

*Lakeside Plantation
Community Development District*

Agenda

September 16, 2020

AGENDA

Lakeside Plantation

Community Development District

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

September 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, September 16, 2020 at 6:00 p.m. via Zoom; by following this link <https://zoom.us/j/95206446653> or by calling in via (646) 876-9923 and entering the Meeting ID: 952 0644 6653.** 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. District Engineer's Report
- IV. Unfinished Business
- V. New Business Items
 - A. Consideration of Revised Amenity Facility Policies
- VI. Business Administration
 - A. Approval of Minutes of August 19, 2020 Meeting
 - B. Approval of Check Register
 - C. Balance Sheet and Income Statement
- VII. General Audience Comments
- VIII. Staff Reports
 - A. District Counsel
 - B. District Manager
 - i. Action Items List
 - C. Amenities Manager - Monthly Report
- IX. Other Business
- X. Supervisors' Requests
- XI. Adjournment

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

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

The fourth order of business is Unfinished Business. Any unfinished business will be presented under this item.

The fifth order of business is New Business. Section A is consideration of revised amenity facility policies. A copy of the policies are enclosed for your review.

The sixth order of business is Business Administration. Section A is the approval of the minutes of the August 19, 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,



George S. Flint
District Manager

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

Enclosures

SECTION V

SECTION A

**LAKESIDE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

AMENITY FACILITIES POLICIES

(Revised September 16, 2020)

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

TABLE OF CONTENTS

	<u>Page</u>
IDENTIFICATION CARDS	2
NON-RESIDENT ANNUAL USER FEE	2
HOMEOWNERS ASSOCIATION USE OF FACILITIES	2
COMMUNITY CLUB USE OF FACILITIES	3
GUEST POLICIES	3
RENTER’S PRIVILEGES.....	3
GENERAL FACILITY PROVISIONS	4
LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY	6
GENERAL LAKESIDE PLANTATION AMENITY FACILITY USAGE POLICY.....	7
GENERAL SWIMMING POOL RULES	8
SPA RULES.....	9
SWIMMING POOL: THUNDERSTORM POLICY	10
FITNESS CENTER POLICIES.....	10
GENERAL FACILITY RESERVATION POLICY	10
TENNIS FACILITY POLICIES.....	11
BASKETBALL FACILITY POLICIES.....	12
PICKLEBALL FACILITY POLICIES	12
BOCCE POLICIES.....	13
CARD ROOM AND BILLIARDS ROOM POLICIES	14
FISHING POLICY	14
SUSPENSION AND TERMINATION OF PRIVILEGES	14

DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

IDENTIFICATION CARDS

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

NON-RESIDENT ANNUAL USER FEE

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

HOMEOWNERS ASSOCIATION USE OF FACILITIES

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

COMMUNITY CLUB USE OF FACILITIES

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

GUEST POLICIES

1. All Guests, regardless of age, must register with the office of the Facility Manager prior to using the Amenity Facilities. In the event the Guest is under eighteen (18) years of age, the Resident, Non-Resident Member or Renter inviting the Guest must be present upon registration, unless other arrangements have been made with the Amenity Manager's office. All Guests under fifteen (15) years of age must also be accompanied at all times while using the Amenity Facilities by a parent or adult Patron over eighteen (18) years of age unless previously authorized by the Amenity Manager. Guests over the age of eighteen (18) must register and may use the Amenity Facilities unaccompanied by Patron.
2. All Guests over the age of eighteen (18) must sign a waiver of liability upon registration at the Amenity Manager's office.
3. Patrons who have registered a Guest are responsible for any and all actions taken by such Guest. Violation by a Guest of any of these Policies as set forth by the District could result in loss of that Patron's privileges and/or membership.

RENTER'S PRIVILEGES

1. Residents who rent or lease out their residential unit(s) in the District shall have the right to designate the Renter of their residential unit(s) as the beneficial users of the Resident's membership privileges for purposes of Amenity Facilities use.

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

GENERAL FACILITY PROVISIONS

1. The Board reserves the right to amend, modify, or delete, in part or in their entirety, these Policies when necessary, at a duly-noticed Board meeting. However, in order to change or modify rates or fees beyond the increases specifically allowed for by the District's rules and regulations, the Board must hold a duly-noticed public hearing on said rates and fees.
2. All Patrons may be required to present their ID cards or guest passes in order to gain access to the Amenity Facilities.
3. All hours of operation, including holiday schedules, of the Amenity Facilities will be established and published by the District and Facility Manager.
4. Dogs and all other pets (with the exception of service dogs) are not permitted in the Amenity Facilities. In the event a special event is held, as previously approved by the Facility Manager, and dogs are permitted at the Amenity Facilities as part of the special event, they must be leashed. Patrons are responsible for picking up after all pets and disposing of any waste in a designated pet waste receptacle or an outdoor dumpster as a courtesy to residents.
5. Vehicles must be parked in designated areas. Vehicles and golf carts should not be parked on grass lawns, in any way which blocks the normal flow of traffic or in any way that limits the ability of emergency service workers to respond to situations. The Facility Manager reserves the right to waive this parking restriction in the event overflow parking is needed for a large event.

6. Fireworks of any kind are not permitted anywhere at or on the Amenity Facilities or adjacent areas; however, notwithstanding this general prohibition, the Board may approve the use of fireworks over a body of water.
7. Only District employees or employees of the Facility Manager are allowed in the service areas of the Amenity Facilities.
8. Patrons must present their ID cards or guest passes upon request by staff at any Amenity Facility.
9. The Board of Supervisors (as an entity), the Facility Manager and its staff shall have full authority to enforce these policies. However, the Facility Manager shall have the authority to waive strict application of any of these Policies when prudent, necessary or in the best interest of the District and its Residents. Such a temporary waiver of any policy by the Facility Manager shall not constitute a continuous, ongoing waiver of said policy, and the Facility Manager reserves the right to enforce all of these policies at any time he or she sees fit.
10. All lost or stolen ID cards should be reported immediately to the Facility Manager's office. A fee will be assessed for any replacement cards as set forth herein.
11. Smoking and or vaping is not permitted at any of the Lakeside Plantation Amenity Facilities except within smoking areas designated by the Facility Manager. The main entrance to the Clubhouse is not a designated smoking area.
12. Disregard for rules or policies may result in expulsion from the Amenity Facilities and/or loss of Amenity Facilities privileges in accordance with the procedures set forth herein.
13. Pool and spa rules that are posted in the appropriate area must be observed.
14. Patrons and their Guests shall treat all staff members with courtesy and respect.
15. Off-road motorbikes/vehicles, excluding golf carts, are prohibited on all property owned, maintained and operated by the District or on any of the Amenity Facilities.
16. The District will not offer childcare services to Patrons at any of the Amenity Facilities.
17. Skateboarding is not allowed on the Amenity Facilities property at any time.
18. Performances at any Amenity Facility, including those by outside entertainers, must be approved in advance by the Facility Manager.
19. Commercial advertisements shall not be posted or circulated in the Amenity Facilities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenity Facilities property unless approved in writing by the Facility Manager.

20. The Amenity Facilities shall not be used for commercial purposes without written permission from the Facility Manager and the District Manager. The term “commercial purposes” shall mean those activities which involve, in any way, the provision of goods or services for compensation or advertising.
21. Firearms or any other weapons are prohibited in the Amenity Facilities during any governmental meetings or functions, including those of the District, and as otherwise prohibited in the Amenity Facilities in accordance with Florida law.
22. The Facility Manager reserves the right to authorize all programs and activities, including the number of participants, equipment and supplies usage, facility reservations, etc., at all Amenity Facilities, except usage and rental fees that have been established by the Board. The Facility Manager also has the right to authorize management-sponsored events and programs to better serve the Patrons, and to reserve any Amenity Facility for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events, cultural programs and social events, etc. Should the District be entitled to any of these revenues based on its established rental or usage fees, the Facility Manager will be required to compensate the District accordingly.
23. Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted at any Amenity Facility.
24. All Patrons shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing the Amenity Facilities, and shall ensure that any minor for whom they are responsible also complies with the same.
25. There shall be no overnight parking in the Amenity Facility parking lot unless owner of vehicle notifies Facility Manager and obtains a 24 hour parking pass for the Amenity Center Parking Lot Only.
26. Public displays of affection, which in the discretion of the Facility Manager are inconsistent with the family-oriented nature of the Amenity Facilities, are prohibited.
27. All Patrons acknowledge that the Amenity Facility is in close proximity to private homes within the District. In order to ensure that Patrons’ use of Amenity Facility does not interfere with the surrounding homeowners’ right to use or quiet enjoyment of their homes, Patrons further acknowledge that they will refrain from all behaviors that may constitute nuisance to the homeowners, such as making loud noises. This policy shall be in effect during all hours of the Amenity Facility operation.

LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY

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

GENERAL LAKESIDE PLANTATION AMENITY FACILITY USAGE POLICY

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

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

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

District Equipment: Any Patron utilizing District equipment is responsible for said equipment. Should the equipment be returned to the District with damaged, missing pieces or in worse

condition than when it was when usage began, that Patron will be responsible to the District for any cost associated with repair or replacement of the equipment.

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

GENERAL SWIMMING POOL RULES

NO LIFEGUARD ON DUTY – SWIM AT YOUR OWN RISK

1. All Patrons must present their ID cards, guest pass, or verification of registration while in the swimming pool area. All Patrons must also present their ID cards, guest pass, or verification of registration when requested by staff. At any given time, a Resident may have up to five (5) Guests per household to the swimming pool (unless a greater number of Guests has been approved by the Facility Manager).
2. Guests under fifteen (15) years of age must be accompanied at all times by a parent or adult Patron eighteen (18) years of age or older, during usage of the pool facility.
3. No diving, pushing, running, throwing any item or other horseplay is allowed in the pool or on the pool deck area.
4. Diving is prohibited.
5. Radios, tape players, CD players, MP3 players and televisions are not permitted unless they are personal units equipped with headphones or for scheduled activities such as water aerobics classes.
6. Swimming is permitted only during designated hours as posted at the pool, and such hours are subject to change at the discretion of Facility Manager. Patrons swim at their own risk and must adhere to swimming pool rules at all times.
7. Showers are required before entering the pool.
8. Glass containers are prohibited.
9. Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste in the swimming pool/deck area.
10. Play equipment, such as floats, rafts, snorkels, dive sticks, flotation devices and other recreational items such as balls and pool toys must meet with staff approval. The facility reserves the right to discontinue usage of such play equipment during times of peak or scheduled activity at the pool, or if the equipment causes a safety concern or annoyance to other users of the facility.
11. Swimming pool hours will be posted. Pool availability may be limited or rotated in order to facilitate maintenance of the facility. Depending upon usage, the pool may be closed for various periods of time to facilitate maintenance and to maintain health code regulations.

12. Pets (except service dogs), bicycles, skateboards, roller blades, scooters and golf carts are not permitted on the pool deck area inside any Amenity Center gates at any time.
13. The Facility Manager reserves the right to authorize all programs and activities (including the number of participants, equipment and supplies usage, etc.) conducted at the pool, including swim lessons and aquatic/recreational programs.
14. Any person swimming during non-posted swimming hours may be suspended from using the facility.
15. Proper swim attire (no cutoffs) must be worn in the pool.
16. No chewing gum is permitted in the pool or on the pool deck area.
17. For the comfort of others, the changing of diapers or clothes is not allowed poolside.
18. No one shall pollute the pool. Anyone who pollutes the pool will be liable for any costs incurred in treating and reopening the pool.
19. Radio controlled water craft are not allowed in the pool area.
20. Pool entrances must be kept clear at all times.
21. No swinging on ladders, fences, or railings is allowed.
22. Pool furniture is not to be removed from the pool area.
23. Loud, profane, or abusive language is prohibited.
24. No physical or verbal abuse will be tolerated.
25. Tobacco products are not allowed in the pool/spa area.
26. Illegal drugs are not permitted.
27. Smoking or vaping on pool deck is prohibited.
28. The District is not responsible for lost or stolen items.
29. Chemicals used in the pool/spa may affect certain hair or fabric colors. The District is not responsible for these effects.
30. The Clubhouse pool, spa and deck area may not be rented at any time; however, access may be limited at certain times for various District functions, as approved by the Board and/or Facility Manager.

SPA RULES

NO LIFEGUARD ON DUTY -- BATHE AT YOUR OWN RISK

1. All previous safety issues under pool rules apply to the spa.
2. All Children under the age of thirteen (13) must be accompanied by a responsible adult. No children under the age of five (5) may use the spa.
3. Maximum capacity: Seven (7) people.
4. No food or drinks are allowed to be consumed while in the pool/spa.
5. Tobacco products are not allowed in the spa.
6. No aquatic apparatus or toys allowed at any time in Spa.
7. Avoid drinking alcohol before using spa.
8. Do not use spa if ill. Pregnant women should consult a physician before using the spa.

SWIMMING POOL: THUNDERSTORM POLICY

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

FITNESS CENTER POLICIES

Eligible Users: Patrons eighteen (18) years of age and older are permitted to use the fitness center during designated operating hours. No one under the age of eighteen (18) is allowed in the fitness center at any time without adult supervision.

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

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

GENERAL FACILITY RESERVATION POLICY

1. The Amenity Facilities may be rented by the following individuals/groups:

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

TENNIS FACILITY POLICIES

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

1. Proper tennis etiquette shall be adhered to at all times. The use of profanity, yelling or loud/disruptive behavior is prohibited.
2. Proper tennis shoes and attire, as determined by the Facility Manager, are required at all times while on the courts. Shirts must be worn at all times.
3. Tennis courts are for Patrons only. Patrons may invite Guests for play, but shall accompany their Guests and register them properly. The limit is three (3) Guests per household to a single court.
4. No jumping over nets.
5. Players must clean up after play. This includes “dead” balls, Styrofoam cups, plastic bottles, etc. The goal is to show common courtesy by leaving the court ready for play for Patrons who follow you.
6. Court hazards or damages, such as popped line nails, need to be reported to the Facility Manager or Tennis Professional for repair.
7. Persons using the tennis facility must supply their own equipment (rackets, balls, etc.).
8. The tennis facility is for the play of tennis only. Pets, roller blades, bikes, skates, skateboards and scooters are prohibited at the tennis facility.
9. Beverages are permitted at the tennis facility if they are contained in non-breakable containers with screw top or sealed lids. No food or glass containers are permitted on the tennis courts.
10. No chairs, other than those provided by the District, are permitted on the tennis courts.
11. Lights at the tennis facility must be turned off after use.

12. Guests under the age of eighteen (18) are not allowed to use the tennis facility unless accompanied by a Patron eighteen (18) years of age or older .
13. The tennis courts may be reserved by the District for District-sponsored events or functions.
14. If you find it necessary to “bump” other players when it is your turn to play:
 - a) Never attempt to enter someone else’s court before your reservation time.
 - b) Never enter the court or distract players while others are in the middle of a point or game.
 - c) Wait outside the entrance gate and politely inform the players that you have a reservation time.
 - d) Allow players to finish out one more point, and then begin the player changeover for the court.
 - e) If you are bumped from a court and wish to continue play, please notify the Clubhouse office staff and they will do their best to get you on the next available court.
15. Recommendation for peak season – access reservemycourt.com for court reservations.
16. Smoking or vaping on tennis courts is prohibited.

TENNIS COURTS: THUNDERSTORM POLICY

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

BASKETBALL FACILITY POLICIES

1. Basketballs, if available, may be obtained from the Clubhouse office.
2. Proper basketball etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
3. Proper basketball or athletic shoes and attire are required at all times while on the courts. Shirts must be worn.
4. The basketball facility is for the play of basketball only. Pets, roller blades, bikes, skates, skateboards and scooters are prohibited from use at the facility.
5. Beverages are permitted at the basketball facility if they are contained in non-breakable containers with screw top or sealed lids.
6. No chairs are permitted on the basketball courts.
7. Please clean up court after use.
8. Smoking or vaping on basketball courts is prohibited.

PICKLEBALL FACILITY POLICIES

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

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

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

BOCCE POLICIES

1. Bocce equipment, if available, may be checked-out from the Clubhouse office.
2. Appropriate dress is required on the court; this includes no bare feet or cover-ups for swimwear.
3. Bocce balls should not be tossed or thrown outside of the court.
4. Players on the opposite end of the playing or thrower’s end should stand outside of the court walls. Sitting on the walls is permissible provided one’s legs are on the outside of the walls. Please report any loose boards, protruding nails, etc., to the staff.
5. Children under eighteen (18) years of age must be supervised by an adult Patron who understands the rules of the game.
6. Please brush the playing surface at conclusion of play.
7. The bocce courts may be reserved by the District for District-sponsored events or functions.

CARD ROOM AND BILLIARDS ROOM POLICIES

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

FISHING POLICY

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

SUSPENSION AND TERMINATION OF PRIVILEGES

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

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

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

SECTION VI

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, August 19, 2020 at 6:00 p.m. via Zoom Video Conferencing, pursuant to Executive Orders 20-52, 20-69, 20-112, 20-150 and 20-179 issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020, June 23, 2020 and July 30, 2020 respectively, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., *Florida Statutes*.

Present and constituting a quorum were:

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

Also present were:

Tricia Adams	District Manager
Roy Van Wyk	District Counsel
Brent Burford	District Engineer
Nathan Trates	Facilities Manager

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 6:01 p.m. and called the roll. All Supervisors were present. The meeting was held via Zoom video conference pursuant to Executive Order issued by Governor DeSantis. Ms. Adams noted that Supervisor Roumy had taken the oath of office. Supervisor Roumy thanked his colleagues on the Board for the appointment.

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)*

Resident (Carol Stranger) made the Board aware that this was the first meeting she had attended and she stated that she was interested to know more about the contract that are in place and what the residents are receiving for those services.

THIRD ORDER OF BUSINESS

District Engineer's Report

Mr. Burford reported to the Board that he was in communication with Nidy Sports Construction regarding the issues at the pickleball court. He noted that he has been conferring with Mr. Sabol regarding the status of that.

Mr. Burford left the meeting.

FOURTH ORDER OF BUSINESS

Unfinished Business

There being none, the next item followed.

FIFTH ORDER OF BUSINESS

New Business Items

- A. Public Hearing on the Fiscal Year 2021 Budget**
 - i. Consideration of Resolution 2020-08 Adopting the Fiscal Year 2021 Budget and Relating to the Annual Appropriations**

On MOTION by Mr. Roumy seconded by Ms. Chichelli with all in favor, opening the Public Hearing was approved.
--

There was no public comment on Resolution 2020-08 or Resolution 2020-09.

Ms. Adams presented the budget for Fiscal Year 2021 and noted that the Board had previously approved the proposed budget at their May meeting and set today's date and time for the public hearing and budget adoption. Ms. Adams noted there had been no substantive changes to the proposed budget since it had been reviewed by the Board in May.

Mr. Roumy expressed concern that revenue for the tennis club was not likely to meet the budget of \$20,000. He noted that the electrical utilities for the tennis court and pool were combined and he felt those expenses should be separated. Mr. Roumy inquired why the cost of the Personnel Services Management Agreement were increased and Ms. Stephens answered that it was to give the employees a compensation increase.

Mr. Roumy expressed his overall concern about increasing costs and indicated an interest in seeing if the District could save money with their agreements. Mr. Szewczyk noted that there may be an opportunity to look at contracts in the future but that the current Landscape Service Agreement was at a competitive rate. Mr. Szewczyk also noted that the timing for reviewing service agreement costs is tied to the budget cycle.

Ms. Adams noted that the budget presented to the Board did not have an assessment increase and that the assessment was the same amount that had been approved as part of the budget adopted in Fiscal Year 2020. Mr. Sabol noted that there would be an opportunity in the future to look at how things are laid out in the budget and determine if, for example, utilities need to be separated. Mr. Sabol advised that the budget also includes a contribution to the Capital Reserve Fund. Ms. Adams noted that the budget for FY2021 includes a \$130,000 transfer to the Capital Reserve Fun which is consistent with the Reserve Study recommendation.

On MOTION by Mr. Szewczyk seconded by Mr. Sabol with Mr. Szewczyk, Mr. Sabol, Ms. Stephens and Ms. Chichelli in favor and Mr. Roumy dissenting, Resolution 2020-08 Adopting the Fiscal Year 2021 Budget and Relating to the Annual Appropriations, was approved (Motion Passed 4-1).

B. Public Hearing on Imposing Special Assessments

i. Consideration of Resolution 2020-09 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Adams presented Resolution 2020-09 and stated that it imposes the Special Assessments that go along with the budget the Board just adopted. The resolution allows the certification of the Assessment Roll so that the CDD fees are placed on the tax roll.

On MOTION by Mr. Sabol seconded by Ms. Stephens with all in favor Resolution 2020-09 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

Ms. Adams closed the public hearing.

