

*Lakeside Plantation
Community Development District*

Agenda

February 20, 2019

AGENDA

Lakeside Plantation

Community Development District

135 W. Central Blvd., Suite 320, Orlando, FL 32801

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

February 13, 2019

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, February 20, 2019 at 6:00 p.m. at the Lakeside Plantation Clubhouse, 2200 Plantation Blvd, North Port, FL.** 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 Items
- V. New Business Items
 - A. Discussion of Capital Improvement Plan
 - B. Consideration of Proposal to Raise the Playground and Grade the Site for Positive Drainage
 - C. Discussion of Installing a Centralized Irrigation System (requested by Lakeside Plantation Village Association, Inc.)
- VI. Business Administration
 - A. Approval of Minutes of January 16, 2019 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 – Action Items
 - 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.

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

The fifth order of business is New Business Items. Any new business items will be discussed under this item. Section A is the discussion of the capital improvement plan. Supporting documentation is enclosed for your review. Section B is the consideration of the proposal to raise the playground and grade the site for positive drainage. A copy of the proposal is enclosed for your review. Section C is the discussion of installing a centralized irrigation system requested by Lakeside Plantation Village Association, Inc. Supporting documentation is enclosed for your review.

The sixth order of business is Business Administration. Section A is the approval of the minutes of the January 16, 2019 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. Enclosed under Section B is the Manager's Actions Items List for your review. Enclosed under Section C is the Amenities Manager's report enclosed 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
Lindsay Whelan, District Counsel
David Robson, District Engineer
Nathan Trates, Amenities Manager
Heather Alexandre, Vesta
Darrin Mossing, GMS

Enclosures

SECTION V

SECTION A

**LAKESIDE PLANTATION CDD
DRAFT CAPITAL IMPROVEMENT PLAN**

	Actual FY 18	Projected FY 19	Projected FY 20	Projected FY 21	Projected FY 22	Projected FY 23	Notes:
REVENUE							
Projected Beginning Balance	\$ 441,926	\$ 396,257	\$ 269,980	\$ 380,112	\$ 427,676	\$ 553,798	
Budgeted Transfer In	\$ 130,000	\$ 130,000	\$ 130,000	\$ 130,000	\$ 130,000	\$ 130,000	
Additional Transfer In	\$ 5,772						
Total Revenue	\$ 577,698	\$ 526,257	\$ 399,980	\$ 510,112	\$ 557,676	\$ 683,798	
EXPENDITURES							
Conservation Area Cleanup							
Lake Bank Restoration							
Playground		\$ 23,750					Proposal
Trellis Outbound Side		\$ 27,000					Estimate
Pool Furniture		\$ 11,770					Proposal
Reserve Study							
Clubhouse Roof				42,030			Estimate from Reserve Study
Clubhouse Exterior Paint				10,953			Estimate from Reserve Study
Clubhouse Parking Lot	3,200						Estimate from Reserve Study
Fountain Capital Repairs			19,868				Estimate from Reserve Study
Pool Remarcite	31,350						Actual
Fountains, Entrance, Capital Rep	2,450						Actual
Trellis	26,587						Actual
Playground							Included in Master Plan Above
Waterfall/Picnic Area	18,686						Actual
Irrigation Pumps	450						Actual
Exercise Equipment	1,295						Actual
Access Control/Security	1,011						Actual
Asphalt Mill/Overlay - Sycamore		57,358					Estimate from Reserve Study
Concrete Curbs and Gutters		25,756					Estimate from Reserve Study
Concrete Sidewalks*	10,621			29,453			Actual
Streetlights	61,115						Actual/Estimate from Reserve Study
Pickleball Court - Color Coat					3,878		Estimate from Reserve Study
Tennis Court Resurface		20,604					Estimate from Reserve Study
AC Units	4,465	35,543					Actual/Estimate from Reserve Study
Clubhouse carpet		14,938					Estimate from Reserve Study
Clubhouse Interior Paint		3,091					Estimate from Reserve Study
Clubhouse Furnishings		32,967					Estimate from Reserve Study
Pool Mechanical Equipment	20,210						Actual
Update Reserve Study		3,500					
Total Expenditures	\$ 181,441	\$ 256,277	\$ 19,868	\$ 82,436	\$ 3,878	\$ -	
Projected Ending Balance	\$ 396,257	\$ 269,980	\$ 380,112	\$ 427,676	\$ 553,798	\$ 683,798	
Reserve Study Rec. Balance	\$ 380,238	\$ 295,788	\$ 410,130	\$ 462,901	\$ 597,347	\$ 602,919	

SECTION B

From: "Brent O. Burford" <bob@johnsoneng.com>
Subject: Playground Quote
Date: January 31, 2019 at 9:50:28 AM EST
To: George Flint <gflint@gmscfl.com>
Cc: Andy Tilton <adt@johnsoneng.com>, David Robson <DKR@johnsoneng.com>

George,

I have received a price from Stephen Installers,
<https://www.stephensinstallers.com/home>
to raise the playground and grade the site for positive drainage to the existing inlet.

The work requested is as follows:

Remove playground equipment and mulch (mulch layer is approximately 20" thick).
Add 20" of compacted fill dirt.
Re-install playground equipment 12" higher than it was before it was removed, and to manufacturers requirements.
Re-installed border and 12" of NEW wood mulch.
Grade top of border down to existing grade.
Create swale between tennis courts and playground, and along west side of playground.
Sod swales with approximately 600 S.F. of Floratam.
Install an approximate 7' x 5' sidewalk with 6" pvc pipe for drainage from existing sidewalk to playground.
Relocate picnic table approximately 40 feet to the northeast.

Please see attached exhibits.

Total Price to Complete Work \$23,750.00.

This is a \$1,443.00 increase from the price given by Berry Construction.

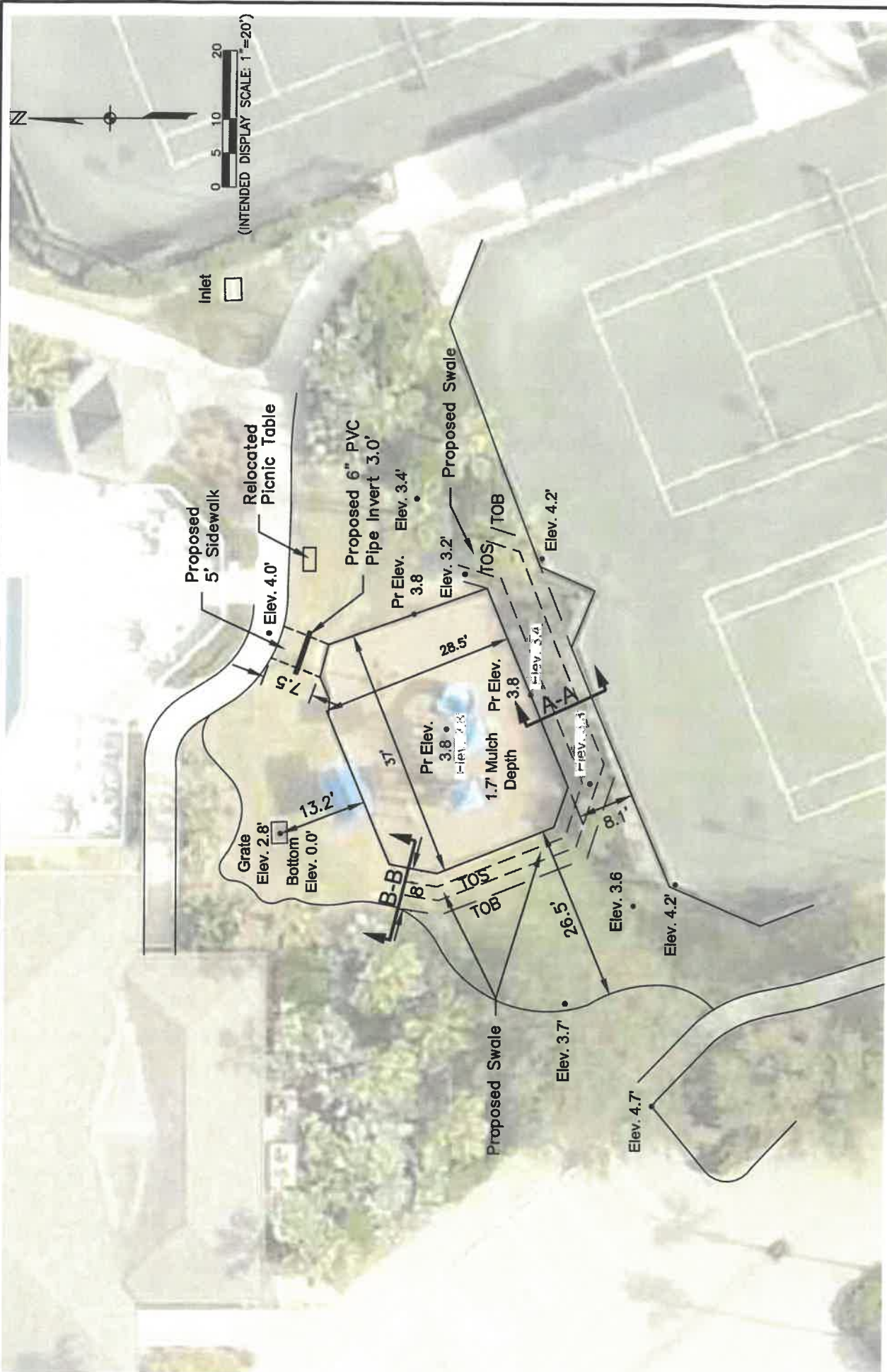
Using rubber mulch instead of wood mulch will cost an additional \$9,250.00

If you have any questions please let me know

Sincerely,

Brent O. Burford, E.I.
JOHNSON ENGINEERING, INC.

2122 Johnson Street
Fort Myers, Florida 33901
Main Office (239) 334-0046
Fax: (239) 334-3661
Cell: (239) 223-7016
bob@johnsoneng.com



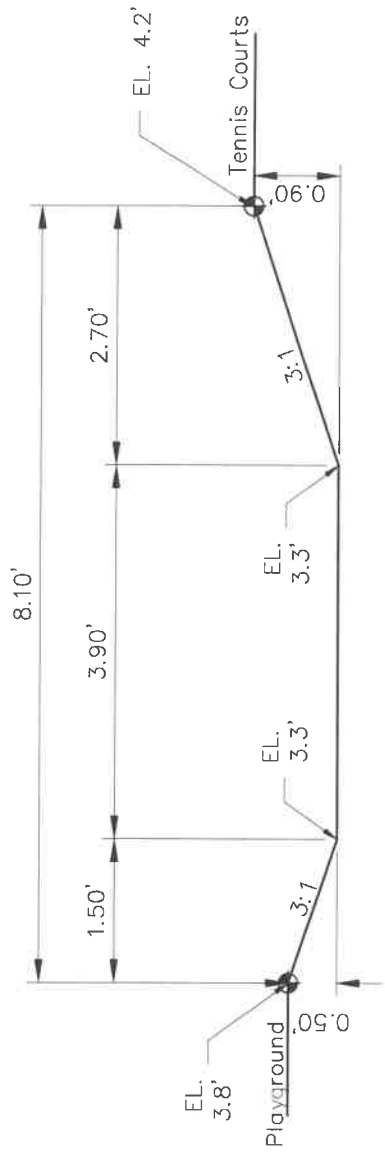
Lakeside CDD
Sarasota County, Florida

JOHNSON ENGINEERING

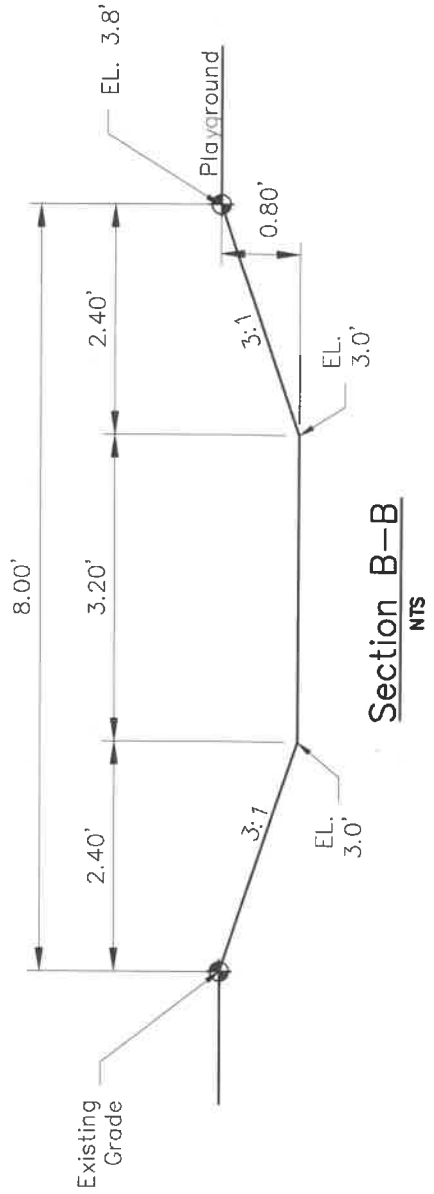
JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE: (239) 334-0046
FAX: (239) 334-3661
E.B. #642 & L.B. #642

Playground Area

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
1/25/19	20150050	-	1" = 20'	-



Section A-A
NTS



Section B-B
NTS

Lakeside CDD
Sarasota County, Florida



JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE: (239) 334-0046
FAX: (239) 334-3661
E.B. #642 & L.B. #642

Playground Area Sections

DATE	1/25/19	PROJECT NO.	20150050	FILE NO.	--	SCALE	NTS	SHEET	--
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SECTION C

Condominium, Homeowner
and Cooperative Associations

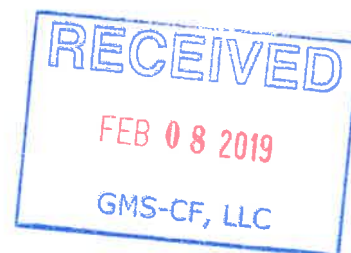
Kevin T. Wells, Esq.
Paul E. Olah, Jr., Esq.



Civil Litigation
Construction Litigation

Michael W. Cochran, Esq.
Jackson C. Kracht, Esq.
Joseph A. Gugino, Esq.
Brett M. Sarason, Esq.

February 6, 2019



Board of Directors
Lakeside Plantation Community Development District
c/o Mr. George S. Flint, Vice-President
Governmental Management Services - Central Florida, LLC
135 West Central BLVD, Suite 320
Orlando, Florida 32801

*Certified Mail-Return Receipt Requested, First Class Mail,
and Electronic Mail to: gflint@gmscfl.com*

RE: Lakeside Plantation Village Association, Inc. –
Request for Agenda Item on Board Meeting Agenda

Dear Board of Directors:

By way of introduction, the undersigned is corporate counsel for Lakeside Plantation Village Association, Inc. (the Association). Let this correspondence serve as the Association's request that an agenda item be placed on the next scheduled Lakeside Plantation Community Development District (the "CDD") Board Meeting Agenda to discuss the feasibility/possibility of the Association installing a Centralized Irrigation System on CDD property to enable the Association members to utilize the system for the irrigation of Association member lawns.

