

*Lakeside Plantation  
Community Development District*

*Agenda*

*November 18, 2020*

# AGENDA

# *Lakeside Plantation*

## *Community Development District*

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219 East Livingston Street, Orlando, FL 32801  
Phone: 407-841-5524 – Fax: 407-839-1526

November 11, 2020

Board of Supervisors  
Lakeside Plantation  
Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Lakeside Plantation Community Development District will be held **Wednesday, November 18, 2020 at 6:00 p.m. at the Lakeside Plantation Clubhouse, 2200 Plantation Blvd., North Port, Florida.** Following is the advance agenda for the meeting:

- I. Roll Call
- II. Audience Comments on Specific Items on the Agenda (*Speakers will fill out a card and submit it to the District Manager prior to beginning of the meeting*)
- III. Organizational Matters
  - A. Administration of Oaths of Office of Newly Elected Board Members
- IV. District Engineer's Report
- V. Unfinished Business
  - A. Discussion of Tennis Court Lighting
- VI. New Business Items
  - A. Discussion of Vesta's Role and Responsibilities for Amenity Management
  - B. Consideration of Proposals for Landscape Enhancements with Bloomings Landscape & Turf Management, Inc. (3)
  - C. Discussion of COVID-19 Amenity Policy
- VII. Business Administration
  - A. Approval of Minutes of October 21, 2020 Meeting
  - B. Approval of Check Register
  - C. Balance Sheet and Income Statement
- VIII. General Audience Comments
- IX. Staff Reports
  - A. District Counsel
  - B. District Manager
    - i. Action Items List
  - C. Amenities Manager - Monthly Report
- X. Other Business
- XI. Supervisors' Requests
- XII. Adjournment

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

The third order of business is organizational matters. Section A is administration of Oaths of Office of newly elected Board members.

The fourth order of business is the District Engineer's Report. There is no back-up material.

The fifth order of business is Unfinished Business. Section A is discussion of tennis court lighting. A copy of the memo from the District Engineer is enclosed for your review.

The sixth order of business is New Business. Section A discussion of Vesta's role and responsibilities for amenity management. Section B is consideration of landscape enhancement proposals with Bloomings Landscape & Turf Management, Inc. Copies of the proposals are enclosed for your review. Section C is discussion of COVID-19 amenity policy.

The seventh order of business is Business Administration. Section A is the approval of the minutes of the October 21, 2020 meeting. The minutes are enclosed for your review. Section B is approval of the check register enclosed for your review and Section C includes the balance sheet and income statement for your review.

The eighth order of business is General Audience Comments.

The ninth order of business is Staff Reports. Section B is the District Manager's Report. Section 1 is the Actions Items List for your review.

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

Sincerely,



George S. Flint  
District Manager

Cc: Michael Eckert, District Counsel  
Sarah Sandy, District Counsel  
Andy Tilton, District Engineer  
Brent Burford, District Engineer  
Nathan Trates, Amenities Manager  
Heather Alexandre, Vesta

Enclosures

# SECTION V

# SECTION A



TO: Lakeside Plantation CDD  
Board of Supervisors

DATE: 10/29/2020

FROM: Brent O. Burford, E.I.

RE: Tennis Courts Lighting

Board Members:

On Monday October 26<sup>th</sup> I performed a site inspection of the tennis courts lighting. The court lighting needs repair or replacement. The board has stated that replacement of the lighting system will be considered in January 2021. However, concerns were expressed at the last board meeting about the limited play time in the afternoon/evening due to the end of Daylight-Saving Time on November 1<sup>st</sup>.

Based on the above information and prices from Ritzman Courts, my recommendation is the following:

Repair the two lights, that are not working, on courts 3 & 4. Based on Ritzman Courts prices, the two bulbs could be replaced for less than \$500. Even if ballast and bulbs need to be replaced it would still be less than \$1,000.

Have contractor perform an inspection of the remaining lighting system and provide the following:

Provide a report on the structural integrity of the poles from the base to the hoods, including recommendation.

Provide an itemized quote to make necessary repairs to the poles which should include but not limited to, rust removal, application of rust inhibitor, replacement of bolts, nuts and any accessory hardware, provide covers for the access panels, and painting.

Provide a report on the status of the lighting on courts 1 & 2, including recommendation.  
Provide an itemized quote to replace bulbs/ballasts, as necessary.

Provide a report on the condition the electrical wiring from control panel to the ballasts.  
Provide an itemized quote to repair/replace wiring, as necessary.

Provide a report on the timers and control panel, including recommendation.  
Provide a quote to repair/replace.

The above recommendation will provide two fully lit courts. It will also provide reports, recommendations, and pricing, for the board to consider, to bring the lighting system back into a safe and fully operating condition. It may also extend the life of the system and, therefore, give the board more time to consider a full replacement of the tennis courts lighting system.

Prepared by:

Brent O. Burford, E.I.

Johnson Engineering, Inc.

District Engineer, Lakeside Plantation Community Development District

# SECTION VI

# SECTION B



# Bloomings

Landscape & Turf Management Inc.

## Lakeside CDD Tennis Court Plants

Bloomings Landscape proposes to complete the following:

Install 17 – 3 gallon Petite Red Ixora along tennis court from existing Ixora to the palm tree

Bloomings shall furnish labor and materials to complete the aforementioned services for a fee of \$306.00, which is Due in full upon completion

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Lakeside Authorized Representative

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Joe Lytle Bloomings General Manager



# Bloomings

Landscape & Turf Management Inc.

## Lakeside Plantation CDD Sod

Bloomings Landscape proposes to complete the following:

Install St. Augustine sod in open plant bed area between the play ground and tennis court – 60 sq ft

Bloomings shall furnish labor and materials to complete the aforementioned services for a fee of \$60..00, which is Due in full upon completion

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Lakeside Authorized Representative

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Joe Lytle Bloomings General Manager



Lakeside CDD Pittisporum Replacment

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

Removal and disposal of declining pittisporum in both beds

Install the same plants in each of the two beds

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

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

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Joe Lytle Bloomings Landscape

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Lakeside CDD Representative













# SECTION VII

# SECTION A

MINUTES OF MEETING  
LAKESIDE PLANTATION  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Lakeside Plantation Community Development District was held on Wednesday, October 21, 2020 at 6:00 p.m. via Zoom video conferencing, pursuant to Executive Orders 20-52, 20-69 and 20-91 (as extended by Executive Order 20-112, 20-114, 20-150 and 20-179) issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 1, 2020 and April 29, 2020 respectively, and pursuant to Section 120.54(5)(b)2., *Florida Statutes*.

Present and constituting a quorum were:

Alan (Bud) Sabol	Chairman
Camille Stephens	Vice Chairman
Joe Szewczyk	Assistant Secretary
Maria (Pina) Chichelli	Assistant Secretary
Bill Roumy	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Sarah Sandy	District Counsel
Brent Burford	District Engineer
Nathan Trates	Facilities Manager
Scott Smith	Vesta

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

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

Ms. Adams: We still have members of the public who are joining from the waiting room. As the members of the public come in, this is an opportunity for members of the public to

provide general audience comments on specific agenda items or not specifically on the agenda, you can bring it up. If there are any comments about agenda items, this is the opportunity. We will take them one at a time. Please state your name and address and limit your comments to three minutes. Are there any audience comments on agenda items? Mr. Chairman I do not hear any of the members of the public that have raised their hand and desire to speak.

Mr. Sabol: Okay.

Ms. Adams: I see one raised hand now.

Bob Renaud, 2383 Savannah Drive: This is Bob Renaud. I recently sent you an email Tricia that I believe that you forwarded to the Board, in and around the tennis court and the lighting concerns that we have as members. I spoke with Bill Roumy before and I just wanted to be another voice to the same. It's my interest as well as the 20 people that have signed the letter, that we would like for that to be explored to get those repaired. Currently, there's four courts, only Court #4 has all lights working. The other three have a spattering of lights that work, but not really effective to safely play after dark. As you know, after Halloween it will be dark at 6:00 p.m. There's a lot of people that live in Lakeside like myself, as well as a lot of due paying tennis players that are in our club but work during the day and they only have availability to play in the evenings. I know and I thank you for your recent restoration of the fence around the courts. They were in disarray. I would like for whatever program it takes for this to take some traction, to get an estimate of what it would take for Board approval to start making some repairs on the courts. I'm also interested to know what has already been done or not done, in regards to the lighting issue.

Mr. Sabol: This is Bud, the Chairman. That issue was deferred until January meeting. So we have some different options we are looking at. We will discuss it at the January meeting.

Mr. Renaud: Yes, may I ask why we deferred it three months out?

Mr. Sabol: We deferred it three months out because we have other things that we are working on and we have to take a good look at our finances before we encounter another project such as that. That's why we opted to put it off until January.

Mr. Renaud: Okay, I can tell you I live here and you know of course I'd hoped that we'd at least go out and get an estimate to find out what it takes. I know a lot of people have been throwing around a lot of high dollars for what it takes to make these work. To my knowledge we don't have a real good estimate in hand to know what it is we are dealing with. Whether we

could go after two courts out of four, or four all at once, or whatever. Just something to think about, a lot of the people that pay dues that renewal is coming up. I think somewhere in the neighborhood of \$300 or \$400 a piece. A lot of folks told me that if the lights don't get fixed, specifically after Halloween, you are going to lose those renewals. That will negatively impact the revenue coming into the Board as well. I have to say I'm a little displeased that we can't do more than one thing at a time by going out and getting an estimate.

Mr. Sabol: We have some previous estimates sir, and they ran all the way from down in the \$25,000 area, clear up to \$75,000. So we don't know exactly which way to go yet, but we will take it up at the January meeting.

Mr. Renaud: Alright.

Mr. Szewczyk: This is Joe Szewczyk. Bud I believe that the discussion that was put off until January regarded the actual replacement of the lights. I think what Mr. Renaud is talking about could be the replacement of the lights, but in the meantime if lights are out, or if there's a clear and present danger due to the structure, that we need to look at that now. If our resulting decision comes to well, then they need to be replaced then so be it. I think from a maintenance standpoint, we need to look at that now because the lights should be working, let's face it.

Mr. Sabol: Okay. Joe, are there any safety issues right now with those lights?

Mr. Roumy: May I put my two cents in? I sent the report to George, I hope you guys got it.

Mr. Szewczyk: Yes, I got mine, I got a copy.

Mr. Roumy: Looking at the poles themselves, they are all rusted out. Even the junction where the goose neck comes in contact with the pole on top is totally rusted and we don't know when these thing will collapse. The electrical boxes on the bottom of the poles, if you go there, they are nonexistent. There is no cover and the wires are bare. I have someone that is coming on Friday and he's going to look at the lights and I took it up on myself to do that. He's going to look at the lights, because if you want to just replace the lights there are standards that you have to follow. Is it class one, class two, or class three, or class four? You have to take measurements of the existing light and compare them to the new ones. If you want to go, you have to go LED. And in my opinion, if you want to spend the money you have to spend it now, if you wait two years down the line, it's going to cost us four times more. That's number two, and also its very unsafe condition right now. It's going to dark around 5:30, 5:45 and in my opinion, it has to be

done. It has to be done sooner than January 1<sup>st</sup>. On the other hand, you have to go LED and not just do a band aid job replacing bulbs. We don't know the conditions of the wires on the ground, we don't know the contractors are they good, are they bad. The timers don't work, they only work for half an hour. So, in my opinion, if you want to spend the money spend it right now, it's going to last us for the next twenty years. If you do a patch job right now replacing bulbs, do two courts, or one court, it doesn't work. That's my opinion and I sent the report in that junction to everybody so they can read it.

Mr. Sabol: If we are going to do anything, we must have somebody that's well certified as an electrician to look at the whole situation. Brent's going to come out here in a few minutes, we'll speak to him. But we will have to come to a conclusion who we are going to choose to make a final decision on those courts as to what has to be done.

Mr. Roumy: Bud, an electrician alone will not do the job.

Mr. Sabol: I agree, we need somebody that's certified such as an engineering firm to come out.