C. Consideration of Third Addendum to Agreement with Bloomings Landscape and Turf Management, Inc. for Landscape and Irrigation Maintenance Services

Ms. Adams presented the addendum to Landscape and Irrigation Maintenance Services with Bloomings that extends the term to September 2021. Ms. Adams advised that the date is compatible with the budget cycle. Ms. Adams noted that staff recommends the Board has a current agreement to protect both parties. Ms. Adams also stated that the agreement could be cancelled with a 30 day notice.

Ms. Chichelli advised Board Members that she is working with Bloomings for contract compliance issues and noted that they should be taking care of all the weeds and removing trash. Ms. Chichelli indicated she will be meeting with the owners of Bloomings to assure they are meeting their obligations. Ms. Chichelli said she agreed that the agreement should be approved because the Board can cancel the agreement if it becomes necessary. Ms. Adams indicated that Bloomings did not ask for a compensation increase and that if the Board approved the agreement it would be for the same cost as the previous agreement.

On MOTION by Mr. Szewczyk seconded by Ms. Chichelli with all in favor the Third Addendum to the Agreement with Bloomings Landscape and Turf Management, Inc. for Landscape and Irrigation Maintenance Services, was approved.

D. Consideration of First Addendum to Agreement with Relion Solutions, LLC for Security Patrol Services

Ms. Adams presented the first addendum to the agreement with Relion Solutions, LLC for Security Patrol Services that will extend the agreement to September 2021 to coincide with the fiscal year. Ms. Stephens asked others to consider adding more security hours. Mr. Trates was asked about the effectiveness of the security patrol and indicated it had been successful.

On MOTION by Ms. Chichelli seconded by Mr. Sabol with all in favor the First Addendum to the Agreement with Relion Services Solutions, LLC for Security Patrol Services, was approved.

E. Ratification of Invoice with MG Electrical Developers, Inc.

Ms. Adams presented the ratification of the invoice with MG Electrical Developers in the amount of \$16,975 for the electrical repair in the vicinity of Sycamore Street and Toledo Blade. Mr. Sabol stated that the situation was an emergency due to the impact on irrigation and that the vendor was efficient with the repair.

On MOTION by Mr. Sabol seconded by Mr. Roumy with all in favor the Invoice with MG Electrical Developers, Inc., was approved.

F. Ratification of Proposal with Zoller Engineering, LLC

Ms. Adams presented a proposal for a stormwater system inspection. The District Manager signed the proposal and it was presented to the Board for ratification.

On MOTION by Mr. Sabol seconded by Mr. Roumy with all in favor the Proposal with Zoller Engineering, LLC, was ratified.

G. Approval of Fiscal Year 2021 Meeting Schedule

Ms. Adams presented the Fiscal Year 2021 meeting schedule and noted the proposed schedule is consistent with the past meeting schedule. She noted the Board is required to adopt a schedule and that it is posted on the District website and the information is used in meeting notices. Mr. Szewczyk noted that the Board could choose to cancel meetings such as December and July if a meeting is not needed.

On MOTION by Ms. Chichelli seconded by Ms. Stephens with all in favor the Fiscal Year 2021 Meeting Schedule, was approved as presented.

SIXTH ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of July 15, 2020 Meeting

Ms. Adams presented the July 15, 2020 meeting minutes. The Board had no changes to the minutes.

On MOTION by Ms. Chichelli seconded by Mr. Sabol with all in favor, the Minutes of the July 15, 2020 Meeting were approved as presented.

B. Approval of Check Register

Ms. Adams presented the check register for June 1, 2020 to July 31, 2020 in the amount of \$94,631.91. She noted that the check register is also included in the agenda packet.

On MOTION by Mr. Szewczyk seconded by Mr. Sabol with all in favor, the Check Register for June 1, 2020 to July 31, 2020 in the amount of \$94,631.91 was approved.

C. Balance Sheet and Income Statement

Ms. Adams presented the unaudited financial statements. This item is included for informational purposes only, no action was required by the Board.

SEVENTH ORDER OF BUSINESS

General Audience Comments

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Van Wyk noted that he and his colleagues are continuing to monitor executive orders related to the coronavirus situation. They are providing guidance regarding amenity usage, virtual meetings, and other pertinent District issues during the pandemic.

B. District Manager

i. Action Items List

Ms. Adams notified the Board that the governor had extended the executive order allowing for video conference meetings and that if they have a September Board meeting it will be held via Zoom.

Ms. Adams had a follow up item from a recent meeting regarding the number of guests that can use the amenities during normal times. For the pool up to five guests are being allowed. For the tennis courts up to three guests are allowed and for the pickleball court up to three guests are allowed. There was discussion that the intention of the Board was to limit the number of guests per household, although the current amenity policies specify that the number is limited per resident. Ms. Adams advised the Board can amend the amenity policies at any meeting and suggested that District staff, Amenity staff, and Legal Counsel review the policies and update the language to reflect a maximum number of guests per household. The Board decided that they would review suggested updates to the Amenity Policies at the next meeting.

Ms. Adams advised the Board that the Action Item List was included in the agenda packet and that one update was the City of North Port code enforcement had looked into items stored in the District right of way (the verge). City staff has been in communication with any residents who had potential code enforcement violations.

C. Amenity Manager – Monthly Report

Mr. Trates provided an Amenity Manager's report and noted facility maintenance items had been completed such as the front fountain and irrigation electrical repairs, palm tree trimming, and the installation of handicapped lifts for the pool. Mr. Trates discussed the cabinet proposal from Creative Cabinetry with the Board and suggested the Board wait for additional proposals. There was discussion about the scope of the project and Mr. Roumy suggested the District could save money by refacing the cabinets (replacing the doors) instead of replacing the entire cabinet. Mr. Szewczyk indicated the cabinets would need to be refinished if they are not replaced. After further discussion, the Board decided to stick with the original scope and get quotes for replacing the entire cabinets.

Mr. Trates also presented a proposal for restroom partitions from CBJ Builders Group. Mr. Trates noted that there may be some cost savings by ordering the materials and hiring a separate general contractor for installation. The Board decided to defer action until additional quotes for partitions and installation were gathered.

Mr. Roumy asked about the status of a cleaner at the tennis court and suggested that repairing that item is less expensive than replacing that item. Mr. Roumy also inquired about how the tennis courts are being monitored to ensure pad users are current and not paying for a seasonal membership but playing all year. Mr. Trates indicated he would monitor the tennis court use. There was discussion about the tennis courts being closed during construction activities and Mr. Roumy asked about certain courts being open for play during construction. The Board discussed the liability related to construction zones. Mr. Sabol advised that the contractors would be able to work quicker if they are not working around residents. The Board affirmed the tennis courts would be closed during fence construction. Ms. Chichelli and Mr. Trates discussed his availability to meet with vendors when they come to Lakeside Plantation to bid on projects.

NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Sabol asked Ms. Chichelli about the status of mulch removal and installation and Ms. Chichelli said she is going to discuss that with Bloomings. She indicated the agreement calls for mulch installation in November and the District may wait until that date but nothing is set yet.

Ms. Stephens stated she felt strongly that the entire cabinet should be replaced as part of kitchen refurbishment.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION B

Lakeside Plantation Community Development District

Summary of Invoices

August 1, 2020 to August 31, 2020

Fund	Date	Check No.'s	Amount
General Fund	8/7/20	2360	\$ 3,450.54
	8/12/20	2361-2371	\$ 36,276.78
	8/19/20	2372-2373	\$ 908.77
	8/25/20	2374-2380	\$ 2,995.00
	8/27/20	2381-2383	\$ 3,341.00
	8/28/20	2384	\$ 850.00
			\$ 47,822.09
Automatic Drafts	<u>August 2020</u>		
	Florida Power & Light	2200 Plantation Blvd - Clubhouse	\$ 788.90
		2200 Plantation Blvd - Fountain	\$ 141.35
		2200 Plantation Blvd - Tennis Courts/Pool	\$ 557.56
	North Port Utilities	2200 Plantation Blvd - Clubhouse	\$ 172.16
		2200 Plantation Blvd - Fountain	\$ 19.52
		2200 Plantation Blvd - Tennis Courts/Pool	\$ 410.71
	TECO Peoples Gas	2200 Plantation Blvd - Pool	\$ 12.13
	Frontier Communications	2200 Plantation Blvd - Clubhouse	\$ 430.57
			\$ 2,532.90
			\$ 50,354.99

AUG 20 - MGMT FEES

8/01/20 102 202008 310-51300-35100 * 83.33

AUG 20 - INFO TECH

8/01/20 102 202008 310-51300-31300 * 83.33

AUG 20 - DISSEMINATION

8/01/20 102 202008 310-51300-51000 * .84

AUG 20 - OFFICE SUPPLIES

8/01/20 102 202008 310-51300-42000 * 86.27

AUG 20 - POSTAGE

8/01/20 102 202008 310-51300-42500 * 9.60

AUG 20 - COPIES

GOVERNMENTAL MANAGEMENT SERVICES

8/12/20 00153 7/09/20 12015-QB 202007 330-53800-48102 * 129.00

PERFORMED DRAIN CLEAN

8/12/20 00005 7/22/20 SPE53179 202007 320-53800-46700 * 129.00

BACKFLOW REPAIR

ALEX'S POOL HEATING &

8/12/20 00010 8/01/20 2020-022 202008 320-53800-46400 * 482.75

LANDSCAPE MAINT - AUG20

ALLIANCE FIRE & SAFETY

8/12/20 00014 7/31/20 651730 202007 330-53800-48101 * 482.75

DELIVERY CHARGE 07/14/20

8/12/20 00260 7/29/20 89153 202007 330-53800-51100 * 7,655.00

DELIVERY CHARGE 07/29/20

CULLIGAN WATER

8/12/20 00350 7/29/20 INV0058 202007 330-53800-48102 * 74.98

RESTROOM PAINT DEPOSIT

8/12/20 00028 8/11/20 081120 202008 300-20700-10000 * 850.00

TXFER TAX RECEIPTS S1999

ED HANDY HOME IMPROVEMENT

8/12/20 00028 8/11/20 081120 202008 300-20700-10000 * 1,500.00

TXFER TAX RECEIPTS S1999

LAKESIDE PLANTATION C/O USBANK

8/12/20 00028 8/11/20 081120 202008 300-20700-10000 * 10,113.85

TXFER TAX RECEIPTS S1999

LAKESIDE PLANTATION C/O USBANK

8/12/20 00028 8/11/20 081120 202008 300-20700-10000 * 10,113.85

TXFER TAX RECEIPTS S1999

LAKESIDE PLANTATION C/O USBANK

....CHECK.....
 AMOUNT #

3,450.54 002360

129.00

129.00

482.75

482.75 002362

7,655.00

7,655.00 002363

37.49

37.49

74.98 002364

850.00

850.00 002365

500.00

1,000.00

1,500.00 002366

10,113.85

10,113.85

10,113.85 002367

LKSD LAKESIDE PLANT IAGUILAR

BANK A LAKESIDE PLANTATION

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
8/12/20	00032	8/04/20	54883-15	202007	320-53800-43400			GARBAGE SERVICES - JUL20	*	168.47	168.47 002368
8/12/20	00041	7/23/20	222273	202007	330-53800-48102			NORTH PORT SOLID WASTE DISTRICT REPLACED HEAT DETECTORS	*	182.36	182.36
8/05/20	222574	202008	330-53800-48400					SECURITY MONITOR - AUG20	*	147.00	147.00
8/12/20	00106	7/20/20	3758597	202007	310-51300-48000			SECURITY ALARM CORP. FY21 BUDGET ADOPTION 7/27	*	414.70	329.36 002369
8/12/20	00257	8/01/20	372144	202008	330-53800-12000			THE SUN FACILITY MANAGEMENT-AUG20	*	14,558.67	414.70 002370
8/19/20	00200	7/15/20	AS071520	202007	310-51300-11000			VESTA PROPERTY SERVICES, INC. SUPERVISOR FEE 07/15/20	*	200.00	14,558.67 002371
8/19/20	00052	7/08/20	57725	202007	330-53800-52000			ALAN SABOL ALGAEBLASTER BOTTLE	*	299.98	200.00 002372
7/08/20	57726	202007	330-53800-52000					HYDROBLEND BAGS/PALLET	*	408.79	408.79
8/25/20	00200	8/19/20	AS081920	202008	310-51300-11000			WELCH TENNIS COURTS, INC. SUPERVISOR FEES 08/19/20	*	200.00	708.77 002373
8/25/20	00055	8/19/20	CS081920	202008	310-51300-11000			ALAN SABOL SUPERVISOR FEES 08/19/20	*	200.00	200.00 002374
8/25/20	00350	7/29/20	INV0059	202007	330-53800-48102			CAMILLE STEPHENS PAINTING RESTROOM	*	650.00	200.00 002375
8/25/20	00056	8/19/20	JS081920	202008	310-51300-11000			ED HANDY HOME IMPROVEMENT SUPERVISOR FEES 08/19/20	*	200.00	650.00 002376
8/25/20	00282	8/19/20	MC081920	202008	310-51300-11000			JOE SZWCZYK SUPERVISOR FEES 08/19/20	*	200.00	200.00 002377
								MARIA J CHICHELLI		200.00	200.00 002378

LKSD LAKESIDE PLANT IAGUILAR

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT
8/25/20	00272	8/01/20	PI-A0045	202008	320-53800-46000			SOLITUDE LAKE MANAGEMENT LLC	*	966.00	966.00 002379
8/25/20	00298	8/18/20	17535	202008	330-53800-48102			DEPOSIT-CIRCUIT/LIGHTS	*	579.00	579.00
8/27/20	00066	8/11/20	116649	202007	310-51300-31500			SERGEANT'S ELECTRIC	*	2,404.00	579.00 002380
8/27/20	00351	8/19/20	NR081920	202008	310-51300-11000			RESEARCH/CONFER/AGREEMENT	*	200.00	2,404.00 002381
8/27/20	00352	8/25/20	3013	202008	310-51300-31100			HOPPING GREEN & SAMS	*	737.00	200.00 002382
8/28/20	00260	7/01/20	89140	202008	330-53800-51100			NABIL ROUMY	*	850.00	737.00 002383
								ZOLLER ENGINEERING LLC	*		850.00 002384
								POOL MAINTENANCE - AUG20			
								DART POOL SOLUTIONS, INC			

TOTAL FOR BANK A 47,822.09
 TOTAL FOR REGISTER 47,822.09

LKSD LAKESIDE PLANT IAGUILAR

GMS-Central Florida, LLC
 1001 Bradford Way
 Kingston, TN 37783

Invoice

Invoice #: 102
 Invoice Date: 8/1/20
 Due Date: 8/1/20
 Case:
 P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - August 2020 300		3,187.17	3,187.17
Information Technology - August 2020 351		83.33	83.33
Dissemination Agent Services - August 2020 813		83.33	83.33
Office Supplies 510		0.84	0.84
Postage 410		86.27	86.27
Copies		9.60	9.60
<p>RECEIVED AUG 07 2020 BY: _____</p>			
Total			\$3,450.54
Payments/Credits			\$0.00
Balance Due			\$3,450.54

Alex's POOL HEATING & AIR CONDITIONING, LLC

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

Maintenance



INVOICE

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

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

INVOICE # 12015-QB
 DATE 07/09/2020
 DUE DATE 07/18/2020

1-153
 330.538. 98102.

DESCRIPTION	QTY	RATE	AMOUNT
Unit Make/Model A/H: Carrier Main Clubhouse System: Model #: 40RM-016-B610HC Serial #: 4000F44585.	1	0.00	0.00
PROBLEM A/C not cooling, called in by Nathan.	1	0.00	0.00
Description Performed a drain clean. Re-attached drain line on right side, and secured with Plastaid. This connection was originally secured with clear packing tape and silicone. The connection was broken so Plastaid is the best solution without replacing the pan. ** Office will call in 6 months for an A/C maintenance on all systems. **	1	0.00	0.00
Air Conditioning Drain clean:	1	39.00	39.00
Air Conditioning:Service Call/Diagnostic Fee Service/ Diagnostic:	1	90.00	90.00

Originally sent on: Sent by email to lakesideplantation@verizon.net at Jul 9, 3:17 pm Eastern Daylight Time.

BALANCE DUE

\$129.00

RECEIVED AUG 10 2020

Alex's Pool HEATING & AIR CONDITIONING, LLC

Alex's Pool Heating & Air Conditioning
 P.O. Box 38081
 Murdock, FL 33938
 (941)629-2539
 aamachado@comcast.net
 www.629alex.com

Maintenance



INVOICE

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

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

INVOICE # 12015-QB
DATE 07/09/2020
DUE DATE 07/19/2020

1-153
 330-538-8102

DESCRIPTION	QTY	RATE	AMOUNT
Unit Make/Model A/H: Carrier Main Clubhouse System: Model #: 40RM-016-B610HC Serial #: 4600F44585.	1	0.00	0.00
PROBLEM A/C not cooling, called in by Nathan.	1	0.00	0.00
Description Performed a drain clean. Re-attached drain line on right side, and secured with Plastaid. This connection was originally secured with clear packing tape and silicone. The connection was broken so Plastaid is the best solution without replacing the pan. ** Office will call in 6 months for an A/C maintenance on all systems. **	1	0.00	0.00
Air Conditioning Drain clean:	1	36.00	36.00
Air Conditioning:Service Call/Diagnostic Fee Service/ Diagnostic:	1	90.00	90.00

Originally sent on: Sent by email to lakesideplantation@verizon.net at Jul 9, 3:17 pm Eastern Daylight Time.

BALANCE DUE

\$129.00

RECEIVED AUG 10 2020

Invoice



Date: 7/22/2020
Customer ID: 3941
Invoice No.: SPE53179
Reference: Work Order 71088 / Field Invoice

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

Bill to:

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

Service at:

Lakeside Plantation Clubhouse
2200 Plantation Blvd
North Port, FL 34286

Description:
Work Order 71088 Backflow Potable Repair

P.O. Number:
Terms: DUE UPON RECEIPT

Item	Description	Quantity	Unit Price	Amount
Miscellaneous				
Scope	Backflow repair completed per quote. Device passed recertification.	1.00	\$482.7500	\$482.75
Miscellaneous Subtotal:				\$482.75

1-5
320.538.467.