Currently, the Association members utilize costly North Port utilities to irrigate their lawns. The goal of the Association is to provide an affordable option for the members of the Association to irrigate their lawns. The Association has completed some preliminary studies and believes that installation of a Centralized Irrigation System will allow the Association members to irrigate their lawns at a cost far less than an Association member currently spends each year to irrigate their lawn. It is the Association's position that the installation of a Centralized Irrigation System will produce continual green lawns and lush landscapes throughout the Lakeside Plantation Village Community.

The Association is requesting this meeting to initiate a discussion with the CDD to explore the interest by the CDD Board for this project, as well as to discuss any potential governmental requirements, options, and mandates that would need to be fulfilled with a project of this type.

Board of Directors
Lakeside Plantation Community Development District
c/o Mr. George S. Flint, Vice-President
February 5, 2019
Page 2 of 2

If you have any questions regarding this request please contact me to discuss further. I look forward to hearing from a representative of the CDD Board advising that an agenda item will be placed on the next scheduled CDD Board Meeting Agenda to discuss the feasibility/possibility of the Association installing a Centralized Irrigation System on CDD property.

Thank you again for your attention to this matter.

Very truly yours,

LAW OFFICES OF WELLS | OLAH, P.A.



Michael W. Cochran, Esq.

mcochran@kevinwells.com

MWC/enl

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, January 16, 2019 at 6:00 p.m. at the Lakeside Plantation Clubhouse, 2200 Plantation Boulevard, North Port, Florida.

Present and constituting a quorum were:

Alan (Bud) Sabol	Chairman
Camille Stephens	Vice Chair
Joe Szewczyk	Assistant Secretary
Pina Chichelli	Assistant Secretary
Rena Koontz	Assistant Secretary

Also present were:

George Flint	District Manager
Sarah Sandy	District Counsel
Brent Burford	District Engineer
David Robson	District Engineer
Nathan Trates	Facilities Manager
Heather Alexandre	Vesta
Residents	

FIRST ORDER OF BUSINESS

Roll Call

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

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

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 (Deborah Johnson, 1505 Scarlett Avenue): I am in a social group and we met the other night for movie night and came up with probably 10 things in 15 minutes that aren't are on our calendar. We are not blaming you Nathan because you do a good job, but maybe we can

poll the residents to find out what they would be interested in, to assist Nathan. I know he has a lot of other responsibilities and functions here at the clubhouse, so we don't want to take anything away from him, but it is to really help him out. So, we thought about getting a group together. I talked about this in November and Ms. Koontz was on Board with that so we worked on this together. We just need to just get some volunteers. It would great if we could get them from all facets of Lakeside Plantation, not just the single-family homes, but the carriage homes, villas and the townhouses. That's all I have. Thank you.

Mr. Flint: It's on the agenda and the Board will have some discussion on that. Were there any other comments on agenda items? Hearing none,

THIRD ORDER OF BUSINESS

District Engineer's Report

A. Consideration of Proposal for Lake Bank Erosion Repair

Mr. Flint: Brent Burford and Dave Robson are here from Johnson Engineering to present a preliminary evaluation report that they prepared for all of the ponds in Lakeside Plantation. I think they might have some supplemental information for the Board.

Mr. Burford: It's the same report with some minor revisions and a cost estimate.

Mr. Robson: I'm here mentoring Brent, based on my past experience to help him get familiar with all of the files. He was here during the lake bank erosion inspection and evaluated some of the preserves to get familiar with the grounds. It is up to me to show Brett all of the records and things we have done in the past. So, at this time, Brent will present the report.

Mr. Burford: I look forward to working with everybody. The first of January we inspected all of the lake banks for erosion and prepared a report, which I distributed. It included some cost estimates. We have seen some pricing that is less than what we were actually proposing, but we always like to have bids come in less than what they actually estimate. We made a recommendation to receive proposals from a couple of contractors, which you also have in front of you.

Mr. Flint: If you had a chance to look at the report, they went pond by pond and provided recommendations. In many instances, the recommendation was for the installation of Geotube® and riprap in certain areas. A cost per linear foot was included in the cost estimate. The next step is to go out and get proposals to see the actual costs. The engineer may want to prioritize these repairs so if we get cost estimates exceeding what the Board is comfortable with finding, we may be able to complete it over multiple years versus one.

Ms. Stephens: Does the cost breakdown match up with the recommendations in your report?

Mr. Burford: Yes.

Mr. Szewczyk: I made some notes as I read through it. The first one was on the cost per unit and as George just mentioned, prioritizing them. George, do you know how much we have set aside as far as the Reserve Study?

Mr. Flint: We budgeted \$75,000 a couple of years ago and ended up not doing the work at that time so that funding is carried over. I think once we get the cost estimates, we can review the Reserve Study and make a determination as far as how much funding would be available.

Mr. Szewczyk: Or how many lakes we end up doing.

Mr. Flint: Right.

Mr. Szewczyk: We would want these prioritized based on severity.

Mr. Burford: Correct. Once we receive the proposals and get an idea of what money we are looking at, we can prioritize the lakes.

Mr. Szewczyk: Okay.

Mr. Flint: There are probably only two companies that use Geotube® that we would reach out to. There are not a lot of companies that do this type of work or ones that have great reputations so I think they can probably get those proposals by your next meeting.

Mr. Sabol: Do you want to prioritize that right now? I looked over the report fairly well and it looks like only six lakes need work and we can do the rest of them at another time. Then at the end of your summary, you have an option to look at something else to give us some other ideas.

Mr. Burford: Correct. I haven't had a chance to look at those yet, but one of the suppliers for the Geotube®, work with a lot of the contractors in the area. They are in Tampa. I received an email from the contractor and have to get back in touch with him. I actually spoke to another supplier that has a product called Flexmat that was used in Cortez ponds. It looks like a good product. It was put into their ponds five years ago and when I spoke to the manufacturer, he was just up there in the last six or eight months and took photos. The product has really held up. When I first found this product, they had a cost estimate around \$50 per linear foot, but the manufacturer that installed it said the cost was probably closer to \$65 to \$70 per foot. The product lasts, from what I've seen, five or six years and it looks like it's in really good shape.

That's a newer product and there are other products out there as well. I'm trying to take my time to look at some of the other products available.

Mr. Sabol: I think Lakes 7, 8, 10, 11, 13 and 19 were the worst ponds. I think our money is kind of limited so I think we are not going to be able to do all of these things that you are asking for. So, we are going to fix the ones we really have to fix. Maybe you can take notes and give us prices.

Mr. Burford: Lake 11 had quite a few areas that need repair, but the south side of the bank along the curvature need riprap. Some are holding up and some still have areas that are eroding near or around them. Nearly all of these areas line up where the drainage comes up in between the two homes. If you look at the map, its labeled to just repair the riprap, but many areas may be a good candidate for Geotube®. So, we will go ahead and take care of that area instead of just placing rock in one location. One thing that I have noticed when placing that rock is somehow the areas of bank gets build up a little higher around the replaced riprap and a lot of times, erosion starts moving around the edge of the rock, so replacing the riprap is not just a matter of throwing rock in there. It needs to be placed and graded to match the lake bank as well. There is one area against the clubhouse that was on the report last year that Mallory prepared, which I also recommend. At least seven areas have steep slopes behind the homes as well as one on Plantation Boulevard that I recommend installing Geotube® to stabilize that bank. Lake 14 was another one that has quite a large area that needs repair on that north side. So, there are a total of 19 lakes. I will put a list together for you to prioritize the lakes because all of them have different features. It's the best time to do this.

Mr. Sabol: Can you have that to us before the next meeting?

Mr. Burford: Yes, no problem.

Mr. Sabol: I think we have to take a look at it because if we are going to do anything, we have to do it now because the rainy season starts in May.

Mr. Burford: Right.

Mr. Sabol: So we are thinking of doing something maybe in March or April.

Mr. Burford: Hopefully we can come back at the next meeting with proposals and a schedule based on priority.

Mr. Sabol: What do you think, Joe? Are you up for this?

Mr. Szewczyk: Yes.

Mr. Sabol: Are there any other questions? He's coming back at the next meeting.

Ms. Stephens: So when you come back at the next meeting, you are going to have a list of the lakes that need the most repair, what you are going to do and how much it is going to cost.

Mr. Burford: Correct.

Ms. Koontz: Do you need a motion for that, George?

Mr. Flint: I think he has direction. If there is consensus from the Board, I think he can move forward with that consensus. It sounds like the Board is on the same page. There were a couple of other items that we needed to talk about. Did you want to give an update on the four-way traffic stop Warrant Study?

Mr. Burford: Yes, the Traffic Division installed tubes at Scarlett Avenue and Plantation Boulevard. They will be downloaded later this month and a report will be prepared on February 8th with the results of the Traffic Study.

Mr. Flint: Are there any questions on the Traffic Study? That was previously approved by the Board and you decided to wait until January so the traffic counts are more reflective of the peak population. Then we have the playground.

Mr. Burford: Last week I came out to look at the drainage issues at the playground area. I met with the contractor you have been working with and took some elevation pictures while I was out there. Our recommendation is to raise the playground approximately .7 feet. The tennis courts actually sit a foot and a half higher than the drainage end. To make sure that we don't impact the drainage on the tennis courts, we are going to raise the playground so you still get the positive drainage off of the courts. This creates some drainage around the playground area and moves the water into the retention basin. Our recommendation is to prepare a site plan so the contractor you decide to use to make the repairs, can make sure that the playground is set back at the correct elevation to try to eliminate the drainage issues.

Mr. Sabol: We have a problem because the contractor that we awarded the bid is very ill so we may have to rebid this. I would like to have a report from you because I want to go over some things with you about the playground.

Mr. Sabol: You are talking about cutting it off, sleeving it and raising it seven inches.

Mr. Burford: Correct.

Mr. Sabol: Then you would put a French tile around the perimeter or on the inside.

Mr. Burford: No, the plastic curbing around the playground will remain and everything else will raise up approximately .7 feet. We have room in between the tennis courts.

Mr. Sabol: Can you grade that without tile??

Mr. Burford: Correct, no tile will be used.

Mr. Sabol: Okay, the existing is about 7 or 8 inches higher right now. We will grade that so children could step over it without tripping over.

Mr. Burford: Correct.

Mr. Sabol: Because it's way too high right now.

Mr. Burford: Right, we will make sure that the plastic curbing is placed back in level and then we will grade it to create our swells to bring the water around the playground into the drainage system.

Mr. Sabol: Do you have any ideas what this would cost?

Mr. Burford: I don't have a cost estimate for cutting the playground, having sleeves put it, raising and welding it. I have to put a site plan together, which should take three or four hours to complete. We were also discussing having a Structural Engineer handle those issues, as far as cutting the pipes and re-sleeving.

Mr. Flint: The first step is for the site plan to be developed. Cutting and sleeving it is one option to raising it, but there may be other options. If sleeving is the preferable option then we would want a Structural Engineer to detail what sleeve they would use and the thickness of the metal.

Mr. Sabol: So are we deferring it until the next meeting so that we can draw up the plans and then make a decision?

Mr. Flint: I think they would draw up their site plan and in the interim, we would reach out to some Structural Engineers and get estimates for what they would charge to do the detail. Once we have the detail, we can get contractors to bid on it, but I think any contractor that is going to want the liability issues associated with the playground, are going to want to rely on an engineering drawing.

Mr. Burford: The only other item we discussed was the exotic plant removal from the preserve areas. While I was evaluating the lake banks, I noticed Brazilian Peppers that were removed several years ago, were starting to grow back. We recommend getting proposals to have those removed at this time.

Mr. Sabol: I think that's a very good idea. What about everyone else?

Mr. Szewczyk: I know that we have been putting it off for a while.

Mr. Sabol: We've been putting it off for months now and are getting a lot of regrowth. We would like for you to prepare that work.

Mr. Burford: Okay. Are there any other questions?

Mr. Flint: If not, are we done with the engineers?

Mr. Szewczyk: Yes.

Mr. Burford and Mr. Robson left the meeting.

FOURTH ORDER OF BUSINESS

Unfinished Business Items

Mr. Flint: We typically have some discussion under the Action Items List, but are there any unfinished items that the Board wants to add to this section of the agenda at this time?

Mr. Sabol: Where are we with the curbing of the pickleball court?

Mr. Flint: Nathan has that in his report.

Ms. Koontz: At the last meeting, someone inquired about the light pole at Tara Drive and Plantation Boulevard. I didn't see that on your Action Items List. Are we looking at that?

Mr. Flint: At the time the light post and heads were replaced, the light post had not been working for an extended period of time. When they tried to pull new wire through the conduit, they found a blockage in the middle of the roadway, which was likely the result of a lightning strike or something that melted the existing wire to the conduit so they could not pull new wire through. The only other alternative would be to directional bore new conduit under the road or open cut the road and install new conduit. I believe the decision at the time was based on the cost associated with either directional boring a new conduit or open cutting the conduit and relocating the pole somewhere else. This was based on the fact that the light pole had not been working for an extended period of time so if there's a desire from the Board to have a light reinstalled there, we would have to look at where power could be pulled from and what those costs would be.

Mr. Sabol: You are looking at a lot of money because you would have to bore under that road and run about 800 feet down the edge to get to the nearest power source or you could come up from the center and bore under there. You are talking about a lot of money for one lamp post.

Mr. Trates: And tearing up the road.

Ms. Koontz: Is there a solar light alternative that we could put on that corner?

Mr. Flint: Other communities use solar streetlights. It wouldn't match the other poles, but we can get pricing for if the Board is interested.

Mr. Szewczyk: I went down to that intersection. There are 10 sets of corners up and down Lakeside Plantation. Five corners have streetlights that are 15 to 20 feet away. I

purposely went in and out of these intersections every time I was coming in at night and would pick one or two. I didn't see any safety issues. If not solar and we can get something comparable, it might be worth looking into, but as I said, only half of them have lights anywhere near the corners. I don't know if anyone else wants to look, but I have been in and out of those locations plenty of times in the past month and I did not feel unsafe as I came to the intersection.

Mr. Sabol: I did the same thing, Joe and feel the same way. If anything would happen down there and we have any growth there, we could trim it back if need be, but there is no growth there now. So, I think we are alright, unless you want to look at putting a light in there.

Ms. Stephens: I agree. I pretty much did the same thing Joe did as I was going to work.

Mr. Sabol: Get a price on putting a light in.

Mr. Szewczyk: I guess the question is do we want to look into the possibility of putting a solar light in?

Mr. Sabol: I think it's a good idea. Let's get price and see what we get.

Mr. Szewczyk: It can't hurt.

Mr. Sabol: Do we need a motion on that?

Mr. Flint: No, I will get one or two options for solar streetlights for the next meeting for the Board's information.

FIFTH ORDER OF BUSINESS

New Business Items

A. Discussion of Road Closure for Imagine School of North Port Parade

Mr. Flint: I received a phone call from Imagine Schools right before the meeting tonight. They decided to withdraw their request to close Sycamore Street for the parade. They felt that they needed more time to properly plan and carry it out so they decided not to move forward so that item will be pulled from the agenda.