Mr. Roumy: We need someone who has knowledge of tennis courts.

Mr. Sabol: Electricity is electricity, but I understand what you are saying about tennis courts. If we are going to fix it, I'm for that, but have somebody come in that really knows what they are speaking of. That's where I'm at.

Mr. Roumy: I agree with you. Yes.

Mr. Szewczyk: I believe that, I know Brent's on the phone, that we have an engineering firm. I think we should ask him or have somebody check out the structural integrity of these poles. If they come back and say it's a safety hazard, then we need to move forward and move forward quickly because the tennis courts were closed down long enough and this cannot drag on. If it comes out that it's a safety hazard from a structural standpoint. I think when Brent comes on, we should bring that up with him, and find out what he or whoever he recommends to come out and check on the integrity of these poles.

Mr. Sabol: I agree with you Joe on that. Does the rest of the Board feel that is a good idea?

Ms. Stephens: I agree.

Ms. Chichelli: I know we had work on this before. So I think also we should check the paper work that we have because we agreed that we wanted to have everything ready for January to take a look at it. So, we also need to check the paperwork that we already have.

Mr. Sabol: Okay, in a few minutes we will speak to Brent about the whole subject.

Mr. Stephens: I think this has been more or less, I know it's deteriorated for quite some time, but this was brought up about a year ago when Brad as still here. It wasn't good then and now a year later it's a lot worse. It needs to be done and it has to be done the right way. Everything should always be done the right way, so we don't waste money. It just has to be done the right way. I agree with Bill, you just can't put a band-aid on a heart attack.. Either we do it all, or we do nothing. If it's a safety hazard, then it needs to be addressed as soon as possible.

Mr. Sabol: Okay, I agree with everyone and why don't we move on to the District Engineer's Report, and then we will discuss it.

### **THIRD ORDER OF BUSINESS**

### **District Engineer's Report**

Mr. Sabol: Are you there Brent?

Mr. Burford: I'm here. And I've been listening.

Mr. Sabol: Do you feel you have somebody in your organization that is knowledgeable to do this particular job?

Mr. Burford: We have an Electrical Engineer on staff and I agree with things that are being said. You have possible structural issues with the poles. I have seen exposed wires out there on the bottom of the lights. You also are dealing with the photometrics, how the courts are lit up. You can't just hire an electrician, there are other things to look at. I'm sure there are probably standards for photometrics for tennis courts themselves. I can touch base with our Electrical Engineer tomorrow and get an opinion. As far as structural integrity of the poles and stuff, I'll touch base with my supervisor and see if it's something that we can get an opinion on, or if we can recommend someone to take a look at them for you. I understand you've already received some prices, quoting and stuff like that. If there's any paperwork that you can share with us to work from, we'll be glad to assist in any way possible. We can come out and look at something to get you by for this three month period, maybe replacing some bulbs is possible. Maybe a solution, for the three period and get the courts up and running and keep your members where they can use the courts while we address the actual replacement.

Mr. Sabol: Will you be available Brent the next few days to take a look at everything?

Mr. Burford: I should be over there the first of next week.

Mr. Sabol: That is ok with me. What does the rest of the Board feel? Is that a good idea?

Ms. Chichelli: I'm okay with that.

Ms. Stephens: I'm okay with that as well.

Mr. Roumy: Who's going to take a walk through with Brent?

Mr. Sabol: Who wants to go? I'm not exactly sure what the rule is there, but I would like to be there also. Is the rule just that one of us can be there?

Mr. Sandy: Yes. You can only have one Board member and you can have staff members there as well.

Mr. Sabol: I will let Bill go in my place.

Mr. Roumy: Okay, thank you very much.

Mr. Sabol: Then I will talk with you later after that.

Mr. Szewczyk: Whatever information is going to be gathered can we get it shared before the next meeting so that this doesn't drag on? We come to the meeting and then decide that we are going to go get bids and things like that. Is there a way for this process to continue moving to keep us up to date?

Ms. Sandy: Yes, if you wanted to provide direction to the District Engineer to work on developing a scope and then that scope could be immediately be sent out to bid with vendors that they recommend as well as vendors that Nathan and other colleagues in the area may know of in terms of specialist, there's quite a few companies in the Tampa Bay area.

Mr. Szewczyk: I just don't want to wait another month and then we don't meet in December and then the next thing you know we are into 2021.

Mr. Sandy: What you would be doing is authorizing the District Engineer to develop specifications.

Mr. Roumy: Joe, like I mentioned I have a contractor coming on Friday that's going to meet me in the courts just to give us an idea what has to be done.

Mr. Szewczyk: Then we can compare that information to what our Engineer comes up with and if everybody's in agreement on that, then we just move forward.

Mr. Roumy: Very good, thank you.

Ms. Stephens: Sounds good.

Mr. Sabol: Brent do you have any more tonight?

Mr. Burford: No, nothing else to report, unless the Board has anything else.

Mr. Sabol: Yes, I have one thing. Could you call about the back gate? Stewart Fencing was supposed to bring one part. He never did bring it down. It's paid in full, and he said he would bring it down. It was only a \$20 item on the back gate. It's an extension of the pipe that closes the gate. Could you call him and remind him of that?

Mr. Trates: I reached out to Matthew at Stewart and he said that they would be down sometime next week, but I told him to please keep us updated on the time and the day. So, I'll keep you guys updated.

Mr. Roumy: Nathan, the gate by the lake, you know the gates by the lake?

Mr. Trates: Yes.

Mr. Roumy: The gate by the lake it is missing caps on top of the gate. Will you tell them about the gate too?

Mr. Trates: Yes, I will send him a message right now for the two caps on the lake gate.

Mr. Roumy: Thank you.

Mr. Sabol: That's all I have for Brent.

Ms. Adams: If we don't have any more items for the District Engineer, I believe he's received Board direction regarding the tennis court lights information in order to develop the scope. If there's nothing else for Brent, I believe you typically leave the meeting. Thank you for joining us.

Mr. Burford: No problem, you all have a good night.

Mr. Roumy: Are you going to call me?

Mr. Burford: If somebody can give me your number, I'll give you a call.

Mr. Roumy: Very good, thank you.

#### **FOURTH ORDER OF BUSINESS**

#### **Unfinished Business**

There being none, the next item followed.

#### **FIFTH ORDER OF BUSINESS**

#### **New Business Items**

##### **A. Acceptance of SWFWMD Inspection Report by Zoller Engineering, LLC**

Ms. Adams: The next item on the agenda is a new business item. This is an acceptance of an inspection report that was provided by Zoller Engineering. They inspected the storm water

system, they noted that it is in compliance with the permit. We do need a motion to accept the Inspection Report from Zoller Engineering.

On MOTION by Mr. Sabol, seconded by Ms. Stephens, with all in favor, the Inspection Report by Zoller Engineering, was approved.

**B. Discussion of Vesta's Roles and Responsibilities at Lakeside Plantation**

Ms. Adams: In this next item, Bud, did you want to present this item or do you want me to defer to Supervisor Roumy who requested?

Mr. Sabol: Let me go over a few things first, and then we will let Bill speak on the subject. We want to make sure he is available to the public as much as he can. Nathan has been off some of the time, I have too. But that's the one request I have that would be A. And when I look at B. That covers a 30-day hour person, and I want that person to report to maintenance activity such as cleaning, picking up the clubhouse. They are sitting behind their desk, but is that part of their duties also? As far as cleaning, mopping, anything that's got to be done. Does that fall under that?

Mr. Trates: General cleaning yes.

Mr. Sabol: Okay, because what has happened in the past, when I walk through the door what I find is kind of disturbing. Maybe it's because I live in a real clean home. My wife cleans house continually. I see difference objects around the could be done. I see a rock here, a pop can here, things of that nature that could be taken care of. Right now if you walk out, Nathan and go to the court on the back of the court towards the picnic area there's several limbs, they are hanging over the new court. Those should be trimmed off. You have to take a look at that. It's just things like that that kind of bother me. That's basically what I have to talk about. The rest of the report is very plain. The report is good. Bill wants to come in now and discuss it. Go ahead Bill.

Mr. Roumy: Yes, thank you Bud. First of all I would like to thank George for responding promptly to my email. The reason to bring this subject up to the Board is because I'm deeply concerned about Vesta in general. The ability to maintain and manage our facility to proper condition. It's my opinion, I have a clean house and I have a beautiful clean yard. When I look at what's going on around the facility I'm really, really, concerned. Number one, I have a few points to make under management and staffing. Benefits of 1<sup>st</sup> class operation. If you had a

manager from a Motel 6 you are going say, I'm a first-class operation. And if you are a Four Season manager you are going to say the same thing, I'm a first-class operation. Where do we stand between a Motel 6 and a Four Seasons? I think it's misleading a little bit to be benefits of first-class operation. That's the first point. The second point I'd like to make is oversight of the recreation facility, securing and checking. Do we check ID cards for basketball players, pickle ball players, tennis players? It's not done. It's not even mentioned. Tuesday around 10 o'clock 6 to 8 pickle ball players playing pickle ball. I have been living here for 16 years and guess what, I did not recognize one person. Is someone from the office went out and checking on those people who are using our facilities? I don't know what's going on. The word is out.

Mr. Sabol: Bill, let me interrupt you for a second. I want to add something in. About two or three weeks ago, I had a conference call I was part of with Nathan, with George and with Nathan's Supervisor. We agreed on somethings, we spoke of some things that they were going to be more adamant about doing things such as you are speaking of. As far as going out on the tennis courts warning people and this type of thing. They are going to become more active in the whole running of the amenity program. We are waiting for more tennis players to come back before we invest anything into that. So, that's where we are at on that. Now as far as Nathan, I want to explain something else. Joe and Camille and I have been here for the 7/8 years, and we have gone through 4 or 5 facility managers. Nathan is the best one I've seen yet. So we've had some things that haven't worked really smooth, but Nathan, as far as I'm concerned, does a pretty good job. There may be things that go out of place once in a while, but I think it's up to us, and the general public too, when you see a piece of trash lying someplace pick it up and dispose of it. You know it's up to them to do all these things, but as a community we also can help a situation. Okay, now go ahead.

Mr. Roumy: Ok, can I continue?

Mr. Sabol: Yes, go ahead.

Mr. Roumy: Like I said the word is out that you can come and play for free at Lakeside. Pickle ball, basketball, or tennis. Anyhow, have you looked at the condition of our kids playground? It's a disgrace. Pieces of cement ranging from 4 to 6 to 8 inches laying around the beds by the kids playground. I think it's a hazard for our kids and our grandkids. The flower beds are non-existent. It's dirt. You can see pebbles from the fence contractor laying in the bed. I mean it's ridiculous. Nobody sees that stuff except me?

Ms. Stephens: I can see it too.

Mr. Roumy: The Facility Manager, Nathan, you have to go out on a regular routine. Go out and point out someone to clean it up, to correct it, to do something about it. The way it is right now, it's a disgrace for our community. The bottom line is, I'd like to see long term projects, routine projects, and the short term projects. Such as the mulch in the kids playground, someone has to go around and fluff it up or add more mulch to it on a monthly basis, so it looks good for our community. Maybe the landscaping guy can put some flowers around the kids playground. The way it looks right now, it doesn't look good. It doesn't look good for us, or for our community. Whoever wants to come and visit us, I'm ashamed to show them the kids playground. There is mold growing on one side of the grass on the other side by the shrubs. I'm very, very disappointed. I'm very, very, disappointed and concerned that no one sees that stuff.

Ms. Chichelli: I have seen all that, and I'm working with the landscapers. I have brought up some of those issues with the landscapers. I have set up some meetings with them, so I'm hoping that we can see some improvement in the landscaping work.

Mr. Roumy: I would like to see flower beds around the kids playground, clean up all the shrubs, make it look nice.

Ms. Chichelli: I've been working with Nathan. Nathan is part of it to, so he can see that we've tried to make sure that landscaping looks better.

Mr. Trates: 100% yes.

Mr. Sabol: Excuse me, what the playground really needs, that dirt in there has settled out a little bit, I'll give you that. We probably could use 3 or 4 wheelbarrows of sand or dirt to level it out and make it look much nicer. Fluffing the bark up would be another idea that would make it look much better. I will agree with you there Bill.

