

*Lakeside Plantation
Community Development District*

Agenda

December 16, 2020

AGENDA

Lakeside Plantation

Community Development District

219 East Livingston Street, Orlando, FL 32801

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

December 9, 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, December 16, 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
- VI. New Business Items
 - A. Consideration of Agreement with Berger, Toombs, Elam, Gaines & Frank to Provide Auditing Services for Fiscal Year 2020
 - B. Ratification of Mold Remediation Proposal with WrightWay Emergency Services
 - C. Discussion of Change in Amenity Staffing
- 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 New Business. Section A is consideration of Agreement with Berger, Toombs, Elam, Gaines & Frank to provide auditing services for Fiscal Year 2020. A copy of the agreement is enclosed for your review. Section B is ratification of mold remediation proposal. A copy of the proposal is enclosed for your review. Section C is discussion of change in Amenity staffing. There is no back-up.

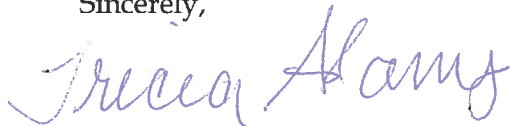
The sixth order of business is Business Administration. Section A is the approval of the minutes of the October 21, 2020 meeting. The minutes are enclosed for your review. Section B is approval of the check register enclosed for your review and Section C includes the balance sheet and income statement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

The seventh order of business is General Audience Comments.

The eighth order of business is Staff Reports. Section B is the District Manager's Report. Section 1 is the 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,



Tricia Adams
District Manager

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

Enclosures

SECTION IV

JOHNSON ENGINEERING

SINCE 1946

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 26th 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 1st.

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

251 West Hickpochee Avenue • LaBelle, Florida 33935
(863) 612-0594 • Fax (863) 612-0341

SECTION VI

SECTION A



**Berger, Toombs, Elam,
Gaines & Frank**

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

August 19, 2020

George S. Flint, District Manager
Governmental Management Services, LLC
219 East Livingston Street
Orlando, FL 32801

The Objective and Scope of the Audit of the Financial Statements

You have requested that we audit the financial statements of Lakeside Plantation Community Development District and which comprise governmental activities for the year ended September 30, 2020 which collectively comprise the basic financial statements. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter for the year ending September 30, 2020.

Our audit will be conducted with the objective of our expressing an opinion on the financial statements.

The Responsibilities of the Auditor

We will conduct the audit in accordance with auditing standards generally accepted in the United States of America and "Government Auditing Standards" issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with generally accepted auditing standards. Also, an audit is not designed to detect errors or fraud that are immaterial to the financial statements.

Fort Pierce / Stuart

Member AICPA

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Private Companies practice Section

Member FICPA



Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PA

Lakeside Plantation Community Development District

August 19, 2020

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In making our risk assessments, we consider internal control relevant to Lakeside Plantation Community Development District's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.

We will also communicate to the Board any fraud involving senior management and fraud that causes a material misstatement of the financial statements that becomes known to us during the audit, and any instances of noncompliance with laws and regulations that we become aware of during the audit.

The funds that you have told us are maintained by Lakeside Plantation Community Development District and that are to be included as part of our audit are listed below:

1. General Fund
2. Capital Reserve Fund



The Responsibilities of Management and Identification of the Applicable Financial Reporting Framework

Our audit will be conducted on the basis that management acknowledges and understands that it has responsibility:

1. For the preparation and fair presentations of the financial statements in accordance with accounting principles generally accepted in the United States of America;
2. To evaluate subsequent events through the date the financial statements are issued or available to be issued, and to disclose the date through which subsequent events were evaluated in the financial statements. Management also agrees that it will not evaluate subsequent events earlier than the date of the management representation letter referred to below;
3. For the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error; and
4. To provide us with:
 - a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements such as records, documentation and other matters;
 - b. Additional information that we may request from management for the purpose of the audit; and
 - c. Unrestricted access to persons within the entity from whom we determine it necessary to obtain audit evidence.

As part of our audit process, we will request from management written confirmation concerning representations made to us in connection with the audit, including among other items:

1. That management has fulfilled its responsibilities as set out in the terms of this letter; and
2. That it believes the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.



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Management is responsible for identifying and ensuring that Lakeside Plantation Community Development District complies with the laws and regulations applicable to its activities, and for informing us about all known material violations of such laws or regulations. In addition, management is responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the entity involving management, employees who have significant roles in internal control, and others where the fraud could have a material effect on the financial statements. Management is also responsible for informing us of its knowledge of any allegations of fraud or suspected fraud affecting the entity received in communications from employees, former employees, analysts, regulators, or others.

The Board is responsible for informing us of its views about the risks of fraud within the entity, and its knowledge of any fraud or suspected fraud affecting the entity.

Lakeside Plantation Community Development District agrees that it will not associate us with any public or private securities offering without first obtaining our consent. Therefore, Lakeside Plantation Community Development District agrees to contact us before it includes our reports or otherwise makes reference to us, in any public or private securities offering.

Because Berger, Toombs, Elam, Gaines & Frank will rely on Lakeside Plantation Community Development District and its management and Board of Supervisors to discharge the foregoing responsibilities, Lakeside Plantation Community Development District holds harmless and releases Berger, Toombs, Elam, Gaines & Frank, its partners, and employees from all claims, liabilities, losses and costs arising in circumstances where there has been a known misrepresentation by a member of Lakeside Plantation Community Development District's management, which has caused, in any respect, Berger, Toombs, Elam, Gaines & Frank's breach of contract or negligence. This provision shall survive the termination of this arrangement for services.

Records and Assistance

If circumstances arise relating to the condition of the Lakeside Plantation Community Development District's records, the availability of appropriate audit evidence, or indications of a significant risk of material misstatement of the financial statements because of error, fraudulent financial reporting, or misappropriation of assets, which in our professional judgment, prevent us from completing the audit or forming an opinion, we retain the unilateral right to take any course of action permitted by professional standards, including declining to express an opinion, issuing a report, or withdrawing from the engagement.

During the course of our engagement, we may accumulate records containing data that should be reflected in the Lakeside Plantation Community Development District books and records. The District will determine that all such data, if necessary, will be so reflected. Accordingly, the District will not expect us to maintain copies of such records in our possession.



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The assistance to be supplied, including the preparation of schedules and analyses of accounts, has been discussed and coordinated with George Flint. The timely and accurate completion of this work is an essential condition to our completion of the audit and issuance of our audit report.

Other Relevant Information

In accordance with Government Auditing Standards, a copy of our most recent peer review report has been provided to you, for your information.

Either party may unilaterally terminate this agreement, with or without cause, upon sixty (60) days written notice subject to the condition that the District will pay all invoices for services rendered prior to the date of termination.

Fees, Costs and Access to Workpapers

Our fees for the services described above are based upon the value of the services performed and the time required by the individuals assigned to the engagement, plus direct expenses. Invoices for fees will be submitted in sufficient detail to demonstrate compliance with the terms of this engagement. Billings are due upon submission. Our fee for the services described in this letter for the years ending September 30, 2020 will not exceed \$3,185, unless the scope of the engagement is changed, the assistance which Lakeside Plantation Community Development District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding. All other provisions of this letter will survive any fee adjustment.

In the event we are requested or authorized by Lakeside Plantation Community Development District or are required by government regulation, subpoena, or other legal process to produce our documents or our personnel as witnesses with respect to our engagement for Lakeside Plantation Community Development District, Lakeside Plantation Community Development District will, so long as we are not a party to the proceeding in which the information is sought, reimburse us for our professional time and expenses, as well as the fees and expenses of our counsel, incurred in responding to such requests.

The audit documentation for this engagement is the property of Berger, Toombs, Elam, Gaines, & Frank and constitutes confidential information. However, you acknowledge and grant your assent that representatives of the cognizant or oversight agency or their designee, other government audit staffs, and the U.S. Government Accountability Office shall have access to the audit documentation upon their request and that we shall maintain the audit documentation for a period of at least three years after the date of the report, or for a longer period if we are requested to do so by the cognizant or oversight agency. Access to requested documentation will be provided under the supervision of Berger, Toombs, Elam, Gaines, & Frank audit personnel and at a location designated by our Firm.



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Information Security – Miscellaneous Terms

Berger, Toombs, Elam, Gaines & Frank is committed to the safe and confidential treatment of Lakeside Plantation Community Development District's proprietary information. Berger, Toombs, Elam, Gaines & Frank is required to maintain the confidential treatment of client information in accordance with relevant industry professional standards which govern the provision of services described herein. Lakeside Plantation Community Development District agrees that it will not provide Berger, Toombs, Elam, Gaines & Frank with any unencrypted electronic confidential or proprietary information, and the parties agree to utilize commercially reasonable measures to maintain the confidentiality of Lakeside Plantation Community Development District's information, including the use of collaborate sites to ensure the safe transfer of data between the parties.

If any term or provision of this arrangement letter is determined to be invalid or unenforceable, such term or provision will be deemed stricken and all other terms and provisions will remain in full force and effect.

Reporting

We will issue a written report upon completion of our audit of Lakeside Plantation Community Development District's financial statements. Our report will be addressed to the Board of Lakeside Plantation Community Development District. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion, add an emphasis-of-matter or other-matter paragraph(s), or withdraw from the engagement.

In addition to our report on Lakeside Plantation Community Development District's financial statements, we will also issue the following types of reports:

- Reports on internal control and compliance with laws, regulations, and the provisions of contracts or grant agreements. We will report on any internal control findings and/or noncompliance which could have a material effect on the financial statements;
- Management letter required by the Auditor General, State of Florida; and
- Attestation reports required by the Auditor General, State of Florida.

This letter constitutes the complete and exclusive statement of agreement between Berger, Toombs, Elam, Gaines, & Frank and Lakeside Plantation Community Development District, superseding all proposals, oral or written, and all other communications, with respect to the terms of the engagement between the parties.



Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PC

Lakeside Plantation Community Development District
August 19, 2020
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Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the financial statements including our respective responsibilities.

Sincerely,

BERGER, TOOMBS, ELAM, GAINES & FRANK
J. W. Gaines, CPA

Confirmed on behalf of the addressee:

SECTION B



300 Triple Diamond Blvd.
 Nokomis, FL 34275
 Office: 941-379-8669
 Fax: 941-423-3883
 www.wrightway.com
 Florida License #CBC1253650

CONTRACT FOR SERVICES

Owner/Agent: Nathan Trates

Owner/Agent Representative: Nathan Trates Cell Phone #: 9414235500

Property: 2200 Plantation Blvd, North Port, FL 34289

The undersigned, as the Owner or authorized agent for the Owner (singularly or collectively as the "Owner"), for the above-referenced Property, retains and authorizes Reynolds Ventures, Inc. d/b/a WrightWay Emergency Services ("Contractor") to access the Property, furnish materials, supply all equipment and perform all labor and repair work necessary to reasonably protect and secure the Property and to return the Property to its pre-loss condition equivalent (collectively, the "Services"), all in accordance with the following terms and conditions.

