$ 402
Mulch	\$ 10,740	\$ 9,200	\$ 9,200	\$ -
Irrigation Maintenance	\$ 4,500	\$ 3,750	\$ 233	\$ 3,518
Lake Maintenance	\$ 14,000	\$ 11,667	\$ 10,626	\$ 1,041
Electric Utility Services - Entrance Feature	\$ 9,000	\$ 7,500	\$ 4,379	\$ 3,121
Water Utility Services - Entrance Feature	\$ 4,000	\$ 3,333	\$ 3,098	\$ 235
Repairs & Maintenance - Entrance Feature	\$ 3,000	\$ 2,500	\$ 2,715	\$ (215)
Miscellaneous Tools & Equipment	\$ 1,000	\$ 833	\$ -	\$ 833
Traffic Enforcement	\$ 2,500	\$ 2,083	\$ -	\$ 2,083
Total Operations:	\$ 338,045	\$ 281,954	\$ 259,117	\$ 22,837

Lakeside Plantation
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget Thru 07/31/21	Actual Thru 07/31/21	Variance
<u>Clubhouse:</u>				
Activities	\$ 20,000	\$ 16,667	\$ 2,985	\$ 13,682
License/Fees	\$ 1,200	\$ 1,000	\$ 1,737	\$ (737)
General Supplies	\$ 10,000	\$ 8,333	\$ 2,780	\$ 5,553
Maintenance	\$ 14,000	\$ 14,000	\$ 22,694	\$ (8,694)
Office Supplies	\$ 3,500	\$ 2,917	\$ 906	\$ 2,010
Public Communication	\$ 1,500	\$ 1,250	\$ 497	\$ 753
Pest Control	\$ 600	\$ 500	\$ 150	\$ 350
Security	\$ 1,500	\$ 1,250	\$ 900	\$ 350
Security Patrol	\$ 30,274	\$ 25,228	\$ 13,158	\$ 12,071
AED	\$ 500	\$ 417	\$ 116	\$ 301
Telephone & Internet Services	\$ 5,500	\$ 4,583	\$ 4,821	\$ (238)
Janitorial Supplies	\$ 3,250	\$ 2,708	\$ 1,097	\$ 1,611
Electric Utility Services - Clubhouse	\$ 14,000	\$ 11,667	\$ 10,195	\$ 1,472
Gas Utility	\$ 250	\$ 208	\$ 313	\$ (105)
Garbage Collection	\$ 2,100	\$ 1,750	\$ 1,509	\$ 241
Water Utility Services - Clubhouse	\$ 4,400	\$ 3,667	\$ 2,232	\$ 1,435
Electric Utility Services - Tennis Courts/Pool	\$ 16,000	\$ 13,333	\$ 9,059	\$ 4,274
Pool Cleaning	\$ 9,720	\$ 8,100	\$ 6,200	\$ 1,900
Pool Maintenance - Other	\$ 10,000	\$ 8,333	\$ 7,467	\$ 867
Tennis Courts - Maintenance	\$ 5,000	\$ 4,167	\$ 9,286	\$ (5,119)
Tennis Courts - Programs	\$ 3,500	\$ 2,917	\$ -	\$ 2,917
Water Utility Services - Pool	\$ 6,000	\$ 3,000	\$ 4,258	\$ (1,258)
Total Clubhouse:	\$ 162,794	\$ 135,995	\$ 102,358	\$ 33,637
Total Expenditures	\$ 621,601	\$ 522,645	\$ 457,321	\$ 65,325
<u>Other Financing Sources/(Uses)</u>				
Transfer Out - Capital Reserve Fund (CY)	\$ 130,000	\$ 130,000	\$ 130,000	\$ -
Total Other Financing Sources (Uses)	\$ 130,000	\$ 130,000	\$ 130,000	\$ -
Excess Revenues (Expenditures)	\$ (28,257)		\$ 88,578	
Fund Balance - Beginning	\$ 28,257		\$ 176,672	
Fund Balance - Ending	\$ 0		\$ 265,250	