B. Discussion of Social Committee

Mr. Flint: This was discussed in November and I don't know if the pros and cons were discussed about CDD committees and the things that you have to deal with when the Board appoints committees. There are two types of committees. One is a fact-finding committee. Fact finding committees technically are not subject to the Sunshine Law and those requirements, but I have never really seen a committee that could confine itself to just fact finding. Any time you start narrowing options down or making recommendations it's no longer fact finding. The other

type of committee is an advisory committee. A social committee would be considered an advisory committee, which under Florida Law is subject to the same Sunshine Law, public records and other requirements that you are under. You are appointing this committee to come back and make recommendations. The downside is that it becomes very cumbersome for CDDs to appoint committees because their meetings have to be advertised, minutes have to be taken and there has to be an agenda. In addition, committee members cannot talk to each other outside of committee meetings about social items. I'm just the messenger here. I didn't create this law. There are Attorney General Opinions out there about it. So that's the problem with social committees and advisory committees when CDDs appoint them. The committee members take on liability because they could be talking to another committee member and end up violating the Sunshine Law and not even know about it. If there is a social committee that's a grass roots committee that spontaneously creates itself and the Board doesn't appoint members to that committee, it's not considered a CDD committee that could function.

Mr. Szewczyk: That's what you have, right?

Mr. Flint: Yes, if there is something that's workable for you. Otherwise, if it's going to be a CDD committee, you have to deal with those other issues. I always recommend if you are going to create a committee by the CDD that you do it by resolution and define the rules and responsibilities of how the members get appointed. You typically sunset it and you can always renew it, but I have seen committees take on a life of their own and in some instances, become averse to the Board. So, I just wanted to lay that out there before you have the discussion just so you have that.

Ms. Koontz: So if there's a grass roots committee, can any Board member be on the committee?

Mr. Szewczyk: Only one of us can.

Ms. Stephens: I think it's a good idea because sometimes we don't all think along the same lines. Just like anything else, you have to spice things up a little. It could just be four women and a gentleman just talking and discussing fun things to do. I think it's a great idea. I really do.

Ms. Koontz: They used to have one here years ago.

Mr. Szewczyk: I don't see a problem with a group of residents that are not appointed by the CDD getting together to throw out suggestions.

Ms. Koontz: We would have nothing to do with it.

Mr. Sabol: We did that when we chose the chairs for the card room and it worked out very well.

Ms. Koontz: Yes.

Mr. Sabol: A group of six of us made recommendations to the Board.

Resident (Monica Lewis, 1560 Scarlett Avenue): Nathan is available at 4:00 p.m. on Monday if you want to have your first meeting at the clubhouse.

Mr. Szewczyk: I think we are just going to stick an un-appointed grass roots committee.

Mr. Flint: An unofficial committee?

Mr. Szewczyk: Yes.

Mr. Sabol: That's right.

Ms. Stephens: Just for clarification, if Pina is on the committee does that mean I can't be on it?

Mr. Flint: Yes.

Ms. Sandy: If you are discussing items that come before the Board for a decision, you can't discuss it outside of the meeting.

Ms. Stephens: Okay, I just wanted to make sure.

Mr. Szewczyk: Could she sit there and just listen?

Ms. Sandy: You are getting very close to a line that we would like to avoid.

Mr. Sabol: So, what are we supposed to do?

Mr. Szewczyk: Act like it doesn't exist.

Mr. Flint: If you are comfortable letting it play out there's no action for the Board.

SIXTH ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of November 28, 2018 Meeting

Ms. Stephens: On Page 2, Mr. Sabol nominated Joe and Rena nominated Bud.

Mr. Sabol: That's correct.

Ms. Stephens: On Page 6, "*Harry Smith*" should be "*Harry Smith*". On the bottom of Page 16, "*Brenda*" should be "*Greta*". That's all I have.

Mr. Flint: Are there any other additions, deletions or corrections?

Ms. Koontz: On Page 10, "*short sided*" should be "*short sighted*". On Page 15, I said that I would be in favor of establishing a social committee, not Ms. Stephens.

Mr. Flint: Is there anything else? If not, we need a motion to approve the minutes as amended.

On MOTION by Mr. Sabol seconded by Ms. Stephens with all in favor the minutes of the November 28, 2018 meeting as amended, were approved.

B. Approval of Check Register

Mr. Flint: You have the November check register for the General Fund and utility automatic drafts totaling \$52,728.23 and the December check register totaling \$92,923.78. Are there any questions on the check register?

Mr. Sabol: I have none.

Mr. Flint: If not we need a motion.

On MOTION by Ms. Stephens seconded by Mr. Sabol with all in favor the November and December Check Registers were approved.

C. Balance Sheet and Income Statement

Mr. Flint: You have the Unaudited Financial Statements through December 31, 2018. No action is required by the Board, but if you have any questions, we can discuss those.

Mr. Szewczyk: I had a couple of questions. "Clubhouse - Activities" is \$5,500 over the prorated amount. Is that because we are in season so we are spending more money now and less in the summer?

Mr. Trates: Yes, it was also for January events like the Murder Mystery and hiring a band for New Year's Eve (NYE).

Mr. Szewczyk: Why was "Maintenance - Property" \$2,500 more than the prorated amount? I don't think that should be changing by the season so is there anything out of the ordinary that we need to know about?

Mr. Trates: It was for the golf cart purchase.

Mr. Szewczyk: Okay, and "Pool Maintenance - Other" is \$1,700 over the prorated. I know that we are going back two months.

Mr. Flint: Three months.

Mr. Szewczyk: What was it that had us so far ahead of what we budgeted?

Mr. Trates: There were repairs to the spa heater and replacing a filter in the spa. I believe they checked the heaters in the pool. There were also a few emergency services where we had glass in the pool or they had to do an emergency service on a Saturday.

Mr. Szewczyk: What was going on with the pool heater the day we had our meeting and the woman interrupted us?

Mr. Trates: The filter needed to be replaced, so they replaced it.

Mr. Szewczyk: So the spa is back up to the proper temperature?

Mr. Trates: Yes.

Mr. Szewczyk: That's all I had.

Ms. Stephens: I have one item. The water utility services for the tennis courts and pool is \$600 more.

Mr. Trates: Because we are in the dry season, we have to water the courts more to make it more compactive.

Ms. Stephens: The only thing I wanted to mention is for the activities, we are only budgeting \$19,000 for the year. At this point in time, we have spent a lot of money. How much money do we actually have left for activities?

Mr. Trates: I actually go month-to-month. We have \$1,084 from March until the end of September.

Ms. Stephens: I know a lot of people signed up for the wine and cheese and some came while others did not. Should we start charging a few dollars for these events because we are spending a lot of money on food? Sometimes 100 people sign up, but if only 75 show, then that food goes in the garbage, which is shameful because the entire community is paying for it. Either way, it's not right so maybe we should charge \$2 per person. If you have no skin in the game you have nothing to lose because they don't realize that the entire community is paying for it, so maybe we should start thinking about charging for more things. It doesn't have to be a lot of money, but just something.

Mr. Sabol: It could be a non-returnable fee that you pay when you sign up.

Mr. Szewczyk: Yes, a non-refundable fee.

Ms. Stephens: In other words, it's not refunded. If you don't come, you've lost your money.

Ms. Koontz: Absolutely.

Mr. Szewczyk: We spoke about this either at the last meeting or the meeting before and the general consensus in the audience was there was no problem with paying a couple of extra dollars, not only to help spread out the \$19,000 over the year, but to maybe eliminate some of the waste from people not showing up.

Ms. Koontz: Exactly.

Ms. Stephens: Yes, it's really shameful because if 10 people sign up and eight of them don't, what do we do with all of that food?

Ms. Chichelli: Last month there was 60 people and only 30 showed up.

Mr. Trates: 115 people showed up last night.

Ms. Stephens: So if you have 115 signed up and you buy enough food for 115 because you think they are all coming and only 75 or 80 show, that's a problem. Then if you don't have enough, somebody is going to complain about it. So, you are causing a conundrum and that's why I think we should start charging something.

Ms. Koontz: We didn't have 115 people attend last month. Sixty signed up and only 30 actually came. It was the month before when you had jazz where we had all of those people.

Mr. Flint: The budget is based on recovering 50% of the activities fee. We are budgeting \$10,000 in activity revenue and budgeting \$19,000 in activity expenses. The goal is that we are collecting a little over 50% of what our actual costs are. If the Board wants to do something other than that, some communities make a decision to offer activities for free, but some decide to have all of the activities pay for themselves because the people benefiting from it should pay for it. Other communities are somewhere in the middle. The Board historically has paid the number of people that attended divided by \$19,000, which is a little over 50%. If you wanted to recover 75% of the cost, you can tell Nathan that's what the goal is and we can shoot for it and if there's a concern that people are not attending and food is wasted, we can deal with it.

Ms. Koontz: Can't we have a goal just to break even and whatever the event costs that is what the pay rate is?

Mr. Flint: That could be the goal. A lot of communities choose not to have that as the goal because they want to provide some events to the community at no cost, but if the Board wants to choose a goal where everything breaks even, you can do that as well. You see that less often.

Mr. Sabol: Nathan, what is the cost of having a wine and cheese?

Mr. Trates: Usually in season its around \$600.

Mr. Szewczyk: That's a lot of wine and cheese. If our current goal is 50% and breakeven is 100%, maybe we should shoot for something in the middle and raise the expected and shoot for 75% so at least the community is still getting some of those things for free, but those that are making use of what's being offered are paying the cost.

Ms. Koontz: We can try to increase it to 75% and if there's grumbling and there's no participation, we come back to the drawing Board and think of something else.

Ms. Stephens: You may be right. Maybe some people won't show, but what are you going to do? If \$2 is going to stop you from attending a function at the clubhouse, I don't know how I can help you out because where are you going to get the food that they serve, the cheeses, shrimp, meatballs and deserts? I understand that we pay the CDD, but when we have an event, this Board has wanted to it to be as nice as we can afford it to be and I don't think that a small charge is going to put anyone into bankruptcy. If it really upsets you then don't come.

Mr. Szewczyk: We are just a couple of months away from getting into the next budget so maybe we budget less than \$19,000, with the goal of increasing it to 75% and take the considerations at that time.

Mr. Sabol: I think that's a good idea, Joe. At budget time, we can do that.

Ms. Stephens: Yes.

Mr. Flint: That would give Nathan an opportunity to plan his calendar and his events.

Mr. Trates: I think wine and cheese is the only event where we don't make money. Take NYE for example. If we charged what we spent, it would've been \$50 a person and trying to get people to pay \$50 a person is tough and also holiday events as well.

Mr. Flint: Were there any other questions on the financials?

Mr. Szewczyk: No.

Mr. Flint: If not, are we ready to move to general audience comments?

Mr. Szewczyk: Yes.

SEVENTH ORDER OF BUSINESS

General Audience Comments

Mr. Flint: This is an opportunity for the public to provide any comments to the Board, for items not on the agenda. Please state your name and address and try to limit your comments to three minutes.

Resident (Susan Bull, 1503 Scarlett Avenue): I have two questions. First, do we have two management companies or one?

Mr. Szewczyk: We have one management company and one amenities company. George at GMS handles our money and Vesta handles the amenities.

Mr. Flint: There are two different scopes of work so there is no duplication. The CDD is a governmental entity and contracts with my company to serve as District Manager. We make sure that the District complies with all public records, noticing, preparation of the minutes, financials and audit requirements. All of those items are in our scope of work. Vesta operates the amenities here.

Resident (Susan Bull, 1503 Scarlett Avenue): Thank you. Are we ever going to get a speed limit sign out here on Scarlett Avenue? There is speed limit sign, but people come around that corner so fast that they don't see it.

Mr. Szewczyk: That was one of the items I mentioned at the last meeting and I was waiting for it to be an action item, but it's not here and I was wondering what happened. So, I totally agree with you. The first speed limit sign needs to come all the way down here.

Resident (Susan Bull, 1503 Scarlett Avenue): Absolutely.

Mr. Szewczyk: We will bring that up under action items.

Resident (Susan Bull, 1503 Scarlett Avenue): Thank you.

Resident (Monica Lewis, 1560 Scarlett Avenue): I want to commend Nathan and the amenities team for putting on a fantastic NYE party (*applause*). At the last meeting, people were complaining that a lot of people pooped out. Actually, the people that were complaining about it didn't show up. So anyway, it was great. The band was wonderful and the food was superb. Thank you, Nathan. Secondly, regarding charging fees for the wine and cheese, maybe Nathan can give us an idea of what percentage of people that sign up do not attend and look at it from that perspective. If you are talking about 10% or 50%, those are different things, but you can carry a 10% overage or shortage or whatever it is. Every time someone signs up for the wine and cheese, they pay \$2 and get a receipt. What happens when you show up at the door? Who is going to check to see who paid \$2? One thing that I suggest is that the Board call the City Arborist to take a look at the trees along Plantation Boulevard. Some of them look like they are dead. They could use a good pruning as opposed to just cutting the lower limbs off, which might save some of those beautiful trees. That's all I have.

Mr. Szewczyk: There are two to four trees that are diseased and we will have Bloomings take a look at them and get cost estimates for removal, including stump grinding and

replacement. Last year, someone brought up that the trees were all diseased, but that was only when they were shedding and about to come back into bloom. Yes, I agree with you.

Resident (Jozef Markowski, 2505 Magnolia Circle): I was at the association meeting this morning and it was brought up that there were 3,000 to 5,000 dead fish in the Magnolia lake. On Tuesday, they were fertilizing around the ponds and by Friday morning, some fish were already dying and on Friday night into Saturday the fish were dead. Nobody did anything about it. It smelled like you wouldn't believe on Saturday and Sunday. When I went to the meeting this morning, the association said the ponds were the CDD's responsibility. Something had to kill the fish. There were 50 to 60 vultures eating the dead fish. I went around the pond before I came to the meeting and there were half a dozen dead fish. Did anybody take samples of the water?

Mr. Flint: Yes.

Resident (Jozef Markowski, 2505 Magnolia Circle): Did they send a fish to the lab to diagnose what killed it.

Mr. Sabol: Samples have been taken and are being reviewed right now, but we don't know the cause yet. It could be a weather issue, an algae problem or toxins that came off of the spray because sprinklers were running.

Mr. Flint: We manage a lot of communities in Florida and fish kills are not uncommon. In Lakeside Plantation, there hasn't historically been many. If you go on the Florida conservation website for the State of Florida, there's an entire page about fish kills. There are a lot of different factors that cause fish kills. Oftentimes, they are caused by natural conditions. It could be a temperature change, rainfall event or even wind. I've never actually seen anyone be able to tie it back to an herbicide or pesticide. It's very hard to make a specific determination as to what the cause is. Although it sounds like a lot of fish and is concerning when you see it, comparatively, there are a lot of other fish kills with significantly more dead fish. I'm not justifying the fish kill, but it's hard to predict what the cause is. Most of the time it's caused by natural events. The CDD owns the ponds so when the HOA says it's our responsibility, it's because the CDD owns and maintains the ponds so we have responsibility for the lake maintenance. Our lake contractor removed a significant amount of fish. There might have been some delay over the weekend, but they did come back out and remove the fish. They measured the dissolved oxygen levels in the pond because that's often what causes fish to die. The levels are within range right now. They didn't actually find any evidence of the pesticide to be able to

say that it was caused by The Villas landscape company. They took a water sample and were testing for a toxic algae that sometimes causes fish kills to occur. So, we are taking it seriously, but I want to make sure that you understand in Florida, fish kills are not unusual. Oftentimes, you can't determine the actual cause because a lot of different factors can cause it.