1. AUTHORIZATIONS.

a. Owner hereby authorizes Contractor to immediately proceed with the Services necessary to reasonably protect and secure the Property from the emergency existing on the Property and agrees to make full payment to Contractor pursuant to the terms set forth in this Contract therefore. Owner acknowledges and agrees that, due to the emergency nature of the Services, Contractor is incapable of providing a detailed written estimate setting forth the materials, labor, subcontract items and equipment needed for all the Services to be performed at the Property and the costs thereof (the "Scope of Work") upon execution of this Contract. Owner understands and agrees the Contractor will provide Owner with an estimated Scope of Work when such information is available and, if applicable, agreed to by Owner or, if applicable, Owner's insurer; however, Owner agrees that Contractor's initial Services will, unless Contractor and Owner agree otherwise, commence immediately.

b. Term "pre-loss condition" as used herein shall mean restoring the Property to the condition it was prior to the damage that was caused, as estimated and agreed upon under a Scope of Work between Contractor and Owner or Owner's insurance company, if applicable. Owner expressly acknowledges and agrees that the actual Services performed by Contractor may vary from the estimated Scope of Work, provided that all Services shall be performed by Contractor for a total cost not to exceed the amount set forth in the estimated Scope of Work, plus any authorized change orders, and any substitutions shall be of equivalent quality and appearance. Owner further acknowledges and agrees that the estimated Scope of Work will include a stipulated retail sum for the Services as approved by Owner or Owner's insurance company, if applicable, and that any rebates, discounts and concessions thereafter received by Contractor from any subcontractor or material supplier shall accrue solely to the Contractor.

c. Owner, from time to time, may authorize changes in the estimated Scope of Work, require additional work not included in a prior Scope of Work, or direct omission of work previously estimated or included in the estimated Scope of Work. However, should, by the Owner's choice, there be any modifications or reductions of the estimated Scope of Work, Owner shall pay Contractor 20% of the estimated cost for such change (whether added or reduced) to, (1) in the case of modifications increasing the estimated Scope of Work, cover upfront costs, or, (2) in the case of a modification reducing the estimated Scope of Work or terminating any of Contractor's Services, as liquidated damages to cover the estimated losses and expenses to Contractor as provided in Section 6.a. below. Contractor shall not proceed with any change involving an increase or decrease in cost without prior written authorization (a "change order") from Owner setting forth the Scope of Work encompassed by the change order and the price to be charged for the changes. All change orders have a minimum charge of \$250.00 for each change order for administrative overhead.

d. If, during the performance of the Services, Contractor encounters conditions that are subsurface or otherwise concealed which differ materially from those indicated on the Scope of Work, Contractor shall provide notice to Owner and Owner's insurance company, if applicable, before the conditions are disturbed. If the conditions will cause an increase or decrease in the Scope of Work, Contractor will obtain a change order from Owner and adjust the Scope of Work as provided in Section 1.c. above.

e. Owner hereby grants Contractor and its agents with immediate access to the Property and consents to and authorizes Contractor (or a third party on behalf of Contractor) to take interior and exterior photographs, videos or other recordings of the Property, including, without limitation, 3D forensic scans (singularly or collectively as the "Recordings"), and further grants Contractor full permission to and use of any and all such Recordings, whether prior to, during or following completion of Contractor's work. Owner hereby further acknowledges and agrees that Contractor shall solely and exclusively own all now known or hereafter existing rights of every kind and nature related or pertaining to the Recordings, and all elements therein and contents thereof for all now known and/or hereafter existing uses, media, and forms, including, without limitation, all copyrights (and renewals and extensions thereof) and in all media now known or hereinafter devised and all allied, and all ancillary and subsidiary rights therein, and that such Recordings may be reproduced, shared with or provided to third parties, including Owner's insurance company, or otherwise used by Contractor for estimating, presentations or marketing purposes.

2. PAYMENT TERMS.

a. Owner understands that water damage is a progressive condition and that drying time varies depending on the types of materials, quantity of water, degree of saturation, airflow volume and velocity, temperature and the indoor and outdoor humidity. Therefore, Owner understands it is impractical to give an accurate quote for the cost of the Services prior to completion and that the estimated Scope of Work may vary or change based on such conditions. Contractor agrees to keep accurate records and provide documentation related to the estimated Scope of Work upon request.

b. *It is fully understood and agreed that the Owner is personally responsible for promptly paying any and all costs, charges, deductible or depreciation for Services not covered by insurance.* Contractor's invoices that are not paid by Owner's insurance are due from Owner upon receipt. Invoices not paid within 30 days of issuance to Owner shall accrue and bear interest at the rate of 18% per annum.

c. If Owner has hazard and/or other insurance with that may cover payment of all or part of the work hereunder, Owner hereby:

Owner Initials:



300 Triple Diamond Blvd.
 Nokomis, FL 34275
 Office: 941-379-8669
 Fax: 941-423-3883
 www.wrightway.com
 Florida License #CBC1253650

- i. Agrees to notify Contractor of any communication with the insurance company regarding the services or invoices of Contractor;
- ii. Authorizes and unequivocally directs said insurance company to make payment directly to Contractor for said work and Owner hereby assigns and transfers to Contractor all right to collect and receive payment for the work from said insurance company;
- iii. Agrees and will either (a) endorse to Contractor any insurance checks issued for said work within five (5) business days of receipt, if such checks are equal to or less than the amount owed to Contractor, or (b) pay over to Contractor the amounts represented by any insurance check received by Owner for payment of Contractor's work within three (3) business days of the clearance of such funds, if such check is greater than the amount owed to Contractor;
- iv. Understands and agrees that, if the insurance payments made on Owner's behalf fail to satisfy the obligations owed Contractor in full, Owner will be personally responsible for any balance due, whether the same represents Owner's deductible under said policy, any depreciation, upgrade or otherwise; and
- v. Owner cannot delay or withhold payment to Contractor as a result of any dispute Owner may have with his/her insurance company or any other party, including disputes related to coverage, the nature of the loss, the value of the Property or payment under the policy, or third party recommendations.
- d. Contractor reserves the right to apply any monies received for the Services first to interest, then attorneys' fees and costs, and then to any line item, service, or work completed until such time the balance due is paid in full.
- e. In the event Owner fails to timely endorse or pay over any insurance proceeds received by Owner directly as provided in the foregoing Section, Owner shall be deemed in default of this Contract and all amounts owed shall become immediately due and owing, together with interest at the rate of 18% per annum from the date said payment should have been made or endorsed (if not already accruing at such rate).

3. DISCLAIMER, WAIVER AND RELEASE OF CLAIMS REGARDING ENVIRONMENTAL MATTERS.

- a. Owner and Contractor hereby specifically agree that the Contractor shall not be responsible for the presence or prevention of mold and/or mildew, of any type, or any damages, including, but not limited to, any special or consequential damages, property damages, personal injury, loss of income, emotional distress, death, loss of use, loss of income, diminution or loss of value, economic damages, and adverse health effects relating to, arising from or caused by mold and/or mildew accumulation in the Property regardless of the cause of said mold/or mildew. Contractor is not responsible or liable for any damage or loss caused by any pre-existing mold as a result of drying out a water loss. For good and valuable consideration, receipt of which is hereby acknowledged, Owner fully, finally, and forever releases and discharges Contractor from and against any and all claims, demands, damages, causes of action, liabilities, losses and expenses, whether now or hereafter known, foreseen or unforeseen, that Owner has, or may have, in law or in equity, arising out of, relating to, or in any way connected with indoor air quality, moisture or the growth, release, discharge, dispersal or presence of mold and/or mildew or any chemical or toxin secreted therefrom. Owner further understands and acknowledges that Contractor makes no warranty or representation of any kind, express or implied, with regard to indoor air quality, moisture or the growth, release, discharge, dispersal or presence of mold and/or mildew or any chemical or toxin secreted therefrom. The provisions of this Section, which are a material part of the Contract, shall survive the completion, expiration or termination of this Contract.
- b. In the event of suspected mold and/or mildew, Contractor shall notify Owner, and shall, subject to the foregoing provisions of this Section and at Owner's sole cost and expense: (i) complete removal of the suspected area, if the affected area is small and capable of removal without further spread, disbursement or exacerbation of the mold and/or mildew, all in Contractor's reasonable discretion, or (ii) refer the claim to the Owner's insurance company for referral to a qualified mold consultant to conduct an inspection of the Property and establish a remediation plan and protocols in accordance with applicable state or local health or safety requirements.
- c. Owner understands that, in the best judgment of Contractor, materials may be treated with a commercial antimicrobial agent to inhibit the growth of micro-organisms during the drying process. Owner acknowledges having received advanced notice of the use of antimicrobial and/or antimicrobial product as part of the restoration process and understands and agrees it is beyond the expertise of Contractor to determine if any persons or pets are sensitive to its application and, consistent therewith, the undersigned hereby waives and releases any claims, losses or damages related to such products and holds Contractor harmless for its use. If you have any concerns about the cleaning agents, deodorizers, biocides and/or antimicrobial agents, it is recommended that you seek a medical opinion.
- d. Owner understands that several things that can be done to reduce mold growth and damage to affected materials, such as water can be removed as quickly and as thoroughly as possible, antimicrobial agents can be applied to inhibit the growth of mold and other bio-contaminants, rapid air-movement can be introduced into areas and cavities to increase the rate of evaporation, and the relative humidity indoors can be reduced and then maintained between 25% and 45% Rh if possible.

4. UTILITIES, CONDITIONS & EQUIPMENT.

- a. Owner will provide all water, electricity and other utilities necessary for Contractor to perform the Services and shall be responsible for all costs and expenses of generators and other substitutes as necessary for Contractor to perform the Services.
- b. Owner understands that high velocity air movers (fans) and dehumidifiers will be installed to increase the rate of drying. Owner will not allow children to play with this equipment and will not turn off, adjust or relocate the equipment without getting Contractor's prior permission. Owner acknowledges having been informed that it may take several days to attain the correct humidity for the Property and that Owner will not leave (or allow anyone upon the Property to leave) windows open unless instructed by Contractor, as this may retard the drying process. Owner agrees to minimize entering affected rooms, especially those where carpet is being dried.
- c. Exposed tackless strips are a danger, even when covered, and Owner will take care when walking near any tackless strip, wet flooring or area where Services are being performed.
- d. Owner understands that Owner is responsible for loss or theft of drying equipment while in at the Property and Owner will take reasonable precautions to ensure that all such equipment is adequately secured and protected from theft from the Property.

Owner Initials:



300 Triple Diamond Blvd.
 Nokomis, FL 34275
 Office: 941-379-8669
 Fax: 941-423-3883
 www.wrightway.com
 Florida License #CBC1253650

5. **LIMITATION OF LIABILITY.**

- a. Owner acknowledges and agrees that Contractor is not responsible for correcting any damage, conditions or areas unrelated to the Scope of Work expressly identified by Contractor.
- b. Owner shall be fully responsible for all special, fragile or valuable items of personal property located at the Property and Contractor shall not be liable or responsible for any loss or damages to any such items or other items of Owner's personal property located within the Property. Owner shall take all measures to protect or remove such items and personal property from the Property prior to commencement of any of Contractor's Services.
- c. Owner shall be solely responsible for and Contractor fully disclaims any responsibility or liability for relocation, hotel, lodging or storage expenses for personal property or persons from the Property during Contractor's performance of the Services.
- d. Owner acknowledges that the Property has been involved in or sustained a fire, flood or other loss and that, while Contractor will perform the Services in a professional and skillful manner, Contractor cannot and does not guarantee that the Property will be operational, habitable or free from defect following completion of the Services. Further Contractor is not liable for and hereby disclaims any warranty of construction defect repairs necessitated or arising from work done by third parties.