Lakeside Plantation
Community Development District
Debt Service Series 1999

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

	Adopted Budget	Prorated Budget Thru 07/31/21	Actual Thru 07/31/21	Variance
Revenues:				
Assessments - On Roll	\$ 175,905	\$ 175,905	\$ 169,308	\$ (6,598)
Assessments - Direct	\$ 8,842	\$ 8,842	\$ 8,842	\$ 0
Assessments - Prepayments	\$ -	\$ -	\$ 2,757	\$ 2,757
Interest Income	\$ -	\$ -	\$ 7	\$ 7
Total Revenues	\$ 184,748	\$ 184,748	\$ 180,914	\$ (3,833)
Expenditures:				
General & Administrative:				
Interest- 11/1	48,303	\$ 48,303	\$ 48,303	\$ -
Principal- 5/1	\$ 85,000	\$ 85,000	\$ 85,000	\$ -
Interest- 5/1	\$ 48,303	\$ 48,303	\$ 48,303	\$ -
Special Call 5/1	\$ -	\$ -	\$ 5,000	\$ (5,000)
Total Expenditures	\$ 181,605	\$ 181,605	\$ 186,605	\$ (5,000)
Excess Revenues (Expenditures)	\$ 3,143		\$ (5,691)	
Fund Balance - Beginning	\$ 65,611		\$ 124,857	
Fund Balance - Ending	\$ 68,754		\$ 119,166	

Lakeside Plantation
Community Development District
Capital Reserve Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/21	Thru 07/31/21	Variance
Revenues:				
Interest Earnings	\$ -	\$ -	\$ 210	\$ 210
Total Revenues	\$ -	\$ -	\$ 210	\$ 210
Expenditures:				
General & Administrative:				
Clubhouse Exterior Building Elements	\$ 52,983	\$ 44,153	\$ -	\$ 44,153
Property Site Elements	\$ 29,453	\$ 24,544	\$ 41,700	\$ (17,156)
Clubhouse Renewal/Replacements	\$ -	\$ -	\$ 23,466	\$ (23,466)
Total Expenditures	\$ 82,436	\$ 68,697	\$ 65,167	\$ 3,530
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		\$ 65,043	
Fund Balance - Beginning	\$ 438,337		\$ 376,306	
Fund Balance - Ending	\$ 485,901		\$ 441,349	