Mr. Roumy: Thank you.

Ms. Chichelli: I will talk with the landscapers. I'm going to request a meeting and make sure they are aware of those issues so that we can see an improvement. Believe me Bill, I'm also looking for improvement in that area.

Mr. Roumy: Thank you.

Ms. Chichelli: Let's hope that we can mulch. The mulch is coming between November 15<sup>th</sup> and November 30<sup>th</sup> they are going to be placing the new mulch. That is going to be a huge difference that we are going to notice. I'm on it.

Mr. Roumy: Okay, good. Nathan I have one point for you. I would like to see you going out to visible on a daily routine. You take walks, you talk to people, you see something that is wrong, you correct them with the proper personnel. Visibility for me is deterrence. Once they see you there and you are asking questions, asking for ID's, they are not going to come back if they are not members. So, that's why I'm asking you to be more visible. Get out of your office, once or twice a day and see what's going on. I want you to be more visible to go out and take notes and ask questions and correct them. That's it. So simple.

Mr. Trates: I appreciate it though, and I will be more diligent walking around the property. I've been working on a check list that is kind of a maintenance check list of everything on property that needs to be done. I do go around and check, but I will definitely be more vigilant and I appreciate the reminders to be the best that we can be for the community.

Mr. Roumy: Again, for me visibility is deterrence. You deter people from coming because you are there. You are protecting or securing our property. Once they see you there, no one is going to come back again.

Mr. Sabol: Bill are you done with that subject now?

Mr. Roumy: Yes, I'm done. Thank you.

Mr. Sabol: Alright. Nathan, this is what they call constructive criticism, so don't take it to heart.

Mr. Trates: It's always good to have reminders and I appreciate it.

Mr. Sabol: Ok, let's move on to the COVID-19 policy.

### **C. Discussion of COVID-19 Amenity Policies**

Ms. Adams: This is an item that was added by staff. As you all are aware of Florida has moved into Phase 3 of the Florida reopening plan. That did have an impact on the status of certain amenities at Lakeside Plantation. The Chairman of the Board as well as Legal Counsel, District Management staff and Amenity Management staff worked together on guidelines. We wanted to ensure that Supervisors had an opportunity for input if you have any questions, comments or concerns regarding the current procedures and guidelines surrounding COVID-19 and Phase 3 reopening. Sarah did you have any remarks regarding this item?

Ms. Sandy: We have advised to keep adhering to social distancing. In terms of the meetings that we are having, the Governor's office has made it clear that we will likely be starting in person meetings in November. Just some things we want to keep in mind.

Ms. Adams: Are there any Board members that have any questions regarding the current status of the Amenity guidelines?

Mr. Sabol: Yes. We still have the hot tub closed. I still think that is good idea to leave it closed such as it is. Many members have come to me, many people in the community, where they can sign a sheet and go in for 15 minutes at a time and this type of thing. That possibly could work, but I would just as soon leave the hot tub closed and leave everything as it is status quo for right now unless things change drastically. If we get some very, very, nasty spikes in the near future, maybe we will have to change things. For right now, I will just as soon leave it just like we have it right now, and leave it go. I don't know how the rest of the Board feels.

Ms. Stephens: I agree. I agree Bud.

Ms. Chichelli: Sorry, can we then let the residents know what is closed?

Mr. Sabol: We had some repairs on the hot tub, but even if the hot tub is working perfectly I don't think people should be using it at this time. The concern is people getting too close to each other it would overlap somehow, and somebody could come in contact with the virus. That's why it's closed.

Mr. Trates: Just to intercept about the hot tub. There were some new developments recently. We had some people out to look at the hot tub and they believe there is an issue with the heating exchange of the spa. So, right now it is technically not a hot tub and we are working on getting pricing to repair the issues. I will keep the Board updated.

Mr. Sabol: Okay, thank you Nathan.

Ms. Stephens: Thank you Nathan.

Mr. Sabol: I have nothing more on the Amenity Policies for the COVID-19.

Ms. Chichelli: Even though the Governor said that we move to the opening of the whole thing, we are okay with having some of the amenities closed? We are okay within the law having the clubhouse only 35% and we are okay to tell the people social distancing?

Ms. Adams: Yes, and Sarah may want to provide some additional information. I assume you are asking if you are legally okay?

Ms. Chichelli: Yes, because there may be some people that may challenge it. The governor say that we should be open 100%, and I understand because that we have different opinions. Everybody has different opinions, but my question is that we are okay legally, and we are ok telling the people this is what we are going to be doing.

Ms. Sandy: These are operational decisions just like we make other operational decisions for the amenities. Operational decisions that coincide with social distancing are up to the Board. The one thing that the executive order did do is disallow any kind of penalty associated with COVID-19. So, if there are penalties or fines that the Board was trying to enforce, we couldn't do that.

Mr. Sabol: I'm having trouble understanding you, you are not coming in clear. If the governor comes along and says we are 100% in Phase 3, it is permissible for us to open that hot tub, is that correct?

Ms. Sandy: We are totally within Phase 3 and it could be decided to open the hot tub if the Board wanted to. Like we said the Board may take into consideration the guidance of the CDC and DOH, which are still recommending to comply with social distancing as well as the sanitation protocols that were previously in place. Obviously since we didn't have the hot tub open we don't have current sanitation protocols in place but we would recommend that the Board have those if it were to open. So, the Board could decide to open the hot tub, however, it is not obligated to open it.

Mr. Sabol: Okay.

Ms. Stephens: I don't think that we should open the hot tub. The hot tub should stay closed until this virus sort of quiets down a whole lot. We have the pool, you have everything else, you don't need the hot tub. In the hot tub everybody is on top of each other. There's no 6 feet, there's, I think it's ridiculous it shouldn't even be discussed. The hot tub should be off the table until things get better. That's my opinion.

Mr. Sabol: I agree with you too. I think it is a safety measure, we should leave it just like is and leave it closed for right now.

Ms. Stephens: That's right. 100%. I agree.

Mr. Trates: I did have one question for the Board because I know I've been getting a lot of questions about it. What about HOA meetings within the Clubhouse?

Mr. Sabol: Well, the cardroom is open.

Ms. Sandy: If you are opening a room for one type of usage, you have to think about opening up for others to meet as well. If not, there has to be some kind of rational basis behind why you would allow the HOA, but not other groups meet.

Mr. Szewczyk: I thought we discussed that at the last meeting, that we were allowing it open to these other committees and things like that, but that they would have to abide by the number of people allowed that has been set. Did we not agree on that?

Ms. Stephens: Yes.

Mr. Szewczyk: So, the HOA can meet in there, but it's up to our amenity company and/or the HOA committee to make sure that they don't exceed the number of people allowed in the meeting.

Mr. Sabol: You are correct.

Mr. Sabol: I agree with Joe, as long as we have social distancing, they can have the meeting at the clubhouse.

Ms. Stephens: I agree.

Ms. Adams: Any other discussion on the COVID-19 Amenity Policies?

Mr. Sabol: I have none.

Ms. Stephens: None.

Mr. Szewczyk: None.

## **SIXTH ORDER OF BUSINESS**

### **Business Administration**

#### **A. Approval of Minutes of September 16, 2020 Meeting**

Ms. Adams: The next item on the agenda is under business administration. We have approval of the minutes from September 16<sup>th</sup>. Did the Board have any comments or corrections to the minutes? If none, we need a motion to approve the minutes.

Ms. Stephens MOVED to approve the Minutes of the September 16, 2020 Meeting and were approved as presented and Mr. Sabol seconded the motion, with all in favor.

#### **B. Approval of Check Register**

Ms. Adams: We have the Check Register from September 1<sup>st</sup> to September 30<sup>th</sup>, 2020. It included the check run as well as the automatic draft debits. It totals \$59,067.44. Were there any comments or questions? If not, we need a motion to approve it.

On MOTION by Mr. Sabol, seconded by Ms. Stephens with all in favor, the Check Register for September 1, 2020 to September 30, 2020 in the amount of \$59,067. 44, was approved.

**C. Balance Sheet and Income Statement**

Ms. Adams: Next you have the unaudited financial statements through September 2020. No action is required by the Board. If you have questions we can discuss those. Are there any questions on the financials? Hearing none,

**SEVENTH ORDER OF BUSINESS**

**General Audience Comments**

Ms. Adams: This is an opportunity for members of the public to discuss items on the agenda that you would like to bring to the Board’s attention. Please state your name and address and try to limit your comments to three minutes. Are there any general audience comments? Hearing none,

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

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

Ms. Sandy: Nothing at this point in time, unless the Board has any questions.

**B. District Manager**

**i. Action Items List**

Ms. Adams: You have the Action Items List included in the agenda package. There are four items on the Action Items List. I believe that you’ve at least peripherally touched based regarding many of these items. Item #1 is the tennis court fence, which is virtually complete. There’s one punch list item that is still on for next week. The tennis court lights which have been on hold, we’ll update the action item list and make a comment that the District Engineer is working on developing a scope and gathering estimates and reviewing estimates. The kitchen cabinet replacement and the restroom partition, you will hear more detail under the Amenity Manager report. They do have some back up included in the agenda package.

Mr. Szewczyk: Can I jump right to that tennis court fence?

Mr. Adams: Yes sir.

Mr. Szewczyk: Nathan or Bill, are we putting those screens back up on the fence, are we getting new ones? What's going on with that?

Mr. Trates: It's usually in October I believe, late October that the screens go back up after Hurricane season but correct me if I'm wrong Bill.

Mr. Roumy: Yes, you are right. However, I thought it was the responsibility of the fence guy to put them back on according to the contract.

Mr. Trates: I believe so, but I believe when they start on the project they were already down. As they were taken off when hurricane season started.

Ms. Adams: Those screens will be installed soon. Joe did that answer your question?

Mr. Szewczyk: Yes, I just wanted to know if they were going up or were we not doing it anymore, and what the reason was.

Mr. Roumy: They have to go up again. That's why they have they call a wind screen. The tennis player from the ball flying in the air. I have two questions for you Nathan. The cleanup by the fence, the area next to the sheds has been cleaned. It's about time someone cleaned it up. I hope they keep it that way. They did a good job there. Also, we purchased a roller a couple of years ago and it seems like it's busted. How can they bust a roller like this?

Mr. Trates: I will check with Dennis in the morning. I wasn't aware that it was busted, but I will check with him and get back to you on that.

Mr. Roumy: Alright. Thank you.

### **C. Amenities Manager – Monthly Report**

Ms. Adams: We will go on and move officially to the Amenity Manager's report. Nathan did include his report in the agenda package, and I believe he has some additional information to present.

Mr. Trates: Thank you Tricia. This month Bradley Ray Concrete completed the replacement of the sidewalks. A tennis irrigation leak was repaired. The granite project, there was a little snag in it, but they have the old counter and sinks removed. I did hear from Ed this morning that he went to go pick up the granite for the install and the granite company cut the wrong sample color. It wasn't the one that we chose, so he apologized profusely and said that the granite company is recutting the granite templates for the bathrooms and he's hoping to get them installed early next week. He said he would keep me updated and I would keep the Board

updated separately on that. Same with the partitions as well, the partitions were delivered. Ed has been onsite to receive the instructions that were sent by the manufacture of the partitions. That should also be taking place pretty soon for the installation. The clubhouse amenities have been moved into Phase 3 and we are working with our general contractor again to install the partitions. Under Amenity Management I have two quotes for review for the kitchen remodel. I've been back and forth with the contractor, being as specific as possible is important in these quotes and these estimates. I have been in contact with Creative Cabinetry and Design. They revised some of their quotes to show different options. The price is \$14,006. That includes removal of the old cabinet and countertops, installation of new birch painted white cabinets, 81 square feet of level one granite, and a new stainless steel sink. They also provide a one year warranty on the labor from the date of installation. All hardware is included same as the samples that have been in the office and they also have an upgrade to an HD finish cabinet for an additional \$1,745. The company again provided the sample of the kitchen door and hardware that has been in the office for the Board to review. There is also an option for a more decorative doors that are an additional \$850. I included some of the photos in your package as well, just to show the different design aspects of each cabinet front. He also gave an option for an upgrade to the drawer fronts as well to be more decorative styling and that is an additional \$475. There is no deposit, and 100% of the payment is due at completion and satisfaction they said when I talked with him earlier. I also asked Nick the owner to look at our outlets and the amount we had was up to code and he did not feel that we needed any additional. The next quote is a revisited quote from D&Y Remodeling, again for the kitchen renovations and the price is \$18,450. This includes removal of current cabinet and countertops and installing new cabinets, level 1 granite counters, and installing of a new sink. Out of the two companies, I would recommend Creative Cabinetry and Design as Nick, the owner that we've been working with has been great regarding any communication regarding any questions you've had and providing samples. I know Joe has also had dealings with Nick as well. He's really good at making alterations and things more specific, explaining things really well, and working well with us in these two months we've been looking into kitchen quotes. So, that is what I have for the Board this evening and now I would like to turn it over to the Board for your review.