6. **TERMINATION.**

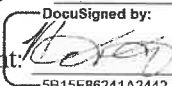
- a. Owner and Contractor acknowledge and agree that, following Contractor's preparation and presentation of an estimated Scope of Work to Owner, Contractor would sustain and incur damages as a result of Owner's termination of this Contract or the elimination, reduction or termination of any of Contractor's Services estimated hereunder prior to completion and that the exact amount of such damages would be difficult or impossible to ascertain. As a result, in the event Owner either terminates this Contract or any of Contractor's Services following presentation of an estimate, supplemental estimate or change order, then Owner hereby agrees to and shall pay Contractor, in addition to sums owed for all Services completed, a liquidated damages sum equal to twenty percent (20%) of the estimate, supplemental estimate or change order amount to compensate Contractor for its losses and expenses in connection therewith, which Owner hereby agrees is reasonable estimate of Contractor's damages.
- b. In the event Contractor is not allowed to perform its recommended procedures, the drying equipment is mishandled by Owner (or Owner's invitees) or removed prematurely, then Contractor may immediately stop work under and, at its sole discretion, terminate, this Contract, whereupon all amounts due and owing through said date shall be immediately due and owing. Owner hereby releases and holds Contractor harmless and indemnifies Contractor against all losses, claims or actions that may result from such actions.

7. **MISCELLANEOUS.** If any clause or provision of this Contract is deemed by a court of law illegal, invalid, or unenforceable under any present or future law, the remainder of this Contract shall not be affected thereby and it is the intention of Owner and Contractor that, if any such provision is held to be illegal, invalid, or unenforceable, there shall be added, in lieu thereof, a provision as similar in terms to such provision as is possible and still be legal, valid and enforceable. Contractor shall be entitled to recover all costs of collection (including reasonable attorney's fees and costs) from Owner and reasonable attorney's fees and costs for any litigation involving the interpretation, breach, or enforcement, of any terms of this Contract.

I have read and understand the information above, as well as the Statutory Notices attached hereto, and have received and retained a copy for my records.

Print Name Owner/Agent: Nathan Trates

Date: 11/20/2020

Signature Owner/Agent: 
DocuSigned by:
5B15E86241A2442...

Phone: 9414235500

Address: 2200 Plantation Blvd. North Port, FL 34289

Insurance Carrier: Egis

Claim #: 009.021373.MI

Adjuster: John Nettles



300 Triple Diamond Blvd.
Nokomis, FL 34275
Office: 941-379-8669
Fax: 941-423-3883
www.wrightway.com
Florida License #CBC1253650

STATUTORY NOTICES

FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND
PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS: 1940 N. MONROE STREET, TALLAHASSEE, FLORIDA 32399-0783; 850-7276530.

ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

I have read and understand the Statutory Notices set forth hereinabove, and have retained a copy for my records.

Print Name Owner/Agent: Nathan Trates

Date: 11/20/2020

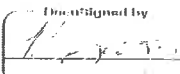
Signature Owner/Agent:  _____
50154 00241A2442

Photo Report by Eco Mold Testing LLC

Created by Andrew Sharpless

Nov 23, 2020 | 18 Photos



Eco Mold Testing

Lakeside Mold Protocol

2200 Plantation Blvd, North Port, FL 34289, USA



Eco Mold Testing

239-500-4ECO

Assessment by:

Andrew Sharpless

- ❖ Florida State Licensed Mold Remediator License MRSR 2682
- ❖ Florida State Licensed Mold Assessor License MRSA 2497
- ❖ Florida State All Lines Insurance Adjuster
- ❖ National Organization of Remediators & Mold Inspectors (NORMI):
 - Certified Advanced IAQ Assessor CAIA
 - Certified Sanitizing Professional CPS
 - Certified Mold Assessor CMA
 - Certified Mold Remediator CMR
 - Certified Protocol Writer CPW
- ❖ Environmental Protection Agency (EPA)
 - Lead Safe Certified Firm NAT-F210242-1
- ❖ Institute of Inspection, Cleaning & Restoration Certification (IICRC):
 - Water restoration Technician WTR
 - Fire and smoke Technician FST
- ❖ Federal Emergency Management Agency (FEMA):
 - National Flood Insurance Program
 - Biological Technician
 - Radiological/Nuclear Technician
 - Structural Collapse Technician
- ❖ *Occupational Safety and Health Administration (OSHA)*
 - Hazardous Waste Operations and Emergency Response (*Haz Whopper*)
- ❖ **ServeSafe National Restaurant Association**
 - Covid -19 Precautions
- ❖ International Association of Certified Home Inspectors
 - Certified Roof Inspector
 - Mold inspector
 - COVID-19 Safety Guidelines For Home Inspectors



Eco Mold Testing

239-500-4ECO

Your clubhouse is currently:

Contaminated: As the presence of indoor mold growth and/or spores, whose identity, location and amplification are not reflective of a normal fungal ecology for an indoor environment, and which may produce adverse health effects and cause damage to materials, and adversely affect the operation or function of building systems.

Condition 3: Actual growth mold growth – an indoor environment contaminated with the presence of actual growth. Actual growth includes growth that is active or dormant, visible or hidden.

Water and mold damage in several rooms

Mold found:

Break room -Drywall behind kitchen cabinets pictures 1-5

Hvac closet- Drywall on wall adjacent to break room pictures 6-8

Library -Light panels pictures 16-17

Water damage found:

Main room -Soffit on drywall pictures 10-15



Eco Mold Testing

239-500-4ECO

Temp/Humidity: Elevated 65-74%

Thermostat fan setting was set to “On” rather than “Auto”

- NORMI Recommended Humidity: 40%-60%
- Set temperature to 73-76 degrees
 - See attached Data Interpretation sheet on page
 - ASRAE Standard 73-79
 - NORMI Standard 73-78
- Keep thermostat fan setting to Auto
 - Below are a couple of websites to review why the auto setting is correct for Florida systems
 - <https://ietbuildinghealth.com/blog/thermostat-fan-on-auto/>
 - <http://www.psc.state.fl.us/Publications/SummerEnergyTips>
 - <https://ties360.com/setting-your-thermostat-fan-in-the-on-position-vs-auto/>
 - <https://www.fplblog.com/ac-fan-on-or-auto-which-uses-less-energy/>



Lab testing:

- Pump was calibrated and cleaned prior to sample collection. Samples were sent to Daane Labs on a chain of custody via Federal Express/UPS. The spore counts shown above reflect a small percentage of the air in the room sample. In many cases the actual bio aerosol counts are higher. Spores also fragment and produce by-products that are smaller in diameter than the intact spore. The aerosolization of fungal matter and its subsequent inhalation are only partly understood, but two mechanisms are believed to be of particular importance: (1) release of spores or fungal fragments by active discharge, indoor air movement or physical disturbance caused by people or pets; and (2) resuspension of settled fungal matter due to human activities. Factors that may affect the rate of release of spores or fungal fragments include air velocity, time, colony structure, desiccation stress, moisture condition and vibration. These factors may affect the rate of aerosolization of spores and fungal fragments differently. Laboratory analysis does not quantify such fragments but laser particle counts may be helpful in observing the overall level of suspended particulates.

Area tested	Level	Elevated	
Outdoor	600	N/A	
Main Area 5697	40*	No	
Library 5734	120*	No	

*Spore counts are low due to elevated humidity

This report only provides an evaluation of the interior substrate conditions and indoor air quality as they relate to mold and moisture. The following recommendations are meant to provide general remediation procedures based on the information obtained by our investigation and nationally accepted standards as the remediation process may expose additional areas requiring remediation. These recommendations should not be construed as the only effective methodology for remediation and no warranty is expressed or implied with these recommendations. Eco Mold Testing LLC is independent of any remediation process.

The goal of the remediation process is to correct all existing moisture conditions that promote mold growth, physically remove all mold and/or contaminated/non-restorable materials while returning the indoor environment to conditions consistent with normal fungal ecology in accordance with the IICRC S520 mold remediation standard.



Recommendations:

- Provide plastic containment at doorway to break room and Hvac room to prevent mold and dust from migrating thru the clubhouse during demo and cleaning operations.
 - Containment exact placement is only a recommendation, contractor may change configuration to make access to the area easier
- Provide Air filtration devices (Air scrubbers) and Dehumidification while in cleaning and demo operations.
 - The utilization of air filtration devices (AFDs) equipped with high-efficiency particulate air (HEPA) filtration are highly recommended during all remedial actions to effectively circulate and filter airborne particulate, including microbial spores with 99.97% collection efficiency at 0.3 microns. During the course of remediation, and to the degree possible, indoor relative humidity values should be maintained below 50%.
- Remove:
 - Drywall
 - Break room- Remove drywall in break room behind cabinets to the height of 6' or until clean drywall is found
 - Hvac closet -remove drywall on wall adjacent to break room to the height of 2' or until clean drywall is found
 - Main area -remove water damaged drywall on ceiling until clean drywall is found
- Clean framing as needed after drywall has been removed
- HEPA vacuum and wipe all restorable surfaces and contents with an antimicrobial solution in clubhouse
- Clean and sanitize hvac system as per NADCA standards
- Fog HVAC unit and clubhouse with an antimicrobial /enzyme solution
- Run a Hydroxyl machine during cleaning process for odor remediation
- Replace HVAC filter once cleaning is complete, with a new filter
- Replace Air filters in air scrubbers prior to PRV, leave scrubbers in neutral air configuration and allow to run for 24 hrs.
- Post Remediation Verification testing for Mold prior to rebuilding

REPORT CODE: M-ECO-128646

Company	Eco Mold Testing						Project Name		Lakeside	
Address	229 Paddock St, Lehigh Acres, FL 33974						Project Address		North Port, FL	
Contact	Andrew Sharpless						Analyzed by/ Date		JF	11/24/2020
Phone	609-929-6379						Analyzed by/ Date		JF	11/24/2020
Email	andrew@ecomoldtesting.com						Analyzed by/ Date		JF	11/24/2020
Lab ID Number	128643-1		128646-1		128646-2		Intentionally Left Blank			
Collection Date	11/24/20		11/23/20		11/23/20					
Volume	25		25		25					
Location / Serial #	Outdoor 5707		Location 1 5697		Location 2 5734					
% Slide Analyzed	100		100		100					
Spore Identification	Raw Count	Spore/m ³	% of Total	Raw Count	Spore/m ³	% of Total	Raw Count	Spore/m ³	% of Total	
Aspergillus/ Penicillium		0	0		0	0		0	0	
Chaetomium		0	0		0	0		0	0	
Stachybotrys		0	0		0	0		0	0	
Alternaria		0	0		0	0		0	0	
Arthrinium		0	0		0	0		0	0	
Ascospores	5	200	33		0	0	2	80	67	
Basidiospores	9	360	60	1	40	100	1	40	33	
Cladosporium		0	0		0	0		0	0	
Cercospora		0	0		0	0		0	0	
Curvularia		0	0		0	0		0	0	
Dreschlera/ Bipolaris/ Exserohilum		0	0		0	0		0	0	
Epicoccum		0	0		0	0		0	0	
Fusarium		0	0		0	0		0	0	
Ganoderma	1	40	7		0	0		0	0	
Memmoniella		0	0		0	0		0	0	
Mycomyces/ Periconia/ Smut		0	0		0	0		0	0	
Nigrospora		0	0		0	0		0	0	
Pithomyces		0	0		0	0		0	0	
Rust		0	0		0	0		0	0	
Spegazzinia		0	0		0	0		0	0	
Torula		0	0		0	0		0	0	
Ulocladium		0	0		0	0		0	0	
Total Fungi	15	600	100	1	40	100	3	120	100	
Hyphal Fragment		0	N/A		0	N/A		0	N/A	
Insect Fragment		0	N/A		0	N/A		0	N/A	
Pollen		0	N/A		0	N/A		0	N/A	
Background Debris (1-5)	1		1		2					

Background Debris is a subjective assessment of the debris level (i.e., house dust) present in the sample, ranked from 1 to 5. A higher number corresponds to a higher level of debris.