Lakeside Plantation

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues:													
Tennis Club	\$ 1,381	\$ -	\$ 1,315	\$ 3,133	\$ 2,338	\$ -	\$ 1,258	\$ 1,198	\$ 470	\$ 1,006	\$ -	\$ -	\$ 12,099
Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350	\$ 730	\$ -	\$ -	\$ -	\$ -	\$ 1,080
Clubhouse Rentals	\$ -	\$ -	\$ -	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 106	\$ -	\$ -	\$ -	\$ 106
Interest Earnings	\$ 1	\$ 1	\$ 4	\$ 5	\$ 3	\$ 2	\$ 2	\$ 3	\$ 2	\$ 2	\$ -	\$ -	\$ 24
Operation & Maintenance Assessments	\$ -	\$ 363,928	\$ 199,671	\$ 21,187	\$ 11,852	\$ 10,269	\$ 15,993	\$ 9,131	\$ 30,354	\$ 4	\$ -	\$ -	\$ 662,389
Total Revenues	\$ 1,382	\$ 363,929	\$ 200,990	\$ 24,525	\$ 14,192	\$ 10,271	\$ 17,604	\$ 11,062	\$ 30,931	\$ 1,012	\$ -	\$ -	\$ 675,899
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,000	\$ -	\$ 2,000	\$ 200	\$ 1,000	\$ 800	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ 8,000
District Manager	\$ 3,187	\$ 3,187	\$ 3,187	\$ 3,187	\$ 3,188	\$ 3,187	\$ 3,187	\$ 3,187	\$ 3,187	\$ 3,187	\$ -	\$ -	\$ 31,872
District Counsel	\$ 1,316	\$ 879	\$ 1,577	\$ 2,096	\$ 2,963	\$ 1,152	\$ 2,238	\$ 2,645	\$ -	\$ -	\$ -	\$ -	\$ 14,865
District Engineer	\$ -	\$ 813	\$ -	\$ 2,298	\$ 393	\$ 751	\$ 125	\$ 656	\$ 1,628	\$ 1,624	\$ -	\$ -	\$ 8,286
Disclosure Report	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 183	\$ 83	\$ 83	\$ 83	\$ -	\$ -	\$ 933
Trustee Fees	\$ 3,180	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,771	\$ -	\$ -	\$ -	\$ 7,951
Audit Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,185	\$ -	\$ -	\$ -	\$ 3,185
Postage, Phone, Faxes, Copies	\$ 67	\$ 181	\$ 77	\$ 211	\$ 119	\$ 57	\$ 11	\$ 40	\$ 54	\$ 19	\$ -	\$ -	\$ 836
General Liability Insurance	\$ 6,081	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,081
Legal Advertising	\$ 199	\$ 183	\$ 184	\$ 187	\$ 187	\$ -	\$ -	\$ -	\$ -	\$ 72	\$ -	\$ -	\$ 1,012
Dues, Licenses & Fees	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 111	\$ -	\$ -	\$ -	\$ 286
Other Current Charges	\$ 1	\$ 101	\$ 0	\$ 1,093	\$ 233	\$ 25	\$ 164	\$ 0	\$ 2	\$ 222	\$ -	\$ -	\$ 1,841
Property Insurance	\$ 9,863	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,863
Information Technology	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ -	\$ -	\$ 833
Total General & Administrative:	\$ 25,236	\$ 5,511	\$ 7,193	\$ 9,438	\$ 8,250	\$ 6,140	\$ 6,991	\$ 7,696	\$ 14,103	\$ 5,290	\$ -	\$ -	\$ 95,846
Operations:													
Personnel Services (Management Contract)	\$ 14,995	\$ 14,995	\$ 12,394	\$ 14,995	\$ 14,995	\$ 14,995	\$ 14,995	\$ 14,995	\$ 15,420	\$ 14,995	\$ -	\$ -	\$ 147,778
Road & Sidewalk Repairs & Maintenance	\$ -	\$ -	\$ -	\$ 29	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29
Common Area Renewal & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Street Light/Decorative Light	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 745	\$ -	\$ -	\$ -	\$ 745
Landscape Maintenance - Contract	\$ 7,655	\$ 7,655	\$ 7,655	\$ 7,655	\$ 7,655	\$ 7,655	\$ 7,655	\$ 7,655	\$ 7,655	\$ 7,655	\$ -	\$ -	\$ 76,550
Landscape Maintenance - Other	\$ -	\$ -	\$ 785	\$ -	\$ 1,342	\$ 1,375	\$ 173	\$ 90	\$ -	\$ -	\$ -	\$ -	\$ 3,765
Mulch	\$ -	\$ 9,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,200
Irrigation Maintenance	\$ 233	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 233
Lake Maintenance	\$ 966	\$ 1,932	\$ 966	\$ 966	\$ 966	\$ 966	\$ 1,932	\$ 966	\$ 966	\$ -	\$ -	\$ -	\$ 10,626
Electric Utility Services - Entrance Feature	\$ 574	\$ 561	\$ 599	\$ 571	\$ 603	\$ 351	\$ -	\$ 357	\$ 281	\$ 484	\$ -	\$ -	\$ 4,379
Water Utility Services - Entrance Feature	\$ 24	\$ 25	\$ 29	\$ 33	\$ 44	\$ 73	\$ 20	\$ 29	\$ 29	\$ 2,792	\$ -	\$ -	\$ 3,098
Repairs & Maintenance - Entrance Feature	\$ -	\$ -	\$ -	\$ 154	\$ -	\$ 416	\$ 450	\$ 1,695	\$ -	\$ -	\$ -	\$ -	\$ 2,715
Miscellaneous Tools & Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Inspection Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Traffic Enforcement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tree Removal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations:	\$ 24,446	\$ 34,368	\$ 22,428	\$ 24,403	\$ 25,605	\$ 25,831	\$ 25,225	\$ 25,787	\$ 25,096	\$ 25,927	\$ -	\$ -	\$ 259,117