RECEIVED AUG 06 2020

Additional Notes:

Subtotal:	\$482.75
Sales Tax:	\$0.00
Payments:	\$0.00
Total Due:	\$482.75



Thank You For Your Business

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

Alliance Fire & Safety
 Post Office Box 208
 Venice, FL 34284



Phone: 941-485-5402
 Facsimile: 941-483-3321
 Toll Free: 877-664-6512

BACKFLOW TEST AND MAINTENANCE REPORT

Owner Name/ Business Name: LAKE SIDE PLANTATION CLUBHOUSE
 Property Address: 2200 PLANTATION BLVD NORTH PORT FL 34286
 Location of Assembly: Front @ Sprinkler

Hazard# _____
 Confirmation# _____
 Date Entered/mailed 7/8/20 hp

INITIAL TEST RESULTS

Customer # 3941 Work Order # 69980 Repair WO# 71088 AHA: NPLITI

Type of Assembly:	<input type="checkbox"/> DCA	<input type="checkbox"/> DCVA	<input checked="" type="checkbox"/> RPDA	<input type="checkbox"/> DDCA	<input type="checkbox"/> RPDA	<input type="checkbox"/> Other	
Type of Service	<input checked="" type="checkbox"/> Potable Water	<input type="checkbox"/> Irrigation	<input type="checkbox"/> Fire Service	<input type="checkbox"/> Fire Bypass	<input type="checkbox"/> Other		
Size:	<input type="checkbox"/> 3/4	<input type="checkbox"/> 1	<input type="checkbox"/> 1.5	<input checked="" type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	
	<input type="checkbox"/> 6	<input type="checkbox"/> 8	Meter # <u>8000.538.2</u>				
Manufacturer:	<u>Walters</u>		Model #	<u>925 YL</u>		Serial #	<u>3391097</u>
Check Valve #1	Relief Valve		Check Valve #2	Pressure Vacuum Breaker			
<input type="checkbox"/> Leaked <input checked="" type="checkbox"/> Closed Tight	Opened at: <u>2</u> PSI or Did Not Open <input checked="" type="checkbox"/>		<input checked="" type="checkbox"/> Leaked <input type="checkbox"/> Closed Tight	Air Inlet: did Not Open <input type="checkbox"/> or Opened at _____ PSI			
Gauge Pressure Across Check Valve <u>10.0</u> PSI	Outlet Shut-off Valve: <input type="checkbox"/> Leaked <input checked="" type="checkbox"/> Closed Tight		Gauge Pressure Across Check Valve <u>2</u> PSI	Check Valve: Leaked <input type="checkbox"/> Held at _____ PSI			
PASSED <input type="checkbox"/>		FAILED <input checked="" type="checkbox"/>		TEST BUFFER:		PSI	
Remarks: <u>need Rainbow Repair kit</u>							
INITIAL TEST BY: <u>Chris Gosset</u>		CERT #	<u>F6-19-9324</u>		DATE:	<u>7/8/20</u>	
GAUGE MANUFACTURER: <u>Midwest</u>		GAUGE SERIAL#:	<u>12070513</u>		Call/Drawn Date:	<u>January 2020</u>	

REPAIR & RETEST RESULTS

<input type="checkbox"/> Cleaned Only	<input type="checkbox"/> RV Cleaned Only	<input type="checkbox"/> Cleaned Only	<input type="checkbox"/> Cleaned Only
Replaced: rubber Kit <input checked="" type="checkbox"/> CV Assembly <input type="checkbox"/> or disc <input type="checkbox"/> O-Rings <input checked="" type="checkbox"/> seat <input type="checkbox"/> spring <input type="checkbox"/> stem/ Guide <input type="checkbox"/> retainer <input type="checkbox"/> lock Nuts <input type="checkbox"/> Other <input type="checkbox"/>	Replaced: RV rubber kit <input checked="" type="checkbox"/> RV assembly <input type="checkbox"/> or disc <input type="checkbox"/> diaphragm(s) <input checked="" type="checkbox"/> seat <input type="checkbox"/> spring <input type="checkbox"/> stem/ guide <input type="checkbox"/> O-Rings <input checked="" type="checkbox"/> Other <input type="checkbox"/>	Replaced: rubber Kit <input checked="" type="checkbox"/> CV Assembly <input type="checkbox"/> or disc <input type="checkbox"/> O-Rings <input checked="" type="checkbox"/> seat <input type="checkbox"/> spring <input type="checkbox"/> stem/ Guide <input type="checkbox"/> retainer <input type="checkbox"/> lock Nuts <input type="checkbox"/> Other <input type="checkbox"/>	Replaced: rubber kit <input type="checkbox"/> CV Assembly <input type="checkbox"/> disc, air inlet <input type="checkbox"/> disk, CV <input type="checkbox"/> seat, CV <input type="checkbox"/> spring, air inlet <input type="checkbox"/> spring, CV <input type="checkbox"/> retainer <input type="checkbox"/> guide <input type="checkbox"/> O-rings <input type="checkbox"/> Other <input type="checkbox"/>
Check Valve #1	Relief Valve	Check Valve #2	Pressure Vacuum Breaker
<input type="checkbox"/> Leaked <input checked="" type="checkbox"/> Closed Tight	Opened at: <u>2.4</u> PSI or Did Not Open <input type="checkbox"/>	<input type="checkbox"/> Leaked <input checked="" type="checkbox"/> Closed Tight	Air Inlet: did Not Open <input type="checkbox"/> or Opened at _____ PSI
Gauge Pressure Across Check Valve <u>9.2</u> PSI	Outlet Shut-off Valve: <input type="checkbox"/> Leaked <input checked="" type="checkbox"/> Closed Tight	Gauge Pressure Across Check Valve <u>2.6</u> PSI	Check Valve: Leaked <input type="checkbox"/> Held at _____ PSI
PASSED <input checked="" type="checkbox"/>		FAILED <input type="checkbox"/>	
TEST BUFFER: _____ PSI			
Remarks: _____			
REPAIR TECH: <u>Chris Gosset</u>		CERT #	<u>RP1776</u>
FINAL TEST BY: <u>Chris Gosset</u>		CERT #	<u>F6-19-9324</u>
GAUGE MANUFACTURER: <u>Midwest</u>		GAUGE SERIAL#:	<u>12070523</u>
		DATE:	<u>7/22/2020</u>
		DATE:	<u>1/2020</u>



5824 Bee Ridge Road #165, Sarasota, FL 34233

Invoice

Date: 8/1/2020 Invoice #: 2020-02249

Bill To:

Lakeside Plantation CDD
c/o Governmental Management Services
9145 Narcoossee Road, Ste A206
Orlando, FL 32827

1-10
3 20.538.464

Terms: Net 30 Due Date: 8/31/2020

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

RECEIVED
AUG 03 2020

BY: _____

[Signature]

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

Total	57,655.00
Payments/Credits	50.00
Balance Due	57,655.00

Phone #: (941) 927-9765 Fax #: (941) 929-9336 E-mail: caris@bloomingslandscape.com Web Site: www.bloomingslandscape.com

Culligan

better water. pure and simple.®

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

14"8000 1 MB 0.430"
LAKESIDE PLANTATION
8145 MARCORSEE RD STE A206
ORLANDO FL 32827-6766



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

M/C VISA MC AMEX DISC OTHER

CARD NUMBER: _____ V CODE: _____

SIGNATURE: _____ EXP. DATE: _____

DATE: 07/31/2020 PAY AMOUNT: 74.98 ACCOUNT NUMBER: 1017805

AMOUNT PAID \$

Pay By Date: Aug 15

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

Balance Forward Statement

RETURN THIS TOP PORTION WITH YOUR PAYMENT

Page: 1

InvDate	InvItem	Location	PO#	Billed	Tax	Balance
Location 1017805			Previous Balance: 06/30/2020			36.49
LAKESIDE PLANTATION 2200 PLANTATION BLVD						
07/14/2020	651730	1017805	PO#			
4201	DELIVERY CHARGE		1.000 @	2.49	2.49	0.00
2413	5 GALLON DRINKING WATER		5.000 @	7.00	35.00	0.00
07/28/2020	PAYMENT	1017805	PO#			-36.49
07/29/2020	658349	1017805	PO#			
4201	DELIVERY CHARGE		1.000 @	2.49	2.49	0.00
2413	5 GALLON DRINKING WATER		5.000 @	7.00	35.00	0.00
07/31/2020	PAYMENT	1017805	PO#			0.00

1.14
330.533 .48101

RECEIVED AUG 06 2020

ACCOUNT IS CURRENT

Current	74.98	30day	0.00	60day	0.00	90day	0.00	Balance	74.98
---------	-------	-------	------	-------	------	-------	------	---------	-------

Pay your bill online using our secure payment page at www.culligansarasota.com

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

DART Pool Solutions, Inc.

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


Invoice

Date	Invoice #
7/29/2020	89153

Bill To
Lakeside Plantation 2200 Plantation Blvd North Port FL 34287

Service Location
2200 Plantation Blvd North Port, FL 34289

P.O. No.	Terms	Due Date	Tech	Date of Service
	Due before mont...	8/31/2020	SB	7/29/2020

Description	Qty	Rate	Amount
Pool cleaning maintenance		850.00	850.00
FL Sales Tax		7.00%	0.00
1.260			
320.538.511			
			

RECEIVED JUL 29 2020

Thank you for your business!

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

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

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



Ed Handy Home Improvement

1442 Ultramarine Lane
Punta Gorda, Florida
33950
941-380-4707
edhandyhome@gmail.com

INVOICE
INV0055

DATE
07/29/2020

DUE
On Receipt

BALANCE DUE
USD \$1,645.00

BILL TO

Lakeside Plantation

2200 Plantation Blvd
North Fort, Florida
14289
941-423-5500
pinschich@gmail.com

DESCRIPTION	RATE	QTY	AMOUNT
Wall Paper Removal Men and Women restroom	\$0.00	1	\$0.00
Painting Men and women restroom	\$0.00	1	\$0.00
Total	\$1,495.00	1	\$1,495.00
Painting Painting smaller restrooms by pool	\$325.00	2	\$650.00
Deposit Required	\$500.00	-1	-\$500.00
TOTAL			\$1,645.00
BALANCE DUE			USD \$1,645.00

Payment Instructions

BY CHECK

Ed Handy

OTHER

Check, cash, or cc

Removal of Wall paper and painting men and women restrooms, with customer choice of color by Sherman Williams. This invoice is including all material and labor. 3-4 days to complete this work. Once deposit is received, a date will scheduled to start work.

* Please be aware, what condition of walls is underneath wallpaper can't be discovered till the wallpaper is removed. If walls are smooth and fine we will primer and paint to your choice of color. If there is no texture and you wish to have texture I can provide you with multiple vendors.

1350
330-538.48102

RECEIVED AUG 08 2020



Ed Handy Home Improvement

1442 Ultramarine Lane
Punta Gorda, Florida
33950
941-380-4707
edhandyhomena@gmail.com

INVOICE
INV0060

DATE
07/29/2020

DUE
On Receipt

BALANCE DUE
USD \$795.00

BILL TO

Lakeside Plantation

2200 Plantation Blvd
North Fort, Florida
34289
941-423-5500
pinachich@gmail.com

DESCRIPTION	RATE	QTY	AMOUNT
Granite Tops Level 1	\$0.00	2	\$0.00
Sink 4 new oval sinks	\$0.00	4	\$0.00
Labor	\$0.00	1	\$0.00
Total	\$1,795.00	1	\$1,795.00
<u>Deposit</u>	<u>\$1,000.00</u>	-1	-\$1,000.00
TOTAL			\$795.00
BALANCE DUE			USD \$795.00

Payment Instructions

BY CHECK
Ed Handy

OTHER
Check, cash, or cc

Lakeside plantation clubhouse restrooms. 2 Granite tops with new sinks. New tops and installation is included in price. New sink faucets are not included in estimate. The scheduled date for granite installed 10-14 business day of receiving required deposit.

1.350.
330 538.48102.

RECEIVED AUG 08 2020

CHECK REQUEST FORM

DISTRICT/ASSOCIATION: Lakeside Plantation CDD **DATE:** 8/11/20

PAYABLE TO: Lakeside Plantation CDD/US Bank

AMOUNT REQUESTED: \$10,113.85

REQUESTED BY: Indhira Araujo

ACCOUNT # [REDACTED]

DESCRIPTION OF NEED: Transfer of Tax Rcpts - S1999

APPROVED BY: Ariel Lovera

SIGNATURE: 

RECEIVED AUG 11 2020

Assessed on Roll:

	GROSS AMOUNT ASSESSED	PERCENTAGE	ASSESSMENTS COLLECTED	ASSESSMENTS TRANSFERRED	AMOUNT TO BE TRF.
O & M	\$ 726,648.19	79.6431%	\$695,509.67	(\$695,509.67)	
DEBT SERVICE	\$ 185,732.67	20.3569%	\$177,773.61	(\$167,665.95)	
TOTAL	\$912,380.86	100.00%	\$873,283.28	(\$863,175.62)	\$10,107.66

TRANSFERS TO DEBT SERVICE			
DATE	CHECK #	AMOUNT	
1/6/20	2203	\$77,529.87	
2/18/20	2218	\$78,496.64	
3/24/20	2277	\$1,925.34	
6/5/20	2319	\$9,714.10	
TOTAL		\$167,665.95	

NORTH PORT SOLID WASTE DISTRICT



SERVICE ADDRESS			
2800 PLANTATION BLVD SWD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
54883-159826	55-55	8/04/20	9/01/20

Total Current Charges	168.47
PAST DUE - MUST PAY NOW	.00
Total Amount Due	168.47



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

000054883000159826000000168479

51

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

SERVICE ADDRESS

2800 PLANTATION BLVD SWD

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
54883-159826	55-55	8/04/20	9/01/20

Last Bill Amount	168.47
Payments	168.47-
Adjustments	.00
BALANCE FORWARD	.00

Rate Class : COMMERCIAL WASTE
 Last payment amount/date: 168.47 7/17/20

Service	Consumption	Charge	Total
GB DUMPSTER 4YD/1 PICKUP	6/30/20 7/31/20	156.80	
GB 95 GAL RECY 1PU 1MON	6/30/20 7/31/20	7.00	
GB EXTRA RECY 1XMONTH	6/30/20 7/31/20	4.67	
TOTAL COMMERCIAL GARBAGE			168.47

Total Current Charges	168.47
PAST DUE - MUST PAY NOW	.00
Total Amount Due	168.47

If the smoke alarm chirps, investigate the cause. It could be as simple as replacing the battery.
 For more safety information call North Port Fire Dept. at 941-240-8150.

1.32.
 320.538 434

RECEIVED AUG 06 2020

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

Security Alarm Corp.
 17776 Toledo Blade Blvd,
 Port Charlotte, FL 33948
 Tel. (941) 625-8700
 Fax. (941) 625-8804



Invoice Number **222273**
 Sale Date **7/23/2020**
 Due Date **8/2/2020**

Lakeside Plantation CDD
 Care Of: GMS
 9146 Narcoossee Rd, STE. A203
 Orlando, FL 32827

Service Address
 Lakeside Plantation-F
 2200 Plantation Blvd.
 North Port, FL 34286

Description	Qty	Price	Net	Tax	Total
Conventional Heat Detector w/ Base 135 (281B)	2	\$25.88	\$57.36	\$0.00	\$57.36
Service-Comm-Fire	1	\$125.00	\$125.00	\$0.00	\$125.00
TOTALS			\$182.36	\$0.00	\$182.36

For Service Provided As Per Work Order Number 88352
 Replaced heat detectors per proposal

1.41
 330.538.48102

RECEIVED JUL 27 2020

Return Stub Below

Please return this portion of your invoice with your payment. Thank you!

Customer : Lakeside Plantation CDD



Acct. Bal. **\$182.36** Amount Remitted
 Payment Method Check Check Number

Invoice Number **222273**
 Bill Payer ID: **11765**
 (Primary) CSID:
 Date Remitted

Charge Card Number
 Name On Card
 Billing Zipcode
 Exp Date
 Card ID
 Signature

*Please Note : If paying by charge card, we can only accept payment by : American Express, Discover, Mastercard, Visa
 Please remit to : Security Alarm Corp. 17776 Toledo Blade Blvd, Port Charlotte, FL 33948 Tel. (941) 625-8700 Fax. (941) 625-8804 Inv No. 222273

Security Alarm Corp.
 17776 Toledo Blade Blvd,
 Port Charlotte, FL 33948
 Tel. (941) 625-9700
 Fax. (941) 625-9804



Invoice Number **222574** CSID
 Sale Date **8/5/2020** **2564**
 Due Date **8/15/2020**
 Terms NET: **10 Days**

Lakeside Plantation CDD
 Care Of: GMS
 9145 Narcoossee Rd, STE. A208
 Orlando, FL 32827

1.41
 330.538 . 484.

Description	Qty	Price	Net	Tax	Total
CSID: 2564 Monitoring-Commercial-Fire-Basic For: Lakeside Plantation-F at 2200 Plantation Blvd, North Port, FL 34286 Period Covered: 06/01/2020 to 10/31/2020 inclusive.	3	\$28.00	\$84.00	\$0.00	\$84.00
CSID: 2562 Monitoring-Commercial-Security-Basi For: Lakeside Plantation at 2200 Plantation Blvd, North Port, FL 34286 Period Covered: 06/01/2020 to 10/31/2020 inclusive.	3	\$21.00	\$63.00	\$0.00	\$63.00
TOTALS			\$147.00	\$0.00	\$147.00

Deposits On Account: \$0.00

Your Balance as of 8/5/2020 **\$309.38**

To ensure proper credit please include the invoice number on your check or call the office to pay with a credit card.
 Please Do Not post date your checks. Celebrating 40 years of success.

[Signature] RECEIVED AUG 07 2020

Return Stub Below

Please return this portion of your invoice with your payment. Thank you!
 Customer : Lakeside Plantation CDD



Due This Inv. **\$147.00** Amount Remitted

Invoice Number **222574**
 Bill Payer ID: **11765**
 (Primary) CSID:
 Date Remitted

Payment Method Check Check Number

Charge Card Number
 Name On Card

Billing Zipcode
 Exp Date
 Card ID

Signature

*Please Note : If paying by charge card, we can only accept payment by : American Express, Discover, Mastercard, Visa
 Please remit to: Security Alarm Corp. 17776 Toledo Blade Blvd, Port Charlotte, FL 33948 Tel. (941) 625-9700 Fax. (941) 625-9800 Inv. No **222574**

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

APPROVED 07/20/20

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

Acct#: 297693	Date: 07/20/20
LAUREN VANDERVEER LAKESIDE PLANTATION CDD 219 EAST LIVINGSTON ST ORLANDO, FL 32801	Ad Date: 07/27/20
Telephone: (407) 841-5524	Class: 3124
	Ad ID: 3758597
	Ad Taker: MPRESCOTT
	Sales Person: 200
	Words: 601
	Lines: 145
	Agate Lines: 164
	Depth: 17.222
	Inserts: 2
	Description: LSP Budget

Other Charges:	\$0.00	Gross:	\$414.70
Discount:	\$0.00	Paid Amount:	- \$0.00
Surcharge:	\$0.00	Amount Due:	\$414.70
Credits:	\$0.00		
Bill Depth:	17.222		

Publication	Start	Stop	Inserts	Cost
Charlotte Sun (CS)	07/27/20	08/03/20	2	\$414.70

1.106
310.513.80

Ad Note:

Customer Note:

We Appreciate Your Business!
 Thank You LAUREN VANDERVEER!

**LAKESIDE PLANTATION
 COMMUNITY DEVELOPMENT
 DISTRICT**

**NOTICE OF PUBLIC HEARING
 TO CONSIDER THE ADOPTION
 OF THE FISCAL YEAR
 2020/2021 BUDGET, NOTICE
 OF POSSIBLE REMOTE
 PARTICIPATION DURING
 PUBLIC HEALTH EMERGENCY
 DUE TO COVID-19, AND
 NOTICE OF RESOLVING BOARD
 OF SUPERVISORS' BUSINESS.**

The Board of Supervisors ("Board") of the Lakeside Plantation Community Development District ("District") will hold a public hearing on August 19, 2020, at 6:00 p.m. at the Lakeside Plantation Clubhouse, 2200 Plantation Boulevard, North Port, Florida 34889, for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2020, and ending September 30, 2021 ("Fiscal Year 2020/2021"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the office of the District Manager c/o Governmental Management Services-Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801. Phone: (407) 841-5524 ("District Manager's Office") during normal business hours.

It is anticipated that the public hearing and meeting will take place at the above address. In the event that the COVID-19 public health emergency prevents the hearing and meeting from occurring in-person, the District may conduct the public hearing by telephone or video conferencing communications media technology pursuant to governmental orders, including but not limited to Executive Orders 20-67, 20-69, 20-112, and 20-150 issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020, and June 23, 2020 respectively, and any amendments or supplements thereto, and pursuant to Section 120.54(8)(b), Florida Statute.

While it may be necessary to hold the above referenced public hearing and meeting utilizing communications media technology due to the current COVID-19 public health emergency, the District encourages public participation in a safe and efficient manner. To that end, anyone wishing to attend and/or participate in the meeting can do so via their computer at <http://www.lspcd.com>, and/or by telephone or telepresence by calling 689-6799 and entering the Meeting ID: 952 0644 6653. Participants are strongly encouraged to submit questions and comments to the District Manager's Office at rlm@lspcd.com, or by calling (407) 841-5524 by August 18, 2020 at 2:00 pm in advance of the meeting to facilitate the Board's consideration of such questions and comments during the meeting.

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

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

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

George Flint
 District Manager
 Lakeside Plantation Community Development District
 Publish: July 27, 2020 &
 August 3, 2020
 297693 3758597



Invoice

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

Invoice # 372144
Date 8/1/2020
Terms Net 30
Due Date 8/31/2020
Memo Aug 2020 Fees

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

Description	Quantity	Rate	Amount
Facility Manager Services at Lakeside Plantation Amenity Center	1	5,050.50	5,050.50
Office Administrative Assistant Services at Lakeside Plantation Amenity Center	1	2,214.67	2,214.67
Facility Attendants Services at Lakeside Plantation Amenity Center	1	2,512.50	2,512.50
Facility Maintenance Services at Lakeside Plantation Amenity Center	1	4,781.00	4,781.00

Thank you for your business.

Total \$14,558.67

1.257
330.538.120.

RECEIVED

AUG 03 2020

BY: _____

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: July 15, 2020

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

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

Approved for Payment:


District Manager Signature

7/15/20
Date

****RETURN SIGNED DOCUMENT TO Ariel Lopera****



Welch Tennis Courts, Inc.
 P.O. Box 7770
 Sun City, FL 33586
 Phone: 813-841-7787
 Fax: 813-841-7795

Invoice

Date	Invoice #
7/8/2020	57725

Tennis Maintenance

Bill To
Lakeside Plantation 135 W Central Blvd Suite 320 Orlando FL 32801

Ship To
Nathan Lakeside Plantation 2200 Plantation Blvd. North Port FL 34289

Terms	PO #	Due Date
Net 30	Nathan	8/7/2020
Sales Rep	Ship Via	Ship Date
Shannon Wilder		7/8/2020

Notes

Quantity	Units	Description	Options	Unit Price	Amount
2	jug	AlgaeBlaster 2.5 gal. per bottle (regular price is \$79.99)		74.99	149.98
1		Clay & Accessories Delivery to Sarasota, Pasco, Polk, Hardee, Desoto Counties		150.00	150.00

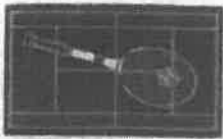
Thank you for your business.		Total	\$299.98
------------------------------	--	--------------	-----------------

ALL PAST DUE ACCOUNTS ARE SUBJECT TO AN ANNUAL INTEREST CHARGE OF 1-1/2% PER MONTH
 THIS REPRESENTS AN ANNUAL INTEREST RATE OF 18%. MATERIALS AND EQUIPMENT SHALL
 REMAIN THE PROPERTY OF WELCH TENNIS COURTS, INC. UNTIL PAID IN FULL. ALL RETURNS ARE
 SUBJECT TO A RESTOCKING FEE.