1 = 0-5% debris; 2 = 5-25% debris; 3 = 25-75% debris; 4 = 75-90% debris; 5 = 90-100% debris

Color Key†

The presence of these organisms indoors is typically an indicator of a water source and/or water damage. These organisms are known to flourish indoors and are an indicator of overall indoor air quality.

These organisms are commonly found outdoors and their presence indoors is likely due to passive air flow through an open window or door. These organisms are not typically known to flourish indoors.

Surface Sample Enumeration Key

Rare = 1-10 spores; Low = 11-100 spores; Medium = 101-1,000 spores; High = >1,000 spores

The Laboratory is not responsible for project sampling. Customer provided information: Project Name, Project Number, Project ID, Project Address, Collection Date, Volume, and Location

Sampling Data Interpretation for Mold Assessments^a

Mold^b

Sample Type	Result /m ^{3c}	NORMI Interpretation	NOTES:
Mold Air (non-viable)	Total Spore Count Aspergillus/Penicillium Target Molds (Stachybotrys, Chaetomium, Trichoderma, Fusarium, Memnoniella)	<2000 Normal <200 Normal NO Target Molds	Other molds may be found that have significance in some environments such as Cladosporium, which can be found as indoor sources and can be prevalent outdoors.
Mold Surface Tape or Swab (non-viable)	1-10 spores 11-100 spores 101-1000 spores >1000 spores	Rare Low Medium High	Normal Caution Contamination Probable High Contamination
Mold Surface Swab (viable)	0-30 cfu ^d 31-150 cfu 151-300 cfu 300+ cfu	Normal Low Moderate High	NOTE: Any presence of target molds is unacceptable (Stachybotrys, Chaetomium, Trichoderma, Fusarium, Memnoniella)
TMVOC (Total Mold Volatile Organic Compounds)	<8 ng/L ^e 8-30 ng/L 30-80 ng/L 80-150 ng/L 150+ ng/L	Minimal Active-Moderate Active-Elevated Active-High Active-Severe	This is a good sampling method when molds are hidden, and can sometimes show mold activity even if air spore counts are low

ATP Luminometer for Surface Biological Contaminant Screening^f

IICRC S-520	Sampled Surface Condition	Surface Sample Result RLU ^g	Interpretation
Condition 1 Normal Fungal Ecology	Ideal Surface Hygiene	<50	PASS
Condition 2 Settled Spores	Acceptable for Mold Indoor Surfaces	50-150	CAUTION
Condition 3 Actual Growth	Probable Contamination	>150	FAIL

Other Data

Test	ASHRAE	OSHA PEL ^h	ACGIH TLV ⁱ	NORMI
Temperature	Winter 68-75°F Summer 73-79°F	N/A	N/A	Winter 68-75°F Summer 73-78°F
Relative Humidity^j	30%-60%	N/A	N/A	40%-60%
Particles	N/A	PM ₁₀ <150ug/m ³ ; PM _{2.5} ***<65ug/m ³	15mg/m ³ Total	PM ₅ <5000/ft ^{3k}
Carbon Dioxide	1000ppm	5000ppm	5000ppm	1000ppm
Carbon Monoxide	9ppm	50ppm	25ppm	0ppm
Ozone (used for sanitization only)	N/A	.1ppm	.05ppm	≤.05ppm (occupied) ≤0.1ppm (unoccupied)

^a Interpretation of sampling should take into consideration overall assessment findings and other sampling data per NORMI

^b There is currently no standard for mold levels in an indoor environment. The above interpretations are a consensus of both field experts and laboratories. The licensed mold assessor must use professional discretion in defining indoor sources and extent of contamination present, taking into consideration the varied sensitivities to mold amongst individual occupants.

^c Per cubic meter

^d Colony forming units

^e Nanograms per liter, interpreted by Prism Labs.

^f Commonly called *Bio-Reveal* by Hygiena

^g Relative light units

^h OSHA—Occupational Safety and Health Administration Permissible Exposure Limite – Typical 8 hr. day/40hr. week

ⁱ American Conference of Governmental Industrial Hygienists Threshold Limit Value – 10 hrs. day/40 hr. week

^j NORMI recommends 40-60%

^k Based on Dylos interpretation Excellent <2500/ft³ or Very Good 5000/ft³. Dylos.com

Mold Glossary

This portion of the report is intended to give a brief overview of the mold types identified in the reported samples. The information provided here is by no means fully inclusive. Many identifiable mold types represent a large, highly diverse group of fungi and it is difficult to fully capture the nature of these fungi in such a simplified description.

Aspergillus/ Penicillium

Allergic Potential	Type I (hay fever, asthma), Type III (hypersensitivity)
Mode of Dissemination	Wind, insects
Natural Habitat	Ubiquitous
Pathogenicity	Possibly pathogenic depending on species
Toxins	Possible aflatoxin, citrinin, ochratoxin, patulin, cyclopiazonic acid, and others depending on species
Indoor Substrates	Foods, dust, fabrics, wallpaper, wallpaper glue, leather. Prevalent in water-damaged buildings.

Alternaria

Allergic Potential	Type I (hay fever, asthma), Type III (hypersensitivity)
Mode of Dissemination	Airborne
Natural Habitat	Ubiquitous
Pathogenicity	Commonly causes extrinsic asthma
Toxins	Unknown
Indoor Substrates	Various wetted substrates

Ascospores

Allergic Potential	Varies with genus and species
Mode of Dissemination	Forcible ejection or passive release, disseminated by wind or insects
Natural Habitat	Ubiquitous
Pathogenicity	Possibly pathogenic depending on species
Toxins	Many toxins identified. Presence varies greatly depending on genus and species.
Indoor Substrates	Depends on genus and species

Basidiopores

Allergic Potential	Rarely Type I (hay fever, asthma)
Mode of Dissemination	Wind
Natural Habitat	Forest floors, plants, lawns
Pathogenicity	Possibly pathogenic depending on genus & species
Toxins	Amanatins, muscarine, ibotenic acid, psilocybin, monomethyl-hydrazine
Indoor Substrates	Wood products, generally does not grow indoors

Bipolaris/ Dreschlera/ Exserohilum

Allergic Potential	Acute and chronic sinusitis
Mode of Dissemination	Wind, splashing water, grass clippings, or lawn mowers
Natural Habitat	Plants, leaves, grasses
Pathogenicity	Sinusitis, mycotic keratitis, peritonitis, cerebral infections, subcutaneous phaeophomycosis
Toxins	Varies with genus and species
Indoor Substrates	House plants, indoor building materials

Cercospora

Allergic Potential	No allergic potential identified
Mode of Dissemination	Insects, wind, rain, irrigation water
Natural Habitat	Plants
Pathogenicity	None
Toxins	Unknown
Indoor Substrates	Not known to grow indoors

Chaetomium

Allergic Potential	Type I (hay fever, asthma)
Mode of Dissemination	Wind, insects, water droplets
Natural Habitat	Soil, straw, seeds, animal waste
Pathogenicity	Onychomycosis; certain species may cause cerebral phaeophomycosis
Toxins	Chaetomin, chaetoglobosins found in some species, sterigmatocystin
Indoor Substrates	Paper, sheetrock, wall paper

Cladosporium

Allergic Potential	Type I (hay fever, asthma)
Mode of Dissemination	Airborne
Natural Habitat	Detritus, soil, woody plants
Pathogenicity	Exposure may cause edema, onychomycosis, pulmonary infection, sinusitis
Toxins	Cladosporin, emodin
Indoor Substrates	Paint, fabrics, textiles, fiberglass. Prevalent in water-damaged buildings

Curvularia

Allergic Potential	Type I (hay fever, asthma)
Mode of Dissemination	Wind
Natural Habitat	Soil, plant litter, decaying plants, detritus, leaves
Pathogenicity	May cause onychomycosis, ocular keratitis, sinusitis, pneumonia, endocarditis, and disseminated infection
Toxins	Unknown
Indoor Substrates	Variety of building materials

Epicoccum

Allergic Potential	Rarely Type I (hay fever, asthma)
Mode of Dissemination	Wind
Natural Habitat	Soil, plant debris
Pathogenicity	Not known to be pathogenic
Toxins	Epicorazine A, epicorazine B, flavipin, indole-3-acetonitrile
Indoor Substrates	Textiles, paper

Fusarium

Allergic Potential	Type I (asthma, hay fever)
Mode of Dissemination	Insects, wind, water droplets
Natural Habitat	Soil, plants
Pathogenicity	Keratitis, endophthalmitis, onychomycosis, sinusitis, endocarditis, pulmonary infections, peritonitis, cutaneous infections
Toxins	Trichothecenes, fumonisins, zearalenone
Indoor Substrates	Humidifiers, wet cellulose building materials

Ganoderma

Allergic Potential	Rarely Type I (hay fever, asthma)
Mode of Dissemination	Wind, insects
Natural Habitat	Parasitic on plants, notably hardwood trees
Pathogenicity	None known
Toxins	None known
Indoor Substrates	Not typically found indoors

Myxomycetes, Periconia, Smut

Allergic Potential	Type I (hay fever, asthma)
Mode of Dissemination	Wind, insects, water
Natural Habitat	Detritus, dung, mulch, lawns
Pathogenicity	Possibly pathogenic depending on species
Toxins	Unknown
Indoor Substrates	Rotting wood, not typically found indoors

Nigrospora

Allergic Potential	Type I allergies (hay fever, asthma)
Mode of Dissemination	Forcibly ejected, wind
Natural Habitat	Grass, soil, seeds
Pathogenicity	May cause keratitis, skin lesions
Toxins	Some metabolites may be toxic
Indoor Substrates	Not known to grow indoors

Pithomyces

Allergic Potential	No allergic potential identified
Mode of Dissemination	Wind
Natural Habitat	Tree bark, soil, leaf litter, detritus
Pathogenicity	May be pathogenic in immunocompromised individuals
Toxins	Cyclodepsipeptides, sporidesmin, sporidesmolides
Indoor Substrates	Paper

Rust

Allergic Potential	Type I (asthma, hay fever)
Mode of Dissemination	Wind, forcible ejection
Natural Habitat	Plants, leaves
Pathogenicity	Not known to be pathogenic
Toxins	Not known to produce toxins
Indoor Substrates	Living plants; not usually found indoors