Lakeside Plantation

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Clubhouse:													
Activities	\$ 180	\$ 395	\$ -	\$ 420	\$ 317	\$ 256	\$ 400	\$ 973	\$ 44	\$ -	\$ -	\$ -	\$ 2,985
License/Fees	\$ -	\$ -	\$ -	\$ -	\$ 847	\$ -	\$ -	\$ -	\$ 890	\$ -	\$ -	\$ -	\$ 1,737
General Supplies	\$ 554	\$ 157	\$ 1,074	\$ 471	\$ 462	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,780
Maintenance	\$ 2,396	\$ 713	\$ 138	\$ 1,280	\$ 1,890	\$ 1,246	\$ 5,760	\$ 4,900	\$ 1,700	\$ 2,671	\$ -	\$ -	\$ 22,694
Office Supplies	\$ 150	\$ 13	\$ -	\$ 439	\$ 233	\$ 35	\$ 35	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 906
Public Communication	\$ 77	\$ 108	\$ 77	\$ -	\$ 77	\$ 77	\$ -	\$ 82	\$ -	\$ -	\$ -	\$ -	\$ 497
Pest Control	\$ -	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150
Security	\$ -	\$ 147	\$ 344	\$ 115	\$ 147	\$ -	\$ -	\$ 147	\$ -	\$ -	\$ -	\$ -	\$ 900
Security Patrol	\$ 1,680	\$ 1,680	\$ -	\$ -	\$ -	\$ -	\$ 278	\$ 9,520	\$ -	\$ -	\$ -	\$ -	\$ 13,158
AED	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 116	\$ -	\$ -	\$ -	\$ 116
Telephone & Internet Services	\$ 472	\$ 548	\$ 435	\$ 438	\$ 560	\$ 448	\$ 449	\$ 449	\$ 1,023	\$ -	\$ -	\$ -	\$ 4,821
Janitorial Supplies	\$ 90	\$ 57	\$ 260	\$ 195	\$ 115	\$ 380	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,097
Electric Utility Services - Clubhouse	\$ 858	\$ 783	\$ 865	\$ 815	\$ 925	\$ 2,124	\$ 867	\$ 933	\$ 926	\$ 1,098	\$ -	\$ -	\$ 10,195
Gas Utility	\$ 12	\$ 12	\$ 12	\$ 12	\$ 16	\$ 16	\$ 16	\$ 16	\$ 16	\$ 185	\$ -	\$ -	\$ 313
Garbage Collection	\$ 168	\$ 330	\$ -	\$ 168	\$ 168	\$ 168	\$ 168	\$ 168	\$ 168	\$ -	\$ -	\$ -	\$ 1,509
Water Utility Services - Clubhouse	\$ 140	\$ 663	\$ 144	\$ 144	\$ 244	\$ 155	\$ 166	\$ 166	\$ 177	\$ 231	\$ -	\$ -	\$ 2,232
Electric Utility Services - Tennis Courts/Pool	\$ 598	\$ 663	\$ 865	\$ 861	\$ 1,198	\$ 1,061	\$ 1,245	\$ 893	\$ 944	\$ 730	\$ -	\$ -	\$ 9,059
Pool Cleaning	\$ 850	\$ 850	\$ 850	\$ 850	\$ 850	\$ 1,100	\$ 850	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,200
Pool Maintenance - Other	\$ 1,967	\$ -	\$ 227	\$ 2,490	\$ 850	\$ 321	\$ 250	\$ 129	\$ 1,232	\$ -	\$ -	\$ -	\$ 7,467
Tennis Courts - Maintenance	\$ 301	\$ 58	\$ 1,293	\$ 738	\$ 561	\$ 2,915	\$ 1,695	\$ 1,725	\$ -	\$ -	\$ -	\$ -	\$ 9,286
Tennis Courts - Programs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Utility Services - Pool	\$ 484	\$ 327	\$ 372	\$ 436	\$ 309	\$ 564	\$ 491	\$ 473	\$ 552	\$ 250	\$ -	\$ -	\$ 4,258
Total Clubhouse:	\$ 10,979	\$ 7,653	\$ 6,956	\$ 9,873	\$ 9,768	\$ 10,929	\$ 12,671	\$ 20,574	\$ 7,790	\$ 5,165	\$ -	\$ -	\$ 102,358
Total Expenditures	\$ 60,661	\$ 47,532	\$ 36,576	\$ 43,714	\$ 43,623	\$ 42,899	\$ 44,007	\$ 54,057	\$ 46,989	\$ 36,382	\$ -	\$ -	\$ 457,321
Transfer Out - Capital Reserve Fund (CY)	\$ -	\$ -	\$ -	\$ -	\$ 130,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 130,000
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -	\$ 130,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 130,000
Excess Revenues (Expenditures)	\$ (59,279)	\$ 316,397	\$ 164,414	\$ (19,189)	\$ (159,431)	\$ (32,629)	\$ (27,283)	\$ (42,995)	\$ (16,058)	\$ (35,370)	\$ -	\$ -	\$ 88,578