Ms. Szewczyk: I would just like to go on record right now I'm going to exclude myself from the vote here. Nick is a friend of mine. I don't want anything that looks shady. So, I'm going to exclude myself from the discussion as well as the vote.

Ms. Stephens: Okay, thank you Joe.

Mr. Sabol: Nathan, Creative Cabinetry Design what is the total on that?

Mr. Trates: The total is \$14,756.

Mr. Sabol: Okay.

Mr. Trates: And then he also includes the quote on upgrades as well that are not part of that price.

Mr. Sabol: Is the rest of the Board ready to make a decision?

Ms. Stephens: I guess we should. That \$14,000, what does that include, Nathan?

Mr. Trates: The \$14,006 includes the removal of all the old cabinetry and countertops, installing all new birch wood cabinets, the white birch painted doors, the level 1 granite countertops, the new sink. All the hardware is included. That price is for the style that was in the office right now. There is again the option for a more decorative door, for \$850 total.

Mr. Stephens: I'm good with that. I'm good with the 1<sup>st</sup> option. I would be agreeable to if anyone on the Board wants to do the 2<sup>nd</sup> option.

Ms. Chichelli: There's a \$4,000 difference.

Mr. Sabol: Before this whole thing started my 1<sup>st</sup> inclination was to choose Creative Cabinetry and Designs. I still think that as far as I'm concerned, this would be the best company to choose to do this project. I would like to get it started. So, that is what I'm thinking. Bill what do you think?

Mr. Roumy: Why don't we discuss the options to start with? Creative Cabinetry is giving you pieces, drawer fronts, 5 pieces door fronts for \$475, soft closed doors and drawers for \$750, removal and disposal.

Ms. Stephens: So, what you are saying Bill is you don't want to pay the \$950 for them to remove and dispose of the cabinets that we have?

Mr. Roumy: That's his job.

Ms. Stephens: If you had something done in your house, if you get a new washing machine they are going to charge you x amount of dollars to take it with them, otherwise you are putting it at the curb. I don't have a problem with that. I know it's his job, but it's a proposal.

Mr. Sabol: I don't either, Camille. I agree with Camille. That's part of the bidding process. It's included in it. We can nit-pick and subtract things and do things that way, but that's the way I feel.

Mr. Trates: And also the total price the \$14,756 that's including the option for the removal and disposal of the cabinets and countertops as well.

Ms. Stephens: Yes, you want them to take everything with them, you don't want to be like some of these homeowners that have something done and they have the trash laying in front of their house for two weeks before someone can come and get it. No, everything has to be one parcel. I'm sorry, that's my opinion.

Mr. Sabol: The other option looks great, but it was \$4,000 more also. As far as I'm concerned, if we are ready for a motion, I'm going to make a motion.

Mr. Trates: Just to go over the \$14,006 with everyone. That includes the white doors for \$8,086, the standard finish laminate tops of the doors and drawers for \$1,050. That includes the removal and disposal of cabinets for \$950, and the stainless steel sink and the level 1 granite for \$3,645.

Mr. Szewczyk: What about hardware? Are we going with the basic hardware?

Mr. Sabol: That's included in the pricing.

Mr. Trates: That is included, yes. It is the hardware that he brought with the sample which is a brushed nickel. There's the options for the drawers which are different than the knobs for the actual cabinet doors.

Mr. Szewczyk: One final question. Soft close, is that included or not?

Mr. Trates: It is one of the additional options for the soft close drawers and doors.

Mr. Szewczyk: I think you need to consider that. I don't see too many cabinets going in these days that don't have soft close.

Ms. Stephens: Yes, you are right. They don't. Everybody has that. I agree. What is the total then?

Mr. Trates: The total with soft close doors would be \$14,756.

Ms. Adams: Bud, would you like to amend your motion?

Mr. Sabol: I want to pull my other motion I made for the \$14,006, and I'll make another motion to accept it for \$14,706.

On MOTION by Mr. Sabol, seconded by Ms. Stephens with Ms. Chichelli and Mr. Roumy in favor and Mr. Szewczyk abstaining from the vote, the Proposal from Creative Cabinetry in the amount of \$14,756, was approved.

**NINTH ORDER OF BUSINESS**

**Other Business**

Mr. Roumy: I have a question for Pina.

Ms. Chichelli: Yes.

Mr. Roumy: When are you going to meet about the kids playground area?

Ms. Chichelli: I don't know, I am going to set up an appointment probably for this Friday.

Mr. Roumy: Okay, can I see them after you meet with them to ask them a few questions? Is it possible? After you are done.

Ms. Chichelli: Let me find out exactly what time he is available and I'll let Nathan know so he can let you know.

Mr. Roumy: Thank you.

Ms. Chichelli: And whatever question you have, you can let Nathan know so I know what kind of questions.

Mr. Roumy: No problem, thank you.

Ms. Adams: Do we have any other Supervisors requests, or discussion items.

Mr. Sabol: Yeah, let's clarify Halloween again. This last meeting we said there would be no Halloween or Trick or Treat. In order to protect ourselves, Nathan is the security guard scheduled to work that evening?

Mr. Trates: He is, yes.

Mr. Sabol: Okay, he's going to work till 9:00 at night. What is the schedule?

Mr. Trates: I can't say the hours since it is private, but he will be there the majority of the night.

Mr. Sabol: Have you notified the police department telling them that we are not going to have Trick or Treat this year?

Mr. Trates: I did, and city hall.

Mr. Sabol: Now does the rest of the Board feel that we need any more assistance as far as police officers putting them at the two entryways? Is that satisfactory?

Ms. Stephens: I think we should have some kind of presence. Having a guard at the clubhouse is good, but we just we still don't know what to anticipate. People are still going to come. So, I think we might need a police presence.

Mr. Sabol: The situation is you cannot keep someone from coming in and visiting another person, I realize that. But we have to maybe come up with something so the people just do not come in and make false claims and so forth and start Trick or Treating. Now, I know it's very costly to have the police department come, if we did that. And to shut the system off completely, we would need two police officers. If we went that way. One at the front gate and one at the main entrance. But maybe it's not necessary to do that. How does the rest of the Board feel?

Ms. Adams: I just want to clarify, I don't have the background that you all do with Lakeside Plantation, but we are not talking about police for the purpose of blocking access to the community, right? You are talking about a police presence for traffic calming.

Ms. Stephens: Scarlett is a circle, so they block that off. You have children walk through the streets. You have to careful with traffic coming in, we don't want an accident, God forbid, because we've had so many people in this community at Halloween, well over 1,000. The parking is unbelievable. So, we do need some kind of semblance of order.

Ms. Chichelli: But we've been saying we are not going to be doing it.

Ms. Stephens: I understand that, but just because we're saying it doesn't mean it's getting out to the people in Punta Gorda. We can say anything, it doesn't mean that other people are going to know about it. At the Woodlands there's a family that has ask me what's going on at Lakeside and I said well, we are trying not to encourage it. We know how we've been inundated with people with the cars parked on grasses, there was some destruction of property a few years ago my neighbor's window was broken. So, we have to try to discourage it at this time. We know there will be people here.

Mr. Trates: Especially with it being public road access as well. Through Plantation Boulevard we can't really control or stop people from coming

Ms. Stephens: No, absolutely not. We just want to make sure that if they are coming we want to make sure that the Scarlet the Circle, like we've done in the past. We've had police so that you just can't come up and down. That's what we've done in the past. That's all I can say.

Mr. Trates: The reasoning for that would be because we were a safe haven so blocking off the road access, it wasn't to keep people out, it was more so to keep cars off the road to make

it a safe haven. My worry is if you make it a safe haven again, it might be worse. But I can reach out to the police department to see about patrolling just so that they are patrolling through the neighborhoods and CDD property.

Ms. Stephens: Okay.

Mr. Sabol: That would be a wonderful thing if they could schedule patrolmen to come through occasionally Halloween night. Just to see everything.

Mr. Trates: We'll work on that.

Mr. Sabol: That's all I have.

Ms. Stephens: That's all I have.

Mr. Roumy: Didn't we have a sign on corner of Scarlett that says no Trick or Treat this year?

Mr. Trates: I believe the Board would have to vote on that, because I'm not sure if I can just get a sign to put out since we are discouraging it, we can't really say that there is none.

Mr. Roumy: We can't say, sorry no Trick or Treating this year?

Ms. Adams: The language on it would need to be that it's not being facilitated by the CDD, we don't have the ability to restrict public access on the roads.

Mr. Roumy: What I'm saying is you put the sign on the sidewalk, No Trick or Treating this year. You are not closing the roads; you are not doing nothing.

Ms. Sandy: We can't restrict what people are doing personally. If they go house to house, the people at eachhome must decide to host trick or treaters. We can't restrict the public roads. We really only have control over the property owned by the District itself.

Mr. Szewczyk: So, it's a matter of the wording? We could do a sign, but it's a matter of the wording?

Ms. Adams: Yes, and the wording would be probably as strong as a message as what Bill was looking for, but it could be something like Lakeside Plantation is not a safe haven for Trick or Treating in 2020. We could also reference COVID-19 on that because that was a driving factor in determining that Trick or Treating was to be discouraged this year.

Mr. Roumy: I agree with you.

Mr. Sabol: That is a very good option. I think we should go ahead and do that. It's to protect everyone.

Ms. Stephens: That's a good idea.

Mr. Szewczyk: Can we leave it up to legal and Nathan to come up with the verbiage and where would this sign go? Would it go at the entrance of Lakeside Plantation or up on Scarlett or out front of the clubhouse?

Mr. Roumy: In front of the clubhouse, Scarlett Avenue on both ends, and maybe one by the gas station as soon as you make the turn.

Ms. Adams: It sounds like Bill you just mentioned four locations, are those all District property?

Mr. Roumy: Yes.

Ms. Adams: District staff can coordinate with legal staff and Nathan to get signs on spiked stakes and they are not expensive and can be produced fairly quickly.

Mr. Trates: I will also check to see on our map if we own the entrance to Scarlett. I know the entrance of Lakeside and in front of the clubhouse and the medians. I just want to double check that location.

Mr. Adams: Yes, the key is that they are all installed on District property.

Mr. Roumy: Thank you.

Mr. Adams: Are there any other Supervisor’s requests or Supervisor discussion?

Ms. Stephens: I don’t have any.

Mr. Szewczyk: I have none.

Mr. Sabol: I have none.