Resident (Jozef Markowski, 2505 Magnolia Circle): I understand that, but on Friday the lake contractor removed all of the fish from the other pond by the gas station and nobody bothered to remove them from ours and we were smelling the rotten fish on Saturday and Sunday.

Mr. Flint: I think they came on Monday and removed them.

Resident (Jozef Markowski, 2505 Magnolia Circle): No they didn't because I came here on Monday to complain. They asked me why I didn't complain before that. Somebody should've cleaned it up.

Ms. Chichelli: Everybody knew about it. Maybe you didn't see it.

Resident (Jozef Markowski, 2505 Magnolia Circle): I talked to the people that removed the fish and they said if somebody called them, they would've come out on Saturday and even Sunday, but nobody bothered to do it. Thank you.

Mr. Flint: Are there any other audience comments?

Resident (Judson Vann, 1658 Scarlett Avenue): Who sets up the contracts with Vesta? They take care of this building.

Mr. Flint: The Board approves and executes the contract with Vesta and District Counsel drafts the contract.

Resident (Judson Vann, 1658 Scarlett Avenue): My question to District Counsel and the Board is that you are wasting a lot of talent and costing the residents a lot of money. You have a very qualified individual sitting up there and a very qualified individual that works in maintenance by the name of Brad. From what I understand, you have a yearly contract with Vesta that comes up for renewal sometime next year. You have to unleash these two individuals, even if you have to pay them a few more dollars. You are going to save a lot of dollars by allowing these two guys to have some more responsibility. I don't understand all of the Florida Laws, but I was asked by a Board member to meet with the two people that just started here and with the contractor that is going to repair our playground area again. I walked out there to play with my grandchildren and noticed four people there. An older gentleman was telling a younger gentleman, "This is what I told him we would do, but this is what you could do to save some

money and have more money in your pocket.” I don’t know if he is signing off on the project, but who reviews these quotes or checks what’s going to be done? While we are on the subject, at the last meeting, we were told it would cost \$22,000 to redo what has to be done to the playground, which should’ve been done originally. If the engineer did it right the first time, we wouldn’t be in this situation, but now that we are here and it’s water over the dam. I did some research and you can rent a piece of equipment and if Brad knows how to run it, you can save a lot of money. I understand that he can’t because his work is janitorial, but if there was a way, we could rent a machine for \$350 a day. You can go down to Home Depot, Lowes or anywhere around here and buy a drain tile. Its 5 inches wide. You can make it 10 inches if you want to, to take all of the water that is coming from the tennis court. The worst part is that it’s coming in another way because it’s a higher angle. Nothing was ever done. When they put the playground in the first time, it would’ve solved that problem with all the water coming in. You can rent a Ditch Witch and a little excavator to put in two or three tiles. You could even put in seven tiles. Brad and I measured it today and 100 feet is \$900. Three times that is \$3,000, plus \$350 to rent the equipment, for a total \$3,350 to stop the water from coming in. Why do we have to raise it and re-weld when we can just level it off. It’s an excellent idea. You should put rubber in there versus chips where little kids can fall and get scraped. You put rubber in the picnic area and little kids play with no problems at all. You can go down to Home Depot, buy it and rent a pickup truck. Some of us can volunteer to throw it in and save \$20,000. In the long run, we are paying for that. To me it’s a little crazy. We need to get someone else in here that knows how to handle these contractors so I can go back out to the fountains in the front and see what works. Who is checking these people out? Who is making sure that we have a one or two-year warranty and that its paid for. We are shooting ourselves in the foot. At the last meeting, we discussed it, but I guess we are not going to discuss it at this meeting. I want to bring up one other item that has been going around the neighborhood, which is the area between the sidewalk and the road where some residents have stone and half grass, some have dirt and some have tires. We were told one year that it’s the CDD’s responsibility, but we were told that it was the HOA’s responsibility. It went back and forth. Now we have cars parked all over the place, ruining the appearance of Lakeside Plantation and making it hard for us to sell our homes. I would like to know who owns it and is responsible for that piece of property?

Ms. Stephens: Let the lawyer take care of that one.

Resident (Judson Vann, 1658 Scarlett Avenue): I would like an answer from each Board member.

Mr. Flint: We've talked about it ad nauseum and attorneys drafted memos. I don't think the Board's position has ever changed on this. The CDD owns the land from the back of sidewalk to back of sidewalk.

Resident (Judson Vann, 1658 Scarlett Avenue): I'm sorry. I was talking about the land from the back of sidewalk to the curb.

Mr. Flint: I'm talking about the back of sidewalk on one side of the road to the back of sidewalk on the other side of the road.

Resident (Judson Vann, 1658 Scarlett Avenue): Okay, I'm sorry.

Mr. Flint: That's part of the right-of-way which the CDD owns. We don't mow the grass in between the sidewalk and the curb and don't exert maintenance responsibility over that, but the issue is that the City of North Port's Parking Ordinance allows parking in that area as long as the car is faced in the direction of traffic. So, the CDD doesn't have the ability to go in and enforce anything in that area and the City of North Port's parking ordinance actually allows parking in that area. That's the problem we are dealing with.

Resident (Judson Vann, 1658 Scarlett Avenue): I have the ordinance that was prepared in September 2018.

Mr. Flint: My understanding is they are revising their residential parking and told their police officers that there is a moratorium on parking enforcement until they work through their parking issues.

Resident (Judson Vann, 1658 Scarlett Avenue): When I spoke to the Second Lieutenant to the Chief of Police they said, "Yes, it is the CDD's property." It is not their property and they have no responsibility over that property, unless they are asked by the CDD Board. They have nothing to do with it. Anything that is wrong, falls within our HOA. In other words, if someone complains to the HOA, the HOA can turn around and ticket them. If someone tickets me for cars parked in my driveway or causing ruts and mud, I'm going to give it to this Board because the CDD is responsible and has to pay for it the way it stands right now. This is according to the City of North Port. Regarding the parking, you cannot have a tire or any piece of your car over the sidewalk or the road.

Mr. Flint: Right.

Resident (Judson Vann, 1658 Scarlett Avenue): There is no parking whatsoever on the main roads for various reasons. It may be like we see up to this corner or all the time outside of a delivery being made. They can be ticketed and towed.

Mr. Flint: Right. So, what this says is that if all four wheels are off of the road and they are not on the sidewalk, they can park in that area.

Resident (Judson Vann, 1658 Scarlett Avenue): They can park there, but it falls under our responsibility to maintain it if it gets damaged. If the HOA tickets them, we can have the CDD Board pay for it. It is not the homeowner's responsibility, unless there is something in writing that says that piece of property is the homeowner's responsibility. So, my question for the Board tonight is do we have anything in writing that says that strip of property in front of our homes is the homeowner's responsibility? It has to be in writing from what I was told today. I'm just throwing some stuff out so the Board can work on it. I'm just trying to let you know that it can get very, very costly and all of us have to pay for it. It can open up a can of worms that none of us want to get into.

Ms. Sandy: I need to go back and look at this issue. My understanding is that there has been some history on it and some research, so we can bring it back at the next meeting.

Resident (Judson Vann, 1658 Scarlett Avenue): I appreciate that. It's so confusing because the buck is passing back and forth all the time and lo and behold it's our responsibility. Thank you.

Ms. Koontz: It is the homeowner's responsibility to maintain that piece of property, which is why your HOA fees pay for the landscaping company to mow it.

Resident (Judson Vann, 1658 Scarlett Avenue): That's what I want to see in writing.

Ms. Koontz: I have it in writing.

Resident (Judson Vann, 1658 Scarlett Avenue): I also want it in writing that it's the CDD's ownership, but the HOA's responsibility to maintain it.

Ms. Koontz: I don't know what you mean.

Resident (Judson Vann, 1658 Scarlett Avenue): The homeowners were told that it is the homeowner's responsibility to take care of it, but unless it's in writing it's not.

Ms. Koontz: I will share the legal opinion.

Resident (Judson Vann, 1658 Scarlett Avenue): I just want to see it in writing. That's all.

Resident (Judson Vann, 1658 Scarlett Avenue): I spoke to some prior Board members who said they never saw anything in writing. They were all told that it was the homeowner's responsibility.

Ms. Stephens: Okay, I have lived here for 14 years and have the original documents. I don't know if anybody else has them. Joe may have them because he has also lived here for a long time.

Resident (Judson Vann, 1658 Scarlett Avenue): That would save the CDD a lot of money.

Ms. Stephens: We were told from the beginning that in addition to having it in writing, even though it was CDD property, the homeowner had to maintain it. I think it looks terrible and gets some neighbors to the point where they are selling their house and moving, which is a shame. I said at an HOA meeting and Rena knows because she's been there that when you bought the house you are living in, there's a two-car garage with a two-car driveway, so you know what you bought. If you have children, eventually they are going to need a car. We know what we have and what we are able to deal with. If you have four kids and two adults, now you have six cars. Everybody has a 4x4. Nobody drives a regular car anymore.

Resident (Judson Vann, 1658 Scarlett Avenue): I would like to go a one step further. I'm not pointing fingers at anybody because if go around the street, there are places that don't have cars that are worse than the people that have cars.

Mr. Sabol: I don't know if it's in writing or not, but if you look back at the January 2016 minutes, on Page 12 or 13, it was explained to us by our attorney at that time that when we accepted and signed on to maintain our roads, we had to accept whatever rules were in North Port. The rules at that time was that they could park just like we are parking now. That is what we were told and what started the way we parked the cars. I don't know if we have a written document to that effect.

Resident (Judson Vann, 1658 Scarlett Avenue): They are saying that they don't know anything and that its ours.

Ms. Sandy: I believe we have an Interlocal Agreement with the city as George was explaining, but I can bring back more information at the next meeting.

Resident (Judson Vann, 1658 Scarlett Avenue): Thank you.

Resident (Ron Perry, 1663 Scarlett Avenue): I reviewed the November meeting minutes and noted that this Board approved an expenditure of \$22,000 to rectify the issues with the

existing playground. With all due respect to the Board and to Nathan, I think there should be a lesson to us that initial expenditures of this magnitude should always be brought before the Board before any decisions are made. I don't think the people in this room are qualified to make those decisions and we are now paying \$22,000 to make corrections, if I understand it correctly. I was a little confused, but the engineer that was here this evening claims that it will cost \$22,000 to raise the elevations seven-tenths of a foot so its 9 inches and install drainage. My suggestion would be from here on out to have engineering provide input before any decisions are made on any major capital expenditures, whatever they may be, such as the front entrance issues, Boulevard lighting or the playground issues.

Ms. Sandy: He was an engineer.

Ms. Stephens: We did have an engineer look at it.

Resident (Ron Perry, 1663 Scarlett Avenue): If they signed off on the playground, I will go back to the engineering firm and say, "You approved this and we have problems." Somebody has to take the blame for a \$22,000 screw up. As far as the issues with the wine and cheese, I would be more than happy to pay a couple of dollars to attend it. It's sad that people sign up and then don't show up. I can attest to the fact that I have seen a lot of food sitting there at the end of the night, but unfortunately for whatever reason, we've been told that we can't take it home. Hopefully, it goes to a good organization. At the end of the night, I saw people taking food when they were told not to. Finally, I wanted to comment on the quote to replace the 16 swing back pool chairs. I am a great believer in repairing before replacing things. A lot of the furniture from last year are dirty from people wearing suntan lotion. There are stains on the swings. Besides cleaning or power washing, could we possibly reverse the swings or sandblast, repaint or repair it? It may not be cost effective, but it's just a suggestion.

Resident (Deborah Johnson, 1505 Scarlett Avenue): I would just like to add that at the wine and cheese, I have taken blue cheese home myself at the end of the night, but I asked for it. The last one that they had only 30 people attended and by 8:00 p.m. only eight people were left. They were standing over the food and spitting on it when they were talking. The event wasn't over until 8:30 p.m. I saw one person go into the kitchen, take plastic bags and put food in it. They got in trouble because the event wasn't over. I would also like to know how often we have the police patrol the parking in this area? Is it every week? I don't think we've had it in a while.

Mr. Sabol: There are three a month, isn't it George?

Mr. Flint: It's been a couple of months since we had it, but there is a moratorium on parking enforcement. That may have been lifted at this point, but the last time I spoke with the city, they weren't enforcing parking because they were in the process of revising their data.

Resident (Deborah Johnson, 1505 Scarlett Avenue): The only reason I ask is because someone asked me to bring up that there were 17 cars across the street from them. I guess there was a football game last week.

Ms. Stephens: You are right. They were parking on the grass and on the street.

Resident (Deborah Johnson, 1505 Scarlett Avenue): They were everywhere. Thank you.

Resident (Ann Tyler, 1835 Scarlett Avenue): I think I was the one who initiated the reversal of the stop sign, but I didn't ask for a four-way stop sign. Maybe the Board decided on that. I asked for a stop sign facing Scarlett Avenue that can be reversed to Plantation Boulevard so that the people coming down Plantation Boulevard stop at Scarlett Avenue before entering the Cypress Falls community. Trucks and people coming in to look at the models are flying through and if we have to stop on Scarlett Avenue, traffic should stop on Plantation Boulevard. I just wanted to clarify that we don't need a four-way stop sign.

Mr. Szewczyk: We can't reverse a sign on a city street.

Resident (Ann Tyler, 1835 Scarlett Avenue): I understand, but we don't need a four-way stop sign. All I'm asking for is a two-way sign.

Mr. Sabol: Our engineers are reviewing that right now and at the end of January they are supposed to give us a response.

Resident (Cliff Gallo): This is my second time here. I've lived here for 14 years. I don't know if anybody noticed that four letters are missing on the right-hand side of the entrance sign. Bloomings needs to maintain the flowers at the front entrance because they look bad and it makes the entrance look bad. That's all I have.

Mr. Sabol: I have a comment for the audience. A lot of people complain about the pool and spa that it does not work properly and is not heated properly. It is heated properly. That's the way it's designed. It's heated from the ponds. The way that the hot tub and pool are heated is by the ambient temperature so if it is 60 degrees, there would be a lot less water to pull from the lake. If the temperature is 90 degrees during the Fourth of July, it could be 105 degrees every hour if you wanted it. That's just the way of design. The only way that could be changed is if we had auxiliary heat such as propane heaters.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Sandy: I don't have anything to report. I introduced myself to the Board earlier. I am Sarah Sandy with Hopping, Green & Sams and work with Mike Eckert who you might have seen here before. I'm happy to answer any questions that the Board may have. Otherwise, I have nothing to report.

B. District Manager – Action Items

Mr. Flint: You have the Action Items List. The District Engineer will hopefully bring back proposals at the February meeting for the preserve maintenance. The playground and four-way stop were discussed under the Engineer's Report. I apologize about the speed limit sign on Plantation Boulevard. I will add that to the Action Items List and we will follow up. I will also add quotes for the solar light for the corner on Plantation Boulevard and to review the Oak trees. Were there any other items that the Board would like me to add?