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	\$	76,559	
BONDS OUTSTANDING - 9/30/13	\$	1,860,000.00	
LESS: PRINCIPAL PAYMENT 5/1/14	\$	(55,000.00)	
LESS: PRINCIPAL PAYMENT 11/1/14 (PREPAYMENT)	\$	(5,000.00)	
LESS: PRINCIPAL PAYMENT 5/1/15	\$	(60,000.00)	
LESS: PRINCIPAL PAYMENT 5/1/16	\$	(60,000.00)	
LESS: PRINCIPAL PAYMENT 5/1/17	\$	(65,000.00)	
LESS: PRINCIPAL PAYMENT 5/1/18	\$	(70,000.00)	
LESS: PRINCIPAL PAYMENT 5/1/19	\$	(75,000.00)	
LESS: PRINCIPAL PAYMENT 5/1/20	\$	(80,000.00)	
LESS: PRINCIPAL PAYMENT 5/1/21	\$	(85,000.00)	
LESS: PRINCIPAL PAYMENT 5/1/21 (PREPAYMENT)	\$	(5,000.00)	
CURRENT BONDS OUTSTANDING	\$	1,300,000.00	

LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2021

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

TOTAL ASSESSMENT LEVY					
ASSESSED THROUGH COUNTY					
79.64% 20.36% 100.00%					
DATE	DESCRIPTION	GROSS AMT	COMMISSIONS	DISC/PENALTY	INTEREST

		NET RECEIPTS		O&M Portion	1999 DSF Portion	Total
11/25/20	P/E 11/09/20	\$93,667.83	\$1,405.02	\$0.00	\$0.00	\$92,262.81
11/30/20	P/E 11/18/20	\$370,239.10	\$5,553.59	\$0.00	\$0.00	\$364,685.51
12/22/20	P/E 11/30/20	\$185,038.04	\$2,775.57	\$0.00	\$0.00	\$182,262.47
12/30/20	P/E 12/04/20	\$69,487.36	\$1,042.31	\$0.00	\$0.00	\$68,445.05
01/29/21	P/E 12/30/20	\$26,985.98	\$404.79	\$0.00	\$21.49	\$26,602.68
02/26/21	P/E 1/31/21	\$15,107.70	\$226.62	\$0.00	\$0.00	\$14,881.08
03/31/21	P/E 2/28/21	\$13,089.86	\$196.35	\$0.00	\$0.00	\$12,893.51
04/30/21	P/E 3/31/21	\$20,386.79	\$305.80	\$0.00	\$0.00	\$20,080.99
05/28/21	P/E 4/30/21	\$11,465.48	\$0.00	\$0.00	\$0.00	\$11,465.48
07/01/21	P/E 6/30/21	\$38,692.62	\$580.39	\$0.00	\$0.00	\$38,112.23
07/30/21	Interest	\$0.00	\$0.00	\$0.00	\$5.41	\$5.41
TOTAL		\$844,160.76	\$12,490.44	\$0.00	\$26.90	\$831,697.22
				\$662,389.26	\$169,307.96	\$831,697.22

97%	Net Percent Collected
------------	------------------------------

IMAGINE SCHOOL AT NORTH POINT INC					
Net Assessments				\$8,842.04	
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	DEBT SERVICE FUND 1999A
10/20/20	11/1/20	4421.02	\$4,421.02	\$4,421.02	\$4,421.02
10/20/20	2/1/21	2210.51	\$2,210.51	\$2,210.51	\$2,210.51
10/20/20	5/1/21	2210.51	\$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