Scopulariopsis

Allergic Potential	Type III (hypersensitivity)
Mode of Dissemination	Wind
Natural Habitat	Soil
Pathogenicity	Onychomycosis, mycetoma, skin lesions, keratitis, endophthalmitis, sinusitis, pulmonary infections, endocarditis, brain abscess
Toxins	Some species may produce arsine gas
Indoor Substrates	Dairy products, fruit, grains, meat, paper, wood

Spegazzinia

Allergic Potential	Rarely Type I (hay fever, asthma)
Mode of Dissemination	Wind
Natural Habitat	Dead leaves, herbaceous dead stems, soil, occasionally estuarine sediments
Pathogenicity	None reported
Toxins	No known toxins
Indoor Substrates	Not known to grow indoors

Stachybotrys

Allergic Potential	Type I (asthma, hay fever)
Mode of Dissemination	Insects, water, wind
Natural Habitat	Detritus, soil
Pathogenicity	Unknown
Toxins	Cyclosporins, macrocyclic trichothecenes, stachybotryolactone
Indoor Substrates	Wet building materials

Torula

Allergic Potential	Type I (hay fever, asthma)
Mode of Dissemination	Wind
Natural Habitat	Leaves, plant roots, detritus, soil, wood
Pathogenicity	Unknown
Toxins	Unknown
Indoor Substrates	Wicker furniture, wood, baskets, paper

Ulocladium

Allergic Potential	Type I (hay fever, asthma), Type III (hypersensitivity)
Mode of Dissemination	Wind, insects
Natural Habitat	Soil, dung, grass, fibers, wood, detritus
Pathogenicity	May cause onychomycosis or serious infections in immuno-compromised individuals. May cross-react with <i>Alternaria</i> and add to allergenic burden of <i>Alternaria</i> -sensitive individuals.
Toxins	None known
Indoor Substrates	Gypsum, wallpaper, and various wetted substrates



Project: 2200 Plantation Blvd
Date: November 23rd, 2020, 8:16 a.m.
Creator: Andrew Sharpless



Project: 2200 Plantation Blvd
Date: November 23rd, 2020, 8:17 a.m.
Creator: Andrew Sharpless



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Date: November 23rd, 2020, 8:17 a.m.
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Project: 2200 Plantation Blvd
Date: November 23rd, 2020, 8:18 a.m.
Creator: Andrew Sharpless



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Date: November 23rd, 2020, 8:18 a.m.
Creator: Andrew Sharpless



Project: 2200 Plantation Blvd
Date: November 23rd, 2020, 8:29 a.m.
Creator: Andrew Sharpless



Project: 2200 Plantation Blvd
Date: November 23rd, 2020, 8:39 a.m.
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Date: November 23rd, 2020, 8:39 a.m.
Creator: Andrew Sharpless



Project: 2200 Plantation Blvd
Date: November 23rd, 2020, 8:40 a.m.
Creator: Andrew Sharpless



Project: 2200 Plantation Blvd
Date: November 23rd, 2020, 8:40 a.m.
Creator: Andrew Sharpless



Eco Mold Testing

239-500-4ECO

Safety Precautions:

- We recommend State of Florida licensed Mold Remediators with a nationally accredited certification that are experienced with water damage and microbial remediation solutions and can perform the necessary remedial interventions including intrusive investigation.
- The Remediation Company should show proof of licenses and certifications and carrying Worker's Compensation and General Liability Insurance, including specific coverage for mold-related claims upon request.
- Provide Proper PPE for Technicians during remediation
 - All individuals that may be exposed to the indoor air of the subject property should use all appropriate personal protective equipment (PPE) as recommended by the EPA to reduce the risk of respiratory and dermal mold exposure.
- Remediators should restrict access to work and/or containment areas.
- Remediators should post warning signs stating that Mold Remediation is in progress should be conspicuously placed in areas of potential entry.
 - Signs advising that a mold remediation project is in progress shall be displayed at all accessible entrances to remediation areas to protect others from entering the containment area without PPE. The signs shall be at least eight (8") inches by ten (10") in size and shall bear the words: "NOTICE: Mold remediation project in progress" in black on a yellow background and the text of the signs shall be legible from a distance of ten (10) feet.

Disclaimer:

This inspection is non-invasive and as such we use instruments, sampling and observations to obtain as much information as we deem possible to obtain an opinion as to the indoor air quality as well as structural damages. Since we are not using destructive methods to open walls or ceilings we are unable to determine if water damage or microbial growth has or is occurring. In other words, hidden growth may be present but is unknown to this investigator. Due to this possibility Eco Mold Testing is not liable for the presence of hidden microbial growth (mold or bacteria) that may require remediation. In fact, if restoration is conducted at this residence it is likely that microbial growth will be found and addressed by the licensed remediation contractor. Eco Mold Testing does not warranty its services as indoor environments change constantly and the US Government has not set standards for mold levels. Thus this report reflects this investigators opinion based on observations and analytical data. It is also important to note that sample data collected on the day of the inspection reflects the conditions at this time and as indoor environmental conditions are constantly changing; any future sample data may be substantially different.

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 1st. 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 1st 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 15th and November 30th 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 16th. 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 1st to September 30th, 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 1st option. I would be agreeable to if anyone on the Board wants to do the 2nd option.

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

Mr. Sabol: Before this whole thing started my 1st 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 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 are 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. Szweczyk: 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

November 1, 2020 to November 31, 2020

Fund	Date	Check No.'s	Amount
General Fund	11/5/20	2424-2430	\$ 31,663.79
	11/12/20	2431-2433	\$ 3,757.51
	11/18/20	2434	\$ 8,842.03
	11/19/20	2435-2437	\$ 3,101.47
			<u>\$ 47,364.80</u>
Automatic Drafts	<u>November 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
			<u>\$ 3,491.18</u>
			<u>\$ 50,855.98</u>

AP300R
 *** CHECK DATES 11/01/2020 - 11/30/2020 *** YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/09/20 PAGE 1

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
11/05/20	00010	10/30/20	2020-027	202010	320-53800	-46700		IRRIIGATION REPAIR	*	232.50	
11/01/20		2020-028	202011	320-53800	-46400			GROUNDS MAINTENANCE NOV20	*	7,655.00	
11/05/20	00015	10/01/20	82433	202010	310-51300	-54000		BLOOMINGS LANDSCAPE & TURF MGMT, INC	*	175.00	7,887.50 002424
								SPECIAL DISTRICT FEE FY21			
11/05/20	00260	11/01/20	89235	202011	330-53800	-51100		DEPARTMENT OF ECONOMIC OPPORTUNITY	*	850.00	175.00 002425
								POOL MAINTENANCE NOV 20			
11/05/20	00066	10/23/20	117928	202009	310-51300	-31500		DART POOL SOLUTIONS, INC	*	4,221.50	850.00 002426
								MTHLY GEN COUNSEL SEPT 20			
11/05/20	00271	11/01/20	1900286	202011	330-53800	-48600		HOPPING GREEN & SAMS	*	112.88	4,221.50 002427
								POOL PHONE SVC 11/20-1/21			
11/05/20	00257	11/01/20	375464	202011	330-53800	-12000		KINGS III OF AMERICA, LLC	*	14,995.42	112.88 002428
								FACILITY MGMT NOV 20			
11/05/20	00001	10/01/20	104	202010	310-51300	-34000		VESTA PROPERTY SERVICES, INC.	*	3,187.17	14,995.42 002429
								MANAGEMENT FEES OCT 20			
10/01/20	104	202010	310-51300	-35200				INFORMATION TECHNOLOGYOCT	*	83.33	
10/01/20	104	202010	310-51300	-31300				DISSEMINATION SVC OCT 20	*	83.33	
10/01/20	104	202010	310-51300	-51000				OFFICE SUPPLIES	*	.99	
10/01/20	104	202010	310-51300	-42000				POSTAGE	*	62.62	
10/01/20	104	202010	310-51300	-42500				COPIES	*	4.05	
11/12/20	00014	10/31/20	683335	202010	330-53800	-48101		GOVERNMENTAL MANAGEMENT SERVICES	*		3,421.49 002430
								DRINKING WATER		44.49	
10/31/20	686195	202010	330-53800	-48101				CULLIGAN WATER	*	30.49	
											74.98 002431
								LKSD LAKESIDE PLANT IAGUILAR			

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
11/12/20	00001	11/01/20	105	202011	310-51300-34000				MANAGEMENT FEES NOV 20	*	3,187.17	
11/01/20	105	202011	310-51300-35200						INFORMATION TECH NOV 20	*	83.33	
11/01/20	105	202011	310-51300-31300						DISSEMINATION AGENT NOV20	*	83.33	
11/01/20	105	202011	310-51300-51000						OFFICE SUPPLIES NOV 20	*	.51	
11/01/20	105	202011	310-51300-42000						POSTAGE NOV 20	*	135.29	
11/01/20	105	202011	310-51300-42500						COPIES NOV 20	*	45.90	
GOVERNMENTAL MANAGEMENT SERVICES												
11/12/20	00041	11/01/20	226541	202011	330-53800-48400				FIRE MONITORING NOV-JAN21	*	147.00	3,535.53 002432
11/18/20	00028	11/18/20	11182020	202011	300-20700-10000				SECURITY ALARM CORP.	*	8,842.03	147.00 002433
11/19/20	00153	10/08/20	12535-QB	202010	330-53800-51000				HEATER REPLACED OCT 20	*	1,967.00	8,842.03 002434
11/19/20	00072	11/01/20	PI-A0050	202011	320-53800-46000				ALEX'S POOL HEATING &	*	966.00	1,967.00 002435
11/19/20	00032	11/03/20	54883-15	202010	320-53800-43400				GARBAGE SERVICES OCT 20	*	168.47	966.00 002436
NORTH PORT SOLID WASTE DISTRICT												
TOTAL FOR BANK A											47,364.80	
TOTAL FOR REGISTER											47,364.80	

LKSD LAKESIDE PLANT IAGULAR



0003 074669 / **3* FPL AUTOMATIC BILL PAY - DO NOT PAY ***

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

L 5517 7

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

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and mail along with this coupon to:

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Do not pay	New charges due by	Amount enclosed
57421-67439	\$857.99	Oct 15 2020	\$

Your electric statement

For: Aug 25 2020 to Sep 24 2020 (30 days)

Customer name: LAKESIDE PLANTATION COMM

Service address: 2200 PLANTATION BLVD # CLBHSE

Account number: 57421-67439

Statement date: Sep 24 2020

Next meter reading: Oct 23 2020

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (=)	New charges due by
773.23	773.23 CR	0.00	0.00	857.99	\$857.99	Oct 15 2020

Meter reading - Meter KLL2848

Current reading 66656
Previous reading - 65798
kWh constant x 10
kWh used **8580**

Demand reading 3.31
kW constant x 10.00
Demand kW **33**

Energy usage

	Last Year	This Year
kWh this month	10140	8580
Service days	32	30
kWh per day	316	286

**The electric service amount includes the following charges:

Customer charge: \$26.50
Fuel: \$190.13
(\$0.022180 per kWh)
Non-fuel: \$202.58
(\$0.023610 per kWh)
Demand: \$369.60
(\$11.20 per kW)

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Amount of your last bill 773.23
Payment received - Thank you 773.23 CR
Balance before new charges \$0.00

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

Electric service amount 788.81**
Gross receipts tax 20.23
Franchise charge 48.95
Total new charges \$857.99