[Handwritten Signature]

1.52.
 330.538. 510.

RECEIVED AUG 14 2020



Welch Tennis Courts, Inc.
 P.O. Box 7770
 Sun City, FL 33586
 Phone: 813-641-7787
 Fax: 813-641-7795

Invoice

Date	Invoice #
7/8/2020	57726

Tennis Maintenance

Bill To
Lakeside Plantation 135 W Central Blvd Suite 320 Orlando FL 32801

Ship To
Nathan Lakeside Plantation 2200 Plantation Blvd. North Port FL 34289

Terms	PO #	Due Date
Net 30	Nathan	8/7/2020
Sales Rep	Ship Via	Ship Date
Shannon Wilder		7/8/2020

Notes

Quantity	Units	Description	Options	Unit Price	Amount
1.4		HydroBlend in 80# bags. Each pallet is 1.4 tons or 35 bags.	Size: 80lb	291.99	408.79

Thank you for your business.		Total	\$408.79
------------------------------	--	--------------	-----------------

ALL PAST DUE ACCOUNTS ARE SUBJECT TO AN ANNUAL INTEREST CHARGE OF 1-1/2% PER MONTH THIS REPRESENTS AN ANNUAL INTEREST RATE OF 18%. MATERIALS AND EQUIPMENT SHALL REMAIN THE PROPERTY OF WELCH TENNIS COURTS, INC. UNTIL PAID IN FULL. ALL RETURNS ARE SUBJECT TO A RESTOCKING FEE.

1.62
330.538 520

RECEIVED AUG 14 2020

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: August 19, 2020

	<i>Name</i>	<i>In Attendance Please ✓</i>	<i>Fee Involved Yes / No</i>	
1	Bill Roumy	✓	Yes (\$200)	
2	Bud Sabol	✓	Yes (\$200)	1.200
3	Joe Szewczyk	✓	Yes (\$200)	1.56
4	Camille Stephens	✓	Yes (\$200)	1.55
5	Pina Chichelli	✓	Yes (\$200)	1.280

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

Approved for Payment:

D. Adams
District Manager Signature

08/19/2020
Date

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

RECEIVED AUG 21 2020

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: August 19, 2020

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

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

Approved for Payment:

D. Adam
District Manager Signature

08/19/2020
Date

****RETURN SIGNED DOCUMENT TO Ariel Lovara****

RECEIVED AUG 21 2020



Ed Handy Home Improvement

1442 Ultramarine Lane
Punta Gorda, Florida
33950
941-380-4707
edhandyhome@gmail.com

INVOICE

INVOICE

DATE

07/29/2008

DUES

On Receipt

BALANCE DUE

USD \$650.00

CALL TO

Lakeside Plantation

3200 Plantation Blvd
North Fort, Florida
34289
941-423-6500
atlas@vantageproperty.com

DESCRIPTION	RATE	QTY	AMOUNT
Painting Bathroom by pool	\$325.00	2	\$650.00
TOTAL			\$650.00
BALANCE DUE			USD \$650.00

Payment Instructions

BY CHECK

Ed Handy

OTHER

Check cash, no cc

1.350

Customer choice of color. Walls and ceilings

NOZ

RECEIVED AUG 0 8 2008

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: August 19, 2020

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

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

Approved for Payment:

D Adams
District Manager Signature

08/19/2020
Date

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

RECEIVED AUG 21 2020

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: August 19, 2020

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

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

Approved for Payment:

T Adam
District Manager Signature

08/19/2020
Date

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

RECEIVED AUG 21 2020

SOLITUDE LAKE MANAGEMENT

Voice: (888) 480-5253 Fax: (888) 355-0888

INVOICE

Invoice Number: PI-A00457658

Invoice Date: 08/01/20

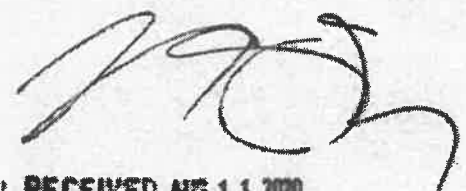
PROPERTY: Lakeside
Plantation CDD

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

CUSTOMER ID	CUSTOMER PO	Payment Terms	
L2077		Due upon receipt	
Bill To ID	Shipment Method	Ship Date	Due Date
Bill Kurth			08/01/20

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR00010 08/01/20 - 08/31/20 Lake & Pond Management Services		988.00	988.00

1.272.
320.538.460



RECEIVED AUG 11 2020

PLEASE REMIT PAYMENT TO:

1920 Brookwood Drive, Suite H
Little Rock, AR 72202

www.solitudelakemanagement.com

Subtotal	988.00
Sales Tax	0.00
Total Invoice	988.00
Payment Received	0.00
TOTAL	988.00

www.aerioresquatics4lakesponds.com

SERGEANT'S



ELECTRIC

17535

1775 Hiramton Ave. Unit 111
North Port, FL 34289
941.373.5658
SgtElect.com

CUSTOMER INVOICE

HOME OWNER INFORMATION

Date 8.18.20 Technician Alex
 Name Lakeside Plantation Phone 941-423-5500 Ext. _____
 Address 2200 Plantation Blvd City North Port State FL Zip 34289

DEVICES

LEVEL 1 DEVICE = 110v outlet, sp switch, tv plate, telephone plate, 4-way splitter, GFCI device, in-use cover	WAS THE WORK DONE?	
	YES	NO
LEVEL 2 DEVICE = 110v wall timer, 3 or 4 way switch, photo outlet, stack switch, 600 watt dimmer or 300watt 240v outlet, 110v smoke detector, carbon monoxide CO, fire, USB combo outlet, range/dryer outlet, photo eye	3	X
LEVEL 3 DEVICE = 100v panel, 600watt dimmer, 110v carbon smoke detector, smoke detector photo eye Del 2		
LEVEL 4 DEVICE = 60amp disconnect, 240v mechanical timer, 240v pressure switch, 240v contactor		

1.298.

ASSESSMENTS

PANEL INSPECTION

HOME INSPECTION (up to 2000 sq ft)	\$210.00 x Qty	1			
SINGLE CIRCUIT ANALYSIS	\$210.00 x Qty	1			
MULTIPLE CIRCUIT ANALYSIS	\$598.00 x Qty				
WHOLE HOUSE SURGE PROTECTOR	\$423.00 x Qty				

WIRING/BOXES

LEVEL 1 WIRING/BOX = small junction box, pullout box, direct bury splice kit, underground tv out per 5', w.s. wiring per section	\$200 x Qty	4			
LEVEL 2 WIRING/BOX = Fan 300watt, Medium junction box, 15-25amp underground out per 5'	\$100 x Qty				
LEVEL 3 WIRING/BOX = Large junction box, 20-100amp underground out per 5', splicer, tv, or phone wiring, 110v indoor outlet 820	\$210 x Qty				
LEVEL 4 WIRING/BOX = 110v w.s. photo outlet 820, wiring for a light fixture	\$200 x Qty	4			
LEVEL 5 WIRING/BOX = wiring for a light fixture off 2, 15-20amp out with 15'	\$110 x Qty				
LEVEL 6 WIRING/BOX = 15-30 amp dedicated out	\$487.00 x Qty				
LEVEL 7 WIRING/BOX = 15-30 amp dedicated out off 2, 40-50 amp 240v dedicated out	\$675.00 x Qty				
LEVEL 8 WIRING/BOX = 40-60 amp out with disconnect	\$680.00 x Qty				

ADDITIONAL INSTALLATIONS

* Existing 100-277v sign spot lights wired with low voltage landscape wire	\$	x Qty	= \$		
* weathered junction boxes with water damage	\$	x Qty	= \$		

FUSE PANEL YES NO PANEL MFG _____ AGE _____

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

TOTAL INVESTMENT \$ _____

TOTAL PAID TODAY \$ _____

TOTAL BALANCE \$ _____

DEPOSIT \$ _____

PAID TODAY \$ _____

BALANCE \$ 210

NOTES Performed circuit analysis & found 3 bad diodes, 2 for sign lights, 1 for street lights. Existing 100v-277v spot lights are wired with low voltage landscape wire. 3 junction boxes are weathered with water damage.

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

Signature: _____

All work has been performed to my satisfaction _____

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

From: Nathan Trates ntrates@vestapropertyservices.com
Subject: FW: Quote-2200 Plantation Blvd North Port, FL 34289
Date: August 19, 2020 at 11:41 AM
To: George Flint gflint@gmscfl.com
Cc: mbyington@gmscfl.com, Indhira Araujo (Iaraujo@gmscfl.com) Iaraujo@gmscfl.com, budsabol1528@gmail.com

NT

From: Tammi Goedde [mailto:Tammi@sgtelect.com]
Sent: Wednesday, August 19, 2020 11:40 AM
To: Nathan Trates
Subject: Re: Quote-2200 Plantation Blvd North Port, FL 34289

Thank you. We will need a deposit of \$579 in order to order all parts and get you on schedule.

Thank you for choosing Sergeant Electric!!

Tammi Goedde



WWW.SGTELECT.COM

941-373-5658

Sergeant's Electric

1075 Innovation Ave Unit 111

North Port, FL 34289

License # EC13008043

On Wed, Aug 19, 2020 at 11:29 AM Nathan Trates <ntrates@vestapropertyservices.com> wrote:

Tammi,

Just got off the phone with our CDD chairman and he approved this full estimate.

Kind regards,

Nathan Trates

Facility Manager

AFO & ICAA certified



2200 Plantation Blvd

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

===== STATEMENT =====

August 11, 2020

Lakeside Plantation Community Development District
9145 Narcoossee Rd, Ste. A206
Orlando, FL 32827

Bill Number 116649
Billed through 07/31/2020

General Counsel/Monthly Meeting
LPCDD 00001 MCE

1.66
310.513.315

RECEIVED AUG 25 2020

FOR PROFESSIONAL SERVICES RENDERED

07/01/20	APA	Confirm 2019 audit filed with the State.	0.30 hrs
07/02/20	MCE	Review bills approved and vetoed by Governor; determine changes to rules as a result, if any.	0.20 hrs
07/02/20	SRS	Confer with Flint regarding recertification of district's environmental resource permit.	0.30 hrs
07/06/20	SSW	Research compliance with public meeting requirements for district meetings held remotely using communications media technology; review executive orders issued by Governor regarding conducting local government public meetings; confer with representatives of Attorney General's Office; research potential extension of waiver of physical quorum requirement for district meetings, manner of conducting district meetings in event of expiration of same, and meeting and public hearing notice requirements.	0.40 hrs
07/07/20	SRS	Prepare fiscal year 2020-2021 budget documents; review draft agenda.	0.60 hrs
07/07/20	APA	Prepare updates to budget documents; update district chart.	0.30 hrs
07/09/20	SRS	Review draft minutes and draft agenda; confer with Vanderveer regarding June meeting records of proceedings for amenity suspension hearing.	1.30 hrs
07/09/20	APA	Analyze agenda package; prepare agenda memorandum.	1.20 hrs
07/15/20	SRS	Prepare for and attend board meeting; conduct follow-up regarding same.	1.60 hrs
07/15/20	APA	Research Florida division of corporations regarding proposed vendors.	0.30 hrs
07/16/20	APA	Prepare agreement for exterior painting of district clubhouse.	1.20 hrs
07/17/20	SRS	Prepare agreement for exterior clubhouse painting.	0.40 hrs
07/17/20	APA	Prepare updates to exterior painting agreement for district clubhouse and provide to Trates.	0.30 hrs
07/22/20	SRS	Review status regarding agreement for bathroom renovation services.	0.20 hrs
07/22/20	APA	Research approval of and proposal for clubhouse and pool bathroom remodel project.	0.40 hrs

07/23/20	SRS	Review contract for bathroom renovations	0.20 hrs
07/23/20	APA	Research secretary of state division of corporations regarding contractor; prepare agreement for general contractor services regarding remodel of bathrooms at clubhouse and pool areas.	1.40 hrs
07/25/20	SRS	Prepare agreement for bathroom renovation services.	0.30 hrs
07/27/20	APA	Finalize agreement for bathroom remodel and send to Trates with instructions for completion and execution.	0.20 hrs
07/30/20	JJ	Follow up on Governor's Office request for information regarding impact of quorum waiver extension.	0.10 hrs
07/31/20	JLK	Confer with staff on COVID waivers and appropriate language for same; research ADA, HIPPA and other laws on mask mandates, mask waivers, temperature screenings and other related considerations; research Zoom and Teams options for continued waiver of physical meeting requirements and blocking of bombers.	0.10 hrs
07/31/20	LMG	Analyze requirements for waivers regarding Coronavirus; research risks regarding temperature checks at district facility; research Zoom meeting best practices.	0.10 hrs
Total fees for this matter			\$2,404.00

MATTER SUMMARY

Papp, Annie M. - Paralegal	5.60 hrs	145 /hr	\$812.00
Johnson, Jonathan T.	0.10 hrs	375 /hr	\$37.50
Kilinski, Jennifer L.	0.10 hrs	295 /hr	\$29.50
Gentry, Lauren M.	0.10 hrs	250 /hr	\$25.00
Eckert, Michael C.	0.20 hrs	335 /hr	\$67.00
Sandy, Sarah R.	4.90 hrs	270 /hr	\$1,323.00
Warren, Sarah S.	0.40 hrs	275 /hr	\$110.00

TOTAL FEES \$2,404.00

TOTAL CHARGES FOR THIS MATTER \$2,404.00

BILLING SUMMARY

Papp, Annie M. - Paralegal	5.60 hrs	145 /hr	\$812.00
Johnson, Jonathan T.	0.10 hrs	375 /hr	\$37.50
Kilinski, Jennifer L.	0.10 hrs	295 /hr	\$29.50
Gentry, Lauren M.	0.10 hrs	250 /hr	\$25.00
Eckert, Michael C.	0.20 hrs	335 /hr	\$67.00
Sandy, Sarah R.	4.90 hrs	270 /hr	\$1,323.00
Warren, Sarah S.	0.40 hrs	275 /hr	\$110.00

TOTAL FEES \$2,404.00



TOTAL CHARGES FOR THIS BILL

\$2,404.00

Please include the bill number with your payment.

**Attendance Confirmation
for
BOARD OF SUPERVISORS**

RECEIVED AUG 21 2020

District Name: Lakeside Plantation CDD

Board Meeting Date: August 19, 2020

310.513 110

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

1.351

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

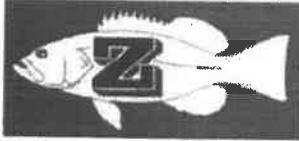
Approved for Payment:

D. Adams
District Manager Signature

08/19/2020
Date

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

INVOICE



Zoller Engineering LLC
512 Riverside Drive East
Bradenton, Florida 34208
Phone: 941-812-2585
Email: Bryan.Zoller@gmail.com
Website: ZollerEngineering.Net

Date: 8/25/2020
Invoice #: 3013

1.352
310.513 311

Bill To:

Lakeside Plantation Community Development District

<u>Description of Services:</u>	<u>Qty</u>	<u>Unit Price</u>	<u>Amount</u>
<u>Professional Services Rendered:</u> Stormwater Management System (306.0AC) Inspection & SWFWMD Re-Certification for Lakeside Plantation 2200 Plantation Blvd, North Port, FL 34289 Permit #18655.01	1	Lump Sum	\$ 737.00

Total Due: \$ 737.00

Comments

PAYMENT INFORMATION

Please make check payments payable to:

Zoller Engineering LLC
512 Riverside Drive East
Bradenton, Florida 34208

RECEIVED AUG 25 2020

* Please include invoice # on check

DART Pool Solutions, Inc.

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

Invoice

Date	Invoice #
7/1/2020	89140

Bill To
Lakeside Plantation 2200 Plantation Blvd North Port FL 34287

Service Location
2200 Plantation Blvd North Port, FL 34289

P.O. No.	Terms	Due Date	Tech	Date of Service
	Due before mont...	7/31/2020	SB	7/1/2020

Description	Qty	Rate	Amount
July pool maintenance Still open		850.00	850.00
FL Sales Tax		7.00%	0.00
1.266 330.533.511			

Thank you for your business!

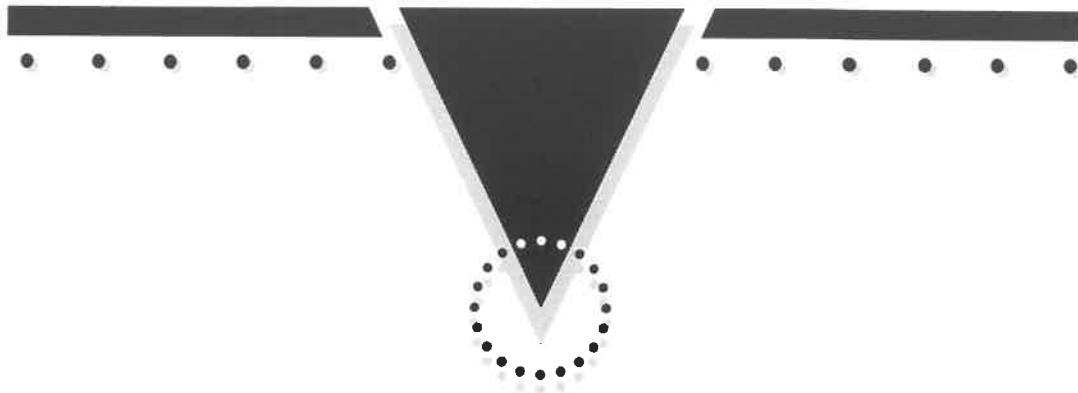
RECEIVED JUL 01 2020

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

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

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

SECTION C



Lakeside Plantation Community Development District

Unaudited Financial Reporting
July 31, 2020



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
July 31, 2020

	General	Debt Service	Capital Reserve	Totals
Assets				
<u>Cash:</u>				
Operating Account	\$ 105,547	\$ -	\$ -	\$ 105,547
Debit Card Account	3,303	-	-	3,303
Money Market Account	195,071	-	-	195,071
Activities Account	-	-	-	-
Petty Cash	3	-	-	3
Capital Reserve Account	-	-	44,281	44,281
<u>Investment - Operations:</u>				
Investment - SBA Fund	506	-	358,588	359,094
<u>Investment - Bonds:</u>				
Reserve Fund	-	58,622	-	58,622
Revenue Fund	-	55,210	-	55,210
Prepayment Fund	-	0	-	0
Prepaid Expenses	161	-	-	161
Due from Capital Reserve	1,435	-	-	1,435
Deposits	517	-	-	517
Due from General Fund	-	10,125	-	10,125
Due from Other	33	-	-	33
Total Assets	\$ 306,578	\$ 123,957	\$ 402,869	\$ 833,404
Liabilities & Fund Balances				
Liabilities				
Accounts Payable	\$ 10,151	\$ -	\$ 500	\$ 10,651
Due to Debt	10,125	-	-	10,125
Customer Deposits	1,125	-	-	1,125
Total Liabilities	\$ 21,401	\$ -	\$ 500	\$ 21,901
Fund Balances				
Nonspendable				
Prepaid items	\$ 161	-	-	\$ 161
Deposits	\$ 517	-	-	\$ 517
Restricted for:				
Debt Service	\$ -	\$ 123,957	\$ -	\$ 123,957
Capital Projects	-	-	402,369	\$ 402,369
Assigned	19,346	-	-	\$ 19,346
Unassigned	265,152	-	-	\$ 265,152
Total Fund Balances	\$ 285,177	\$ 123,957	\$ 402,369	\$ 811,503
Total Liabilities & Fund Balances	\$ 306,578	\$ 123,957	\$ 402,869	\$ 833,404

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
For The Period Ending July 31, 2020

	Adopted Budget	Prorated Budget Thru 07/31/20	Actual Thru 07/31/20	Variance
Revenues:				
Tennis Club	\$ 20,000	\$ 16,667	\$ 13,240	\$ (3,427)
Activities	10,000	8,333	4,656	(3,678)
Clubhouse Rentals	5,000	4,167	800	(3,367)
Miscellaneous	1,500	1,250	393	(857)
Interest	50	42	35	(7)
Operations & Maintenance Assessments	686,794	686,794	695,554	8,760
Total Revenues	\$ 723,344	\$ 717,252	\$ 714,678	\$ (2,574)

Expenditures:

Administrative

Supervisor Fees	\$ 11,000	9,167	\$ 6,200	\$ 2,967
District Manager	38,246	31,872	31,872	(0)
District Counsel	25,000	20,833	21,618	(785)
District Engineer	10,000	8,333	11,683	(3,349)
Disclosure Report	1,000	833	833	0
Trustee Fees	4,400	4,400	3,578	822
Audit Fees	3,700	3,700	3,185	515
Postage, Phone, Fax, Copies	1,500	1,250	695	555
General Liability Insurance	6,000	6,000	5,792	208
Legal Advertising	1,500	1,250	1,819	(569)
Dues, Licenses & Fees	175	175	175	-
Other Current Charges	1,900	1,583	1,135	448
Property Insurance	8,700	8,700	8,968	(268)
Information Technology	2,500	2,083	1,083	1,001
Total Administrative	\$ 115,621	\$ 100,180	\$ 98,636	\$ 1,544