Mr. Szewczyk: At the last meeting, we discussed the flood lights on the lettering out front. Nathan was going to get back to us because I had some questions regarding the actual protection of the light. I don't see that on the Action Items List.

Mr. Sabol: He spoke about taking a portion of the concrete in and putting a concrete holder on the bottom of it so no one could steel it. Nathan talked about having four of these, two on each side to see how it illuminates, to see if two will take care of one side and order two for the other side. He will disconnect the wires behind all of the lettering first and set this up as a test.

Mr. Szewczyk: Okay, I just want to make sure that nobody can pick it up and walk away.

Mr. Sabol: No, it will be cemented in.

Mr. Flint: Is there any other discussion on those items? If not, we will proceed to the Amenities Manager's Report.

C. Amenities Manager – Monthly Report

Mr. Trates: Since my last report, the gazebo has been restored and professionally painted by P&N Labor Force. The pool Palm trees were trimmed. The electric was repaired at the entrance gazebo. Sharp Grip was added to the pool deck ceiling to create a better grip on the seal. A new bench was added on the pickleball court and the hot tub filter was replaced. Lakes 2

and 3 by The Villas were treated with charcoal to pull any toxins out the water. Like George said, we are waiting on the lab sample to determine if there's a specific algae or anything causing the issues with the fish. We also added two 95-gallon recycling bins at the clubhouse. I want to thank everyone that came to our NYE party and made it a success. We have some fun events planned for February including a Valentine's dance on February 14th from 5:30 p.m. until 9:00 p.m., which will have a live band. There will be a Strawberry Social on February 28th from 2:00 p.m. to 4:00 p.m. The calendar and newsletter will be out later this week. I have a few quotes to go over with the Board. The first one is from Stone Bull Curbing to add 250 feet of gray angle curbing around the pickleball court and a French drain to direct water off of the sports surface into the lake during the rainy season for \$1,125. I apologize for missing the November meeting due to the flu, but my Supervisor, Heather made up a list of bullet points that were discussed. I know that one of the questions was regarding the spotlights for the fountains. I purchased two spotlights to see what we would be working with. They will be secured in concrete to prevent someone from stealing it and the work will be completed in-house. They are heavy duty lights. We are trying to determine if we can do two on each side of if we just need one on each side. It depends on how far the surface is from the LED lights. Regarding the pool chairs, to add on to what Mr. Perry was saying, the chairs are at the point of where there is a lot of corrosion underneath and a lot of the dirtiness. I'm not sure how old the chairs are, but they have been here as long as I've been here, which is four years so it's time to replace them because a lot of them are past repair. So, I obtained a quote for 16 sling back chairs from a local furniture manufacturer out of Sarasota. The cost for 16 chairs with a royal blue fabric is \$270.35 each, plus a delivery charge of \$4,425.60. The cost for the 35 strap chaise lounge chairs is \$8,228, which does not include the freight shipping that is determined when its purchased. That's all I have for you.

Mr. Sabol: It that the same company that the chairs come from?

Mr. Trates: It's a different company because the company for the chaise lounge chairs did not have sling back chairs that match what we have.

Mr. Sabol: Will those colors be matched the same so we don't end up with two?

Mr. Trates: We can match them. The sling back chairs would be a royal blue, which is similar to the ones that we currently have. They also have a navy blue option, which is a little darker. They would have the white frames to match the white frames on the chaise lounge chairs.

Mr. Sabol: I go out there almost every day and the chairs are getting bad. No doubt about it. We talked about it at the last meeting and then deferred it to this meeting. I think we should be doing something about it and that \$12,000 is a lot of money. How does the rest of the Board feel?

Ms. Stephens: I think they should all be replaced. I hate to sound like a person that wants to spend a lot of money, but if you are going to do one you should do all of them. Some of them are starting to look grungy.

Mr. Trates: It's also something that's used heavily. People are at the pool daily.

Ms. Stephens: Mr. Perry mentioned something about going out and scrubbing the chairs, but who is going to do it because you don't know how many man-hours it's going to take to clean them? We have 16 chairs so it's going to take time.

Mr. Trates: The last time that Brad pressure washed them was either in July or August because the straps were at the point of where we were afraid they would start snapping. We tried to paint them, but you can only polish rust so much.

Mr. Flint: They were re-straped at least one time, I believe, since I've been here. How much was each chaise?

Mr. Trates: \$242 each.

Mr. Flint: If you are inclined to approve it, my recommendation would be to set a not-to-exceed amount. I can provide the name of a company that charges \$165 each. We used them in a number of other resort communities, so you may be able to save some money. You might want to get more than one price.

Ms. Stephens: Will we get a warranty on these chairs if for some reason the strap gets discolored after a short period of time?

Mr. Flint: I don't know what the warranty is, but we can look at that. There is typically a warranty period, but it's going to be a limited warranty.

Mr. Sabol: Why don't you get that information for us George, and we will defer it to the next meeting.

Mr. Flint: Either that or if you want to move forward, you can approve a not-to-exceed amount so if he gets a quote that's lower, he can go with the lower quote. It just depends on what you want to do.

Mr. Trates: The chaise lounges come with a warranty. The frame warranty is 10 years against aluminum and metal breakage, three years for discoloration of the straps and one year for the powder coating.

Mr. Szewczyk: What would the turnaround time be from order to delivery?

Mr. Trates: I think it was two to three weeks because the freight shipping of 34 chairs takes time.

Mr. Szewczyk: So, if we wait until the next meeting we have to wait six weeks.

Ms. Stephens: I approve moving forward on this with the amount that George suggested.

Mr. Szewczyk: A not-to-exceed?

Ms. Stephens: Yes.

Mr. Sabol: We need a motion not-to-exceed \$12,000 or whatever amount we decide on.

Mr. Szewczyk: Let's set the number.

Mr. Trates: It does not include the freight of the chaise lounges.

Resident (Ron Perry, 1663 Scarlett Avenue): George's company is cheaper, right?

Mr. Szewczyk: Yes, I just want to set the limit and then let George get back to us.

Mr. Flint: Set it based on this proposal and then we can get a second quote to make sure the warranty is the same. It looks like the current proposal is \$12,673 so you may want to set a not-to-exceed of \$13,000.

Mr. Trates: Plus the freight shipping.

Ms. Stephens: Say a not-to-exceed of \$15,000 with the shipping if we are going to do it that way.

Mr. Flint: Set it at \$15,000 and if we get a lower quote, we can move forward versus waiting a month.

Mr. Szewczyk: That's just for the lounge chairs.

Mr. Flint: No, that was for both.

Mr. Szewczyk: So it's for all of the chairs.

On MOTION by Ms. Koontz seconded by Mr. Szewczyk with all in favor the proposal for 16 sling back and 35 strap chaise lounge chairs in a not-to-exceed amount of \$15,000 was approved.

Mr. Trates: The other quote was from Stone Bull Curbing for 250 feet of gray angle curbing around the pickleball court and a French drain for \$1,125.

Ms. Sandy: Typically for any kind of installation, we would ask for a formal contract. We pretty much have standard form contracts and it won't take long to put the proposal into that form so if you wanted to approve it, you can approve it subject to District Counsel putting it into the District's formal contract.

On MOTION by Mr. Szewczyk seconded by Mr. Sabol with all in favor the proposal from Stone Bull Curbing for 250 feet of gray angle curbing around the pickleball court and a French drain in the amount of \$1,125 was approved.

Mr. Trates: That is all I have, but I'm happy to take any questions. Thank you.

NINTH ORDER OF BUSINESS

Other Business

Mr. Flint: Were there any other items that the Board wanted to discuss that was not on the agenda?

Mr. Stephens: I wanted mention one item. I don't believe in beating dead horses, but I just wanted to bring an item from the last meeting. Rena mentioned something about sending out a synopsis of what was discussed at each meeting. While I don't necessarily have a problem with it, my concern would be if this has to go to our lawyer for review, which will cost us money, I don't think it's needed. The reason why I don't think it's needed is because the meeting notes are online and are also in the office.

Ms. Koontz: But it's personal. Do you see how many people come here? I offered to do it.

Mr. Stephens: I understand that, but what you are losing sight of its not like the HOA. It's a different entity. If it has to go to the lawyer to review, she is going to charge us money to look at it.

Ms. Koontz: I don't have to send it to Michelle every month so it won't cost us anything.

Mr. Stephens: Well George has to look at it and then if it has to go to the lawyer, it's going to cost us money.

Ms. Koontz: This was approved last month.

Mr. Szewczyk: I think it's a good idea to have a summary, but it is different than the HOA. In order to remain safe with what the CDD is putting out, I agree that we don't want to incur any additional lawyer fees. I think part of what the management company can do is they can put out a summary, in short time, instead of waiting an entire month. If anybody remembers correctly, years ago we used to have minutes of the meeting that just had the topic and the vote.

I think that's what a summary should be. All of this information is on the website. I just looked at it before we came here. There is the calendar, newsletters and Reserve Study, so it's all there. I agree with Rena that there should be a quick summary so that the population knows, but I don't think it should come from an individual. It should come from the Board through George. That's all, but I like the idea of the summary.

Ms. Stephens: The difference between the HOA and the CDD is that I don't know where there are copies of any minutes from the HOA. I have no idea. I don't think anyone has ever seen copies of minutes.

Ms. Koontz: They are on the website.

Ms. Stephens: Having said that, you just answered your own question. They are on the website.

Ms. Koontz: But not everybody has a computer.

Ms. Stephens: Then they can come here.

Ms. Koontz: What's wrong with it? We already approved this last month so why are we talking about it?

Mr. Flint: This is a Board discussion.

Ms. Koontz: I thought this was approved and signed. I talked to Michelle about it.

Ms. Stephens: Nothing is wrong with it. I'm just saying that if we have to pay a lawyer to look at it, it is going to cost us money.

Mr. Sabol: That's right.

Ms. Sandy: I briefly spoke to Michelle about this, but didn't fully understand what she advised you at the prior meeting. I think what she was saying is if it's coming from the Board and it's on behalf of the Board, it's probably best to have it go through District staff since it would be a District record that's consistent with the minutes. Then we would advise that we review it, but ultimately, it's a business decision.

Mr. Sabol: If District Counsel has to review them at each meeting, we may have to pay an exorbitant amount to the attorney, which is what Camille and Joe are talking about. I can understand that. It was already approved by a 3 to 2 vote, with Joe and Camille abstaining.

Mr. Szewczyk: We didn't abstain.

Ms. Stephens: We said no.

Mr. Sabol: You voted no, which is fine. I think it's still a good idea if you read 27 pages of minutes.

Ms. Stephens: I never said it wasn't a good idea. Just listen to what I'm saying. I said that it's not a bad idea. It's costing us money for the lawyer to look at it.

Ms. Koontz: Well listen to what I'm saying. It's not costing us any money.

Ms. Stephens: Yes, it is. Repeat what you just said.

Ms. Koontz: Excuse me. I'm not sending it out on behalf of the Board. I'm sending it out as a personal email that has a disclaimer at the top advising everyone that these are not official minutes and where the minutes are found. Michelle approved the very first one that I sent out introducing myself. I am not representing myself as speaking on behalf of the CDD. I'm simply saying, "Here is what happened at the meeting. You weren't there and here's what you missed." I am not presenting it as any official report.

Ms. Sandy: I understand that, but you are still a Supervisor and a Board Member so I believe it would be a District record. It's fine to include a disclaimer. I haven't discussed with Michelle what form she approved. We would advise that we review it, but ultimately it is a business decision of whether or not we review it.

Ms. Koontz: It will not cost this District any money. It's as simple as that.

Mr. Szewczyk: That's fine as far as the money issue. I just want to protect the Board and this community.

Ms. Koontz: I'm not going to do anything that gets us into trouble. I'm very aware of the Sunshine Law.

Mr. Szewczyk: But if legal is saying that by you as a Supervisor putting things out is a comment basically from the Board, then I think we need to readdress it, but I still like the idea.

Ms. Koontz: Look at the minutes we just approved from the last meeting. Legal isn't saying that. Legal is saying it can be done.

Ms. Stephens: They said it can be done, but it has to be reviewed.

Mr. Szewczyk: They were suggesting that it be reviewed.

Ms. Koontz: That's not what they said.

Ms. Stephens: That's what she just said.

Ms. Koontz: Look, all I want to do is to keep people informed. If you guys want to go on record saying, "No, I'm not allowed to do that," then we will let everybody know that.

Ms. Stephens: Okay, I can go on record right now and it will be in the minutes that I'm not in agreement because everything that is done at this meeting is online and in the office. That's it. You will read it in next month's minutes.

Mr. Szewczyk: I think if we need a summary from the Board, as an individual, each one of us is on the Board. George, do you have the ability on behalf of your company, to put out a down and dirty summary of the meeting and timeframe?

Mr. Flint: We will do whatever the Board directs us to do. We have communities where we will take the agenda and next to each agenda item, indicate what action the Board took. It's a very short summary of the actions the Board takes. We do that in some communities because they are concerned about the timeframe between the meeting and when the minutes come out so that serves as a summary to be posted on the website or otherwise. That's not a problem for us and we will do whatever the Board directs us to do in that regard.

Ms. Koontz: On Page 12 of last month's minutes Ms. Burns stated, "So, in an abundance of caution, they generally caution against it, but it can be done legally." Is that a fair representation? There isn't anything illegal about what I want to do.

Ms. Sandy: Just to clarify, I didn't say that there was anything illegal about it. All I was saying is that it can be done. We review them to make sure they are consistent with the meeting minutes; however, it's a business decision. If the Board decides against that, then we won't review them.

Ms. Koontz: So it will cost money to review it.

Ms. Sandy: Correct.

Ms. Stephens: I think they should be reviewed. On Page 9 there is a quote from Ms. Rigoni that says, "can we send out any sort of state of the CDD type of communication? I believe this has been done in other Districts." This was discussed and decided last month, so I don't understand why it is being discussed again.

Mr. Szewczyk: We are just trying to protect ourselves. That's all.

Ms. Koontz: I understand that. I do not intend to put this Board in jeopardy.

Ms. Stephens: At the last meeting, you kept focusing on transparency, as if there were any specific individual or the Board as a whole never being transparent. I don't think you can get much more transparent than the meeting notes. I know what you are saying. My concern was and I'll say it again, is that it has to be reviewed by a lawyer and we have to pay for it and I don't think it should be done. Let George do a synopsis. I'm okay with that. That's it.

Mr. Szewczyk: If I remember correctly, we are not allowed to see or read your synopsis.

Ms. Koontz: Correct.

Ms. Sandy: It's a one-way communication. Where the potential Sunshine Law comes in is a "Reply to All" where a discussion starts. Again, you come close to treading on that line.

Mr. Flint: To clarify, if Rene is giving a status of what took place during the meeting and she's not taking a position on a particular item you may vote on, as long as you don't respond back to her, you can read it. That's a one-way communication as Sarah indicated. It's the two-way communication that can cause a problem.

Ms. Sandy: Again, we try and stay away from those types of situations just so you don't put yourself in a situation where you end up violating the Sunshine Law.