**TENTH ORDER OF BUSINESS**

**Supervisors’ Requests**

Hearing none, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

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

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

# SECTION B

# Lakeside Plantation Community Development District

## Summary of Invoices

October 1, 2020 to October 31, 2020

Fund	Date	Check No.'s	Amount
General Fund	10/2/20	2408-2411	\$ 5,778.13
	10/9/20	2412-2416	\$ 23,173.38
	10/29/20	2417-2423	\$ 2,306.34
Automatic Drafts	<u>October 2020</u>		
	Florida Power & Light	2200 Plantation Blvd - Clubhouse	\$ 857.99
		2200 Plantation Blvd - Fountain	\$ 573.77
		2200 Plantation Blvd - Tennis Courts/Pool	\$ 598.34
	North Port Utilities	2200 Plantation Blvd - Clubhouse	\$ 662.60
		2200 Plantation Blvd - Fountain	\$ 24.63
		2200 Plantation Blvd - Tennis Courts/Pool	\$ 326.89
	TECO Peoples Gas	2200 Plantation Blvd - Pool	\$ 12.13
	Frontier Communications	2200 Plantation Blvd - Clubhouse	\$ 434.83
			\$ 3,491.18
			\$ 34,749.03

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT
10/02/20	00260	7/21/20	WO-00038	202007	330-53800-51000			POOL REPAIRS JULY 20	*	95.00	
10/01/20	89218	10/01/20	202010	330-53800-51100				POOL MAINTENANCE OCT 20	*	850.00	
10/02/20	00193	9/21/20	59	202008	310-51300-31100			GEN ENGINEERING SVC 8/20	*	62.50	945.00 002408
10/02/20	00046	9/22/20	3767013	202009	310-51300-48000			JOHNSON ENGINEERING, INC.	*	141.57	62.50 002409
								NOT OF MEETING 9/25			
								NOT OF MEETING 9/25	V	141.57-	
10/02/20	00049	6/25/20	5784326	202010	310-51300-32300			SUN COAST MEDIA GROUP, INC. DNU	*	3,180.42	.00 002410
								TRUSTEE FEES FY21			
								FY20 TRUSTEE FEES	*	1,590.21	
10/09/20	00010	10/01/20	2020-026	202010	320-53800-46400			USBANK	*	7,655.00	4,770.63 002411
								GROUNDS MAINTENANCE OCT20			
10/09/20	00014	9/30/20	666827	202009	330-53800-48101			BLOOMINGS LANDSCAPE & TURF MGMT, INC	*	30.49	7,655.00 002412
								DRINKING WATER			
10/09/20	00104	3/10/20	95028	202003	330-53800-48700			CULLIGAN WATER	*	94.50	30.49 002413
								REPLACE ELBOW PAD			
10/07/20	97758	10/07/20	202010	330-53800-48700				CABLE ON MACHINE REPAIR	*	229.50	
								FITNESS LOGIC			
10/09/20	00032	10/02/20	54883-15	202009	320-53800-43400			GARBAGE PICKUP SEPT 20	*	168.47	324.00 002414
								NORTH PORT SOLID WASTE DISTRICT			
10/09/20	00257	10/01/20	374351	202010	330-53800-12000			FACILITY MANAGEMENT OCT20	*	14,995.42	168.47 002415
								VESTA PROPERTY SERVICES, INC.			
10/29/20	00200	10/21/20	AS102120	202010	310-51300-11000			SUPERVISOR MEETING 10/21	*	200.00	14,995.42 002416
								ALAN SABOL			200.00 002417

LKSD LAKESIDE PLANT IAGUILAR

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT
10/29/20	00055	10/21/20	CS102120	202010	310-51300-11000			CAMILLE STEPHENS	*	200.00	200.00
								SUPERVISOR MEETING 10/21			002418
10/29/20	00056	10/21/20	JS102120	202010	310-51300-11000			CAMILLE STEPHENS	*	200.00	200.00
								SUPERVISOR MEETING 10/21			002418
10/29/20	00351	10/21/20	NR102120	202010	310-51300-11000			JOE SZEWCZYK	*	200.00	200.00
								SUPERVISOR MEETING 10/21			002419
10/29/20	00282	10/21/20	MC102120	202010	310-51300-11000			NABIL ROUMY	*	200.00	200.00
								SUPERVISOR MEETING 10/21			002420
10/29/20	00272	10/01/20	PI-A0049	202010	320-53800-46000			MARIA J CHICHELLI	*	966.00	200.00
								LAKE MANAGEMENT SVC OCT20			002421
10/29/20	00106	9/22/20	3767013	202009	310-51300-48000			SOLITUDE LAKE MANAGEMENT LLC	*	141.57	966.00
								CDD MEETING 9/25/20			002422
		10/08/20	3769405	202010	310-51300-48000				*	198.77	
								NOT BOS MEETING 10/12/20			
								SUN NEWSPAPERS			340.34
											002423

TOTAL FOR BANK A 31,257.85

TOTAL FOR REGISTER 31,257.85

LKSD LAKESIDE PLANT IAGULLAR

**DART Pool Solutions, Inc.**

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

**Invoice**

Date	Invoice #
7/21/2020	WO-0003822

<b>Bill To</b>
Lakeside Plantation 2200 Plantation Blvd North Port, FL 34287

<b>Service Location</b>
2200 Plantation Blvd North Port, FL 34289

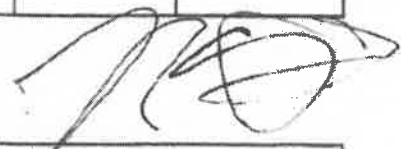
P.O. No.	Terms	Due Date	Tech	Date of Service
	Due before mont...	7/31/2020	SB	7/21/2020

Description	Qty	Rate	Amount
Inspected pumps, customers used different vendor for repairs			
Diagnostic/Trip Fee	1	95.00	95.00
FL Sales Tax		7.00%	0.00

**RECEIVED**  
 SEP 30 2020  
 100260  
 330-538-51000

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.



<b>Total</b>	\$95.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$95.00

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

**DART Pool Solutions, Inc.**

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

**Invoice**

Date	Invoice #
10/1/2020	89218

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...	10/31/2020	SB	10/1/2020

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

RECEIVED

SEP 30 2020

1-00260  
330-538-5100

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.



<b>Total</b>	<b>\$850.00</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$850.00</b>

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

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

# Invoice

September 21, 2020  
 Project No: 20150050-000  
 Invoice No: 59

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

*1-00193  
 310-513-3100*

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 September 13, 2020

**PROFESSIONAL SERVICES**

Phase No.	Phase Description	Contract Amount	Fee Type	%	Total Inv To-Date	Previously Invoiced	Current Inv Amount	Balance to Complete
1.	General Engineering	55,385.90	T&M	100 %	55,385.90	55,323.40	62.50	0.00
Totals		55,385.90			55,385.90	55,323.40	62.50	0.00

SUB-TOTAL PROFESSIONAL SERVICES:

62.50

INVOICE TOTAL:

62.50

RECEIVED

SEP 28 2020

**Summary of professional services**

Phase No. / Description	Bill Hours	Bill Rate	Billable Amount
1. - General Engineering Engineer IV			
Burford, Brent	8/19/2020 .50	Hrs @ 125.00	62.50
Attend the LPCDD Board of Supervisors meeting via phone.			
1. - General Engineering Total	.50		62.50

---

Project	20150050-000	Lakeside Plantation CDD	Invoice	59
---------	--------------	-------------------------	---------	----

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Outstanding Invoices

Number	Date	0 - 30	31 - 60	61 - 90	91 - 120	121 +	Balance
58	8/25/2020	906.25	0.00	0.00	0.00	0.00	906.25
	Total	906.25	0.00	0.00	0.00	0.00	906.25



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

Copy of Previously Printed



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

RECEIVED

SEP 28 2020

LAKESIDE PLANTATION CDD 99 A&B

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE

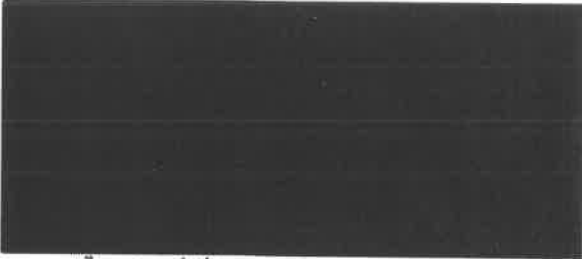
\$4,770.63

All invoices are due upon receipt.

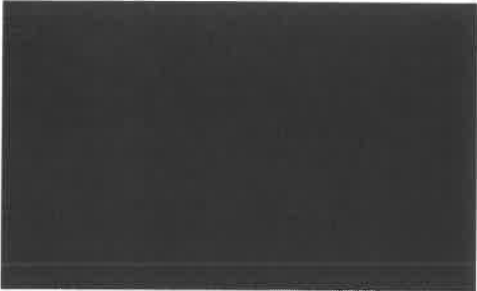
1-00049  
1570.21 + ~~475.43~~  
310.46 2951.67  
310-513-32300  
~~340-185-10000~~

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



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





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



LAKESIDE PLANTATION CDD 99 A&B



**CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP**

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

310-513-32300



5824 Bee Ridge Road #165, Sarasota, FL 34233

# Invoice

Date: 10/1/2020  
Invoice #: 2020-02647

**Bill To:**

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

Terms: Net 30  
Due Date: 10/31/2020

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

RECEIVED

OCT 1 2020

1-10  
320-538-46400

**PAYMENT ACCEPTED: CHECK AND CREDIT CARD.**

Please contact our office to pay by 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 #  
(941) 927-9765

Fax #  
(941) 929-9356

E-mail  
carla@bloominglandscape.com

Web Site  
www.bloominglandscape.com

# Culligan.

**better water. pure and simple.®**

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

15\*4102 1 MB 0.436\*  
LAKESIDE PLANTATION  
9145 NARCOOSSEE RD STE A208  
ORLANDO FL 32827-5708



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

**VISA**


 PLEASE CHECK BOX TO ENROLL IN AUTOMATIC BILL PAYMENT

CARD NUMBER: \_\_\_\_\_ EXP DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ EXP DATE: \_\_\_\_\_

DATE: **09/30/2020** PAY THIS AMOUNT: **30.49** ACCOUNT NUMBER: **1017805**

Pay By Date: Oct 15

AMOUNT PAID \$

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

Balance Forward Statement

RETURN THIS TOP PORTION WITH YOUR PAYMENT

Page: 1

InvDate	InvNum	Location	Billed	Tax	Balance
Previous Balance: 08/31/2020					53.98
Location 1017805					
LAKESIDE PLANTATION		2200 PLANTATION BLVD			
09/14/2020	666827	1017805	PO#		30.49
4201	DELIVERY CHARGE		1.000 @	2.49	2.49 0.00
2413	5 GALLON DRINKING WATER		4.000 @	7.00	28.00 0.00
09/29/2020	676068	1017805	PO#		0.00
6	CLOSED LOCKED OUT		1.000 @	0.00	0.00 0.00
09/30/2020	PAYMENT	1017805	PO#	@	0.00
09/30/2020	PAYMENT	1017805	PO#	@	-53.98

RECEIVED

OCT 7 2020

1-14  
330-538-48101

ACCOUNT IS CURRENT

Current	30.49	30day	0.00	60day	0.00	90day	0.00	Balance	30.49
---------	-------	-------	------	-------	------	-------	------	---------	-------

Pay your bill online using our secure payment page at [www.culligansarasota.com](http://www.culligansarasota.com)

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



# Fitness Logic

380 Scarlet Blvd.  
Oldsmar, FL 34677

Phone #  
727-784-4964

Fax #  
727-784-0223

E-mail  
fitlogic@aol.com

## Invoice

Date	Invoice #
3/10/2020	95028

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

<b>Location/Contact/Phone</b>
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	FB	93255	3/9/2020

Item Code	Description	Quantity	Price Each	Amount
Reupholstery	Elbow pad - 23x13	1	55.00	55.00
Labor	Reupholster and replace elbow pad on Paramount bicep/tricep. Serial#FL-170102 020;Model#FL-1700CTN2	0.5	79.00	39.50

**RECEIVED**

OCT 7 2020

1-104  
330-538-4870

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

<b>Subtotal</b>	\$94.50
<b>Sales Tax (0.0%)</b>	\$0.00
<b>Total</b>	\$94.50

*Maintenance*



# Fitness Logic

380 Scarlet Blvd.  
Oldsmar, FL 34677

Phone #  
727-784-4964

Fax #  
727-784-0223

E-mail  
fitlogic@aol.com

## Invoice

Date	Invoice #
10/7/2020	97758

<b>Bill To</b>
GMS - Lakeside Plantation 9145 N.woossee Rd Ste. A206 Orlando, FL 32827