Operations

Personnel Services (Management Contract)	\$ 174,706	\$ 145,588	\$ 145,587	\$ 1
Road & Sidewalk Repairs & Maintenance	2,500	2,083	-	2,083
Common Area Renewal & Maintenance	5,000	4,167	214	3,952
Street Light/Decorative Light	5,000	4,167	-	4,167
Landscape Maintenance - Contract	91,860	76,550	76,550	-
Landscape Maintenance - Other	5,000	4,167	-	4,167
Mulch	10,740	8,950	-	8,950
Irrigation Maintenance	3,000	2,500	3,514	(1,014)
Lake Maintenance	14,000	11,667	9,660	2,007
Electric Utility Services - Entrance Feature	9,000	7,500	5,265	2,235
Water Utility Services - Entrance Feature	4,000	3,333	297	3,036
Repairs & Maintenance - Entrance Feature	3,000	2,500	4,414	(1,914)
Miscellaneous Tools & Equipment	1,000	833	-	833
Landscape Inspection Services	3,420	2,850	-	2,850
Traffic Enforcement	2,500	2,083	-	2,083
Tree Removal	-	-	600	(600)
Total Operations	\$ 334,726	\$ 278,938	\$ 246,101	\$ 32,837

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending July 31, 2020

	Adopted Budget	Prorated Budget Thru 07/31/20	Actual Thru 07/31/20	Variance
Clubhouse				
Activities	\$ 20,000	\$ 16,667	\$ 12,917	\$ 3,750
Licenses/Fees	1,200	688	688	-
General Supplies	10,000	8,333	8,257	76
Maintenance	14,000	11,667	13,803	(2,136)
Office Supplies	3,500	2,917	915	2,002
Public Communication	1,500	1,250	1,055	195
Pest Control	600	500	450	50
Security	1,500	1,250	657	593
Security Patrol	30,274	25,228	16,940	8,288
AED	300	250	481	(231)
Telephone & Internet Services	5,500	4,583	4,339	244
Janitorial Supplies	3,000	2,500	2,531	(31)
Electric Utility Services - Clubhouse	14,000	11,667	8,323	3,344
Gas Utility	250	208	121	87
Garbage Collection	2,100	1,750	1,686	64
Water Utility Services - Clubhouse	4,400	3,667	2,773	893
Electric Utility Services - Tennis Courts & Pool	16,000	13,333	9,262	4,071
Pool Cleaning	9,720	8,100	7,610	490
Pool Maintenance - Other	10,000	8,333	9,576	(1,242)
Tennis Courts - Maintenance	5,000	4,167	5,361	(1,194)
Tennis Courts - Programs	3,500	2,917	-	2,917
Water Utility Services - Tennis Courts & Pool	6,000	5,000	4,730	270
Total Clubhouse	\$ 162,344	\$ 134,974	\$ 112,475	\$ 22,500
Other Expenditures				
Transfer Out - Current Year	\$ 130,000	\$ 130,000	\$ 130,000	\$ -
Total Other Expenditures	\$ 130,000	\$ 130,000	\$ 130,000	\$ -
Total Expenditures	\$ 742,690		\$ 587,212	
Excess Revenues (Expenditures)	\$ (19,346)		\$ 127,466	
Fund Balance - Beginning	\$ 19,346		\$ 157,710	
Fund Balance - Ending	\$ (0)		\$ 285,177	

**Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE SERIES 1999**

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
For The Period Ending July 31, 2020

	Adopted Budget	Prorated Budget Thru 07/31/20	Actual Thru 07/31/20	Variance
Revenues:				
Assessments - On Roll	\$ 175,905	\$ 175,905	\$ 177,785	\$ 1,880
Assessments - Direct Billed	8,842	8,842	8,842	-
Interest	-	-	774	774
Total Revenues	\$ 184,747	\$ 184,747	\$ 187,401	\$ 2,654
Expenditures:				
Interest - 11/1	\$ 51,083	\$ 51,083	\$ 51,083	-
Principal - 5/1	80,000	80,000	80,000	-
Interest - 5/1	51,083	51,083	51,083	-
Total Expenditures	\$ 182,165	\$ 182,165	\$ 182,165	\$ -
Excess Revenues (Expenditures)	\$ 2,582		\$ 5,236	
Fund Balance - Beginning	\$ 63,325		\$ 118,721	
Fund Balance - Ending	\$ 65,908		\$ 123,957	

Lakeside P b ntation
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL RESERVE FUND

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
For The Period Ending July 31, 2020

	Adopted Budget	Prorated Budget Thru 07/31/20	Actual Thru 07/31/20	Variance
Revenues:				
Transfer In - Current Year	\$ 130,000	\$ 130,000	\$ 130,000	\$ -
Interest	-	-	3,990	\$ 3,990
Total Revenues	\$ 130,000	\$ 130,000	\$ 133,990	\$ 3,990
Expenditures:				
Clubhouse - Renewal/Replacement	\$ -	\$ -	\$ -	-
Exterior Building Elements	-	-	-	-
Property Site Elements	\$ 53,818	\$ 44,848	\$ 103,319	\$ (58,470)
Pool Elements	-	-	6,000	(6,000)
Contingency	-	-	-	-
Total Expenditures	\$ 53,818	\$ 44,848	\$ 109,319	\$ (64,470)
Excess Revenues (Expenditures)	\$ 76,182		\$ 24,672	
Fund Balance - Beginning	\$ 324,810		\$ 377,698	
Fund Balance - Ending	\$ 400,992		\$ 402,369	

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES & EXPENDITURES

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Tennis Club	\$ 6,520	\$ 3,300	\$ 2,520	\$ 460	\$ 400	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,240
Activities	1,452	565	776	1,273	617	(80)	(50)	-	(24)	127	-	-	4,656
Clubhouse Rentals	-	-	800	-	-	-	-	-	-	-	-	-	800
Miscellaneous	179	168	46	0	-	-	-	-	-	-	-	-	393
Interest	2	1	4	6	5	4	4	3	3	3	-	-	35
Operations & Maintenance Assessments	-	61,935	529,143	19,326	7,533	13,902	15,149	8,953	39,569	44	-	-	695,554
Total Revenues	\$ 8,153	\$ 65,969	\$ 533,230	\$ 21,066	\$ 8,554	\$ 13,866	\$ 15,102	\$ 8,956	\$ 39,548	\$ 174	\$ -	\$ -	\$ 714,678
Expenditures:													
Administrative													
Supervisor Fees	\$ 800	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ 800	\$ 800	\$ 800	\$ -	\$ -	\$ 6,200
District Manager	3,187	3,187	3,187	3,187	3,187	3,187	3,187	3,187	3,187	3,187	-	-	31,872
District Counsel	1,131	1,650	106	1,358	1,576	1,705	2,504	4,751	4,433	2,404	-	-	21,618
District Engineer	966	2,219	551	1,375	813	1,753	406	813	2,788	-	-	-	11,683
Disclosure Report	-	-	-	-	-	500	83	83	83	83	-	-	833
Trustee Fees	3,578	-	-	-	-	-	-	-	-	-	-	-	3,578
Audit Fees	-	-	-	-	-	-	3,185	-	-	-	-	-	3,185
Postage, Phone, Fax, Copies	109	60	35	11	247	35	75	20	30	73	-	-	695
General Liability Insurance	5,792	-	-	-	-	-	-	-	-	-	-	-	5,792
Legal Advertising	347	116	86	-	86	89	-	286	197	612	-	-	1,819
Dues, Licenses & Fees	175	-	-	-	-	-	-	-	-	-	-	-	175
Other Current Charges	50	716	303	10	57	(9)	6	0	0	1	-	-	1,135
Property Insurance	8,968	-	-	-	-	-	-	-	-	-	-	-	8,968
Information Technology	108	108	108	108	108	108	108	108	108	108	-	-	1,083
Total Administrative	\$ 25,212	\$ 9,056	\$ 4,376	\$ 7,049	\$ 7,074	\$ 7,368	\$ 9,556	\$ 10,049	\$ 11,627	\$ 7,269	\$ -	\$ -	\$ 98,636
Operations													
Personnel Services (Management Contract)	\$ 14,559	\$ 14,559	\$ 14,559	\$ 14,559	\$ 14,559	\$ 14,559	\$ 14,559	\$ 14,559	\$ 14,559	\$ 14,559	\$ -	\$ -	\$ 145,587
Road & Sidewalk Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Common Area Renewal & Maintenance	-	-	-	214	-	-	-	-	-	-	-	-	214
Street Light/Decorative Light	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Maintenance - Contract	7,655	7,655	7,655	7,655	7,655	7,655	7,655	7,655	7,655	7,655	-	-	76,550
Landscape Maintenance - Other	-	-	-	-	-	-	-	-	-	-	-	-	-
Mulch	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Maintenance	1,956	-	314	110	-	651	-	-	-	483	-	-	3,514
Lake Maintenance	966	966	966	966	966	966	966	966	966	966	-	-	9,660
Electric Utility Services - Entrance Feature	622	583	563	608	604	586	543	479	366	310	-	-	5,265
Water Utility Services - Entrance Feature	47	32	28	24	24	28	32	28	28	28	-	-	297
Repairs & Maintenance - Entrance Feature	-	-	-	3,266	-	-	-	-	1,148	-	-	-	4,414
Miscellaneous Tools, Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Inspection Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Traffic Enforcement	-	-	-	-	-	-	-	-	-	-	-	-	-
Tree Removal	-	-	-	-	600	-	-	-	-	-	-	-	600
Total Operations	\$ 25,805	\$ 23,795	\$ 24,085	\$ 27,402	\$ 24,407	\$ 24,444	\$ 23,755	\$ 23,687	\$ 24,772	\$ 24,000	\$ -	\$ -	\$ 246,101

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES & EXPENDITURES

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Clubhouse	\$ 2,105	\$ 1,583	\$ 2,880	\$ 3,794	\$ 1,477	\$ 507	\$ 450	\$ -	\$ 120	\$ -	\$ -	\$ -	\$ 12,917
Activities	624	-	64	-	-	-	-	-	-	-	-	-	688
Licenses/Fees	278	354	838	2,030	1,141	1,008	-	1,045	679	886	-	-	8,257
General Supplies	607	1,623	1,101	1,327	1,181	159	-	1,256	274	6,275	-	-	13,803
Maintenance	96	418	-	61	74	119	-	16	95	35	-	-	915
Office Supplies	93	93	69	190	384	45	45	45	45	45	-	-	1,055
Public Communication	-	150	-	-	150	-	-	150	-	-	-	-	450
Pest Control	41	147	175	-	147	-	-	147	-	-	-	-	657
Security	1,680	2,100	1,680	1,950	-	3,920	2,100	1,680	1,820	-	-	-	16,940
Security Patrol	-	-	-	-	-	-	-	-	481	-	-	-	481
AED	370	478	393	388	500	388	427	539	427	431	-	-	4,339
Telephone & Internet Services	275	335	484	165	224	651	-	-	164	232	-	-	2,551
Janitorial Supplies	1,156	1,048	980	811	902	876	910	534	417	688	-	-	8,323
Electric Utility Services - Clubhouse	12	12	12	12	12	12	12	12	12	12	-	-	121
Gas Utility	168	182	168	180	-	313	168	-	168	337	-	-	1,686
Garbage Collection	178	660	856	238	-	238	204	130	130	140	-	-	2,773
Water Utility Services - Clubhouse	543	802	1,000	1,295	1,264	1,237	1,103	800	608	610	-	-	9,262
Electric Utility Services - Tennis Courts & Pool	810	850	850	-	850	850	850	850	850	850	-	-	7,610
Pool Cleaning	3,288	-	714	1,891	27	33	371	761	2,492	-	-	-	9,576
Pool Maintenance - Other	144	2,448	897	974	46	34	-	62	-	756	-	-	5,361
Tennis Courts - Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Tennis Courts - Programs	-	-	-	-	-	-	-	-	-	-	-	-	-
Tennis Courts	544	706	495	751	402	601	577	314	197	143	-	-	4,730
Water Utility Services - Tennis Courts & Pool	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Clubhouse	\$ 13,012	\$ 13,989	\$ 13,657	\$ 16,069	\$ 8,779	\$ 10,990	\$ 7,218	\$ 8,341	\$ 8,979	\$ 11,440	\$ -	\$ -	\$ 112,475
Other Expenditures	\$ -	\$ -	\$ -	\$ 65,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 65,000	\$ -	\$ -	\$ 130,000
Transfer Out	\$ -	\$ -	\$ -	\$ 65,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 65,000	\$ -	\$ -	\$ 130,000
Total Other Expenditures	\$ -	\$ -	\$ -	\$ 65,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 65,000	\$ -	\$ -	\$ 130,000
Total Expenses	\$ 64,029	\$ 46,840	\$ 42,117	\$ 115,520	\$ 40,260	\$ 42,803	\$ 40,529	\$ 42,077	\$ 45,328	\$ 107,709	\$ -	\$ -	\$ 587,212
Excess Revenues (Expenditures)	\$ (55,877)	\$ 19,129	\$ 491,173	\$ (94,454)	\$ (31,706)	\$ (28,937)	\$ (25,426)	\$ (33,120)	\$ (5,780)	\$ (107,535)	\$ -	\$ -	\$ 127,466

**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	\$ 58,622	
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

SECTION VIII

SECTION B

SECTION 1

Lakeside Plantation CDD

ACTION ITEMS
as of 09-16-2020

Item #	Meeting Assigned	Action Item	Assigned To	Date Due	Status	Comments
1	11/20/19	Tennis Court Fence Posts	AM		In Process	Contract awarded. Work nearing completion. The quality of the work is under review.
2	11/20/19	Tennis Court Lights	AM		On Hold	Defer to January 2021
3		Kitchen Cabinet Replacement	AM		In Process	Proposals to be presented to BOS 09-16-2020
4		Restroom Partition	AM		In Process	Options for hiring installed partitions or buying wholesale and hiring a GC to be presented to BOS 09-16-2020

SECTION C



Lakeside Plantation CDD Community Development District

Amenity Center Management Report

Date of Meeting: September 16th, 2020

Submitted by: Nathan Trates

➤ Facility

- Clubhouse pressure washing(on-going)
- Front fountain spot lights wiring repaired by Sergeant's Electric
- Palm tree by clubhouse pool removed by Blooming's Landscaping
- Clubhouse set-up for Elections
- Ed Handy Home Improvement started clubhouse bathroom remodel
- Staff sanitizing measures in place to combat Covid-19
- #13 GYM machine cable replaced by Fitness Logic
- Stewart Tennis completed tennis fencing project
- Library re-opened on an appointment basis
- Pool bathroom exhaust fan motor replaced
- Stewart Tennis fencing project work commenced
- Bayshore Painting exterior clubhouse painting work completed
- Clubhouse carpets cleaned in house
- Bradley Ray concrete scheduled to replace CDD owned sidewalk sections end of September
- Timer box for clubhouse parking lot lights repaired



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

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

➤ Special Events:

Special events postponed due to COVID-19

Amenity Management:

1. Quote from Creative Cabinetry & Design for clubhouse kitchen remodel.
2. Quote from Dimitri & Yanni for clubhouse kitchen remodel
3. Quote from CBJ Builders Group for clubhouse bathroom partitions.
4. Quotes from One Point Partitions to receive partitions in house and hire a local contractor to install
5. Quote from Ed's Handy Home Improvement to install above bathroom partitions(Will be included)

DATE OF PROPOSAL

PROPOSAL

7/28/2020

Creative Cabinetry & Design

2807 Alwood St
North Port, FL 34291

TO: Breakwater Const

PROJECT NAME: Clubhouse

LOCATION: Lakeside Plantation

Included in proposal: Cabinets, installation tax and delivery
Hardware must be used on all Full Overlay Doors
Glazing is only available on certain doorstyles
Arch doors only available on certain doorstyles
Creative Cabinetry provides 1)Punch out and 1)QC walk and no charge, other trips are chargeable at \$66/hour

STYLE	Kitchen	TOTALS
Aristokraft Line 30" Uppers Per drawing		
Benton White paint With Slab Fronts Traditional Overlay	\$8,086	\$8,086
Standard finish Laminate tops		\$1,050
Upgrade finish HD		\$1,745

Hardware Option
Hardware Pcs.

CROWN OPTION: Kitchen Only	# Pcs.						

OPTIONS (ADD)

Remove and disposal of cabinets and countertops	\$950	\$950
Stainless Steel sink	\$275	\$275
Level 1 Granite 81 Sq Ft	\$3,645	\$3,645

Total: \$12,956 excluding
addr 1's.

Hardware Option
Hardware Pcs.

Submitted by: Nick Passamonte 941-726-8837

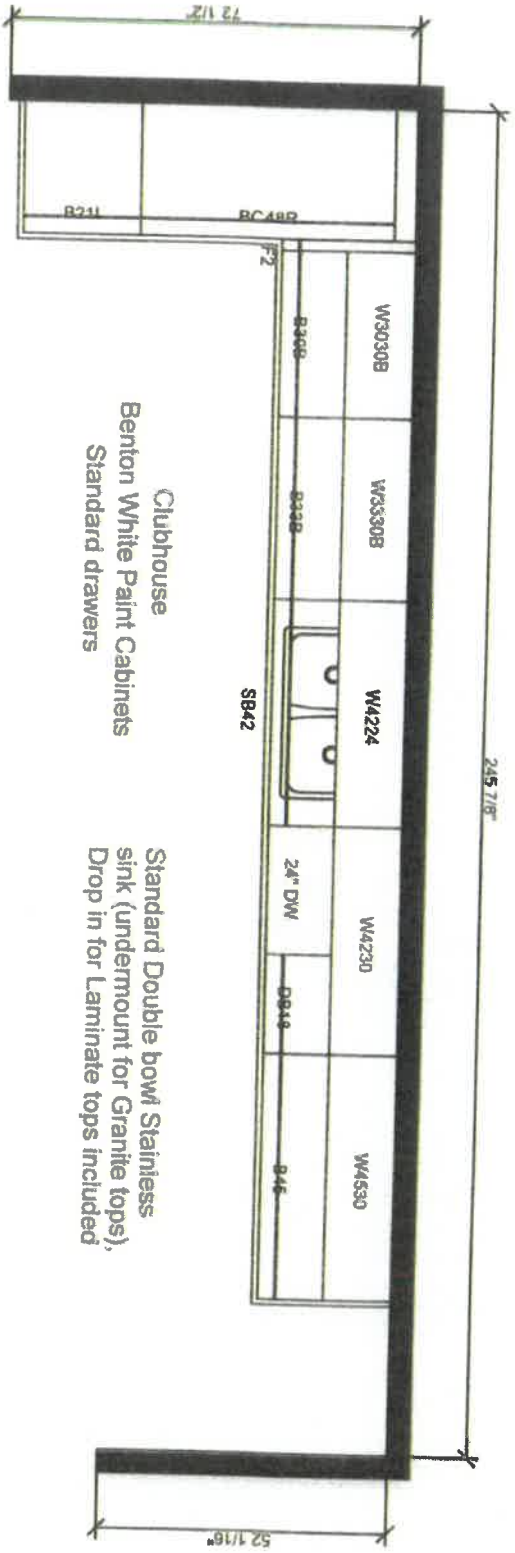
Creative Cabinetry provides a 1 year warranty on labor from date of installation
Refer to detailed drawings for scope of work on project
Refer to attached terms and conditions

Accepted by:

Title

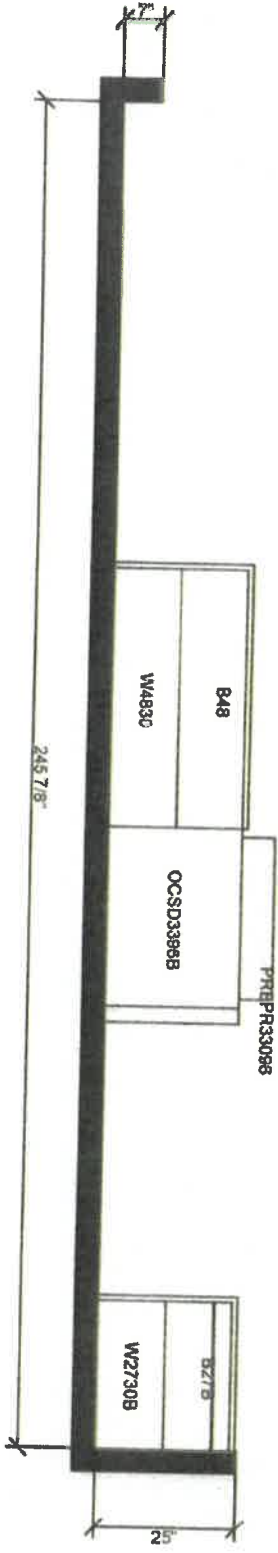
Date

The above proposal is satisfactory.