Mr. Sabol: Well, at the last meeting it passed with a three to two vote so why don't we just leave it at that and if any pertinent information comes out of this in any way shape or form, we can rescind it and make a motion to stop it.

Ms. Sandy: It was voted on and unless there's another motion on the table to take another vote, then we can move on.

Ms. Stephens: Do you want to move on it again?

Mr. Szewczyk: No, I don't think we need to take any other action. Rena says that she is not going to put the Board in any jeopardy and I believe her, but if anything becomes debatable then at that point we can bring it back to the Board and re-address it.

Ms. Koontz: You can always stop me. You can always say no.

Mr. Szewczyk: Like I said before, I don't have a problem with keeping the community informed. I just want to protect the community. That's all.

TENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Szewczyk: First of all, Nathan I think the back looks great. What are we doing with the area where the waterfall was? Is it completed?

Mr. Trates: There wasn't anything included to do anything with that area.

Mr. Szewczyk: We need to do something. In the carriage homes, there's a raised piece of sidewalk from the tree. I think it needs to be looked at and possibly a decision needs to be made on the tree or the sidewalk replacement. The fountains definitely need some work. There are holes, cracks, etc. so if we are going to put those lights in, let's make sure that it looks good when lit.

Mr. Trates: We still have the quote to re-plaster and re-paint.

Mr. Szewczyk: Okay, and there are some raised pavers on the entrance side. It's a tripping hazard so we need to take a look at that.

Mr. Flint: Under the arbor?

Mr. Szewczyk: Yes, as soon as you get off of the sidewalk within the first 3 feet, there are a bunch of crooked pavers.

Mr. Trates: Is it on the entrance or exit side?

Mr. Szewczyk: On the entrance side. We talked about the 10 corners. Do we power wash the outside sidewalk here?

Mr. Trates: Yes.

Mr. Szewczyk: I think it might be time. We talked about the speed limit sign. When is PSA's contract done?

Mr. Flint: It's done annually. During the budget process, there is a budget amount if that's something the Board wants to revisit. You can revisit it sooner and there's a 30 day out with no cause provision, if you want to wait and do it within the fiscal year.

Mr. Szewczyk: We get a score of 30/31 every time. It's almost like its automatic and they take a couple of pictures. I think it's time we look at possibly cancelling that contract, but I don't know how that then affects the contract with Bloomings.

Mr. Flint: As part of their annual review, we will revise their contract to take out the scoring criteria.

Mr. Szewczyk: Okay, and the final item is that I have my personal comment regarding us being transparent. I just want to go on record that I don't feel we are transparent. All of our information is on the website, but the use of a summary should hopefully open some things up and get some people more interested in participating in these meetings and in the events.

Mr. Flint: Let me just clarify. I think you said "I don't feel we are transparent." I don't think that's what you meant, right?

Mr. Szewczyk: No, I feel that we are transparent. Those are all the comments I have.

Mr. Sabol: I have some comments. This morning I came into the clubhouse and it was busy in here. An HOA meeting was starting. I realize that we only have so many people on staff. Nathan and Brad do a wonderful job. There's no doubt about that, but when I came in this morning, Brad was trying to answer the phone. He also had to clean the bathrooms and had several other things to do. He's an excellent plumber, electrician and does an excellent job, but I

think Vesta has to reallocate some of the work from some of the people in the office that work for you.

Mr. Trates: That is why Brad is here at 7:00 a.m. The janitorial work is supposed to be done within those two hours. We recently lost a part-timer and are holding interviews. We just replaced our tennis maintenance man who will be going into training this week. So, we are trying to get that coverage back to where it should be. Brad covered this morning for four hours and still did cleaning around the clubhouse so I don't see what the issue is.

Mr. Sabol: I spent a lot of time around the pool and I noticed that the girls do not come out all the time and check the swimmers. Last Saturday or Sunday evening, there were two, three or four people with their drinks that were waiting for everybody to leave so they could jump in the pool. They never came out to check the passes. Every time a new person comes, they should be checking them.

Mr. Trates: Okay, just let me know. That way I can enforce the policy.

Ms. Stephens: Just to touch on what Bud just said, if Brad is the only one here for an hour or two hours, he can't be answering the phone, cleaning the card room and running out. He can only do one thing at a time. So, if he is going to be here for two hours on his own and he has to answer the phone, then other things are going to get neglected.

Mr. Trates: Are you talking about between 7:00 a.m. to 9:00 a.m.?

Ms. Stephens: Yes.

Mr. Trates: The office isn't open until 9:00 a.m. So, people are calling and saying that no one is answering the phones.

Ms. Stephens: Okay, but if he's here answering the phones, I just want to make sure that I understand. So, if he's here at 7:00 a.m. and you don't come in until 9:00 a.m., is he expected to answer the phone? I'm just making up a scenario.

Mr. Trates: He's not expected to answer the phones because the office and clubhouse is not open. He is expected to do janitorial work between that time.

Ms. Stephens: Okay.

Mr. Trates: I know a lot of people will ambush him and demand him to unlock the door sometimes.

Ms. Stephens: Someone is going to complain. He's one person.

Mr. Trates: We are all one person.

Ms. Stephens: If he's here alone for any length of time, then if he's expected to answer the phone, clean the bathroom and dust.

Mr. Sabol: I have one more comment. We do not have a first aid kit in the exercise room. The reason I'm asking is because on the tennis court, a gentleman got hurt the other day and needed band-aids because he was bleeding severely. If we put a first aid kit out there somebody will steal it. Is it possible that we could get a first aid kit and put it in the card room as they have the availability to get into the card room if they need it?

Mr. Trates: They could, but then again who is going to stop people from going into the card room and stealing supplies if it's not locked.

Mr. Sabol: That is what the camera is for.

Mr. Trates: We can have one if the Board chooses.

Mr. Sabol: Can Nathan do that by himself without us making a motion to buy a first aid kit?

Mr. Flint: The cost is within his discretion.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION B

Lakeside Plantation Community Development District

Summary of Invoices

January 1, 2018 to January 31, 2019

Fund	Date	Check No.'s	Amount
General Fund	1/3/19	1889-1899	\$ 29,304.51
	1/8/19	1900	\$ 3,297.38
	1/13/19	1901-1905	\$ 1,940.21
	1/15/19	1906-1910	\$ 10,182.59
	1/25/19	1911	\$ 88,855.33
	1/29/19	1912	\$ 1,933.75
	1/31/19	1913-1917	\$ 1,000.00
			\$ 136,513.77
Automatic Drafts	<u>December 2018</u>		
	Florida Power & Light	2200 Plantation Blvd - Clubhouse	\$ 950.45
		2200 Plantation Blvd - Fountain	\$ 591.37
		2200 Plantation Blvd - Tennis Courts/Pool	\$ 1,402.92
	North Port Utilities	2200 Plantation Blvd - Clubhouse	\$ 218.96
		2200 Plantation Blvd - Fountain	\$ 34.77
		2200 Plantation Blvd - Tennis Courts/Pool	\$ 510.09
	TECO Peoples Gas	2200 Plantation Blvd - Pool	\$ 12.77
	Frontier Communications	2200 Plantation Blvd - Clubhouse	\$ 386.34
			\$ 4,107.67
			\$ 140,621.44

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT
1/03/19	00005	11/07/18	SPE42711	201811	330-53800-48102			RPR LEAK BACKFLOW FIRE	*	95.00	95.00 001889
1/03/19	00010	11/19/18	2018-026	201811	320-53800-46700			ALLIANCE FIRE & SAFETY	*	660.75	
		12/01/18	2018-027	201812	320-53800-46400			INSTALL IRRIGATION TIMER	*	7,655.00	
		12/31/18	12312018	201812	320-53800-46400			LANDSCAPE MAINT DEC18	*	80.00-	
								SOD CREDIT			
1/03/19	00014	11/13/18	446078	201811	330-53800-48101			BLOOMINGS LANDSCAPE & TURF MGMT, INC	*	48.49	8,235.75 001890
		11/30/18	449655	201811	330-53800-48101			WATER COOLER NOV18	*	48.49	
								WATER COOLER NOV18	*		
1/03/19	00260	11/09/18	WO-9484	201811	330-53800-51000			CULLIGAN WATER	*	689.58	96.98 001891
		12/01/18	88788	201812	330-53800-51000			RPR POOL EQUIPMENT BOX	*	810.00	
								POOL CLEANING DEC18	*		
1/03/19	00223	1/01/19	010119	201901	310-51300-35200			DART POOL SOLUTIONS, INC	*	24.95	1,499.58 001892
		1/01/19	010119	201901	300-15500-10000			MONTHLY HOSTING JAN19	*	24.95	
		1/01/19	010119	201901	300-15500-10000			MONTHLY HOSTING FEB19	*	24.95	
								MONTHLY HOSTING MAR19	*		
1/03/19	00104	11/15/18	85489	201811	330-53800-48102			EZOT, INC.	*	72.10	74.85 001893
		11/30/18	85739	201811	330-53800-48102			REPALCE END CAP PARAMOUNT	*	112.99	
								REPLACE SHAFT BUSHINGS	*		
1/03/19	00288	12/09/18	20181209	201812	330-53800-52100			FITNESS LOGIC	*	120.00	185.09 001894
		12/16/18	20181216	201812	330-53800-52100			50/50 TENNIS	*	120.00	
		12/23/18	20181223	201812	330-53800-52100			50/50 TENNIS	*	80.00	
								50/50 TENNIS	*		
								MATT LIVERMAN			320.00 001895

LKSD LAKESIDE PLANT KCOSTA

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT
1/03/19	00077	12/07/18	1252	201812	320-53800-46900			PERFORMANCE STANDARD ASSURANCE, INC	*	550.00	550.00 001896
1/03/19	00272	12/01/18	91-A0022	201812	320-53800-46000			LAKE MAINTENANCE DEC18	*	966.00	
1/03/19	00281	11/06/18	329782	201811	330-53800-51000			SOLITUDE LAKE MANAGEMENT LLC	*	230.45	966.00 001897
1/03/19	00257	1/01/19	351001	201901	330-53800-12000			INSTALL MOTOR/PUMP POOL	*	2,492.00	
1/03/19	00001	1/01/19	79	201901	310-51300-34000			SPIES POOL, LLC	*	3,094.33	2,722.45 001898
1/03/19	00066	12/21/18	104455	201811	310-51300-31500			AMENITY CENTER MGMT JAN19	*	83.33	14,558.81 001899
1/03/19	00293	1/03/19	010319	201901	300-36900-10100			VESTA PROPERTY SERVICES, INC.	*	50.00	
1/13/19	00066	12/21/18	104455	201811	310-51300-31500			MANAGEMENT FEES JAN19	*	50.00	3,297.38 001900
1/13/19	00271	12/27/18	1604818	201812	330-53800-48600			INFO TECH JAN19	*	1,503.64	50.00 001901
1/13/19	00032	1/03/19	54883-15	201812	320-53800-43400			DISSEMINATION JAN19	*	135.00	1,503.64 001902
								OFFICE SUPPLIES	*	158.62	
								POSTAGE	*		
								COPIES	*		
								GOVERNMENTAL MANAGEMENT SERVICES	*		
								NEW YEARS PARTY REFUND	*		
								DINO BINETTI	*		
								HOPPING GREEN & SAMS	*		
								TEST POOL PHONES	*		
								KINGS III OF AMERICA, LLC	*		
								GARBAGE COLLECTION DEC18	*		
								NORTH PORT SOLID WASTE DISTRICT	*		
								LKSD LAKESIDE PLANT KCOSTA	*		

*** CHECK DATES 01/01/2019 - 01/31/2019 ***
 LAKESIDE PLANTATION - GENERAL
 BANK A LAKESIDE PLANTATION

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK#
1/13/19	00106	12/31/18	3643949	201901	310-51300-48000			THE SUN	*	92.95	001905
			NOT OF MTG	1/7/19							
1/15/19	00010	1/01/19	2019-000	201901	320-53800-46400			LANDSCAPE MAINT JAN19	*	7,655.00	
1/15/19	00014	12/13/18	455666	201812	330-53800-48101			BLOOMINGS LANDSCAPE & TURF MGMT, INC	*	36.99	001906
			WATER COOLER DEC18								
		12/31/18	458822	201812	330-53800-48101			WATER COOLER DEC18	*	36.99	
1/15/19	00260	1/01/19	88795	201901	330-53800-51100			CULLIGAN WATER	*	810.00	001907
			POOL CLEANING JAN19								
1/15/19	00272	1/01/19	PI-A0023	201901	320-53800-46000			DART POOL SOLUTIONS, INC	*	966.00	001908
			LAKE MAINTENANCE JAN19								
1/15/19	00052	1/09/19	50359	201901	330-53800-52000			SOLITUDE LAKE MANAGEMENT LLC	*	677.61	001909
			LINE MASTER/ALGAE								
1/25/19	00028	1/25/19	01252019	201901	300-20700-10000			WELCH TENNIS COURTS, INC.	*	88,855.33	001910
			FY19 DEBT SERVICE ASSESS								
1/29/19	00193	1/22/19	39	201901	310-51300-31100			LAKESIDE PLANTATION C/O USBANK	*	1,933.75	001911
			ENGINEER JAN19								
1/31/19	00200	1/16/19	AS011620	201901	310-51300-11000			JOHNSON ENGINEERING, INC.	*	200.00	001912
			SUPERVISOR FEES-01/16/19								
1/31/19	00055	1/16/19	CS011620	201901	310-51300-11000			ALAN SABOL	*	200.00	001913
			SUPERVISOR FEES-01/16/19								
1/31/19	00056	1/16/19	JS011620	201901	310-51300-11000			CAMILLE STEPHENS	*	200.00	001914
			SUPERVISOR FEES-01/16/19								
			JOE SZEWCZYK								

LKSD LAKESIDE PLANT KOSTA

*** CHECK DATES 01/01/2019 - 01/31/2019 ***
 LAKESIDE PLANTATION - GENERAL
 BANK A LAKESIDE PLANTATION

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK #
1/31/19	00282	1/16/19	MC011620	201901	310-51300-11000			MARIA J CHICHELLI	*	200.00	001916
								SUPERVISOR FEES-01/16/19			
1/31/19	00290	1/16/19	RK011620	201901	310-51300-11000			RENA A KOONTZ	*	200.00	001917
								SUPERVISOR FEES-01/16/19			
TOTAL FOR BANK A										136,513.77	
TOTAL FOR REGISTER										136,513.77	

LAKSD LAKESIDE PLANT KCOSTA

Invoice



Date: 11/7/2018
Customer ID: 3941
Invoice No.: SPE42711
Reference: Work Order 57216 / 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

RECEIVED

NOV 27 2018

BY: _____

Service at:

Lakeside Plantation Clubhouse
2200 Plantation Blvd
North Port, FL 34286

Description:

Work Order 57216 Leak Backflow Fire

P.O. Number:

Terms: DUE UPON RECEIPT

Item	Description	Quantity	Unit Price	Amount
Labor				
11/07/18	1st Half Hour Labor	1.00	\$95.0000	\$95.00
			Labor Subtotal:	\$95.00
Miscellaneous				
	Scope Internal Cleaning completed on leaking potable backflow to.	1.00	\$0.0000	\$0.00
			Miscellaneous Subtotal:	\$0.00

#15
33-536-49122
KPR 11/5/18

Additional Notes:

Subtotal:	\$95.00
Sales Tax:	\$0.00
Payments:	\$0.00
Total Due:	\$95.00



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



5824 Bee Ridge Road #165, Sarasota, FL 34233

Invoice

Date Invoice #

11/19/2018 2018-02607

RECEIVED

NOV 27 2018

Bill To:

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

BY: _____

Handwritten:
 #10
 11/20/18 576-4157
 11/20/18 11/20/18

Terms

Due on receipt

Description	Qty	Amount
Clock #2		
Install new irrigation timer and program to original schedule		
ESPLXME Controller	1	325.00
ESPLXMSM-12 12 Station Module	1	225.75
Labor - Technician	2	110.00

PAYMENT ACCEPTED: CHECK AND CREDIT CARD.