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

<b>P.O. Number</b>	<b>Terms</b>	<b>Rep</b>	<b>Work Order #</b>	<b>Completed</b>
	Net 10	FB	98713	10/6/2020

Item Code	Description	Quantity	Price Each	Amount
Parts	Cable	1	95.00	95.00
Shipping	Shipping charges are estimated and subject to change. Standard Shipping: 7-10 business days	1	16.00	16.00
Labor	Replace cable on machine #5	1.5	79.00	118.50

**RECEIVED**

OCT 7 2020

1-104  
330-538-48700

Thank you for your business. Invoices over 30 Days will incur 1.5% interest per month	<b>Subtotal</b>	\$229.50
	<b>Sales Tax (0.0%)</b>	\$0.00
	<b>Total</b>	\$229.50

ma: n forance

# NORTH PORT SOLID WASTE DISTRICT



SERVICE ADDRESS			
2800 PLANTATION BLVD SWD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
54883-159826	55-55	10/02/20	11/02/20

Total Current Charges	168.47
PAST DUE - MUST PAY NOW	.00
<b>Total Amount Due</b>	<b>168.47</b>



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

000054883000159826000000168479

52

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

**SERVICE ADDRESS** 2800 PLANTATION BLVD SWD

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
54883-159826	55-55	10/02/20	11/02/20

**Rate Class** : COMMERCIAL WASTE  
**Last payment amount/date:** 168.47 9/28/20

Last Bill Amount	168.47
Payments	168.47-
Adjustments	.00
<b>BALANCE FORWARD</b>	<b>.00</b>

Service	Consumption	Charge	Total
GB DUMPSTER4YD/1 PICKUP	8/31/20 9/30/20	156.80	
GB 95 GAL RECY 1PU 1MON	8/31/20 9/30/20	7.00	
GB EXTRA RECY 1XMONTH	8/31/20 9/30/20	4.67	
<b>TOTAL COMMERCIAL GARBAGE</b>			<b>168.47</b>

Total Current Charges	168.47
PAST DUE - MUST PAY NOW	.00
<b>Total Amount Due</b>	<b>168.47</b>

For door-to-door trick-or-treating, go to homes of trusted friends.  
 For more safety information call North Port Fire Dept. at 941-240-8150.

RECEIVED

OCT 7 2020

1-32  
 320 538-43400

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



**Invoice**

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

Invoice # 374351  
Date 10/1/2020  
Terms Net 30  
Due Date 10/31/2020  
Memo Oct 2020 Fees

Bill To  
Lakeside Plantation C.D.O.  
c/o Governmental Mgmt Svcs-CF, LLC  
195 W. Central Blvd. Suite 320  
Orlando FL 32801

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	2,587.82	2,587.82
Facility Maintenance Services at Lakeside Plantation Amenity Center	1	4,924.42	4,924.42

Thank you for your business.

**Total \$14,995.42**

**RECEIVED**

OCT 1 2020

1-257

330-538-12000

**Attendance Confirmation**  
for  
**BOARD OF SUPERVISORS**

District Name: Lakeside Plantation CDD

Board Meeting Date: October 21, 2020

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

1-200

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

Approved for Payment:

T Adams  
District Manager Signature

10/21/2020  
Date

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

**Attendance Confirmation**  
for  
**BOARD OF SUPERVISORS**

**District Name:** Lakeside Plantation CDD

**Board Meeting Date:** October 21, 2020

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

1-55

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

**Approved for Payment:**

T Adams  
District Manager Signature

10/21/2020  
Date

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

**Attendance Confirmation  
for  
BOARD OF SUPERVISORS**

District Name: Lakeside Plantation CDD

Board Meeting Date: October 21, 2020

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

1-56  
310-513-11000

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

Approved for Payment:

T Adams  
District Manager Signature

10/21/2020  
Date

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

**Attendance Confirmation**  
for  
**BOARD OF SUPERVISORS**

**District Name:** Lakeside Plantation CDD

**Board Meeting Date:** October 21, 2020

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

1-351

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

**Approved for Payment:**

T Adams  
District Manager Signature

10/21/2020  
Date

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

**Attendance Confirmation  
for  
BOARD OF SUPERVISORS**

**District Name:** Lakeside Plantation CDD

**Board Meeting Date:** October 21, 2020

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

1-242

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

**Approved for Payment:**

T Adams  
District Manager Signature

10/21/2020  
Date

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

# SOLITUDE

LAKE MANAGEMENT

Voice: (888) 490-5259 Fax: (888) 358-0088

## INVOICE

Invoice Number: PI-A00490485  
 Invoice Date: 10/01/20


PROPERTY: Lakeside  
 Plantation CDD

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

CUSTOMER ID L2077	CUSTOMER PO	Payment Terms Due upon receipt		
Sales Rep ID Bill Kurth	Shipment Method	Ship Date	Due Date 10/01/20	
Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Service SVR00010 10/01/20 - 10/31/20 Lake & Pond Management Services		958.00	958.00

**RECEIVED**

OCT 9 2020

*1-272*  
*320-538-4600*  


**PLEASE REMIT PAYMENT TO:**

1320 Brookwood Drive, Suite H  
 Little Rock, AR 72202

Subtotal	958.00
Sales Tax	0.00
Total Invoice	958.00
Payment Received	0.00
<b>TOTAL</b>	<b>958.00</b>

[www.solitudelakemanagement.com](http://www.solitudelakemanagement.com)

[www.aeratorsaquatics4lakesponds.com](http://www.aeratorsaquatics4lakesponds.com)

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

09/22/20

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

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

The Board of Supervisors of the Lakeside Plantation Community Development District will hold their regularly scheduled public meetings for Fiscal Year 2021 at 8:00 pm at the Lakeside Plantation Clubhouse, 2200 Plantation Blvd., North Port, Florida 34289 on the third Wednesday of the month as follows:

- October 21, 2020
- November 18, 2020
- December 16, 2020
- January 20, 2021
- February 17, 2021
- March 17, 2021
- April 21, 2021
- May 19, 2021
- June 16, 2021
- July 21, 2021
- August 18, 2021
- September 15, 2021

Acct#: 297693  <b>LAUREN VANDERVEER</b> <b>LAKESIDE PLANTATION CDD</b> <b>219 EAST LIVINGSTON ST</b> <b>ORLANDO, FL 32801</b>  Telephone: (407) 841-5524	Date: 09/22/20 Ad Date: 09/25/20 Class: 3128 Ad ID: 3767013 Ad Taker: MPRESCOTT Sales Person: 200 Words: 392 Lines: 89 Agate Lines: 111 Depth: 11.694 Inserts: 1 Description: Fiscal Year 2021
---	---

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.

Other Charges:	\$0.00	Gross:	\$141.57
Discount:	\$0.00		
Surcharge:	\$0.00	Paid Amount:	- \$0.00
Credits:	\$0.00		
Bill Depth:	11.694	Amount Due:	\$141.57

Publication	Start	Stop	Inserts	Cost
Charlotte Sun (CS)	09/25/20	09/25/20	1	\$141.57 <i>LN</i>

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.

RECEIVED  
 SEP 25 2020

Ad Note:

Customer Note:

*106*  
 1 - 20046  
 310-513-4800

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.  
 George S. Flint  
 District Manager  
 Governmental Management Services - Central Florida, LLC  
 Publish: September 25, 2020  
 297693 3767013

*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 an employee of the Sun Newspapers, a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a Legal Notice was published in said newspaper in the issues of:

09/25/2020

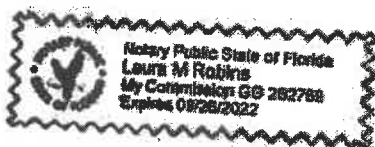
as well as being posted online at [www.yoursun.com](http://www.yoursun.com) and [www.floridapublicnotices.com](http://www.floridapublicnotices.com). Affiant further says that the said newspaper is a newspaper published at Charlotte Harbor, in said Charlotte County, Florida, and that the said newspaper 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 25<sup>th</sup> day of September, 2020.

*Laura M Robins*  
(Signature of Notary Public)

Personally known  OR  Produced Identification



**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 2021 at 6:00 pm at the Lakeside Plantation Clubhouse, 2200 Plantation Blvd, North Port, Florida 34280 on the third Wednesday of the month as follows:

- October 21, 2020
- November 18, 2020
- December 16, 2020
- January 20, 2021
- February 17, 2021
- March 17, 2021
- April 21, 2021
- May 19, 2021
- June 16, 2021
- July 21, 2021
- August 18, 2021
- September 15, 2021

The meetings 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](http://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.

George S. Flint  
District Manager  
Governmental Management Services - Central Florida, LLC  
Public: September 26, 2020  
297693 3767013

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

10/08/20

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

Acct#: 297693	Date: 10/08/20
LAUREN VANDERVEER	Ad Date: 10/12/20
LAKESIDE PLANTATION CDD	Class: 3126
219 EAST LIVINGSTON ST	Ad ID: 3769405
ORLANDO, FL 32801	Ad Taker: MPRESCOTT
Telephone: (407) 841-5524	Sales Person: 200
	Words: 590
	Lines: 139
	Agate Lines: 156
	Depth: 16.417
	Inserts: 1
	Description: LSP 102120 Zoom

Other Charges:	\$0.00	Gross:	\$198.77
Discount:	\$0.00	Paid Amount:	- \$0.00
Surcharge:	\$0.00	Amount Due:	\$198.77
Credits:	\$0.00		
Bill Depth:	16.417		

Publication	Start	Stop	Inserts	Cost
Charlotte Sun (CS)	10/12/20	10/12/20	1	\$198.77

Ad Note:

Customer Note:

1-406  
 310-513-4700

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

**PUBLIC MEETING HELD DURING PUBLIC HEALTH EMERGENCY DUE TO COVID-19. NOTICE OF BOARD OF SUPERVISORS MEETING OF THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the Board of Supervisors ("Board") of the Lakeside Plantation Community Development District ("District") will hold a regular meeting of the Board of Supervisors on Wednesday, October 21, 2020 at 6:00 PM at the Lakeside Plantation Clubhouse, 2200 Plantation Blvd., North Port, FL 34288.

Currently in place are federal, state, and local emergency declarations ("Declarations") in the event the Declarations remain in effect and if future orders or declarations so authorize, the meeting will be conducted remotely using communications media technology pursuant to Executive Orders 20-62, 20-69, 20-112, 20-150 and 20-179 issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020, June 23, 2020 and July 30, 2020 respectively, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2, Florida Statutes. Information regarding participation in any remote hearing may be found by contacting the District Manager at 407-841-5524. The meeting is being held for the necessary public purpose of considering matters related to the district. At such time the Board is so authorized and may consider any business that may properly come before it.

While it is necessary to hold the above referenced meeting of the District's Board of Supervisors utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. To that end, anyone wishing to listen and participate in the meeting can do so at <https://zoom.us/j/95206446653> or by the following: Dist #1 (646) 876-9923, Meeting ID: 952 0644 6653. If you do not have access to a telephone or if you need assistance using Zoom please contact the District Manager's Office in advance of the meeting by emailing [jdint@mpscfl.com](mailto:jdint@mpscfl.com) or by calling 407-841-5524.

Written public comments and questions can also be emailed or mailed to the District Manager's Office at Governmental Management Services, c/o Lakeside Plantation CDD, 219 East Livingston Street, Orlando, Florida 32801. Comments and questions received by 2:00 p.m. the day prior to the meeting will be read into the record at the meeting and become part of the permanent record of the meeting. A copy of the agenda may be obtained by emailing the District Manager at [jdint@mpscfl.com](mailto:jdint@mpscfl.com) or calling 407-841-5524 in advance of the meeting.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

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

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

George Flint  
 District Manager  
 Governmental Management Services - Central Florida, LLC  
 P.O. Box 1012/2020  
 297693 3769405



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

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

**10/12/2020**

as well as being posted online at [www.yoursun.com](http://www.yoursun.com) and [www.floridapublicnotices.com](http://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 12<sup>th</sup> day of October, 2020.