August 2021

Item #	Meeting Assigned	Action Item	Assigned To	Date Due	Status	Comments
1	12/16/20	Erosion Behind Tennis Courts	DE		In Process	DE developed scope and met with bidders. Proposal(s) pending.
2	12/16/20	Water Ponding Near Swale N of Magnolia	DE		In Process	DE developed scope and met with bidders. Proposal(s) pending.
3	3/17/21	Tennis Fees and Policies	DC/DM		In Process	Rule Hearing scheduled August 18.
4	5/19/21	Determine Feasibility of Dog Park with Parking on Scarlett	DM/DE		In Process	DE to determine feasibility/develop scope.
5	5/19/21	Determine Feasibility of Fountains and/or Aerators on certain ponds	DE		In Process	Solitude proposal presented to BOS 06.16.2021. BOS requested to add aerators and an additional pond to the scope. DE has reached out to another vendor for a competitive proposal.
6	6/16/21	Provide proposal for Access Control System and Security Cameras	AM		In Process	AM has met with several vendors. A closed session will be on the agenda 09.15.2021.

SECTION C

Lakeside Plantation CDD

Amenity Center Management Report 8/18/2021 CDD Meeting

See Pictures after page 1.

1. Amenity Clubhouse Update:

- a. Resident Directory has been launched and residents are signing up for it.
- b. The Library has been painted, a new silver keypad door entry installed and rearranged. (See picture A)
- c. The Billiards room has been painted, blinds installed, pool table refinished and a new pool stick hanger and ping pong holder installed. (See picture B).
- d. The Gym has 2 new blinds to match the wood blinds and the white blinds removed to the billiards room. Also, 2 mirrors installed with white trim and a new clock installed.
- e. The gym elliptical machine is making noise and the Vendor Fitness Logic was called on this, waiting for vendor is let us know soon on what is going on.
- f. The Tennis awnings have come in and will be going up very soon, the delay is from the uncertain wind coming in during hurricane season.

2. Project Updates:

- a. Exit Fountain – The exit fountain went down after Tropical Storm Elsa due to more water getting in the vault box. Innotech dug behind the vault box and found the wiring from the conjunction box to the vault breaker was barely attached and water was coming in. Innotech repaired this hole where the water was coming in and the vault is now dry. The damage from the storm water has left the old motor and filter pump unsalvageable and is being replaced with a new motor and pump by Johns Electric.(See picture C)
- b. Sidewalks – Bradley Concrete will start the sidewalks at the end of the month and will have all repairs completed by the 2nd week of September.
- c. Symbiont Service has done maintenance on Heaters #4 & #5, these heaters are the only ones in working condition, and will not be enough to sustain the heat this winter to 86+ degrees. Symbiont has given us a quote to replace Heater #1, Heater #2 & Heater #3. All 3 heaters are beyond repair and are over 15 years old, the cost of parts would be too close to a new heater. (See picture D & proposal) No other quotes have been received for the Geo Thermal heaters, AM has reached out several times to another vendor we had been using but no response.
- d. The Pavers behind the fountains have been worked on, the job is not complete yet and the vendor will need more sand to complete the work. At this time, there is no more trip hazards present behind the fountains, but more sand is needed. (See picture E)
- e. The fiberglass pool light poles look rusty and a quote has been submitted by Innotech to repaint the poles. (See picture F) If decided to paint the pool poles please provide a color, (currently the clubhouse is painted Uncertain Gray, black may be a good color and accent to the area.
- f. Next to the basketball area, where people walk through and the grass will not grow, new pavers were installed, and mulch is coming. This was approved at the June CDD meeting to complete.
- g. Veranda Ceiling corridor is continuing to become compromised even more, the only vendor that has gotten back to me to fix the issue is Innotech. (See Picture G and please see quote)

3. Special Events:

- a. Pizza and movie night, "Black Widow" will be August 25th, from 6-8.
- b. Bingo and Potluck for August 19th at 5:30 pm.
- c. Carnival, Wine and Cheese, Movie night went great and more events being planned for September.

PICTURES

Picture A.

BEFORE

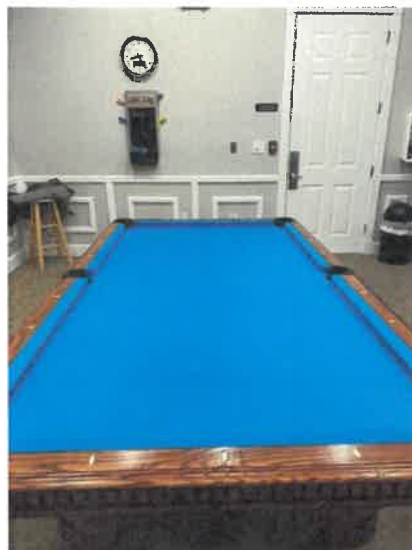
AFTER



Picture B.