Clubhouse
 Benton White Paint Cabinets
 Standard drawers

Standard Double bowl Stainless
 sink (undermount for Granite tops),
 Drop in for Laminate tops included



All dimensions and size designations must be verified on the site to fit job. Client accepts these drawings as is; can use them on its own risk.



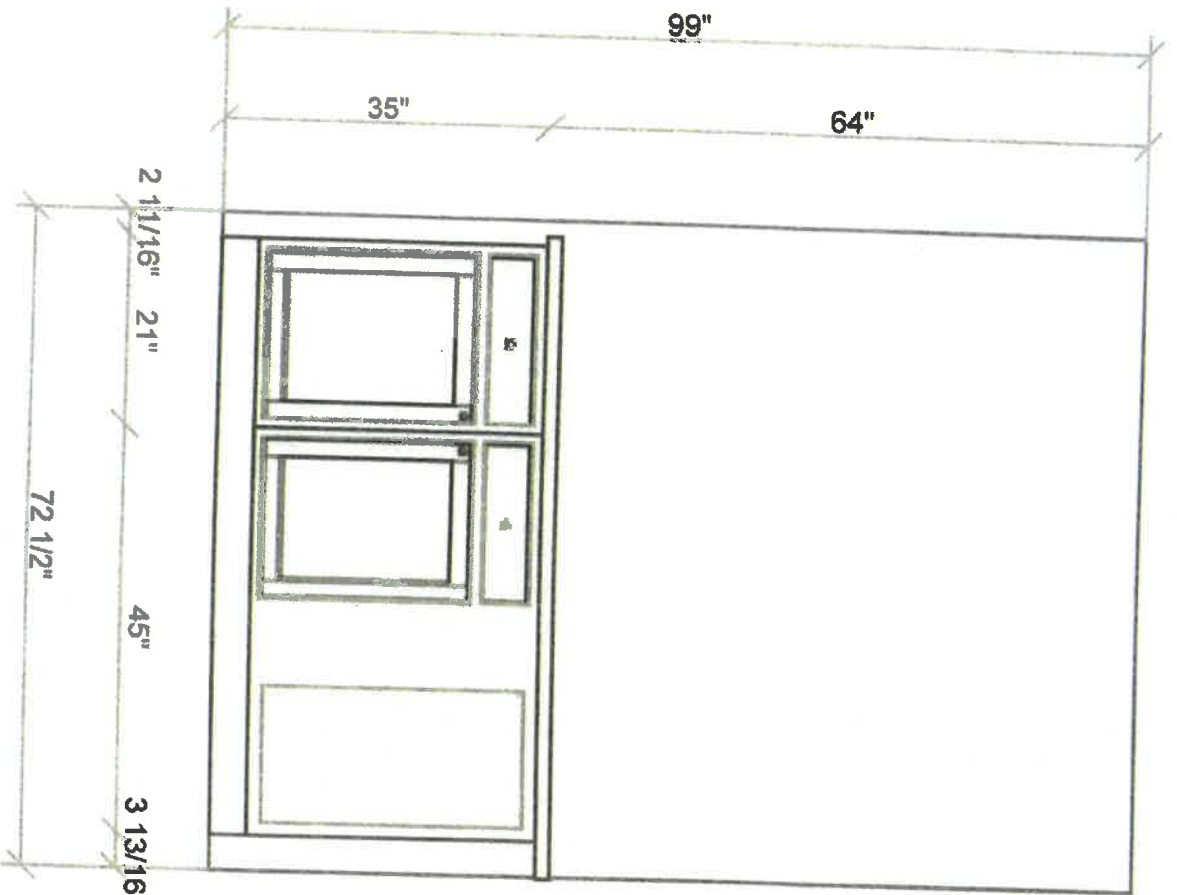
Design drawings are provided for the fair use by the client or his agent in completing the project as listed within this contract.

Designed: 07.28.21
 Printed: 07.28.20

Design: Clubhouse

Drawing #: 1

Display settings 3/8" = 1'



All dimensions and size designation must be verified on the site to fit job. Client accepts these drawings as is: can use them on its own risk.



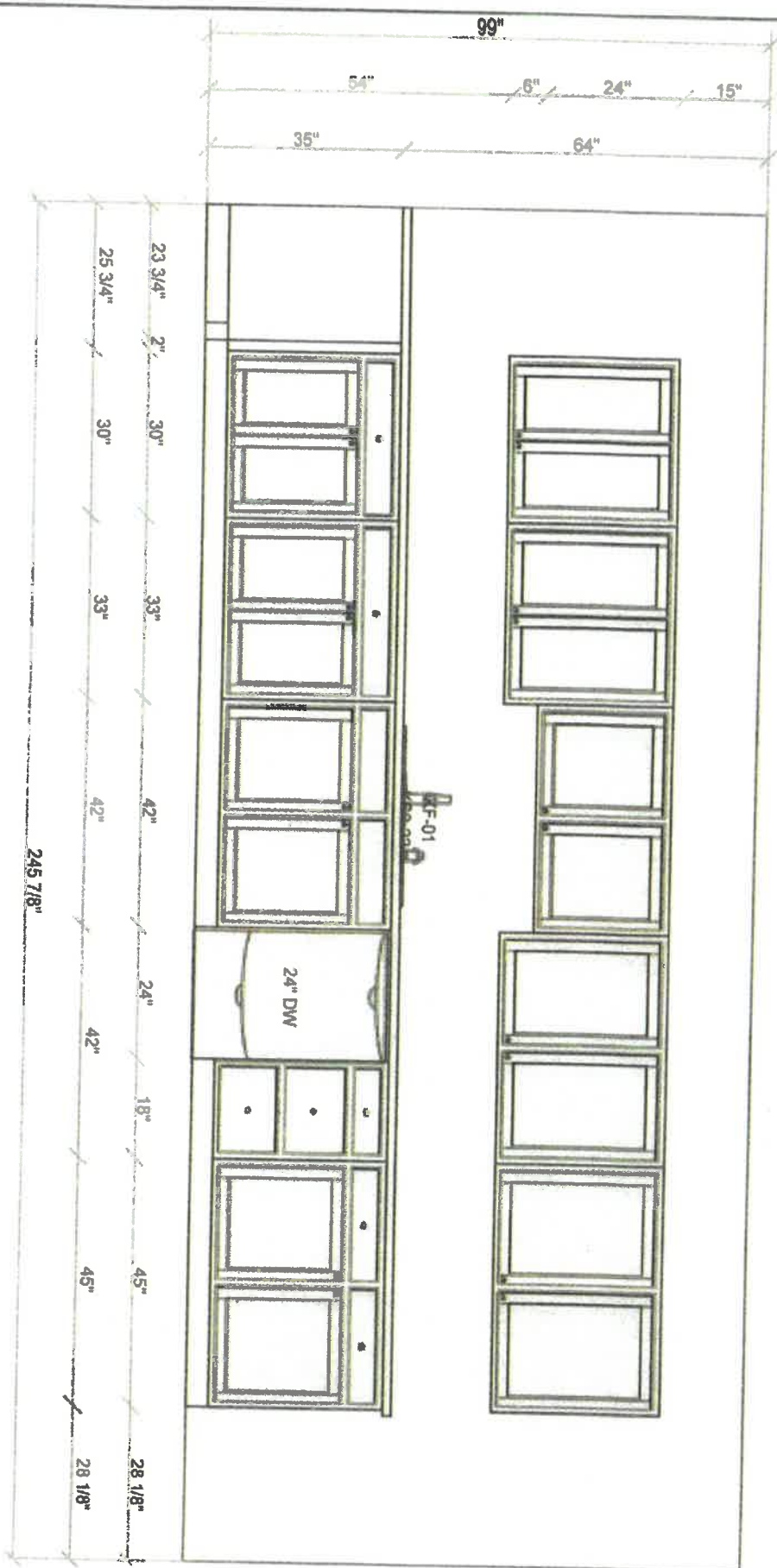
Design drawings are provided for the fair use by the client or his agent in completing the project as listed within this contract

Designed: 07.28.21
Printed: 07.28.20

Design: Clubhouse

Drawing #: 3

Display settings: 5/8" = 1'



All dimensions and size designations must be verified on the site to fit job. Client accepts these drawings as is; can use them on its own risk.



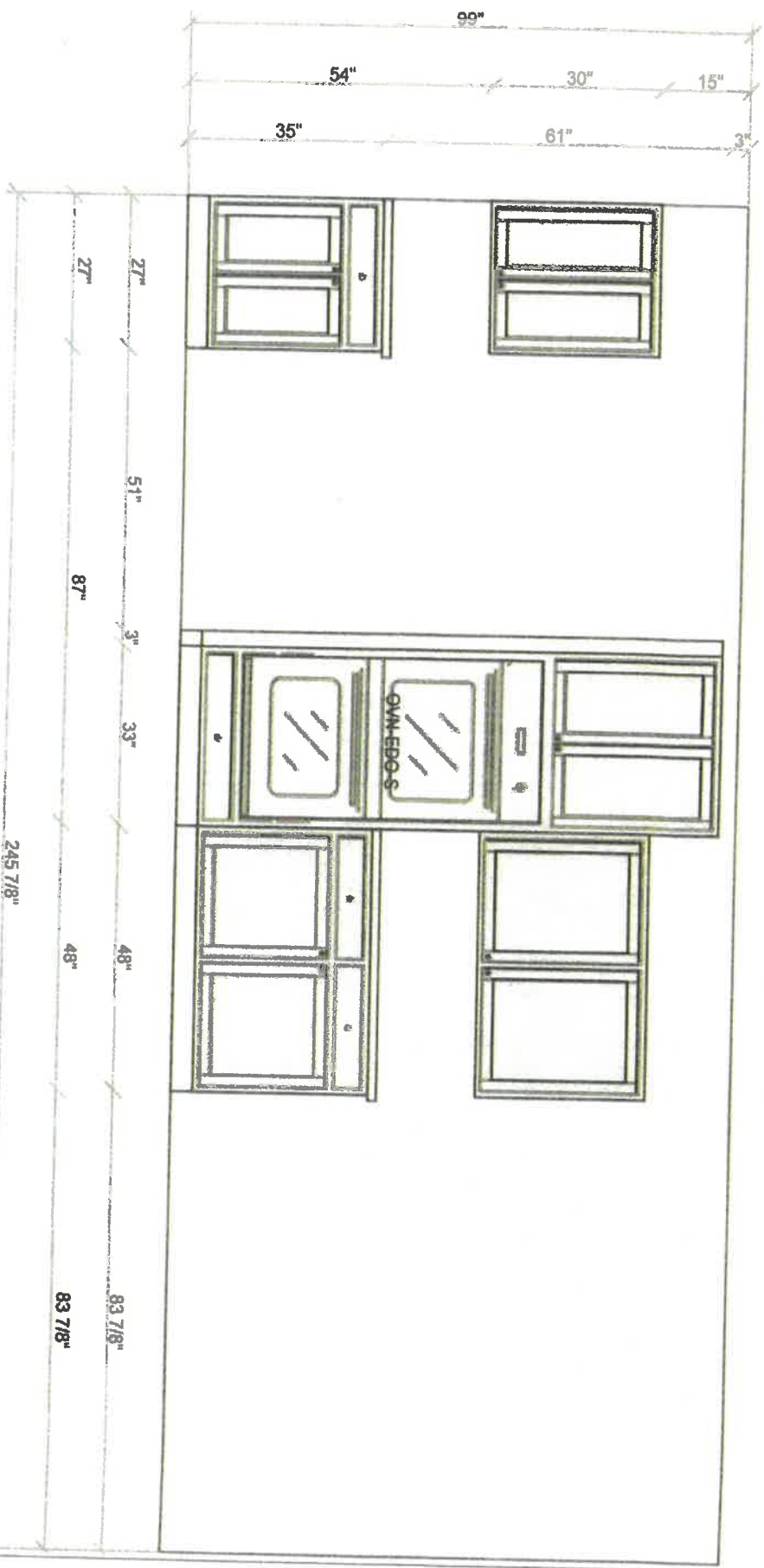
Design drawings are provided for the fair use by the client or his agent in completing the project as listed within this contract.

Designed: 07.28.21
Printed: 07.28.20

Design: Clubhouse

Drawing #: 1

Display settings 7/16" = 1'



All dimensions and size designations must be verified on the site to fit job. Client accepts these drawings as is: can use them on its own risk.



Design drawings are provided for the fair use by the client or his agent in completing the project as listed within this contract

Designed: 07.28.21
Printed: 07.28.20

Design: Clubhouse

Drawing #: 2

Display settings 7/16" = 1'

Dimitri and Yanni Inc
 121 Triple Diamond Blvd. Unit 9
 North Venice FL 34275
 C: (941) 2231319
 F: (941) 4841954
www.dnyremodeling.com
 csacontractor@gmail.com
 CBC1256670

Estimate

Customer Name:	Plantation Club house
Address:	2200 Plination Blvd. North Port FL 34289
Phone:	9414235500
Email	ntrates@vestapropertyservices.com

General Remodeling
Kitchen Cabinets

Demolition

Remove existing kitchen cabinets and tops	\$1,800
Disconnect kitchen faucet and sink	\$250

Cabinets and Countertops

Supply and install new kitchen cabinets According to plans	\$11,550
Provide and Install lvl 1 granite tops Plumbing	\$4,850
Hook up plumbing	
Provide new sink and fauce KRAUS Allowance \$500	
Replace P trap and shut off valves	

Choices:

TOTAL **\$18,450**

Payment plan to be determined

Deposit required to close the job 50%	\$9,225
Payment required after demolition 25%	\$4,613
Payment required after tiles are installed 20%	\$3,690
upon completion 5%	\$923

Work shall commence upon receipt of deposit and signed contract. All work to be performed by contractor to be in compliance with all local and state Florida building codes. Delay in payment per schedule shall constitute stop work until payment is made as agreed/ per payment schedule. Any alterations or deviations from above specifications will become extra charge over and above contract price. Change orders (if any) shall have signed change orders before work commences and to be paid for when ordered. Chr.St.Al. Construction Inc. will be responsible for any permits and fees. All agreements contingent upon, natural disasters, accidents, strikes, or delays beyond our control. Contract/ Proposal valid for 30 days

1) There will be a 2.5% convenience fee for credit cards

2) No Addendums will be added to the contract unless approved by management and signed by customer and management. Any unforeseen items hidden inside walls or under the flooring will be discussed and charged as an extra addendum to the above contract

3) Any items added by customer after this contract is signed will be charged as an extra addendum

3) Prices based upon the combined work and not piecemeal. If the contract is broken there will be a 10% increase per line item

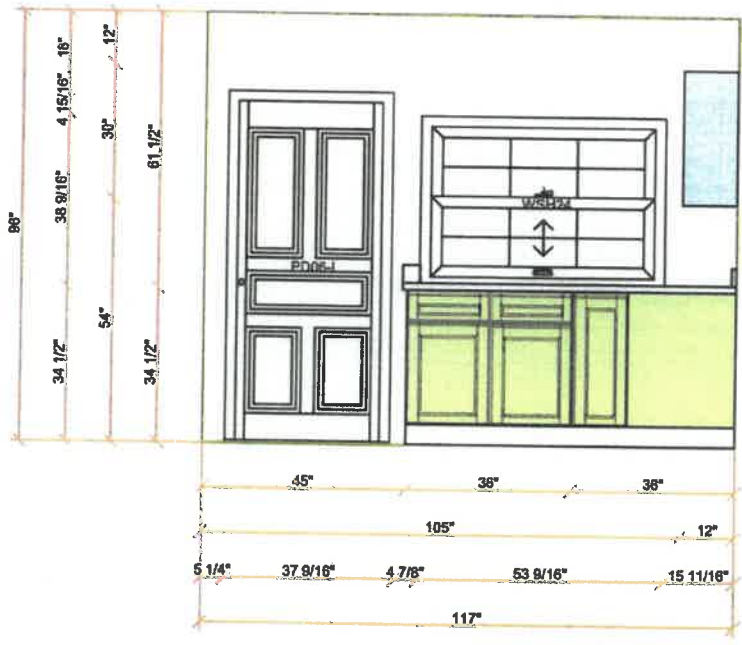
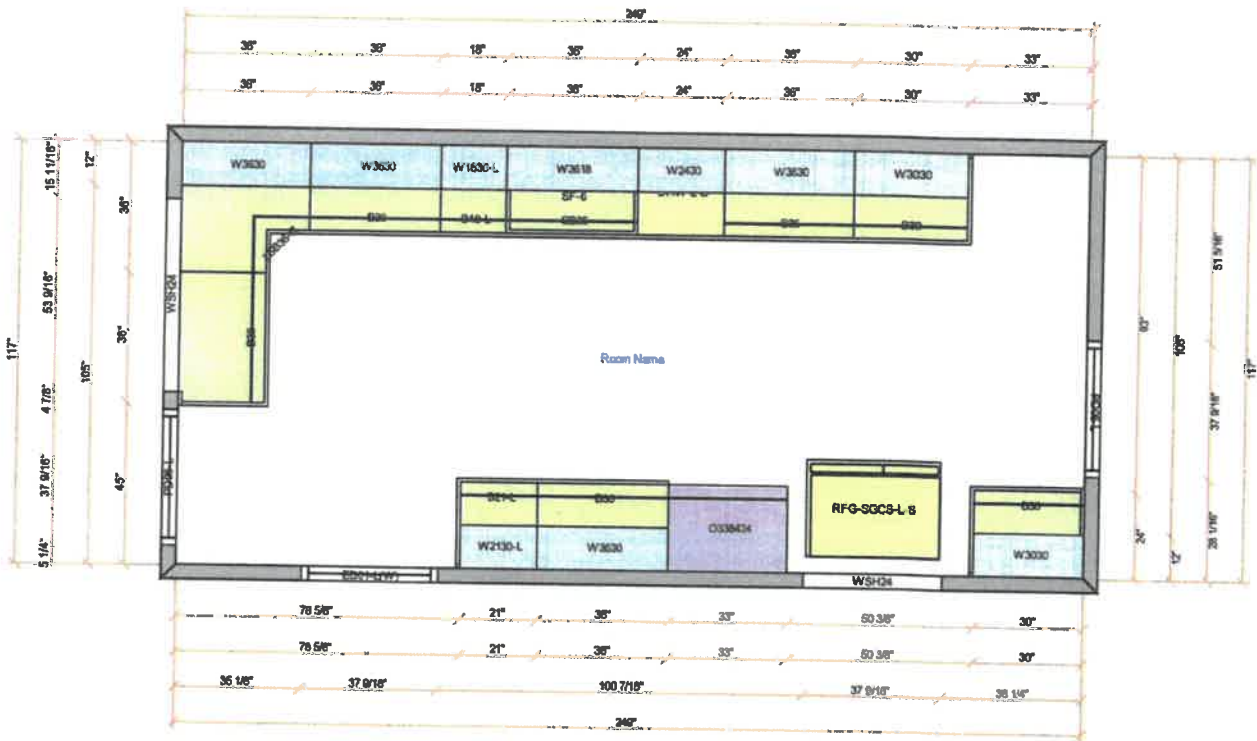
DATE:2/7/2020

Chris Alexakis

Thank you

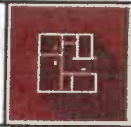
Customer name: _____

Sign:



All dimensions and size designation must be verified on the site to fit job. Client accepts these drawings as is can use them on its own risk.

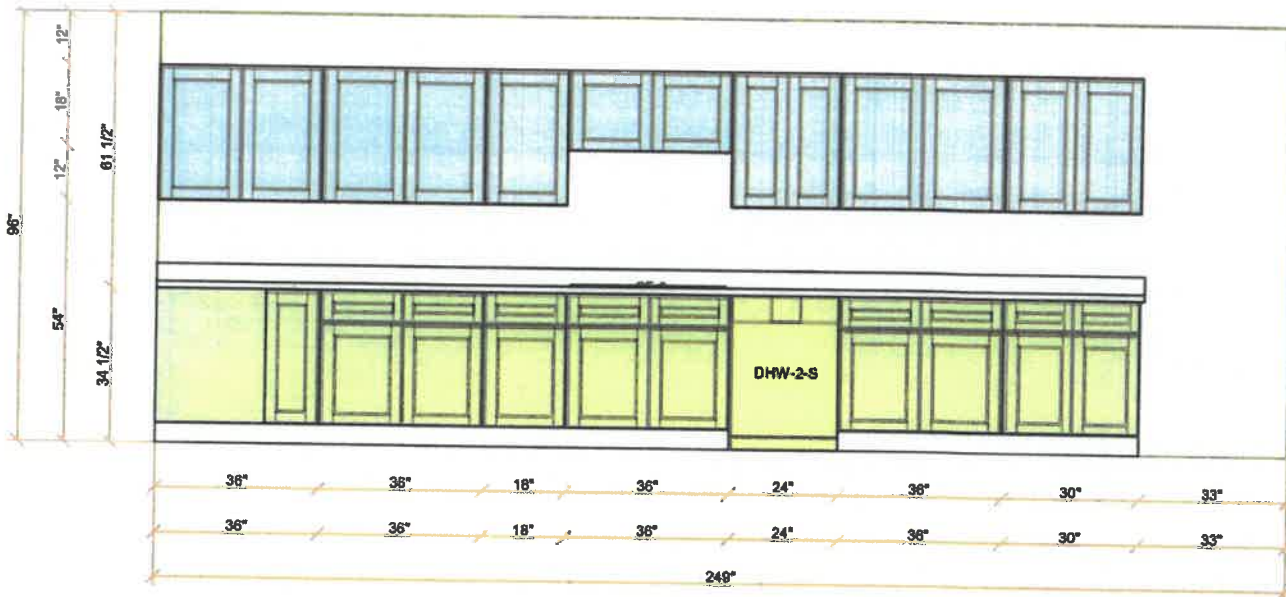
Design: Nathan Trades



Design drawings are provided for the fair use by the client or his agent in completing the project as listed within this contract.