*Joanna Di Benedetto*  
(Signature of Notary Public)

Personally known X OR \_\_\_ Produced Identification



**PUBLIC MEETING HELD DURING PUBLIC HEALTH EMERGENCY DUE TO COVID-19: NOTICE OF BOARD OF SUPERVISORS MEETING OF THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the Board of Supervisors ("Board") of the Lakeside Plantation Community Development District ("District") will hold a regular meeting of the Board of Supervisors on Wednesday, October 21, 2020 at 8:00 PM at the Lakeside Plantation Clubhouse, 2200 Plantation Blvd., North Port, FL 34289.

Currently in place are federal, state, and local emergency declarations ("Declarations"). In the event the Declarations remain in effect and if future orders or declarations so authorize, the meeting will be conducted remotely, using communications media technology pursuant to Executive Orders 20-52, 20-69, 20-112, 20-150 and 20-179 issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020, June 23, 2020 and July 30, 2020 respectively, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., Florida Statutes. Information regarding participation in any remote hearing may be found by contacting the District Manager at 407-841-5524. The meeting is being held for the necessary public purpose of considering matters related to the district. At such time the Board is so authorized and may consider any business that may properly come before it.

While it is necessary to hold the above referenced meeting of the District's Board of Supervisors utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner.

Toward that end, anyone wishing to listen and participate in the meeting can do so at <https://zoom.us/j/95206446653> or by the following: Dial +1 (646) 876-9923, Meeting ID: 952 0644 6653. If you do not have access to a telephone or if you need assistance using Zoom please contact the District Manager's Office in advance of the meeting by emailing [flint@cmscl.com](mailto:flint@cmscl.com) or by calling 407-841-5524.

Written public comments and questions can also be emailed or mailed to the District Manager's Office at Governmental Management Services, c/o Lakeside Plantation CDD, 219 East Livingston Street, Granda, Florida 32801. Comments and questions received by 2:00 p.m. the day prior to the meeting will be read into the record of the meeting and become part of the permanent record of the meeting. A copy of the agenda may be obtained by emailing the District Manager at [flint@cmscl.com](mailto:flint@cmscl.com) or calling 407-841-5524 in advance of the meeting.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

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

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

George Flint  
District Manager  
Governmental Management Services - Central Florida, LLC  
Publish: 10/12/2020  
297683 3768405

# SECTION C

***Lakeside Plantation***  
***Community Development District***

***Unaudited Financial Reporting***  
***October 31, 2020***

**GMS**

# 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

**Lakeside Plantation**  
Community Development District  
**Combined Balance Sheet**  
October 31, 2020

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
<b>Cash:</b>				
Operating Account	53,581	-	-	\$ 53,581
Debit Card Account	1,880	-	-	\$ 1,880
Money Market Account	85,140	-	-	\$ 85,140
Petty Cash	3	-	-	\$ 3
Capital Reserve Account	-	-	11,283	\$ 11,283
<b>Investment - Operations:</b>				
State Board of Administration	507	-	358,893	\$ 359,400
<b>Investment - Bonds:</b>				
Reserve Fund	-	-	-	
Revenue Fund	-	58,623	-	\$ 58,623
Prepayment Fund	-	66,235	-	\$ 66,235
Due from Capital Reserve	1,435	-	-	\$ 1,435
Deposits	517	-	-	\$ 517
Due from General Fund	-	8,842	-	\$ 8,842
Due from Other	33	-	-	\$ 33
<b>Total Assets</b>	<b>\$143,097</b>	<b>\$133,700</b>	<b>\$370,176</b>	<b>\$ 646,973</b>
<b>Liabilities:</b>				
Accounts Payable	9,528	-	-	\$ 9,528
Due to Debt Service	8,842	-	-	\$ 8,842
<b>Total Liabilities</b>	<b>\$18,370</b>	<b>-</b>	<b>-</b>	<b>\$ 18,370</b>
<b>Fund Balance:</b>				
<b>Nonspendable:</b>				
Deposits	517	-	-	\$ 517
<b>Restricted for:</b>				
Debt Service	-	133,700	-	\$ 133,700
Capital Projects	-	-	370,176	\$ 370,176
Assigned	28,775	-	-	\$ 28,775
Unassigned	95,435	-	-	\$ 95,435
<b>Total Fund Balances</b>	<b>\$124,727</b>	<b>\$133,700</b>	<b>\$370,176</b>	<b>\$ 628,603</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$143,097</b>	<b>\$133,700</b>	<b>\$370,176</b>	<b>\$ 646,973</b>

**Lakeside Plantation**  
Community Development District  
General Fund

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
For The Period Ending October 31, 2020

	Adopted Budget	Prorated Budget Thru 10/31/20	Actual Thru 10/31/20	Variance
<b>Revenues:</b>				
Tennis Club	\$ 20,000	\$ 1,667	\$ 1,381	\$ (286)
Activities	\$ 10,000	\$ 833	\$ -	\$ (833)
Clubhouse Rentals	\$ 5,000	\$ 417	\$ -	\$ (417)
Miscellaneous	\$ 1,500	\$ 125	\$ -	\$ (125)
Interest Earnings	\$ 50	\$ 4	\$ 1	\$ (3)
Operation & Maintenance Assessments	\$ 686,794	\$ 57,233	\$ -	\$ (57,233)
<b>Total Revenues</b>	<b>\$ 723,344</b>	<b>\$ 60,279</b>	<b>\$ 1,382</b>	<b>\$ (58,897)</b>
<b>Expenditures:</b>				
<b>General &amp; Administrative:</b>				
Supervisor Fees	\$ 11,000	\$ 917	\$ 1,000	\$ (83)
District Manager	\$ 38,246	\$ 3,187	\$ 3,187	\$ (0)
District Counsel	\$ 25,750	\$ 2,146	\$ -	\$ 2,146
District Engineer	\$ 14,000	\$ 1,167	\$ -	\$ 1,167
Disclosure Report	\$ 1,000	\$ 83	\$ 83	\$ 0
Trustee Fees	\$ 4,771	\$ 4,771	\$ 3,180	\$ 1,590
Audit Fees	\$ 3,185	\$ 265	\$ -	\$ 265
Postage, Phone, Faxes, Copies	\$ 1,500	\$ 125	\$ 67	\$ 58
General Liability Insurance	\$ 6,371	\$ 6,371	\$ 6,081	\$ 290
Legal Advertising	\$ 1,700	\$ 142	\$ 199	\$ (57)
Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -
Other Current Charges	\$ 1,900	\$ 158	\$ 1	\$ 157
Property Insurance	\$ 9,865	\$ 9,865	\$ 9,863	\$ 2
Information Technology	\$ 1,300	\$ 108	\$ 83	\$ 25
<b>Total General &amp; Administrative:</b>	<b>\$ 120,763</b>	<b>\$ 29,480</b>	<b>\$ 23,920</b>	<b>\$ 5,560</b>
<b>Operations:</b>				
Personnel Services (Management Contract)	\$ 179,945	\$ 14,995	\$ 14,995	\$ (0)
Road & Sidewalk Repairs & Maintenance	\$ 2,500	\$ 208	\$ -	\$ 208
Common Area Renewal & Maintenance	\$ 5,000	\$ 417	\$ -	\$ 417
Street Light/Decorative Light	\$ 5,000	\$ 417	\$ -	\$ 417
Landscape Maintenance - Contract	\$ 91,860	\$ 7,655	\$ 7,655	\$ -
Landscape Maintenance - Other	\$ 5,000	\$ 417	\$ -	\$ 417
Mulch	\$ 10,740	\$ 895	\$ -	\$ 895
Irrigation Maintenance	\$ 4,500	\$ 375	\$ 233	\$ 143
Lake Maintenance	\$ 14,000	\$ 1,167	\$ 966	\$ 201
Electric Utility Services - Entrance Feature	\$ 9,000	\$ 750	\$ 574	\$ 176
Water Utility Services - Entrance Feature	\$ 4,000	\$ 333	\$ 24	\$ 310
Repairs & Maintenance - Entrance Feature	\$ 3,000	\$ 250	\$ -	\$ 250
Miscellaneous Tools & Equipment	\$ 1,000	\$ 83	\$ -	\$ 83
Landscape Inspection Services	\$ -	\$ -	\$ -	\$ -
Traffic Enforcement	\$ 2,500	\$ 208	\$ -	\$ 208
Tree Removal	\$ -	\$ -	\$ -	\$ -
<b>Total Operations:</b>	<b>\$ 338,045</b>	<b>\$ 28,170</b>	<b>\$ 24,446</b>	<b>\$ 3,724</b>

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

	Adopted Budget	Prorated Budget Thru 10/31/20	Actual Thru 10/31/20	Variance
<b><u>Clubhouse:</u></b>				
Activities	\$ 20,000	\$ 1,667	\$ 180	\$ 1,487
License/Fees	\$ 1,200	\$ 100	\$ -	\$ 100
General Supplies	\$ 10,000	\$ 833	\$ 479	\$ 354
Maintenance	\$ 14,000	\$ 1,167	\$ 884	\$ 282
Office Supplies	\$ 3,500	\$ 292	\$ 150	\$ 141
Public Communication	\$ 1,500	\$ 125	\$ 77	\$ 48
Pest Control	\$ 600	\$ 50	\$ -	\$ 50
Security	\$ 1,500	\$ 125	\$ -	\$ 125
Security Patrol	\$ 30,274	\$ 2,523	\$ -	\$ 2,523
AED	\$ 500	\$ 42	\$ -	\$ 42
Telephone & Internet Services	\$ 5,500	\$ 458	\$ 472	\$ (14)
Janitorial Supplies	\$ 3,250	\$ 271	\$ 90	\$ 180
Electric Utility Services - Clubhouse	\$ 14,000	\$ 1,167	\$ 858	\$ 309
Gas Utility	\$ 250	\$ 21	\$ 12	\$ 9
Garbage Collection	\$ 2,100	\$ 175	\$ -	\$ 175
Water Utility Services - Clubhouse	\$ 4,400	\$ 367	\$ 140	\$ 226
Electric Utility Services - Tennis Courts/Pool	\$ 16,000	\$ 1,333	\$ 598	\$ 735
Pool Cleaning	\$ 9,720	\$ 810	\$ 850	\$ (40)
Pool Maintenance - Other	\$ 10,000	\$ 833	\$ -	\$ 833
Tennis Courts - Maintenance	\$ 5,000	\$ 417	\$ 301	\$ 116
Tennis Courts - Programs	\$ 3,500	\$ 292	\$ -	\$ 292
Water Utility Services - Tennis Courts/Pool	\$ 6,000	\$ 500	\$ 484	\$ 16
Clubhouse-Renewal&Replacements	\$ -	\$ -	\$ 1,267	\$ (1,267)
<b>Total Clubhouse:</b>	<b>\$ 162,794</b>	<b>\$ 13,566</b>	<b>\$ 6,843</b>	<b>\$ 6,723</b>
<b>Total Expenditures</b>	<b>\$ 621,601</b>	<b>\$ 71,217</b>	<b>\$ 55,209</b>	<b>\$ 16,007</b>
<b><u>Other Financing Sources/(Uses)</u></b>				
Transfer Out - Capital Reserve Fund (CY)	\$ 130,000	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 130,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (28,257)</b>		<b>\$ (53,828)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 28,257</b>		<b>\$ 178,555</b>	
<b>Fund Balance - Ending</b>	<b>\$ 0</b>		<b>\$ 124,727</b>	