BEFORE

AFTER





Picture C. Behind the outside of the Exit Fountain where more water was coming in behind the breaker.



Picture D. Pool Heaters



Picture E. Pavers

BEFORE



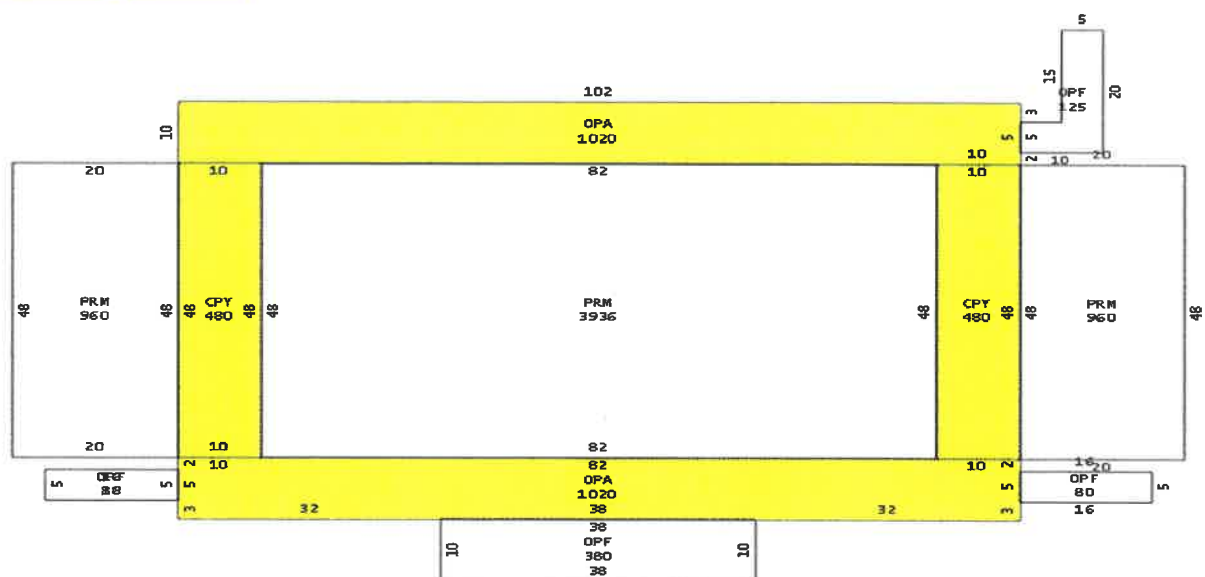
AFTER



Picture F. Pool Poles



Picture G. Ceiling Corridor



SECTION 1

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 # 1121

DATE 04/13/2021

EXPIRATION DATE 05/13/2021

PAYMENT TERMS

COD

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Exterior Paint Job	Exterior Paint - Pool Area Light Poles 6 Poles at a height of 20' each; All light poles will go through a 3 step process. First the poles will have a conditioner applied to make the surface suitable to hold a paint application. Next the poles will be primed to prepare the poles for smooth and continuous paint application. Finally the poles will be painted in an Industrial Enamel in a color to match the walkway light poles.	6	400.00	2,400.00

Exterior Paint - Pool Area Light Poles

TOTAL

\$2,400.00

Accepted By

Accepted Date

SECTION 2

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

Estimate

ADDRESS

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

ESTIMATE # 1019

DATE 02/17/2021

EXPIRATION DATE 04/17/2021

PAYMENT TERMS

COD

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Sales	Corridor Ceiling Installation - Side Flanking Section - 48 Linear Feet per section; 48'x10' total coverage area per section.	2	6,375.00	12,750.00
	General Labor	Remove all vinyl soffit from corridor ceilings.	1	0.00	0.00
	Parts, Labor, and Installation	Install 2'x4' wood purlin bracing on every 24" centers spanning the entirety of the ceiling length.	1	0.00	0.00
	General Labor	Reinstall vinyl soffit previously removed back to correct application specifications.	1	0.00	0.00
	Sales	Corridor Ceiling Installation - Front and Back Section - 102 Linear Feet per section; 102'x10' total coverage area per section.	2	8,375.00	16,750.00
	General Labor	Remove all vinyl soffit from corridor ceilings.	1	0.00	0.00
	Parts, Labor, and Installation	Install 2'x4' wood purlin bracing on every 24" centers spanning the entirety of the ceiling length.	1	0.00	0.00
	General Labor	Reinstall vinyl soffit previously removed back to correct application specifications.	1	0.00	0.00

Project and Cost can be divided among 2 or 4 years if the customer doesn't want to complete the project in one phase.