Total amount you owe \$857.99

FPL automatic bill pay - DO NOT PAY

- Payment received after **December 14, 2020** is considered **LATE**; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after **October 05, 2020**. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

RECEIVED

SEP 28 2020

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Outside Florida: 1-800-226-3545
To report power outages: 1-800-4OUTAGE (468-8243)
Hearing/speech impaired: 711 (Relay Service)
Online at: www.FPL.com





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

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L 5517 0



LAKESIDE PLANTATION 0005 074669
COMMUNITY DEVELOPMENT DIST
ATTN LAKESIDE PLANTATION COMMUNITY
9145 NARCOOSSEE RD # A206
ORLANDO FL 32827-5768



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and mail along with this coupon to:

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Do not pay	New charges due by	Amount enclosed
04126-05586	\$573.77	Oct 15 2020	\$

Your electric statement

Account number: 04126-05586

For: Aug 25 2020 to Sep 24 2020 (30 days)

Customer name: LAKESIDE PLANTATION

Service address: 2200 PLANTATION BLVD # FNTN

Statement date: Sep 24 2020

Next meter reading: Oct 23 2020

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (=)	New charges due by
573.38	573.38 CR	0.00	0.00	573.77	\$573.77	Oct 15 2020

Meter reading - Meter KN46183

Current reading 26362
Previous reading - 20450
kWh used 5912

Energy usage

	Last Year	This Year
kWh this month	6180	5912
Service days	32	30
kWh per day	193	197

The electric service amount includes the following charges:

Customer charge: \$10.62
Fuel: \$131.01
(\$0.022180 per kWh)
Non-fuel: \$365.88
(\$0.065270 per kWh)

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\$494.29 instead of \$573.77 on your next withdrawal date.
Your monthly bills will become predictable year-round.
Enroll at FPL.com/AutoBB

Amount of your last bill	573.38
Payment received - Thank you	573.38 CR
Balance before new charges	\$0.00

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

Electric service amount	527.51**
Gross receipts tax	13.53
Franchise charge	32.73
Total new charges	\$573.77

Total amount you owe **\$573.77**

FPL automatic bill pay - DO NOT PAY

- Payment received after **December 14, 2020** is considered **LATE**; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after **October 05, 2020**. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

RECEIVED

SEP 28 2020

Please have your account number ready when contacting FPL.
Customer service: 1-800-375-2434
Outside Florida: 1-800-226-3545
To report power outages: 1-800-4OUTAGE (468-8243)
Hearing/speech impaired: 711 (Relay Service)
Online at: www.FPL.com





FPL

0005 074669 / 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

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

L

5517

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Do not pay	New charges due by	Amount enclosed
84595-15071	\$598.34	Oct 15 2020	\$

Your electric statement

Account number: 84595-15071

For: Aug 25 2020 to Sep 24 2020 (30 days)

Customer name: LAKE SIDE PLANTATION COMM

Service address: 2200 PLANTATION BLVD # POOL

Statement date: Sep 24 2020

Next meter reading: Oct 23 2020

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (-)	New charges due by
576.54	576.54 CR	0.00	0.00	598.34	\$598.34	Oct 15 2020

Meter reading - Meter KL84533

Current reading 74884
Previous reading - 68583
kWh used 6301

Demand reading 21.08
Demand kW 21

Energy usage

	Last Year	This Year
kWh this month	5526	6301
Service days	32	30
kWh per day	172	210

Amount of your last bill 576.54
Payment received - Thank you 576.54 CR
Balance before new charges \$0.00

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

Electric service amount 550.10**
Gross receipts tax 14.11
Franchise charge 34.13
Total new charges \$598.34

Total amount you owe \$598.34****The electric service amount includes the following charges:**

Customer charge: \$26.50
Fuel: \$139.63
(\$0.022160 per kWh)
Non-fuel: \$148.77
(\$0.023610 per kWh)
Demand: \$235.20
(\$11.20 per kW)

FPL automatic bill pay - DO NOT PAY

- Payment received after **December 14, 2020** is considered **LATE**; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after **October 05, 2020**. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

RECEIVED

SEP 28 2020



FPL

Please have your account number ready when contacting FPL.
Customer service: 1-800-375-2434
Outside Florida: 1-800-226-3545
To report power outages: 1-800-4OUTAGE (468-8243)
Hearing/speech impaired: 711 (Relay Service)
Online at: www.FPL.com



SERVICE ADDRESS			
2800 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	CURRENT CHARGES DUE DATE
43123-156052	18-29	10/27/20	11/17/20
Total Current Charges			662.60
PAST DUE - MUST PAY NOW			.00
Bank acct will be drafted			662.60

\$ _____
AMOUNT ENCLOSED

FREE 24/7 PAYMENT OPTIONS:

Pay By Phone:
1-855-941-INFO (4636)
Pay online:
www.cityofnorthport.com



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

Check Here For:
☐ Info about conveniently receiving your bill online
☐ Change of address (See reverse side)
☐ Paper copy of the Consumer Confidence Report
*H2O Program Donation: \$ _____

000043123000156052000000662601

1955 LAKE

SERVICE ADDRESS			
2800 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-156052	18-29	10/27/20	11/17/20
Rate Class : COMMERCIAL			
Last payment amount/date: 140.42 10/20/20			

***** Bank Draft *****

↑ Please return this upper portion with your payment ↑

Last Bill Amount	140.42
Payments	140.42
Adjustments	.00
BALANCE FORWARD	.00

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
WA 9/23/20 10/22/20	29	80000038	1.000	TGAL	290	282	8
USAGE FOR 10/19							10.00

Service	Consumption	Charge	Total
WA Base facility chg		47.29	
WA Usage block 1	8.00	34.64	
			81.93
SE Base facility chg		75.27	
SE Consumption	8.00	52.40	
			127.67
FP 4 INCH FIRE LINE	10/24/19 10/26/20	453.00	453.00

Total Current Charges	662.60
PAST DUE - MUST PAY NOW	.00
Bank acct will be drafted	662.60

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 29 2020

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

AFTER HOURS/EMERGENCY
water or sewer service call
941.240.8000



SERVICE ADDRESS				CURRENT CHARGES	
2021 PLANTATION BLVD FICT				DUE DATE	
ACCOUNT NUMBER	CYCLE	BILL DATE			
43123-154658	18-29	10/27/20		11/17/20	

Total Current Charges 24.63
PAST DUE - MUST PAY NOW .00
Bank acct will be drafted 24.63

\$ _____
AMOUNT ENCLOSED

FREE 24/7 PAYMENT OPTIONS:

Pay By Phone:
1-855-841-INFO (4636)
Pay online:

www.cityofnorthport.com



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

Check Here For:

- ☐ Info about conveniently receiving your bill online
☐ Change of address (See reverse side)
☐ Paper copy of the Consumer Confidence Report

*H2O Program Donation: \$ _____

000043123000154658000000024637

1954 LAKE

SERVICE ADDRESS		2021 PLANTATION BLVD FICT			
ACCOUNT NUMBER		CYCLE	BILL DATE	DUE DATE	
43123-154658		18-29	10/27/20	11/17/20	
Rate Class : COMMERCIAL					
Last payment amount/date: 23.68 10/20/20					

*** Bank Draft ***

↑ Please return this upper portion with your payment ↑

Last Bill Amount	23.68
Payments	23.68
Adjustments	.00
BALANCE FORWARD	.00

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
WA 9/23/20 10/22/20	29	36607560	1.000	TGAL	676	675	1
					USAGE FOR 10/19		3.00

Service	Consumption	Charge	Total
WA Base facility chg		20.30	
WA Usage block 1	1.00	4.33	
TOTAL WATER			24.63

Total Current Charges 24.63
PAST DUE - MUST PAY NOW .00
Bank acct will be drafted 24.63

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 29 2020

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

AFTER HOURS/EMERGENCY
water or sewer service call
941.240.8000



SERVICE ADDRESS 2800 PLANTATION BLVD			CURRENT CHARGES DUE DATE 11/17/20
ACCOUNT NUMBER 43123-154656	CYCLE 18-29	BILL DATE 10/27/20	

Total Current Charges 326.89
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 326.89

\$ _____
 AMOUNT ENCLOSED
FREE 24/7 PAYMENT OPTIONS:
 Pay By Phone:
 1-855-941-INFO (4636)
 Pay online:
 www.cityofnorthport.com

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

Check Here For:
☐ Info about conveniently receiving your bill online
☐ Change of address (See reverse side)
☐ Paper copy of the Consumer Confidence Report
 *H2O Program Donation: \$ _____

000043123000154656000000326896

1953 LAKE

SERVICE ADDRESS 2800 PLANTATION BLVD			
ACCOUNT NUMBER 43123-154656	CYCLE 18-29	BILL DATE 10/27/20	DUE DATE 11/17/20
Rate Class : COMMERCIAL			
Last payment amount/date: 483.79 10/20/20			

*** Bank Draft ***
 ↑ Please return this upper portion with your payment ↑
 Last Bill Amount 483.79
 Payments 483.79-
 Adjustments .00
 BALANCE FORWARD .00

Service	Period	Days	Meter	Number	Mult	Units	Current	Previous	Usage
WA	9/23/20	10/22/20	29	80005382	1.000	TGAL	3820	3778	42
							USAGE FOR 10/19		80.00

Service	Consumption	Charge	Total
WA Base facility chg		92.25	
WA Usage block 1	20.00	86.60	
WA Usage block 2	20.00	129.80	
WA Usage block 3	2.00	18.24	
TOTAL WATER			326.89

Total Current Charges 326.89
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 326.89

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 29 2020

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

AFTER HOURS/EMERGENCY
 water or sewer service call
 941.240.8000



ACCOUNT INVOICE

peoplesgas.com



Statement Date: 09/21/2020

Account: 211014212750

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

Current month's charges:	\$12.13
Total amount due:	\$12.13
Payment Due By:	10/12/2020

Your Account Summary

Previous Amount Due	\$12.13
Payment(s) Received Since Last Statement	-\$12.13
Current Month's Charges	\$12.13
Total Amount Due	\$12.13

DO NOT PAY. Your account will be drafted on 10/12/2020

RECEIVED

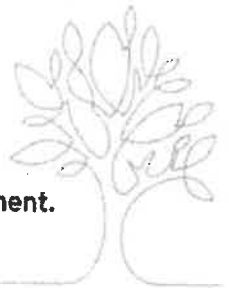
SEP 28 2020

Go paperless!

Goodbye clutter. Hello convenience.

There's never been
a better time to
go paperless.

It's touch-free and
good for the environment.