# Lakeside Plantation

Community Development District

Debt Service Series 1999

## Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2020

	Adopted Budget	Prorated Budget Thru 10/31/20	Actual Thru 10/31/20	Variance
<b>Revenues:</b>				
Assessments - On Roll	\$ 175,905	\$ -	\$ -	\$ -
Assessments - Direct	\$ 8,842	\$ 8,842	\$ 8,842	\$ -
Interest Income	\$ -	\$ -	\$ 1	\$ 1
<b>Total Revenues</b>	<b>\$ 184,748</b>	<b>\$ 8,842</b>	<b>\$ 8,843</b>	<b>\$ 1</b>
<b>Expenditures:</b>				
<i>General &amp; Administrative:</i>				
Interest- 11/1	\$ 48,303	\$ -	\$ -	\$ -
Principal- 5/1	\$ 85,000	\$ -	\$ -	\$ -
Interest- 5/1	\$ 48,303	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 181,605</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 3,143</b>		<b>\$ 8,843</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 65,611</b>		<b>\$ 124,857</b>	
<b>Fund Balance - Ending</b>	<b>\$ 68,754</b>		<b>\$ 133,700</b>	

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

	Adopted Budget	Prorated Budget Thru 10/31/20	Actual Thru 10/31/20	Variance
<b>Revenues:</b>				
Transfer In - Capital Reserve Fund (CY)	\$ 130,000	\$ -	\$ -	\$ -
Interest Earnings	\$ -	\$ -	\$ 90	\$ 90
<b>Total Revenues</b>	<b>\$ 130,000</b>	<b>\$ -</b>	<b>\$ 90</b>	<b>\$ 90</b>
<b>Expenditures:</b>				
<i>General &amp; Administrative:</i>				
Clubhouse Exterior Building Elements	\$ 52,983	\$ 4,415	\$ -	\$ 4,415
Property Site Elements	\$ 29,453	\$ 2,454	\$ 6,219	\$ (3,765)
<b>Total Expenditures</b>	<b>\$ 82,436</b>	<b>\$ 6,870</b>	<b>\$ 6,219</b>	<b>\$ 651</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 47,564</b>		<b>\$ (6,129)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 438,337</b>		<b>\$ 376,306</b>	
<b>Fund Balance - Ending</b>	<b>\$ 485,901</b>		<b>\$ 370,176</b>	

# Lakeside Plantation

## Community Development District

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b>Revenues:</b>													
Tennis Club	\$ 1,381	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,381
Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse Rentals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Earnings	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Operation & Maintenance Assessments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ 1,382</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,382</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000
District Manager	\$ 3,187	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,187
District Counsel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
District Engineer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Disclosure Report	\$ 83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 83
Trustee Fees	\$ 3,180	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,180
Audit Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage, Phone, Faxes, Copies	\$ 67	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 67
General Liability Insurance	\$ 6,081	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,081
Legal Advertising	\$ 199	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 199
Dues, Licenses & Fees	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Other Current Charges	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Property Insurance	\$ 9,863	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,863
Information Technology	\$ 83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 83
<b>Total General &amp; Administrative:</b>	<b>\$ 23,920</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 23,920</b>
<b>Operations:</b>													
Personnel Services (Management Contract)	\$ 14,995	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,995
Road & Sidewalk Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Common Area Renewal & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Street Light/Decorative Light	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance - Contract	\$ 7,655	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,655
Landscape Maintenance - Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mulch	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Maintenance	\$ 233	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 233
Lake Maintenance	\$ 966	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 966
Electric Utility Services - Entrance Feature	\$ 574	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 574
Water Utility Services - Entrance Feature	\$ 24	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24
Repairs & Maintenance - Entrance Feature	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Tools & Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Inspection Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Traffic Enforcement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tree Removal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Operations:</b>	<b>\$ 24,446</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 24,446</b>

# Lakeside Plantation

## Community Development District

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b>Clubhouse:</b>													
Activities	\$ 180	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 180
License/Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Supplies	\$ 479	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 479
Maintenance	\$ 884	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 884
Office Supplies	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150
Public Communication	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 77
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security Patrol	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
AED	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Telephone & Internet Services	\$ 472	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 472
Janitorial Supplies	\$ 90	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90
Electric Utility Services - Clubhouse	\$ 858	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 858
Gas Utility	\$ 12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12
Garbage Collection	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Utility Services - Clubhouse	\$ 140	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 140
Electric Utility Services - Tennis Courts/Pool	\$ 598	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 598
Pool Cleaning	\$ 850	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 850
Pool Maintenance - Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tennis Courts - Maintenance	\$ 301	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 301
Tennis Courts - Programs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Utility Services - Tennis Courts/Pool	\$ 484	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 484
Clubhouse-Renewal&Replacements	\$ 1,267	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,267
<b>Total Clubhouse:</b>	<b>\$ 6,843</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,843</b>
<b>Total Expenditures</b>	<b>\$ 55,209</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 55,209</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (53,828)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (53,828)</b>

**LAKESIDE PLANTATION  
COMMUNITY DEVELOPMENT DISTRICT  
LONG TERM DEBT REPORT**

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

# SECTION IX

# SECTION B

# SECTION 1

## Lakeside Plantation CDD

ACTION ITEMS  
as of 11-18-2020

Item #	Meeting Assigned	Action Item	Assigned To	Date Due	Status	Comments
1	11/20/19	Tennis Court Fence Posts	AM		Completed / Punch List	Pending punch list items: 6' pole installation, gate repair, tension line repair.
2	11/20/19	Tennis Court Lights	AM		In Process	BOS discussed DE evaluating tennis court lights with Supervisor Roumy which was completed 10.26.2020; Vendor proposal for bulb replacement pending from Ritzman. Further evaluation of poles and fixtures pending.
3		Kitchen Cabinet Replacement	AM		In Process	Creative Cabinetry and Design selected by BOS 10.21.2020. Installation tentatively scheduled week of November 19.
4		Restroom Partitions	AM		In Process	Installation with Ed Handy scheduled week of November 9.

# SECTION C



# Lakeside Plantation CDD Community Development District

## Amenity Center Management Report

Date of Meeting: November 18<sup>th</sup>, 2020

Submitted by: Nathan Trates

### ➤ Facility

- Clubhouse pressure washing(on-going)
- Light head replaced on BLVD. lighting
- Clubhouse set up for Elections
- North Port Police Department hired to patrol Trick-or-Treating
- Clubhouse professionally cleaned after Elections at no cost to the CDD by Wrightway Cleaning
- Fixed cobblestone unevenness at entrance pergolas
- Entrance gazebo light fixture replaced
- Pool furniture/chairs deep cleaned
- Touch-free hand sanitizers added to GYM/Clubhouse
- Granite and partition work in bathrooms coming to completion by Ed Handy home improvement
- Veranda light heads repaired
- Oak trees hanging over lift station trimmed per the City's request
- 90 day pool algae treatment administered by Dart Pools
- GYM AC repaired under warranty by Alex's Cooling and Heating
- Clubhouse Phase 3 opening put into place at all amenities

### ➤ Activities- kids, adults, fitness, athletics, swim(On hold due to Covid-19)

- Open Tennis – Monday-Wednesday-Saturday – 8:00 AM – 10:00 AM
- Pickle ball – Monday – Friday – 9:00 am – 2:30 PM
- Water Aerobics – Monday through Friday - 9:15 AM

### ➤ Special Events:

*Special events postponed due to COVID-19*

### Amenity Management:

1. Quote from Sergeant's Electric regarding replacement of picnic area light poles.
2. Quote from Solitude Lake Management recommending treatment of Midge Flies in lakes 10, 11 and 13.

SERGEANT'S



ELECTRIC

# CUSTOMER INVOICE

18364

LIC # EC13006043  
1075 Innovation Ave., Unit 111  
North Port, FL 34289  
941.373.5658  
SgtElect.com

### HOME OWNER INFORMATION

Date 10/21/20 Technician Alex & Marc  
Name Lakeside Plantation Phone 941-423-5500 Email \_\_\_\_\_  
Address 2200 Plantation Blvd City North Port State FL Zip 34289

### DEVICES

LEVEL 1 DEVICE = 110v outlet, sp switch, tv plate, telephone plate, 4-way splitter, cs device, in use cover	\$49.99 x Qty _____ = \$ _____	WAS THE WORK DONE?	
		YES <input type="checkbox"/>	NO <input type="checkbox"/>
LEVEL 2 DEVICE = 110v in wall timer, 3 or 4 way switch, gphi outlet, stack switch, 600 watt dimmer 30amp 240v switch, 110v smoke detector, cs fan remote kit, cs l-stat, usb combo outlet, range/dryer outlet, photo eye	\$89.99 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 3 DEVICE = 1000 watt dimmer, Fan remote kit, 600w tv dimmer, 110v carbon smoke detector/specialty smoke detector photo eye DW 2	\$199.99 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 4 DEVICE = 80amp disconnect, 240v mechanical timer, 240v pressure switch, 240v contactor	\$219.99 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>

### ASSESMENTS

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

### WIRING/BOXES

LEVEL 1 WIRING/BOX = small junction box, pancake box, direct burial splice kit, underground tv cct per 5', u.c. wiring per section	\$99.99 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 2 WIRING/BOX = Fan Brace Box, Medium junction box, 15-20amp underground cct per 5'	\$199.99 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 3 WIRING/BOX = Large junction box, 30-100amp underground cct per 5', speaker, tv, or phone wiring, 110v indoor outlet, B2B	\$219.99 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 4 WIRING/BOX = 110v w.p. Gphi outlet B2B, wiring for a light/outlet	\$299.99 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 5 WIRING/BOX = wiring for a light/outlet-d/r 2, 15-30amp cct within 15'	\$319.99 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 6 WIRING/BOX = 15-30 amp dedicated cct	\$497.99 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 7 WIRING/BOX = 15-30 amp dedicated cct-d/r 2, 40-50 amp 240v dedicated cct	\$679.99 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 8 WIRING/BOX = 50-80 amp cct with disconnect	\$999.99 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>

### ADDITIONAL INSTALLATIONS

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

FUSE PANEL YES  NO  PANEL MFG \_\_\_\_\_ AGE \_\_\_\_\_

PAID CASH  CHECK  # \_\_\_\_\_  
CREDIT CARD  # \_\_\_\_\_

EXP / AUTH # \_\_\_\_\_  
AMOUNT \$ \_\_\_\_\_

NOTES Estimate to install 10 post lights.

TOTAL INVESTMENT \$ \_\_\_\_\_

TOTAL FROM "NOTES" FORM \$ \_\_\_\_\_

TOTAL \$ \_\_\_\_\_

DEPOSIT \$ \_\_\_\_\_

PAID TODAY \$ \_\_\_\_\_

BALANCE \$ \_\_\_\_\_

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

Authorization \_\_\_\_\_

All work has been performed to my satisfaction \_\_\_\_\_

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



**SERVICES CONTRACT**

CUSTOMER NAME: Nathan Trates #941-549-3462 [ntrates@vestapropertyservices.com](mailto:ntrates@vestapropertyservices.com)  
PROPERTY NAME: Lakeside Plantation CDD  
CONTRACT DATE: 10/26/20  
SUBMITTED BY: Jeff Moding  
SPECIFICATIONS: Midge Fly treatments for 3 lakes

This agreement (the "Agreement") is made as of the date indicated above, and is by and between SOLitude Lake Management, LLC ("Solitude" or the "Company") and the customer identified above (the "Customer") on the terms and conditions set forth in this Agreement.

1. **The Services.** SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:
2. **PAYMENT TERMS.** The fee for the Services is **\$2,686.00**. ~~The Customer shall pay 50% of this service fee upon execution of this Agreement.~~ The service fee will be invoiced to Customer by SOLitude following completion of the Services. For any work completed or materials in storage on the customer's behalf at the end of each month, the company will invoice and the customer will be responsible for paying the percent of the total work completed as of that date, less any previous deposit paid. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, customer will be invoiced and responsible for paying said additional taxes in addition to the fee above. Customer agrees to pay all invoices within thirty (30) days of invoice date. The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Company shall be reimbursed by the Customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on the Company by the Customer that are not covered specifically by the written specifications of this contract.
3. **TERM AND EXPIRATION.** This Agreement is for a one-time service as described in the attached Schedule A. Any additional services will be provided only upon additional terms as agreed to by the parties in writing.
4. **DISCLAIMER.** SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude. Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The customer is responsible for notifying SOLitude in advance of the contract signing and the start of the contract if they utilize any of the water in their lakes or ponds for irrigation purposes. The customer accepts full responsibility for any issues that may arise from the irrigation

**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.