Please contact our office to pay by credit card.

Make check payable to:

Bloomings Landscape & Turf Management, Inc.

Please include invoice number on your check.

Thank You For Your Business

Total \$660.75

Payments/Credits \$0.00

Balance Due \$660.75

Phone #

Fax #

E-mail

Web Site

(941) 927-9765

(941) 929-9356

carla@bloomingslandscape.com

www.bloomingslandscape.com



Invoice

5824 Bee Ridge Road #165, Sarasota, FL 34233

Date: 12/1/2018
 Invoice #: 2018-02798

Bill To:

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

RECEIVED
 DEC 6 2018

BY: _____
 BY: _____

Terms: Net 30
 Due Date: 12/31/2018

Description	Qty	Amount
Month of December Monthly Grounds Maintenance Fee <i>1/1</i> <i>12-1-18 - 576-969</i> <i>LAKESIDE MAINT FEE</i>		7,655.00

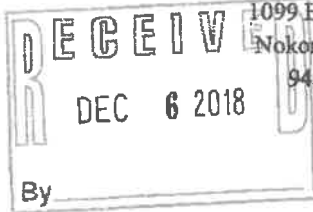
PAYMENT ACCEPTED: CHECK AND CREDIT CARD.
 Please contact our office to pay by credit card.
 Make check payable to:
 Bloomings Landscape & Turf Management, Inc.
 Please include invoice number on your check.
 Thank You For Your Business

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

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



better water. pure and simple.®



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

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

PLEASE CHECK BOX TO ENROLL IN AUTOMATIC BILL PAYMENT

CARD NUMBER _____ V. CODE _____

SIGNATURE _____ EXP. DATE _____

DATE: 11/30/2018 PAY THIS AMOUNT: 96.98 ACCOUNT NUMBER: 1017805

AMOUNT PAID \$ _____

Pay By Date: Dec 15

14

1-33586-4810

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

17*3922 1 MB 0.421*
LAKESIDE PLANTATION
9145 Narcoossee Rd Ste A206
Orlando FL 32827-5768



water cool no K

Balance Forward Statement

RETURN THIS TOP PORTION WITH YOUR PAYMENT

Page: 1

InvDate	InvNum	Location	Billed	Tax	Balance
Previous Balance: 10/31/2018					84.98
Location 1017805					
LAKESIDE PLANTATION		2200 PLANTATION BLVD			
11/13/2018	446078	1017805	PO#		48.49
2413	5 GALLON DRINKING WATER		8.000 @	5.75	46.00
4201	DELIVERY CHARGE		1.000 @	2.49	2.49
11/30/2018		1017805	PO#		0.00
	PAYMENT		@		
11/30/2018		1017805	PO#		-84.98
	PAYMENT		@		
11/30/2018	449655	1017805	PO#		48.49
2413	5 GALLON DRINKING WATER		8.000 @	5.75	46.00
4201	DELIVERY CHARGE		1.000 @	2.49	2.49

ACCOUNT IS CURRENT

Current	96.98	30day	0.00	60day	0.00	90day	0.00	Balance	96.98
---------	-------	-------	------	-------	------	-------	------	---------	-------

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

RECEIVED

NOV 27 2018

Invoice

Date	Invoice #
11/9/2018	WO-9484

BY: _____

Bill To
Lakeside Plantation 2200 Plantation Blvd North Port, FL 34289

Service Location
9145 Narcoossee Road STE. A206 Orlando, FL 32827

P.O. No.	Terms	Due Date	Tech	Date of Service
	Due On Receipt	11/19/2018	RJ	11/9/2018

Description	Qty	Rate	Amount
We arrived and found the pool equipment area flooded and the pumps half covered in water. After opening the pool equipment box we saw the pool autofill running even though the water was over the float assembly. We turned off the supply water and took the autofill valve apart to find debris on the seat face causing the problem. We replaced the Toro valve on pool autofill then tested ok. We left so the water would drain down. We returned and started the spa back up and tested the jet pump and it ran ok. The vacuum pump also tested ok. The pool pump tripped the breaker instantly. We balanced the spa so it could be opened. RJ returned and tried to start the pool pump later in the evening but tripping breaker. Ray came out Sunday morning and it still tripped breaker, Ray also came out late Sunday and Monday morning with the same results. Pump motor was replaced by others.			
Diagnostic/Trip Fee	1	95.00	95.00
Labor	6	100.00	600.00
TORO 1" FPT PIN TYPE VALVE WITH FC	1	134.58	134.58
Labor (Billed on prior bill 11/12/18)	2	-70.00	-140.00

Thank you for your business!

Total
Payments/Credits
Balance Due

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

DART Pool Solutions, Inc.

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

Invoice

Date	Invoice #
11/9/2018	WO-9484

Bill To
Lakeside Plantation 2200 Plantation Blvd North Port, FL 34289

Service Location
9145 Narcoossee Road STE. A206 Orlando, FL 32827

P.O. No.	Terms	Due Date	Tech	Date of Service
	Due On Receipt	11/19/2018	RJ	11/9/2018

Description	Qty	Rate	Amount
FL Sales Tax <i>How</i> <i>1-33530-51</i> <i>APP pool equipment box</i>		7.00%	0.00

Thank you for your business!

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

Total	\$689.58
Payments/Credits	\$0.00
Balance Due	\$689.58

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

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

RECEIVED

DEC 17 2018

Invoice

Date	Invoice #
12/1/2018	88788

BY: _____

Bill To
Lakeside Plantation 2200 Plantation Blvd North Port, FL 34289

Service Location
9145 Narcoossee Road STE. A206 Orlando, FL 32827

P.O. No.	Terms	Due Date	Tech	Date of Service
	Due On Receipt	12/31/2018	RJ	12/1/2018

Description	Qty	Rate	Amount
December pool cleaning		810.00	810.00
FL Sales Tax		7.00%	0.00
<i>JLW</i> <i>1-33-58-51</i>			

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	\$810.00
Payments/Credits	\$0.00
Balance Due	\$810.00

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

From: Teresa Viscarra tviscarra@gmscfl.com
Subject: Fwd: WebBizBuilder: Statement
Date: January 1, 2019 at 10:12 AM
To: Jose Rodriguez jrodriguez@gmscfl.com
Cc: Katie Costa kcosta@gmscfl.com

From: support@webbizbuilder.com
Subject: WebBizBuilder: Statement
Date: January 1, 2019 at 9:15:22 AM EST
To: tviscarra@gmscfl.com

WebBizBuilder Statement

Date: Jan 2019

This is the statement for your monthly WebBizBuilder service fees. Please send payment to the address listed below. If you have any questions about this statement or your account, contact customer service at support@webbizbuilder.com

RECEIVED

JAN 01 2019

Account name: lakesideplantationcdd.com/lakesideplantation

Service Plan: Essential Website - \$24.95 per month

Payment Due: On receipt

BY: _____

Total Amount Due:

\$74.85

Account Information:

Viscarra, Teresa
gflint@gmscfl.com
135 W. Central Blvd
Orlando, Florida 32801
407-841-5524

Send Payments To:

EZOT, Inc.
PMB 239
9597 Jones Rd.
Houston, TX 77065

To update your account information, login to your site and click the "Your Account" link.

110
1-31/19

Make check payable to **EZOT, Inc.**

Date	Item	Account	Rate
Jan 2019	Monthly Hosting Bill Mar 2019	lakesideplantationcdd.com/lakesideplantation	24.95
Jan 2019	Monthly Hosting Bill Feb 2019	lakesideplantationcdd.com/lakesideplantation	24.95
Jan 2019	Monthly Hosting Bill Jan 2019	lakesideplantationcdd.com/lakesideplantation	24.95

Jan 19
Feb 19
Mar 19

Total: \$74.85



Fitness Logic

380 Scarlet Blvd.
Oldsmar, FL
34677

Phone #
727-784-4964

Fax #
727-784-0223

E-mail
fitlogic@aol.com

RECEIVED

NOV 15 2018

Invoice

Date	Invoice #
11/15/2018	85489

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

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

P.O. Number	Terms	Rep	Work Order #	Completed
	Net 10	DAB	85128	11/13/2018

Item Code	Description	Quantity	Price Each	Amount
Parts	Weight stack rod end cap	1	18.60	18.60
Shipping	Shipping and Handling	1	14.00	14.00
Labor	Replace end cap on Paramount bicep / tricep. Serial#FL-170102 020;Model#FL-1700CTN2	0.5	79.00	39.50
<p>#104</p> <p>1-21-18 48102</p> <p>Rpk → 18 1/2" unbranded</p>				

Thank you for your business. Invoices over 30 Days will incur 1.5% Interest per month	Subtotal	\$72.10
	Sales Tax (0.0%)	\$0.00
	Total	\$72.10



Fitness Logic

380 Scarlet Blvd.
Oldsmar, FL
34677

Phone #
727-784-4964

Fax #
727-784-0223

E-mail
fitlogic@aol.com

RECEIVED

DEC 4 2018

Invoice

Date	Invoice #
11/30/2018	85739

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

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

P.O. Number	Terms	Rep	Work Order #	Completed
	Net 10	GA	85866	11/29/2018

Item Code	Description	Quantity	Price Each	Amount
Parts	pivot shaft bushings 1 5/8 od; 1 1/4 id	1	21.99	21.99
Shipping	Shipping and Handling	1	12.00	12.00
Labor	install pivot shaft bearing in Paramount back/ab	1	79.00	79.00
	<i>104 Replace ball chips 1-91-526-48100</i>			


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

Subtotal	\$112.99
Sales Tax (0.0%)	\$0.00
Total	\$112.99

L J U
1-39 FY - 501

5050 FMS 1 11/15/18 MEAL

Check Request

District	<u>Lakeside Plantation</u>	Date	<u>12/26/18</u>
Payable to	<u>Matt Liverman</u>		
Amount Requested	<u>\$320⁰⁰</u>	Account Number	<u>Tennis Programs</u>
Requested By	<u>Nathan Trates</u>		
Description of Need	<u>Tennis 50/50 for December 2018</u>		
Approved By	<u>Nathan Trates</u>	Signature	
Received By		Signature	

* Please send to:

Matt Liverman
5070 Central Sarasota AVE
309
Sarasota, FL 34238

RECEIVED

DEC 26 2018

BY: _____

INVOICE FOR LAKESIDE PLANTATION

Matt Liverman
5070 Central Sarasota Parkway #309
Sarasota, FL 34238
512-797-6615
Matt_Liverman@hotmail.com

12/09/2018

Invoice: 20181209LSP

Reimbursement:

12/03-Monday 1:00 pm - 2:00 pm
Tennis Clinic for ladies 3.0 team:
Amount: \$80
Amount paid: \$40
Amount owed: \$40

12/05-Wednesday 2:00 pm - 3:00 pm
Tennis Clinic for ladies 3.5 team:
Amount: \$80
Amount paid: \$40
Amount owed: \$40

12/05-Wednesday 3:00 pm - 4:00 pm
Tennis Clinic for ladies 3.5 team:
Amount: \$80
Amount paid: \$40
Amount owed: \$40

Total Due: \$120.00

Make check payable to: Matt Liverman

Mail to: Matt Liverman 5070 Central Sarasota Parkway #309, Sarasota, FL 34238

INVOICE FOR LAKESIDE PLANTATION

Matt Liverman
5070 Central Sarasota Parkway #309
Sarasota, FL 34238
512-797-6615
Matt_Liverman@hotmail.com

12/16/2018

Invoice: 20181216LSP

Reimbursement:

12/10-Monday 1:00 pm - 2:00 pm
Tennis Clinic for ladies 3.0 team:
Amount: \$80
Amount paid: \$40
Amount owed: \$40

12/11-Tuesday 9:00 am - 10:30 am
Tennis Clinic for ladies 3.5 team:
Amount: \$80
Amount paid: \$40
Amount owed: \$40

12/11-Tuesday 10:30 am - 12:00 pm
Tennis Clinic for ladies 3.5 team:
Amount: \$80
Amount paid: \$40
Amount owed: \$40

Total Due: \$120.00

Make check payable to: Matt Liverman

Mail to: Matt Liverman 5070 Central Sarasota Parkway #309, Sarasota, FL 34238

INVOICE FOR LAKESIDE PLANTATION

Matt Liverman
5070 Central Sarasota Parkway #309
Sarasota, FL 34238
512-797-6615
Matt_Liverman@hotmail.com

12/23/2018

Invoice: 20181223LSP

Reimbursement:

12/18-Tuesday 9:00 am - 10:30 am
Tennis Clinic for ladies 3.5 team:
Amount: \$80
Amount paid: \$40
Amount owed: \$40

12/18-Tuesday 10:30 am - 12:00 pm
Tennis Clinic for ladies 3.5 team:
Amount: \$80
Amount paid: \$40
Amount owed: \$40

Total Due: \$80.00

Make check payable to: Matt Liverman

Mail to: Matt Liverman 5070 Central Sarasota Parkway #309, Sarasota, FL 34238

PSA

720 Brooker Creek Blvd. #206
Oldsmar, FL 34677

Invoice

Date	Invoice #
12/7/2018	1252

Bill To
Lakeside Plantation CDD 1412 S. Narcoossee Rd. St. Cloud, FL 34771

RECEIVED

DEC 11 2018

7/77
1-37-536-469
BY: _____

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	December 6th, 2018 Inspection <i>LANDSCAPE INSPECTION - 12/6/18</i>	550.00	550.00
Total			\$550.00



Spies Pool, LLC
 801 Sawdust Tr
 Kissimmee, FL 34744

RECEIVED

DEC 7 2018

Invoice
 329782
 11/6/2018

Phone: (407) 847-2771
 Fax: (407) 847-8242
 Email: lauren@spiespool.com
 Web: www.spiespool.com

BY: _____

WHY WAIT FOR YOUR MATERIAL SAFETY DATA SHEETS (MSDS) THEY ARE NOW AVAILABLE FOR FAST PRINTING FROM OUR WEBSITE.