TOTAL

\$29,500.00

Accepted By

Accepted Date

SECTION 3

Symbiont Service Corp.

Go Green • Go GeoThermal

4372 North Access Road, Englewood, Florida 34224
941.474.9306 • 800.881.4328 • Fax 941.473.9306
GeoThermalFlorida.com • Info@SymbiontService.com

Pool Heating • Air Conditioning

"One Company, One Call, Complete Comfort!"



POOL/SPA HEATING/COOLING PROPOSAL

Lic #: CAC035549 • EC0002946
CBC1258380 • CPC1456477

Proposal Submitted To:

Lakeside Plantation CDD
c/o Governmental Management Services
219 E. Livingston Street
Orlando, Florida 32801

Job Name:

Date: **July 6, 2021**

Lakeside Plantation
2800 Plantation Boulevard
North Port, Florida 34289

We hereby submit specifications and estimates for:

Replace One Heater with new PH-090-T Symbiont Pool Heater:

1 Symbiont Model PH-090-T-RV GeoThermal Pool Heat/Cool Unit
T = titanium condenser heat exchangers

Source Water: From existing lake pump & piping, if adequate

Electric: Wire from existing panel, if adequate

Complete* installation

\$ 9,588.00

* Local permits additional as required.

Manufacturer's Limited Warranty:

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

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

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

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

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

The labor, material and equipment required for this job will be furnished by Symbiont Service Corporation ("Symbiont") for a total of:

Nine thousand five hundred eighty-eight dollars and no/100 ----- \$9,588.00
\$2,876.00 Deposit With Order - Balance Upon Completion

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

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

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

Customer: _____
(print name)

Signature: _____

Date: _____

Respectfully submitted,
SYMBIONT SERVICE CORPORATION

By: Patrick M. Orde

TERMS AND CONDITIONS

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

Customer Initials: _____

Contractor Initials: _____

Symbiont Service Corp.

Go Green • Go GeoThermal

4372 North Access Road, Englewood, Florida 34224
941.474.9306 • 800.881.4328 • Fax 941.473.9306
GeoThermalFlorida.com • Info@SymbiontService.com

Pool Heating • Air Conditioning

"One Company, One Call, Complete Comfort!"



POOL/SPA HEATING/COOLING PROPOSAL

Lic #: CAC035549 • EC0002946
CBC1258380 • CPC1456477

Proposal Submitted To:

**Lakeside Plantation CDD
c/o Governmental Management Services
219 E. Livingston Street
Orlando, Florida 32801**

Job Name:

Date: **July 6, 2021**

**Lakeside Plantation
2800 Plantation Boulevard
North Port, Florida 34289**

We hereby submit specifications and estimates for:

Replace Two Heaters with new PH-090-TT Symbiont Pool Heaters:

2 Symbiont Model PH-090-T-RV GeoThermal Pool Heat/Cool Units
T = titanium condenser heat exchangers

Source Water: From existing lake pump & piping, if adequate

Electric: Wire from existing panel, if adequate

Complete* installation

\$ 18,685.00

* Local permits additional as required.

Manufacturer's Limited Warranty:

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

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

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

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

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

The labor, material and equipment required for this job will be furnished by Symbiont Service Corporation ("Symbiont") for a total of:
Eighteen thousand six hundred eighty-five dollars and no/100 ----- \$18,685.00
\$5,606.00 Deposit With Order - Balance Upon Completion

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

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

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

Customer: _____
(print name)

Signature: _____

Date: _____

**Respectfully submitted,
SYMBIONT SERVICE CORPORATION**

By: Patrick Monde

TERMS AND CONDITIONS

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

Customer Initials: _____

Contractor Initials: _____