Learn more and sign up > peoplesgas.com/paperless

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

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

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

Love Natural Gas

peoplesgas.com/rebates

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211014212750

Current month's charges:	\$12.13
Total amount due:	\$12.13
Payment Due By:	10/12/2020

Amount Enclosed

\$

646445128919 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED
ON 10/12/2020

00006140 01 AB 0.41 32827 FTECO109212023330710 00000 05 00000000 020 05 33100 002



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

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

646445128919 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 10/12/2020



ACCOUNT INVOICE



Account: 211014212750
Statement Date: 09/21/2020
Current month's charges due 10/12/2020

Details of Current Month's Charges -- Service from - 08/15/2020 to 09/15/2020

Service for: 2200 PLANTATION BLVD, NORTH PORT, FL 34289-9472

Rate Schedule: Residential Service RS-1

Meter Location: *pool*

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Measured Volume	x	BTU	x	Conversion	=	Total Used	Billing Period
RHE73410	09/15/2020	405		405		0 CCF		1.042		1.0000		0.0 Therms	32 Days

Customer Charge

\$11.40

Peoples Gas Usage History

Natural Gas Service Cost

\$11.40

Franchise Fee

\$0.73

Therms Per Day
(Average)

Total Natural Gas Cost, Local Fees and Taxes

\$12.13

Total Current Month's Charges

\$12.13

SEP 2020 0.0
AUG 0.0
JUL 0.0
JUN 0.0
MAY 0.0
APR 0.0
MAR 0.0
FEB 0.0
JAN 0.0
DEC 0.0
NOV 0.0
OCT 0.0
SEP 2019 0.0

Important Messages

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

Scam Warning

Peoples Gas will never call and ask for credit card or debit card numbers. Be wary of anyone demanding payment over the phone and never give credit or debit card information over the phone. As Peoples Gas resumes normal billing practices, customers with a past-due bill may receive a call from us as a reminder to make payment on your bill. If you're facing a hardship due to COVID-19, we urge you to visit peoplesgas.com/updates for help to avoid disconnection for non-payment. If you have questions, please call Peoples Gas at 888-223-0800 (residential) or 866-832-6249 (business) weekdays from 7:30 a.m. to 6:00 p.m.



RECEIVED

OCT 8 2020

Account Summary

New Charges Due Date	10/26/20
Billing Date	10/01/20
Account Number	941-423-5501-021913-5
PIN	7332
Previous Balance	430.57
Payments Received Thru 9/20/20	-430.57
Thank you for your payment!	
Balance Forward	.00
New Charges	434.83
Total Amount Due	\$434.83

Engage your
customers
with texting

- Premium unlimited texting starts at just 19.99/mo. plus taxes and fees
- Unlimited number of devices
- Custom signature

Call 1.877.464.0455
frontier.com/business texting

Limited time offer. Frontier Texting service requires a Frontier voice plan and an Internet connection, which are not included. A one-time \$20 activation fee applies. Advertised price reflects a discount for subscribers with a qualifying package of Frontier business phone and Internet service. Taxes, fees and other restrictions apply. Frontier reserves the right to withdraw this offer at any time.



Manage Your Account

To Pay Your Bill

- Online: Frontier.com By mail
- MyFrontier App 1.800.801.6652
- In person: Frontier.com/walkinpay for locations

To Contact Us

- Chat: Frontier.com Online: Frontier.com/helpcenter
- 1.800.921.8101 | 1.800.921.8103 Español
- Tech support: Frontier.com/helpcenter For the hearing impaired TTY: 1.877.462.6606

2,8

Frontier
COMMUNICATIONS

P.O. Box 709, South Windsor, CT 06074-9998

MB 01 004155 19268 E 25 A



LAKESIDE PLANTATION COMMUNIT
9145 NARCOOSSEE ROAD
STE A208
ORLANDO, FL 32827-5768

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

**CURRENT BILLING SUMMARY**

Local Service from 10/01/20 to 10/31/20

Qty Description	941/423-5501.0	Charge
Basic Charges		
2 OneVoice Nationwide		59.98
2 OneVoice Access Line		
3 Acc Rec Chrg Multi-Ln Bus		11.67
3 Federal Subscriber Line Charge		27.51
Federal USF Recovery Charge		10.62
Total Basic Charges		109.78
Non Basic Charges		
FiOS Internet 75 Dynamic IP w/ OneVoice		159.98
Business FiOS 75/75M Dynamic IP		
OneVoice Access Line		
Frontier Roadwork Recovery Surcharge		1.50
3 Federal Primary Carrier Multi Line Charge		12.93
Other Charges-Detailed Below		5.99
FCA Long Distance - Federal USF Surcharge		3.51
Total Non Basic Charges		183.91
Video		
FiOS TV Extreme HD Private		84.99
4 HD Set Top Box		51.98
Other Charges-Detailed Below		6.00
Partial Month Charges-Detailed Below		-14.99
FCC Regulatory Recovery Fee		.08
Broadcast TV Surcharge		5.49
Total Video		133.53
Toll/Other		
Carrier Cost Recovery Surcharge		5.99
FCA Long Distance - Federal USF Surcharge		1.62
Total Toll/Other		7.61

TOTAL 434.83**** ACCOUNT ACTIVITY ****

Qty Description	Order Number	Effective Dates	
1 Business High Speed Internet Fee	AUTOCH	10/01	5.99
1 Sports Fee	AUTOCH	10/01	6.00
941/423-5501		Subtotal	11.99
Partial Month Charges			
FiOS Video Discount 99 MO	PROMOTION	10/01 10/31	-14.99
941/423-5501		Subtotal	-14.99
Subtotal			-3.00

CIRCUIT ID DETAIL

88/KQXA/297018/ /VZFL

Detail of Frontier Charges

Toll charged to 941/423-5500

Detail of Frontier Com of America Charges

Toll charged to 941/423-5500

CUSTOMER TALK

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$165.32 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Beginning October 1, 2020, both the Federal Universal Service Fund (USF) Surcharge and the Frontier Long Distance (USF) surcharge are increasing to 27.1%. Questions? Please contact customer service.

Effective with this bill, the Business Multiple Line Access Recovery Charge increased up to \$4.43, the Centrex Access Recovery Charge increased up to \$4.43, the Centrex Federal Subscriber Line Charge increased up to \$9.20 per month, and the Business Multiple Line Federal Subscriber Line Charge increased up to \$9.20 per month. Questions? Please contact customer service.

Closed Captioning Contact Information...

If you have a question or concern about closed captioning on any program, please call Frontier at 1-877-462-6606. You can also send written correspondence by fax to 1-304-340-0283, by email to Video.Closed.Caption@ftr.com, or by mail to Frontier, 1500 MacCorkle Avenue, Charleston, WV 25396, Attn: Anthony Kasey, Manager.

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

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



SECTION C

Lakeside Plantation
Community Development District

Unaudited Financial Reporting
November 30, 2020

GMS

Table of Contents

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

Lakeside Plantation
Community Development District
Combined Balance Sheet
November 30, 2020

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
<u>Cash:</u>				
Operating Account	\$ 37,423	\$ -	\$ -	\$ 37,423
Debit Card Account	\$ 2,661	\$ -	\$ -	\$ 2,661
Money Market Account	\$ 510,312	\$ -	\$ -	\$ 510,312
Petty Cash	\$ 3	\$ -	\$ -	\$ 3
Capital Reserve Account	\$ -	\$ -	\$ 9,752	\$ 9,752
<u>Investment - Operations:</u>				
State Board of Administration	\$ 507	\$ -	\$ 358,893	\$ 359,400
<u>Investment - Bonds:</u>				
Reserve Fund	\$ -	\$ 58,623	\$ -	
Revenue Fund	\$ -	\$ 26,774	\$ -	\$ 26,774
Prepayment Fund	\$ -	\$ 2,757	\$ -	\$ 2,757
Due from Capital Reserve	\$ 1,435	\$ -	\$ -	\$ 1,435
Deposits	\$ 517	\$ -	\$ -	\$ 517
Due from General Fund	\$ -	\$ 93,021	\$ -	\$ 93,021
Due from Other	\$ 33	\$ -	\$ -	\$ 33
Total Assets	\$ 552,891	\$ 181,176	\$ 368,645	\$ 1,102,712
Liabilities:				
Accounts Payable	\$ 23,338	\$ -	\$ 5,441	\$ 28,779
Due to Debt Service	\$ 93,021	\$ -	\$ -	\$ 93,021
Total Liabilities	\$ 116,359	\$ -	\$ 5,441	\$ 121,800
Fund Balance:				
Nonspendable:				
Deposits	\$ 517	\$ -	\$ -	\$ 517
Assigned Debt Service	\$ -	\$ 181,176	\$ -	\$ 181,176
Assigned Capital Projects	\$ -	\$ -	\$ 363,205	\$ 363,205
Assigned	\$ 28,775	\$ -	\$ -	\$ 28,775
Unassigned	\$ 407,240	\$ -	\$ -	\$ 407,240
Total Fund Balances	\$ 436,532	\$ 181,176	\$ 363,205	\$ 980,912
Total Liabilities & Fund Balance	\$ 552,891	\$ 181,176	\$ 368,645	\$ 1,102,712

Lakeside Plantation
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2020

	Adopted Budget	Prorated Budget Thru 11/30/20	Actual Thru 11/30/20	Variance
<u>Revenues:</u>				
Tennis Club	\$ 20,000	\$ 3,333	\$ 1,381	\$ (1,952)
Activities	\$ 10,000	\$ 1,667	\$ -	\$ (1,667)
Clubhouse Rentals	\$ 5,000	\$ 833	\$ -	\$ (833)
Miscellaneous	\$ 1,500	\$ 250	\$ -	\$ (250)
Interest Earnings	\$ 50	\$ 8	\$ 2	\$ (7)
Operation & Maintenance Assessments	\$ 686,794	\$ 363,928	\$ 363,928	\$ -
Total Revenues	\$ 723,344	\$ 370,019	\$ 365,310	\$ (4,709)
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 11,000	\$ 1,833	\$ 1,000	\$ 833
District Manager	\$ 38,246	\$ 6,374	\$ 6,374	\$ (0)
District Counsel	\$ 25,750	\$ 4,292	\$ 1,316	\$ 2,976
District Engineer	\$ 14,000	\$ 2,333	\$ 813	\$ 1,521
Disclosure Report	\$ 1,000	\$ 167	\$ 167	\$ 0
Trustee Fees	\$ 4,771	\$ 4,771	\$ 3,180	\$ 1,590
Audit Fees	\$ 3,185	\$ -	\$ -	\$ -
Postage, Phone, Faxes, Copies	\$ 1,500	\$ 250	\$ 248	\$ 2
General Liability Insurance	\$ 6,371	\$ 6,371	\$ 6,081	\$ 290
Legal Advertising	\$ 1,700	\$ 283	\$ 382	\$ (98)
Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -
Other Current Charges	\$ 1,900	\$ 317	\$ 98	\$ 218
Property Insurance	\$ 9,865	\$ 9,865	\$ 9,863	\$ 2
Information Technology	\$ 1,300	\$ 217	\$ 167	\$ 50
Total General & Administrative:	\$ 120,763	\$ 37,248	\$ 29,863	\$ 7,384
<u>Operations:</u>				
Personnel Services (Management Contract)	\$ 179,945	\$ 29,991	\$ 29,991	\$ (0)
Road & Sidewalk Repairs & Maintenance	\$ 2,500	\$ 417	\$ -	\$ 417
Common Area Renewal & Maintenance	\$ 5,000	\$ 833	\$ 663	\$ 171
Street Light/Decorative Light	\$ 5,000	\$ 833	\$ -	\$ 833
Landscape Maintenance - Contract	\$ 91,860	\$ 15,310	\$ 15,310	\$ -
Landscape Maintenance - Other	\$ 5,000	\$ 833	\$ -	\$ 833
Mulch	\$ 10,740	\$ 9,200	\$ 9,200	\$ -
Irrigation Maintenance	\$ 4,500	\$ 750	\$ 233	\$ 518
Lake Maintenance	\$ 14,000	\$ 2,333	\$ 1,932	\$ 401
Electric Utility Services - Entrance Feature	\$ 9,000	\$ 1,500	\$ 1,135	\$ 365
Water Utility Services - Entrance Feature	\$ 4,000	\$ 667	\$ 48	\$ 618
Repairs & Maintenance - Entrance Feature	\$ 3,000	\$ 500	\$ -	\$ 500
Miscellaneous Tools & Equipment	\$ 1,000	\$ 167	\$ -	\$ 167
Traffic Enforcement	\$ 2,500	\$ 417	\$ -	\$ 417
Total Operations:	\$ 338,045	\$ 63,751	\$ 58,511	\$ 5,240