Drawing #: 1

Designed: 08.26.20
Printed: 08.26.20



All dimensions and size designation must be verified on the site to fit job Client accepts these drawings as is can use them on its own risk.

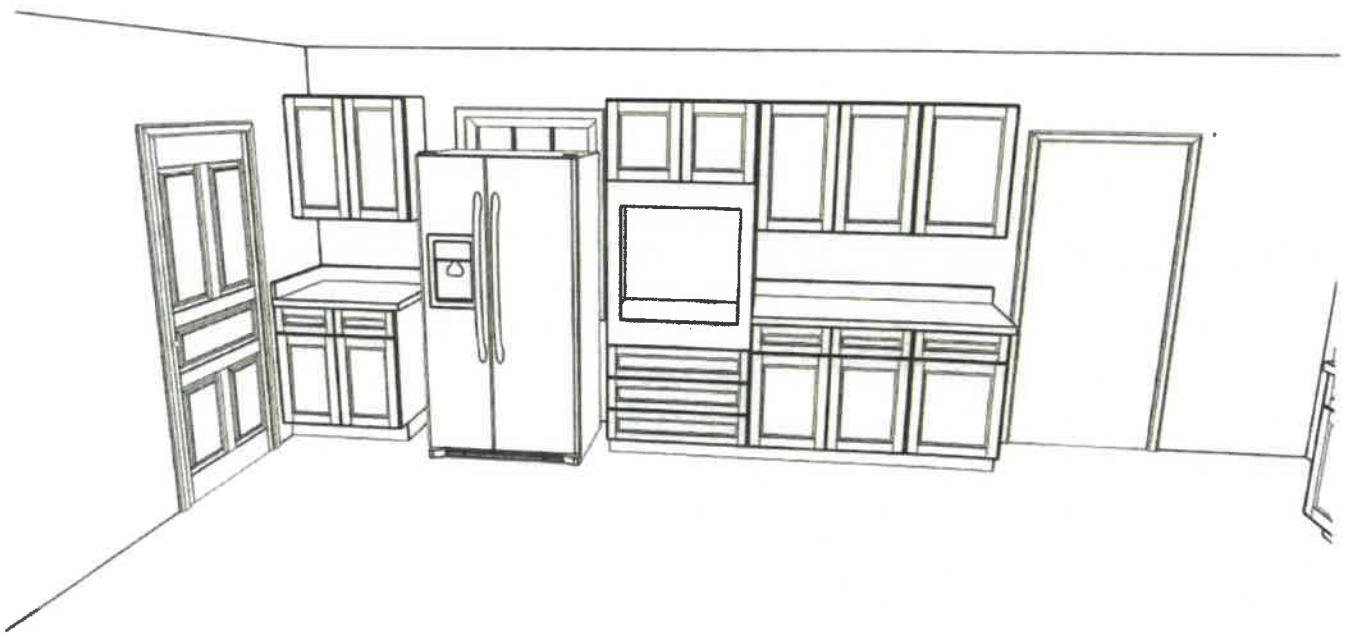
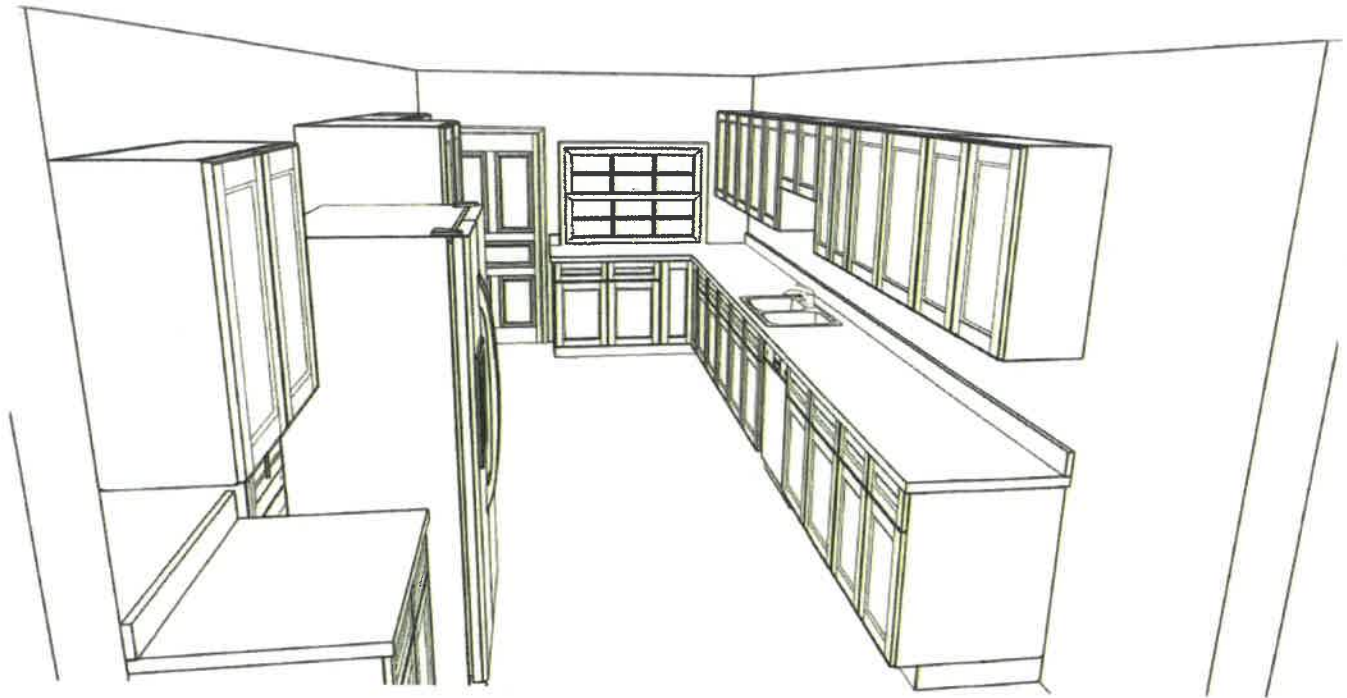


Design drawings are provided for the fair use by the client or his agent in completing the project as listed within this contract

Designed: 08.26.20
 Printed: 08.26.20

Design: Nathan Trades

Drawing #: 2



All dimensions and size designation must be verified on the site to fit job Client accepts these drawings as is can use them on its own risk.



Design drawings are provided for the fair use by the client or his agent in completing the project as listed within this contract

Designed: 08.26.20
Printed: 08.26.20

Design: Nathan Trades

Drawing #: 3



CBJ Builders Group Incorporated

LIC #CBC1263116
17960 Toledo Blade Blvd, Unit H
Port Charlotte, FL 33948
(941) 223-6888

www.cbjbuildersgroup.com
justin@cbjbuildersgroup.com

PROPOSAL AND SCOPE OF WORK FOR SERVICES

Customer Name: Lakeside Plantation
C/O Nathan Trates

Jobsite Address: 2200 Plantation Blvd.,
North Port, FL 34289

Phone: 941-423-5500

Email: ntrates@vestapropertyservices.com

Proposal Date: 08/12/2020

CBJ Builders Group Incorporated will secure all necessary permits to conform to State, County, and Federal Building Code Regulations.

DESCRIPTION OF SERVICES:

Demolition:

Remove bathroom partition walls in both bathrooms

Remove all job-related debris

Framing:

Install 1" thick solid plastic partition stall walls in both bathrooms (color TBD)

Drywall:

Repair any minor drywall damages from construction

Thank you for letting me bid on your project!

This Proposal is valid for 30 days from the date of Proposal

TOTAL _____ \$14,898.22

Signed and Agreed upon by:

Owner Printed Name

Owner

Contractor: Justin Bergum

Date



REVIEW YOUR LAYOUTS

Job #221885.1 Date: 08/13/20

ROOM #1 - Women's Left

3 Stalls, 0 Urinal Screens

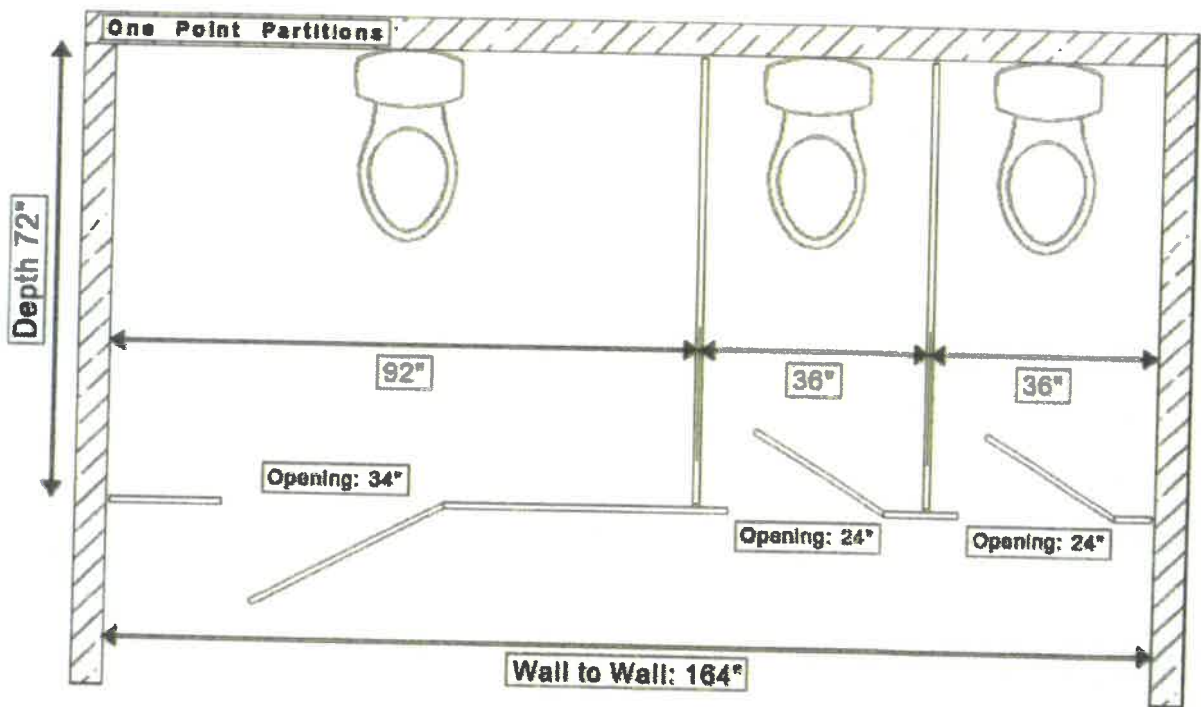
Layout: Between Walls

Partition Depth: 72"

Stall 1 - Width: 92"; Door: 34", Right Out

Stall 2 - Width: 36"; Door: 24", Right In

Stall 3 - Width: 36"; Door: 24", Right In



Stall widths are to the centerline. Stall depths are to the face. Alcove depths are wall to wall.

Need this layout bigger or smaller? No problem! Our Partition Experts will design it to fit your restroom.

This layout is included in the price.

ROOM #2 - Women's Right

3 Stalls, 0 Urinal Screens

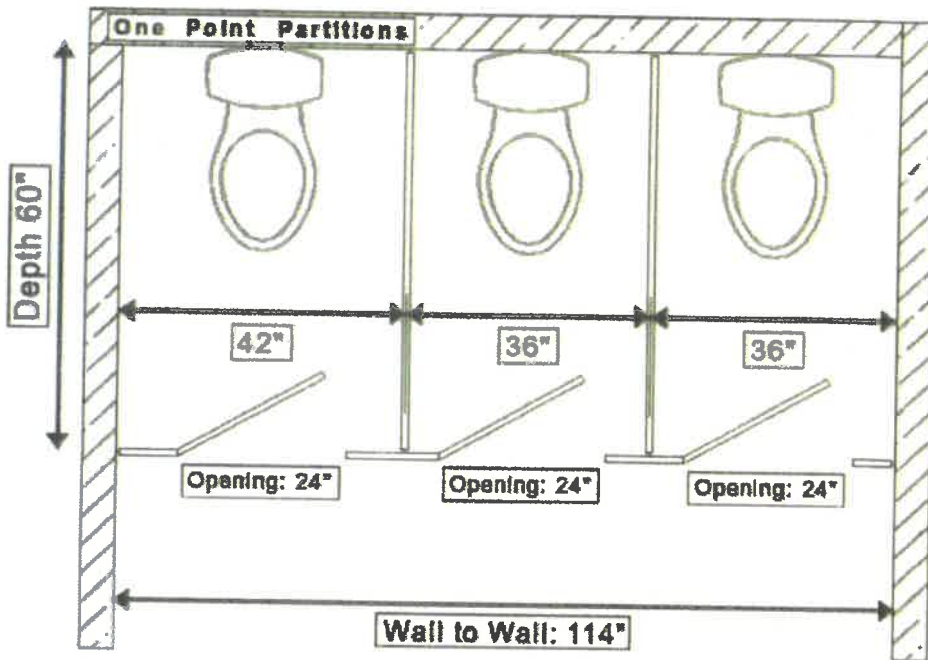
Layout: Between Walls

Partition Depth: 60"

Stall 1 - Width: 42"; Door: 24", Left In.

Stall 2 - Width: 36"; Door: 24", Left In.

Stall 3 - Width: 36"; Door: 24", Left In.



Stall widths are to the centerline Stall depths are to the face. Alcove depths are wall to wall.

Need this layout bigger or smaller? No problem! Our Partition Experts will design it to fit your restroom.

This layout is included in the price.

ROOM #3 - Men's

2 Stalls, 1 Urinal Screen

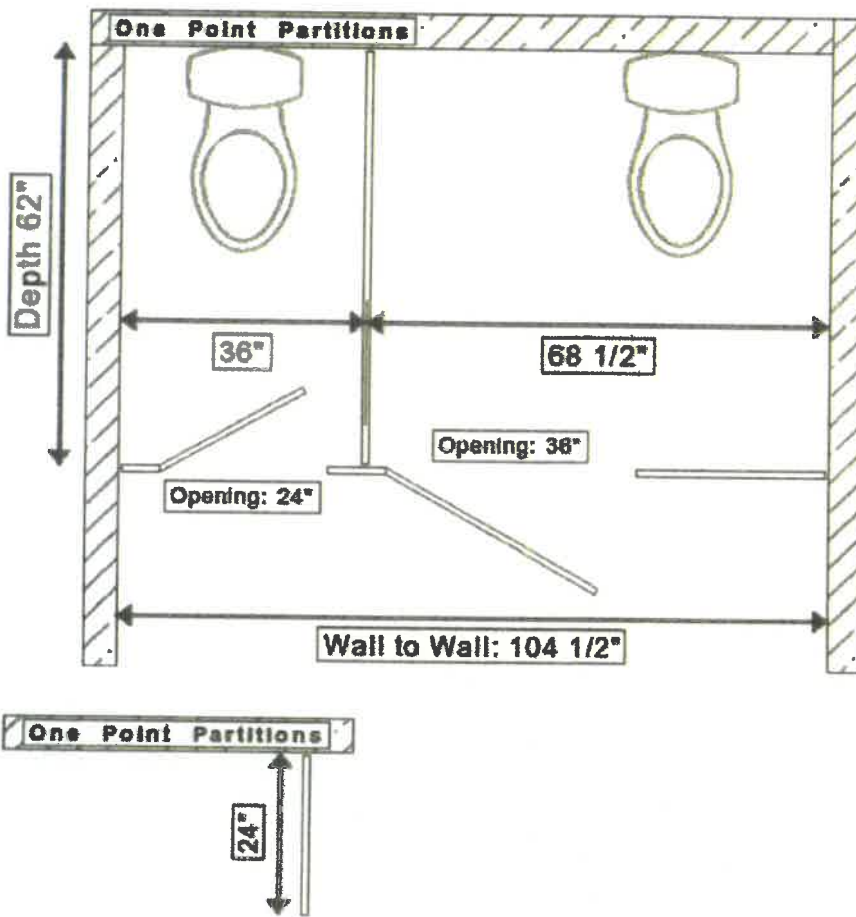
Layout: Between Walls, ADA, Right

Partition Depth: 62"

Stall 1 - Width: 36"; Door: 24", Left in.

Stall 2 - Width: 68 1/2"; Door: 36", Left Out.

Urinal Screen Depths: 24"



Stall widths are to the centerline. Stall depths are to the face. Alcove depths are wall to wall.

Need this layout bigger or smaller? No problem! Our Partition Experts will design it to fit your restroom.

This layout is included in the price.



CBJ Builders Group Incorporated
17960 Toledo Blade Blvd, Units G/H
Port Charlotte, FL 33948
Office: 941-223-6888
E-mail: justin@cbjbuildersgroup.com
<https://www.cbjbuildersgroup.com>

Project Document 01

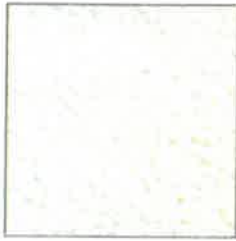
Solid Plastic Partition Stalls:

- Consists of high-density polyethylene plastic (HDPE)
- Dense, low maintenance
- Great for high-traffic bathrooms
- Various non-peel color choices
- Used at U.S. Bank Stadium for the Minnesota Vikings – holds up to very heavy use (approximately 70,000 fans each game day)

Material:

- Made from raw materials, HDPE
- Made in the USA
- One-inch thick material
- Impact resistant, waterproof, antimicrobial, simple to maintain
- Great for fire safety, Class B fire rating (passes the National Fire Protection Agency's 286 fire safety test)
- Textured surface (pebbled grain, self-lubricating outer surface, waxy) makes it difficult for vandalism
- Heavy duty aluminum wraparound hinges clamp around door, eight inches each, brushed finish, ADA compliant
- Heavy duty aluminum, wraparound construction, sliding bar latch
- Stainless steel pilaster shoes, three inches tall, satin finish, vandal resistant screws, no need to drill holes into pillars
- Pilaster columns between doors are floor to ceiling, one-inch thickness
- Stainless steel fastening hardware, satin finish, theft resistant barrel nuts and machine screws

Plastic Color choices



White
9201



Cream
9235



Ivory Essence
Speckle 9500*



Caramel
9658



Mocha
9212



Olive
9223



Moss
9233



Hunter Green
9508



Azure
9231



Blue
9509



Burgundy
9211



Folkstone Gray
9400*



Gray
9200



Charcoal
9237



Black
9205



Black Confetti
9217*

REVIEW YOUR PRICES

Prices and delivery times are subject to review by One Point Partitions.

POWDER COATED STEEL

\$3,348.00

3 year warranty

Price includes materials, hardware and delivery to zip code 34289. See the following layouts.

Delivered in 6-8 business days



Videos Colors

LAMINATE

\$4,172.00

5 year warranty

Price includes materials, hardware and delivery to zip code 34289. See the following layouts.

Delivered in 6-8 business days



Videos Colors

SOLID PLASTIC

\$6,219.00

25 year warranty

Price includes materials, hardware and delivery to zip code 34289. See the following layouts.

Delivered in 6-8 business days



Videos Colors

PHENOLIC BLACK CORE

\$6,912.00

25 year warranty

Price includes materials, hardware and delivery to zip code 34289. See the following layouts.

Delivered in 6-8 business days



Videos Colors

STAINLESS STEEL

\$6,895.00

5 year warranty

Price includes materials, hardware and delivery to zip code 34289. See the following layouts.

Delivered in 6-8 business days



Videos Colors

Good news! This quote includes all rooms. See the following pages for those room layouts.

All doors, panels, pilaster, screws, brackets, and anchors for a typical install are included.

Delivery from our local terminal to anywhere within your specified zip code is also included.