Lakeside Plantation
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2020

	Adopted Budget	Prorated Budget Thru 11/30/20	Actual Thru 11/30/20	Variance
<u>Clubhouse:</u>				
Activities	\$ 20,000	\$ 3,333	\$ 575	\$ 2,759
License/Fees	\$ 1,200	\$ 200	\$ -	\$ 200
General Supplies	\$ 10,000	\$ 1,667	\$ 561	\$ 1,105
Maintenance	\$ 14,000	\$ 2,333	\$ 1,632	\$ 701
Office Supplies	\$ 3,500	\$ 583	\$ 164	\$ 420
Public Communication	\$ 1,500	\$ 250	\$ 185	\$ 65
Pest Control	\$ 600	\$ 100	\$ -	\$ 100
Security	\$ 1,500	\$ 250	\$ 147	\$ 103
Security Patrol	\$ 30,274	\$ 5,046	\$ 3,360	\$ 1,686
AED	\$ 500	\$ 83	\$ -	\$ 83
Telephone & Internet Services	\$ 5,500	\$ 917	\$ 1,020	\$ (103)
Janitorial Supplies	\$ 3,250	\$ 542	\$ 147	\$ 394
Electric Utility Services - Clubhouse	\$ 14,000	\$ 2,333	\$ 1,641	\$ 693
Gas Utility	\$ 250	\$ 42	\$ 24	\$ 17
Garbage Collection	\$ 2,100	\$ 350	\$ 168	\$ 182
Water Utility Services - Clubhouse	\$ 4,400	\$ 733	\$ 140	\$ 593
Electric Utility Services - Tennis Courts/Pool	\$ 16,000	\$ 2,667	\$ 1,261	\$ 1,405
Pool Cleaning	\$ 9,720	\$ 1,620	\$ 1,700	\$ (80)
Pool Maintenance - Other	\$ 10,000	\$ 1,667	\$ 1,967	\$ (300)
Tennis Courts - Maintenance	\$ 5,000	\$ 833	\$ 359	\$ 475
Tennis Courts - Programs	\$ 3,500	\$ 583	\$ -	\$ 583
Water Utility Services - Tennis Courts/Pool	\$ 6,000	\$ 1,000	\$ 811	\$ 189
Clubhouse-Renewal&Replacements	\$ -	\$ -	\$ 1,267	\$ (1,267)
Total Clubhouse:	\$ 162,794	\$ 27,132	\$ 17,130	\$ 10,002
Total Expenditures	\$ 621,601	\$ 128,131	\$ 105,504	\$ 22,626
<u>Other Financing Sources/(Uses)</u>				
Transfer Out - Capital Reserve Fund (CY)	\$ 130,000	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 130,000	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ (28,257)		\$ 259,806	
Fund Balance - Beginning	\$ 28,257		\$ 176,726	
Fund Balance - Ending	\$ 0		\$ 436,532	

Lakeside Plantation
Community Development District
Debt Service Series 1999
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2020

	Adopted Budget	Prorated Budget Thru 11/30/20	Actual Thru 11/30/20	Variance
Revenues:				
Assessments - On Roll	\$ 175,905	\$ 93,021	\$ 93,021	\$ -
Assessments - Direct	\$ 8,842	\$ 8,842	\$ 8,842	\$ -
Assessments - Prepayments	\$ -	\$ -	\$ 2,757	\$ 2,757
Interest Income	\$ -	\$ -	\$ 1	\$ 1
Total Revenues	\$ 184,748	\$ 101,863	\$ 104,621	\$ 2,759
Expenditures:				
General & Administrative:				
Interest- 11/1	48,303	\$ 48,303	\$ 48,303	\$ -
Principal- 5/1	\$ 85,000	\$ -	\$ -	\$ -
Interest- 5/1	\$ 48,303	\$ -	\$ -	\$ -
Total Expenditures	\$ 181,605	\$ 48,303	\$ 48,303	\$ -
Excess Revenues (Expenditures)	\$ 3,143		\$ 56,319	
Fund Balance - Beginning	\$ 65,611		\$ 124,857	
Fund Balance - Ending	\$ 68,754		\$ 181,176	

Lakeside Plantation
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2020

	Adopted Budget	Prorated Budget Thru 11/30/20	Actual Thru 11/30/20	Variance
Revenues:				
Interest Earnings	\$ -	\$ -	\$ 90	\$ 90
Total Revenues	\$ -	\$ -	\$ 90	\$ 90
Expenditures:				
General & Administrative:				
Clubhouse Exterior Building Elements	\$ 52,983	\$ 8,831	\$ -	\$ 8,831
Property Site Elements	\$ 29,453	\$ 4,909	\$ 7,750	\$ (2,841)
Clubhouse Renewal/Replacements	\$ -	\$ -	\$ 5,441	\$ (5,441)
Total Expenditures	\$ 82,436	\$ 13,739	\$ 13,191	\$ 549
Other Sources/(Uses)				
Transfer In - Capital Reserve Fund	\$ 130,000	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 130,000	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 47,564		\$ (13,101)	
Fund Balance - Beginning	\$ 438,337		\$ 376,306	
Fund Balance - Ending	\$ 485,901		\$ 363,205	

Lakeside Plantation
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues:													
Tennis Club	\$ 1,381	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,381
Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse Rentals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Earnings	\$ 1	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2
Operation & Maintenance Assessments	\$ -	\$ 363,928	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 363,928
Total Revenues	\$ 1,382	\$ 363,928	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 365,310
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000
District Manager	\$ 3,187	\$ 3,187	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,374
District Counsel	\$ 1,316	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,316
District Engineer	\$ -	\$ 813	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 813
Disclosure Report	\$ 83	\$ 83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 167
Trustee Fees	\$ 3,180	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,180
Audit Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage, Phone, Faxes, Copies	\$ 67	\$ 181	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 248
General Liability Insurance	\$ 6,081	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,081
Legal Advertising	\$ 199	\$ 183	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 382
Dues, Licenses & Fees	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Other-Current Charges	\$ 1	\$ 97	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 98
Property Insurance	\$ 9,863	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,863
Information Technology	\$ 83	\$ 83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 167
Total General & Administrative:	\$ 25,236	\$ 4,628	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,863
Operations:													
Personnel Services (Management Contract)	\$ 14,995	\$ 14,995	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,991
Road & Sidewalk Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Common Area Renewal & Maintenance	\$ -	\$ 663	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 663
Street Light/Decorative Light	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance - Contract	\$ 7,655	\$ 7,655	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,310
Landscape Maintenance - Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mulch	\$ -	\$ 9,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,200
Irrigation Maintenance	\$ 233	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 233
Lake Maintenance	\$ 966	\$ 966	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,932
Electric Utility Services - Entrance Feature	\$ 574	\$ 561	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,135
Water Utility Services - Entrance Feature	\$ 24	\$ 25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48
Repairs & Maintenance - Entrance Feature	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Tools & Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Inspection Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Traffic Enforcement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tree Removal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations:	\$ 24,446	\$ 34,064	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 58,511

Lakeside Plantation
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Clubhouse:													
Activities	\$ 180	\$ 395	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 575
License/Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Supplies	\$ 554	\$ 7	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 561
Maintenance	\$ 1,130	\$ 503	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,632
Office Supplies	\$ 150	\$ 13	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 164
Public Communication	\$ 77	\$ 108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 185
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security	\$ -	\$ 147	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 147
Security Patrol	\$ 1,680	\$ 1,680	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,360
AED	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Telephone & Internet Services	\$ 472	\$ 548	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,020
Janitorial Supplies	\$ 90	\$ 57	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 147
Electric Utility Services - Clubhouse	\$ 858	\$ 783	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,641
Gas Utility	\$ 12	\$ 12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24
Garbage Collection	\$ 168	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 168
Water Utility Services - Clubhouse	\$ 140	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 140
Electric Utility Services - Tennis Courts/Pool	\$ 598	\$ 663	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,261
Pool Cleaning	\$ 850	\$ 850	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,700
Pool Maintenance - Other	\$ 1,967	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,967
Tennis Courts - Maintenance	\$ 301	\$ 58	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 359
Tennis Courts - Programs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Utility Services - Tennis Courts/Pool	\$ 484	\$ 327	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 811
Clubhouse-Renewal&Replacements	\$ 1,267	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,267
Total Clubhouse:	\$ 10,979	\$ 6,151	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,130
Total Expenditures	\$ 60,661	\$ 44,843	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 105,504
Excess Revenues (Expenditures)	\$ (59,279)	\$ 31,085	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 459,806

Lakeside Plantation

Community Development District

Long Term Debt Report

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

Lakeside Plantation

Community Development District Special Assessment Receipts Fiscal Year 2020

TOTAL ASSESSMENT LEVY									
Gross Assessment		\$	726,648.19	\$	185,732.67			\$	\$912,380.86
Net Assessment		\$	683,049.30	\$	174,588.71			\$	857,638.01
ASSESSED THROUGH COUNTY									
		79.64%		20.36%				100.00%	
DATE	DESCRIPTION	GROSS AMT	COMMISSIONS	DISC/PENALTY	INTEREST	NET RECEIPTS	O&M Portion	S1999 DSF Portion	Total
11/25/20	P/E 11/09/20	\$93,667.83	\$1,405.02	\$0.00	\$0.00	\$92,262.81	\$73,480.94	\$18,781.87	\$92,262.81
11/30/20	P/E 11/18/20	\$370,239.10	\$5,553.59	\$0.00	\$0.00	\$364,685.51	\$290,446.76	\$74,238.75	\$364,685.51
TOTAL		\$463,906.93	\$6,958.61	\$0.00	\$0.00	\$456,948.32	\$363,927.70	\$93,020.62	\$456,948.32

51%	Gross Percent Collected
\$448,473.93	Balance Remaining to Collect

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

SECTION IX

SECTION B

SECTION 1

Lakeside Plantation CDD

ACTION ITEMS
as of 12-16-2020

Item #	Meeting Assigned	Action Item	Assigned To	Date Due	Status	Comments
1	11/20/19	Tennis Court Fence Posts	AM		Punch List	Pending punch list items: tension cable snapped on court 3; baseline fence loose on court 2; Missing caps court 1 & 2; Missing caps Court 4, main gate loose.
2	11/20/19	Tennis Court Lights	AM		In Process	BOS 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		On Hold	Creative Cabinetry and Design selected by BOS 10.21.2020. Installation tentatively scheduled week of November 19. On hold for mold remediation.
4		Restroom Partitions	AM		In Process	Installation with Ed Handy scheduled week of November 9.

SECTION C

*This item will be provided under
separate cover*