REVIEW YOUR LAYOUTS

Job #222708.1 Date: 09/03/20

ROOM #1 - Men's Bathroom Partitions

2 Stalls, 1 Urinal Screen

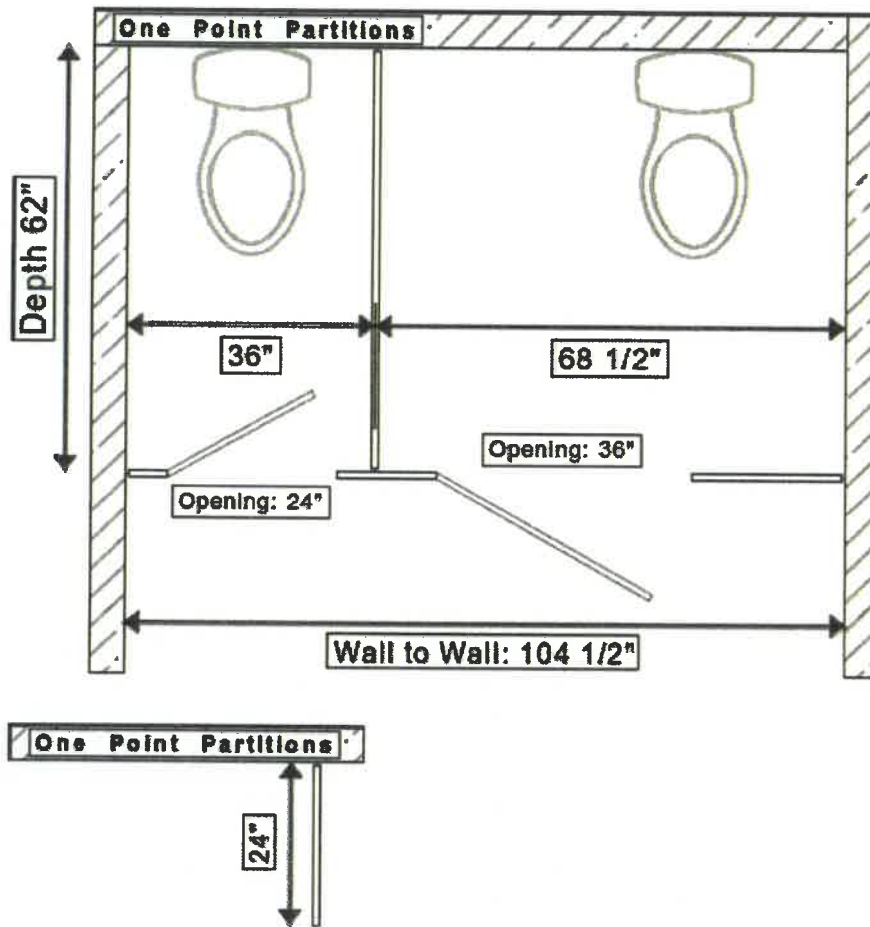
Layout: Between Walls, ADA, Right

Partition Depth: 62"

Stall 1 - Width: 36"; Door: 24", Left In.

Stall 2 - Width: 68 1/2"; Door: 36", Left Out.

Urinal Screen Depths: 24"



Stall widths are to the centerline. Stall depths are to the face. Alcove depths are wall to wall.

Need this layout bigger or smaller? No problem! Our Partition Experts will design it to fit your restroom.

This layout is included in the price.

ROOM #2 - Ladies Bathroom Side 1

3 Stalls, 0 Urinal Screens

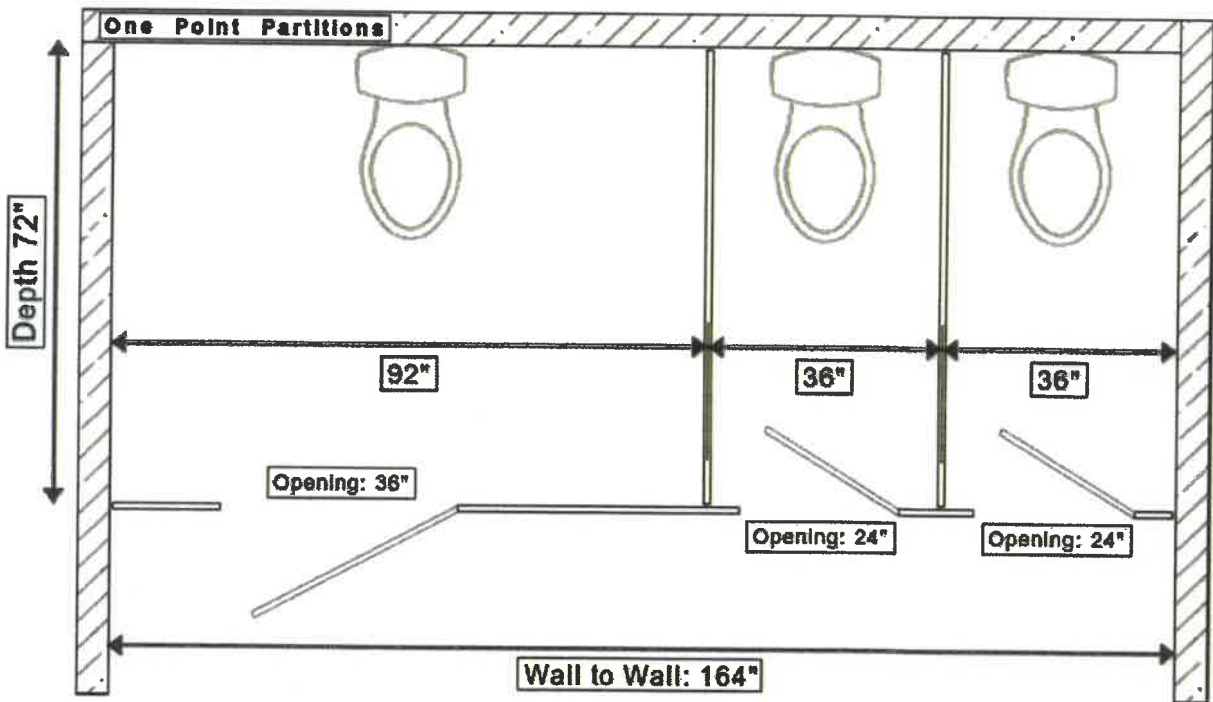
Layout: Between Walls, ADA, Left

Partition Depth: 72"

Stall 1 - Width: 92"; Door: 36", Right Out.

Stall 2 - Width: 36"; Door: 24", Right In.

Stall 3 - Width: 36"; Door: 24", Right In.



Stall widths are to the centerline. Stall depths are to the face. Alcove depths are wall to wall.

Need this layout bigger or smaller? No problem! Our Partition Experts will design it to fit your restroom.

This layout is included in the price.

ROOM #3 - Ladies Bathroom Side 2

3 Stalls, 0 Urinal Screens

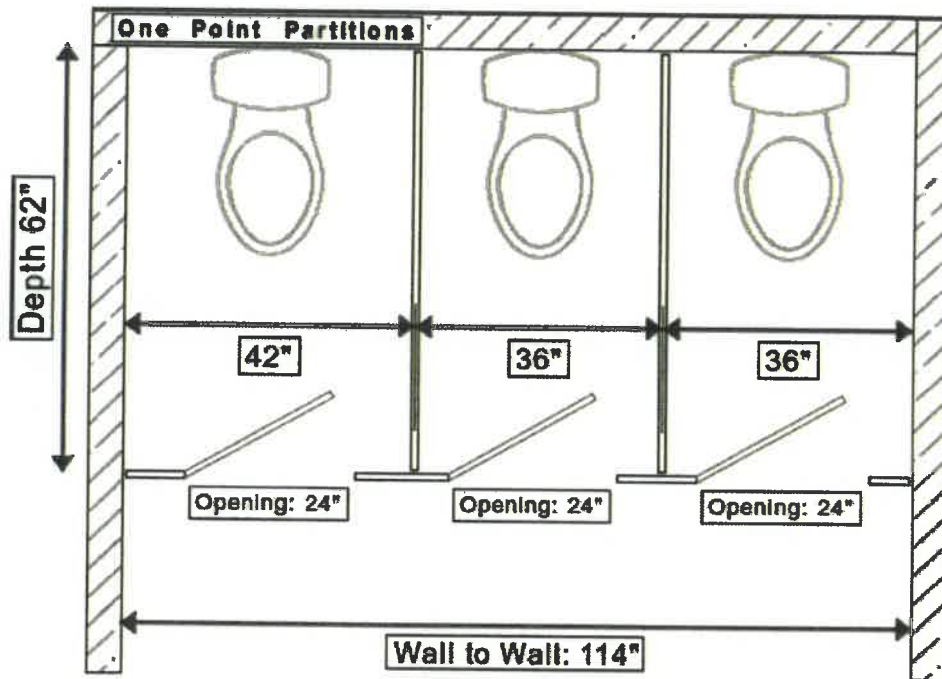
Layout: Between Walls

Partition Depth: 62"

Stall 1 - Width: 42"; Door: 24", Left In.

Stall 2 - Width: 36"; Door: 24", Left In.

Stall 3 - Width: 36"; Door: 24", Left In.



Stall widths are to the centerline. Stall depths are to the face. Alcove depths are wall to wall.

Need this layout bigger or smaller? No problem! Our Partition Experts will design it to fit your restroom.

This layout is included in the price.

POWDER COATED STEEL COLOR CHART



AZURE 2101



ALMOND 2103



DARK KHAKI 2109



KHAKI 2115



CHARCOAL 2123



GRAY 2125



BLACK 2127



WHITE 2129



ROYAL BLUE 2135



phone: 800-756-6817
email: sales@onepointpartitions.com
online: www.onepointpartitions.com
manufactured by: ASI Global

ONE POINT
PARTITIONS
800-756-6817

POWDER COATED STEEL COLOR CHART



SAGE 2141



RED 2145



BURGUNDY 2148



SANDY BEACH 2150



METALLIC SILVER 2171



PEPPER DUST 3590

15 COLORS IN STOCK
NO EXTRA COST • NO EXTRA LEAD TIME



* Due to variances in color reproduction, if color choice is important, please request samples prior to ordering.
** One Point Partitions reserves the right to make design changes or to withdraw any design without notice.



phone: 800-756-6817
email: sales@onepointpartitions.com
online: www.onepointpartitions.com
manufactured by: ASI Global

ONE POINT
PARTITIONS
800-756-6817

PLASTIC LAMINATE COLOR CHART



MISSION WHITE
1010



CARRARA BIANCO
1096



NEUTRAL GLACE
1130



CRISP LINEN
1150*



BLACK
2000



GRAPHITE
2150



SILVER GRAY
3000



DOVE GRAY
3010



GRAPHITE GRAPHIX
3020



FOLKSTONE CELESTA
3300



SMOKE QUARSTONE
3350



STORM SOLIDZ
3542

48 COLORS IN STOCK
NO EXTRA COST • NO EXTRA LEAD TIME



phone: 800-756-6817
email: sales@onepointpartitions.com
online: www.onepointpartitions.com
manufactured by: ASI Global

ONE POINT
PARTITIONS
800-756-6817

PLASTIC LAMINATE COLOR CHART



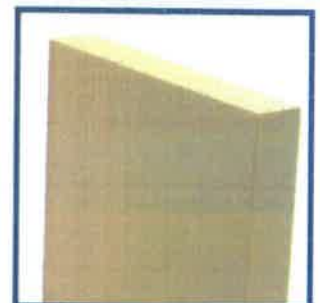
CANYON ZEPHYR
3713



GRAY LINEN
3750 *



WINDSWEPT PEWTER
3849 *



ALMOND
4000



SAND
4010



KHAKI BROWN
4040



WESTERN SUEDE
4110



NATURAL CANVAS
4410



CASUAL LINEN
4538 *



EARTHEN WARP
4580 *



NATURAL TIGRES
4611



TUNGSTEN EV
4801

48 COLORS IN STOCK
NO EXTRA COST • NO EXTRA LEAD TIME

* Directional Pattern – Pattern on panels over 60" wide will run perpendicular to pattern on doors and plasters.
** Due to variances in color reproduction, if color choice is important, please request samples prior to ordering.
† One Point Partitions reserves the right to make design changes or to withdraw any design without notice.



phone: 800-756-6817
email: sales@onepointpartitions.com
online: www.onepointpartitions.com
manufactured by: ASI Global

ONE POINT
PARTITIONS
800-756-6817

PLASTIC LAMINATE COLOR CHART



SATIN STAINLESS
5030 *



VAPOR STRANDZ
5039 *



SPECTRUM BLUE
5051



RUSTIC SLATE
5088



GREEN SLATE
5093



BURNT STRAND
5107 *



RECLAIMED DENIM FIBER
5271 *



BURGUNDY
5450



BRITTANY BLUE
7010



NAVY GRAPHIX
7318



NAVY BLUE
7450C



SMOKE
8450C

48 COLORS IN STOCK
NO EXTRA COST • NO EXTRA LEAD TIME



phone: 800-756-6817
email: sales@onepointpartitions.com
online: www.onepointpartitions.com
manufactured by: ASI Global

ONE POINT
PARTITIONS
800-756-6817

PLASTIC LAMINATE COLOR CHART



TAUPE
9096



AFTERNOON NAP
9120 *



AUTUMN INDIAN
9150



WINDSWEPT BRONZE
9292 *



WASHED KNOTTY ASH
9438 *



EBONY
9500 *



ASIAN NIGHT
9550 *



STEPPING STONE
9570 *



WEATHERED ASH
9842 *



MAPLE
9918 *



MAHOGANY
9939 *



CHERRY
9954 *

48 COLORS IN STOCK
NO EXTRA COST • NO EXTRA LEAD TIME

* Directional Pattern – Pattern on panels over 60" wide will run perpendicular to pattern on doors and plasters.
** Due to variances in color reproduction, if color choice is important, please request samples prior to ordering.
† One Point Partitions reserves the right to make design changes or to withdraw any design without notice.



phone: 800-756-6817
email: sales@onepointpartitions.com
online: www.onepointpartitions.com
manufactured by: ASI Global

ONE POINT
PARTITIONS
800-756-6817

SOLID PLASTIC COLOR CHART



MOCHA 3212



GRAY 9200



WHITE 9201



BLACK 9205



BURGUNDY 9211



BLACK CONFETTI 9217



OLIVE 9223



AZURE 9231



MOSS 9233



18 COLORS IN STOCK
NO EXTRA COST • NO EXTRA LEAD TIME



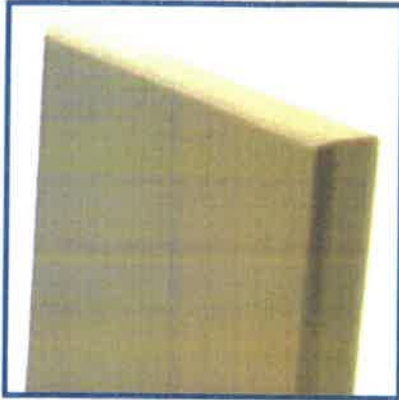
NFPA 286



phone: 800-756-6817
email: sales@onepointpartitions.com
online: www.onepointpartitions.com
manufactured by: ASI Global

ONE POINT
PARTITIONS
800-756-6817

SOLID PLASTIC COLOR CHART



CREAM 9235



CHARCOAL 9237



FOLKSTONE GRAY 9400



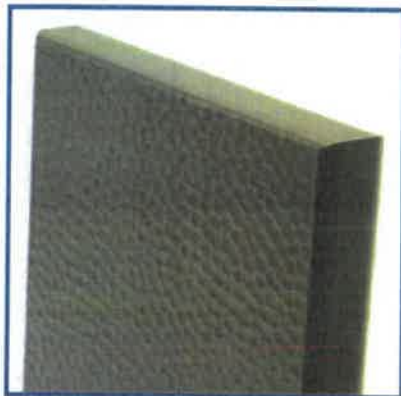
IVORY ESSENCE SPECKLE 9500



HUNTER GREEN 9508



BLUE 9509



METALLIC SILVER 9511



METALLIC BRONZE 9513



CARAMEL 9568



18 COLORS IN STOCK
NO EXTRA COST • NO EXTRA LEAD TIME



NFPA 286

* Due to variances in color reproduction, if color choice is important, please request samples prior to ordering.
** One Point Partitions reserves the right to make design changes or to withdraw any design without notice.



phone: 800-756-6817
email: sales@onepointpartitions.com
online: www.onepointpartitions.com
manufactured by: ASI Global

**ONE POINT
PARTITIONS**
800-756-6817

PHENOLIC BLACK CORE COLOR CHART



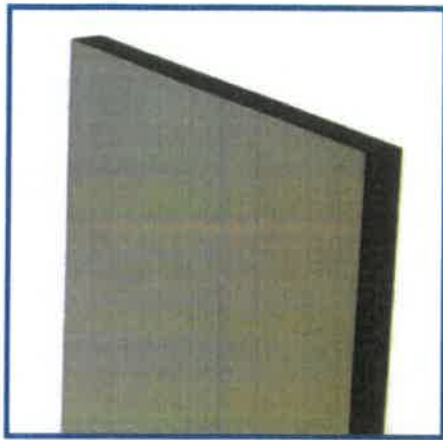
NEUTRAL GLACE 1130



BLACK 2000C



SILVER GRAY 3000



DOVE GRAY 3010



GRAPHITE GRAFIX 3020



FOLKSTONE CELESTA 3300



ALMOND 4000



DESERT ZEPHYR 4583



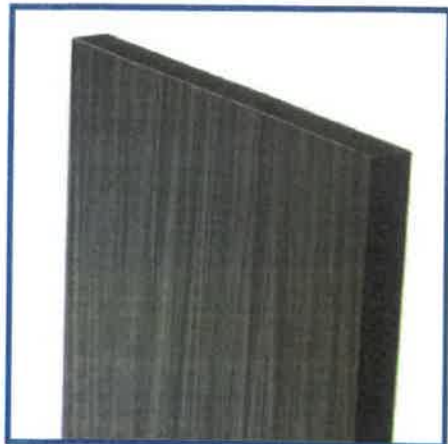
TUNGSTEN EV 4801



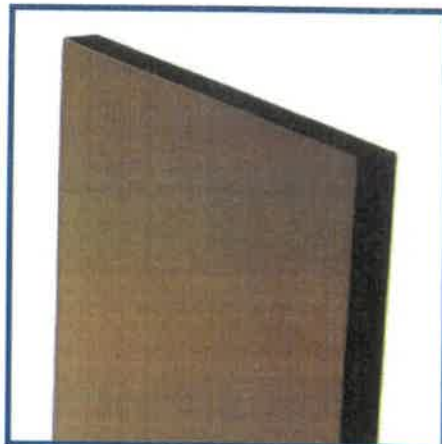
phone: 800-756-6817
email: sales@onepointpartitions.com
online: www.onepointpartitions.com
manufactured by: ASI Global

ONE POINT
PARTITIONS
800-756-6817

PHENOLIC BLACK CORE COLOR CHART



BURNT STRAND 5107



TAUPE 9096



WASHED KNOTTY ASH 9438



WEATHERED ASH 9842

13 COLORS IN STOCK

NO EXTRA COST • NO EXTRA LEAD TIME

COLOR-THRU PHENOLIC (23% upcharge over black core and extra lead time)

SAME PHENOLIC MATERIAL AS BLACK CORE, BUT WITH SOLID COLOR CONSTRUCTION



BLACK 2000C



FOG 3450C



HAZEL 4450C



BURGUNDY 5450C



NAVY BLUE 7450C



SMOKE 8450C

* Due to variances in color reproduction, if color choice is important, please request samples prior to ordering.
** One Point Partitions reserves the right to make design changes or to withdraw any design without notice.



phone: 800-756-6817
email: sales@onepointpartitions.com
online: www.onepointpartitions.com
manufactured by: ASI Global

ONE POINT
PARTITIONS
800-756-6817

STAINLESS STEEL COLOR CHART

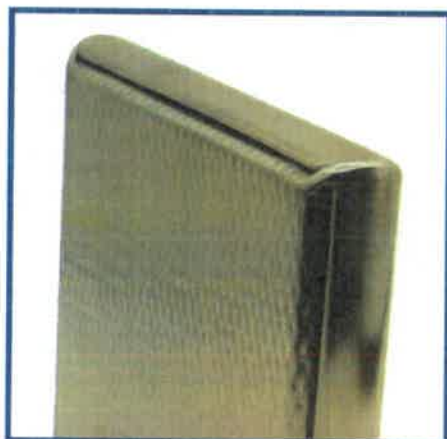


#4 SATIN

IN STOCK FINISH
NO EXTRA COST • NO EXTRA LEAD TIME

STAINLESS STEEL FINISH SELECTION

STANDARD #4 SATIN WITH OPTIONAL FINISHES (25% upcharge over standard finish and extra lead time)



DIAMOND



LEATHER GRAIN

* Due to variances in color reproduction, if color choice is important, please request samples prior to ordering.
** One Point Partitions reserves the right to make design changes or to withdraw any design without notice.



phone: 800-756-6817
email: sales@onepointpartitions.com
online: www.onepointpartitions.com
manufactured by: ASI Global

ONE POINT
PARTITIONS
800-756-6817