Bill To: LAKESIDE PLANTATION-NORTHPORT C/O GMS CENTRAL FLORIDA 135 W CENTRAL BLVD #320 ORLANDO FL 32801		Work Location: LAKESIDE PLANTATION LAKESIDE PLANTATION (GMS) Attn: JORGI ALGARD 2200 PLANTATION BLVD North Port, FL 34289
Terms	P.O.#	Sales Representative HOUSE ACCOUNT

Special Instructions:

WO	BULK SIZE & LOCATION	
Qty	Product/Service	Description
1.00	TOR-07-1027	TORO VALVE 1 HYD FOR VAK PAK 250- 250-00-04
		SPI-L00-0015 LABOR
0.00		Description Of Work Completed Installed a new valve on the pool autofill per customer's request.

1
1-32-538-51
Install pool valve

Subtotal: \$230.45
 Tax: \$0.00
 Paid: \$0.00
Total: \$230.45

FOR CHEMICAL EMERGENCY CALL INFOTRAC 1-800-535-5053 24HRS

I hereby acknowledge I have received the merchandise specified above in satisfactory condition.

Customer Signature _____ Date _____

Print Customer Name _____

Please Pay From This Invoice Thank You



Spies Pool, LLC
 801 Sawdust Tr
 Kissimmee, FL 34744

RECEIVED

DEC 7 2018

Invoice
 329783
 11/6/2018

Phone: (407) 847-2771
 Fax: (407) 847-8242
 Email: lauren@spiespool.com
 Web: www.spiespool.com

BY: _____

WHY WAIT FOR YOUR MATERIAL SAFETY DATA SHEETS (MSDS) THEY ARE NOW AVAILABLE FOR FAST PRINTING FROM OUR WEBSITE.

Bill To:
LAKESIDE PLANTATION-NORTHPORT
C/O GMS CENTRAL FLORIDA
135 W CENTRAL BLVD #320
ORLANDO

FL 32801

201
 1 3/8/18

Work Location:
 LAKESIDE PLANTATION
 LAKESIDE PLANTATION (GMS)
 Attn: JORGI ALGARD
 2200 PLANTATION BLVD
 North Port, FL 34289

Terms

P.O.#

Sales Representative
 HOUSE ACCOUNT

Special instructions:

WO	BULK SIZE & LOCATION	
Qty	Product/Service	Description
1.00	PAC-60-7069	5HP 1PH EQ500 MOTOR EEQ500 30601 EQ 5 HP 1PH POOL MOTOR
1.00	PUR-101-0360	SHAFT SEAL S-360V VITON EQ SEAL 07 VITON EQ SEAI s-360v 071725S
1.00	PUR-101-6780	EQ SEAL PLATE O-RING 3/8" X 11" ID 35 35-6780
0.00		Description Of Work Completed Installed a 5HP 1PH EQ motor, shaft seal and pump o-ring on the pool recirculation pump per approved bid of \$2,492.00. SPI-L00-0080 LABOR

Subtotal: \$2,492.00
 Tax: \$0.00
 Paid: \$0.00
 Total: \$2,492.00

FOR CHEMICAL EMERGENCY CALL INFOTRAC 1-800-535-5053 24HRS

I hereby acknowledge I have received the merchandise specified above in satisfactory condition.

Customer Signature _____ Date _____

Print Customer Name _____

Please Pay From This Invoice Thank You

Vesta

Invoice

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

Invoice # 351001
Date 1/1/2019
Terms Net 30
Due Date 1/31/2019
Memo Jan 2019 Fees

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

1-37538-12
1/1/2019

RECEIVED

JAN 01 2019

BY: _____

Description	Quantity	Rate	Amount
Facility Manager Services at Lakeside Plantation Amenity Center	1	4,856.27	4,856.27
Office Administrative Assistant Services at Lakeside Plantation Amenity Center	1	2,636.36	2,636.36
Facility Attendants Services at Lakeside Plantation Amenity Center	1	2,469.09	2,469.09
Facility Maintenance Services at Lakeside Plantation Amenity Center	1	4,597.09	4,597.09

Thank you for your business.

Total \$14,558.81

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

Invoice

RECEIVED

JAN 8 2019

BY: _____

Invoice #: 79
 Invoice Date: 1/1/19
 Due Date: 1/1/19
 Case:
 P.O. Number:

Bill To:
 Lakeside Plantation CDD
 135 West Central Blvd.
 Suite 320
 Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - January 2019 <i>1/1/19</i>		3,094.33	3,094.33
Information Technology - January 2019 <i>1/1/19</i>		83.33	83.33
Dissemination Agent Services - January 2019 <i>1/1/19</i>		83.33	83.33
Office Supplies <i>1/1/19</i>		0.72	0.72
Postage <i>1/1/19</i>		35.07	35.07
Copies <i>1/1/19</i>		0.60	0.60

Total	\$3,297.38
Payments/Credits	\$0.00
Balance Due	\$3,297.38

RECEIVED

245

JAN 4 2019

BY: _____

Check Request

District	Payable to	Amount Requested	Requested By	Description of Need	Account Number	Date
Lake Side Plantation	Dino Binetti	\$ 50. ⁰⁰	Nathan Trate's	Rebate for New Years Eve party.	New Years party	1/3/19
Approved By	Received By	Signature	Signature			

* Please send to:

Dino Binetti

1153 Jonah Drive

North Port, FL 34289



Hopping Green & Sams

Attorneys and Counselors

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

RECEIVED
DEC 27 2018

BY: _____

===== STATEMENT =====

December 21, 2018

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

Bill Number 104455
Billed through 11/30/2018

General Counsel/Monthly Meeting
LPCDD 00001 MCE

66
Dep/ran-w/Alamo mtg
1-31-18-3F

FOR PROFESSIONAL SERVICES RENDERED

11/06/18	MKR	Review correspondence from GameTime; prepare correspondence regarding same.	0.40 hrs
11/13/18	MCE	Follow-up regarding election Issues.	0.20 hrs
11/13/18	MKR	Review Sunshine Law regarding member-elect; check status of election results; confer with member-elect Koontz regarding same; follow-up; review supervisor notebooks and cover letter; provide comments to same.	2.00 hrs
11/13/18	APA	Update elections chart; prepare cover letter to new supervisor; prepare supervisor notebook.	1.60 hrs
11/14/18	APA	Coordinate delivery of supervisor notebook to Koontz.	0.20 hrs
11/19/18	APA	Prepare agenda memorandum.	0.30 hrs
11/20/18	MKR	Review draft meeting minutes and provide comments.	0.60 hrs
11/26/18	MKR	Prepare for board meeting.	0.40 hrs
11/28/18	MKR	Attend board meeting by phone.	1.70 hrs
11/29/18	MKR	Follow-up from meeting.	0.30 hrs

Total fees for this matter \$1,476.50

DISBURSEMENTS

Document Reproduction	15.00
Unltd Parcel Service	12.14

Total disbursements for this matter \$27.14

MATTER SUMMARY

Papp, Annie M. - Paralegal	2.10 hrs	145 /hr	\$304.50
Eckert, Michael C.	0.20 hrs	325 /hr	\$65.00
Rigoni, Michelle K.	5.40 hrs	205 /hr	\$1,107.00

=====		
TOTAL FEES		\$1,476.50
TOTAL DISBURSEMENTS		\$27.14
TOTAL CHARGES FOR THIS MATTER		\$1,503.64

BILLING SUMMARY

Papp, Annie M. - Paralegal	2.10 hrs	145 /hr	\$304.50
Eckert, Michael C.	0.20 hrs	325 /hr	\$65.00
Rigoni, Michelle K.	5.40 hrs	205 /hr	\$1,107.00

TOTAL FEES		\$1,476.50
TOTAL DISBURSEMENTS		\$27.14
TOTAL CHARGES FOR THIS BILL		\$1,503.64

Please include the bill number on your check.



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

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

Account Information

Customer Name Lakeside Plantation CDD
Customer Number 42876
Invoice Number 1604818
Invoice Date 12/27/2018
Terms 12/27/2018
P.O. Number

Summary of Charges

Description	Quantity	Rate	Amount
<i>Lakeside Plantation CDD, 2200 Plantation Blvd, North Port, FL</i>			
Tested Kings III equipment	1.00	135.00	135.00
Sales Tax			0.00
Payments/Credits Applied			0.00
Invoice Balance Due:			\$135.00

Date	Invoice #	Description	Amount	Balance Due
12/27/2018	1604818	Service	\$135.00	\$135.00

Important Messages

Test Your Telephones Regularly

Sales (866) 354-6473
Service (800) 766-2029
Billing (866) 632-5884

Tested Kings III equipment. View and pay invoices online at www.kingsiii.com.

RECEIVED

JAN 8 2019

BY: _____

*2/1
1-305-538-486
Text pool phones*

For Billing Inquiries, please contact 866-632-5884 or billing@kingsiii.com.
To pay with your credit card or bank account, please complete the back of this form.
Please detach and return this portion with your payment to ensure proper credit.



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

Return Service Requested

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

***** ALL FOR AADC 328 4214 1 AB 0.408
004189
LAKESIDE PLANTATION CDD
9145 NARCOOSSEE RD STE A206
ORLANDO FL 32827-5768

INVOICE

Customer Number 42876
Invoice Number 1604818
Date 12/27/2018
Terms 12/27/2018
Amount Due \$135.00

Amount Enclosed: \$ _____

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

REMIT TO:
KINGS III OF AMERICA, LLC
751 CANYON DR STE 100
COPPELL TX 75019-3857

5758
1
001
1604818



NORTH PORT SOLID WASTE DISTRICT



SERVICE ADDRESS			
2200 PLANTATION BLVD SWD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
54883-159826 <i>Jacky</i>	55-55	1/03/19	2/01/19

Total Current Charges 158.62
 PAST DUE - MUST PAY NOW .00
 Total Amount Due 158.62



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

3h
1-31-538-430
Garbage collection

000054883000159826000000158621

52

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

SERVICE ADDRESS

2200 PLANTATION BLVD SWD

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
54883-159826	55-55	1/03/19	2/01/19

Last Bill Amount 158.62
 Payments 158.62-
 Adjustments .00
 BALANCE FORWARD .00

Rate Class : COMMERCIAL WASTE
 Last payment amount/date: 158.62 12/26/18

Service	Consumption	Charge	Total
GB DUMPSTER4YD/1 PICKUP	11/30/18 12/31/18	156.80	
GB BINS ONCE PER MONTH	11/30/18 12/31/18	1.82	
TOTAL COMMERCIAL GARBAGE			158.62

Total Current Charges 158.62
 PAST DUE - MUST PAY NOW .00
 Total Amount Due 158.62

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

Pay by Phone 24/7 at 1-855-941-INFO(4636)**No Charge**

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.

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

RECEIVED
JAN 09 2019

12/31/18

BY: _____ *1-31-18-44*
nd of mtg 1/7/19

Phone:(941) 429-3110 Fax:(941) 429-3111 Email:classified@sun-herald.com

Acct#: 297693	Date: 12/31/18
JORGI ALGARD	Ad Date: 01/07/19
LAKESIDE PLANTATION CDD	Class: 3126
GOV MGMT SERVICES - CF, LLC	Ad ID: 3643949
9145 NARCOOSSEE RD, STE A206	Ad Taker: MDICKINSON
ORLANDO, FL 32827	Sales Person: 200
Telephone: (407) 841-5524	Words: 266
	Lines: 65
	Agate Lines: 87
	Depth: 9.181
	Inserts: 1
	Blind Box:

Other Charges:	\$0.00	Gross:	\$92.95
Discount:	\$0.00		
Surcharge:	\$0.00	Paid Amount:	- \$0.00
Credits:	\$0.00		
Bill Depth:	9.181	Amount Due:	\$92.95

Publication	Start	Stop	Inserts	Cost
Charlotte Sun (CS)	01/07/19	01/07/19	1	\$92.95

Ad Note:

Customer Note:

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

The regular meeting of the Board of Supervisors of the Lakeside Plantation Community Development District will be held on Wednesday, January 16, 2019 at 6:00 PM at the Lakeside Plantation Clubhouse, 2200 Plantation Blvd., North Port, FL 34289. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 135 W. Central Blvd., Suite 320, Orlando, FL 32801. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

There may be occasions when one or more Supervisors, Staff or other individuals will participate by telephone. Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (407) 841-5524. If you are hearing or speech impaired, please contact the Florida Relay Service 1-800-955-8770, for aid in contacting the District Office.

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

George S. Flint
Governmental Management
Services – Central Florida,
LLC District Manager
Publish: 01/07/2019
297693 3643949

*We Appreciate Your Business!
Thank You JORGI ALGARD!*

SUN NEWSPAPERS

Charlotte • DeSoto • Englewood • North Port • Venice

NOTICE OF MEETING LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

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

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

01/07/2019

Affiant further says that the said newspaper is a newspaper published at Charlotte Harbor, in said Charlotte County, Florida, and that the said newspaper has heretofore been continuously published in said Charlotte County, Florida, Sarasota County, Florida and DeSoto County, Florida, each day and has been entered as periodicals matter at the post office in Punta Gorda, in said Charlotte County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

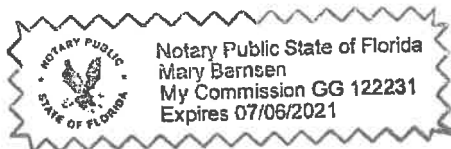

(Signature of Affiant)

Sworn and subscribed before me this 7th day
of January, 2019.


(Signature of Notary Public)

Personally known X or Produced Identification _____

Type of Identification Produced _____



The regular meeting of the Board of Supervisors of the Lakeside Plantation Community Development District will be held on Wednesday, January 16, 2019 at 6:00 PM: at the Lakeside Plantation Clubhouse, 2200 Plantation Blvd., North Port, FL 34289. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 135 W. Central Blvd., Suite 320, Orlando, FL 32801. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors, Staff or other individuals will participate by telephone. Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (407) 841-5524. If you are hearing or speech impaired, please contact the Florida Relay Service 1-800-955-8770, for aid in contacting the District Office. Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

George S. Flint
Governmental Management
Services - Central Florida,
LLC District Manager
Publish: 01/07/2019
297693 3643949



Invoice

5824 Bee Ridge Road #165, Sarasota, FL 34233

Date: 1/1/2019
 Invoice #: 2019-00053

Bill To:

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

RECEIVED

JAN 4 2019

BY _____

Terms: Net 30
 Due Date: 1/31/2019

Description	Qty	Amount
Month of January Monthly Grounds Maintenance Fee <i>10)</i> <i>1-2-57964</i> <i>Landscape maint J-NM</i>		7,655.00

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

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

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



better water. pure and simple.®

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

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

PLEASE CHECK BOX TO ENROLL IN AUTOMATIC BILL PAYMENT

CARD NUMBER		V. CODE
SIGNATURE		EXP. DATE
DATE	PAY THIS AMOUNT	ACCOUNT NUMBER
12/31/2018	170.96	1017805
AMOUNT PAID \$		

RECEIVED By Date: Jan 15

JAN 8 2019

17*3936 1 MB 0.421*
LAKESIDE PLANTATION
9145 Narcoossee Rd Ste A206
Orlando FL 32827-5768

BY: _____

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



14
1-33-53-48/101

Balance Forward Statement

RETURN THIS TOP PORTION WITH YOUR PAYMENT

Page: 1

InvDate	InvNum	Location	Billed	Tax	Balance
Previous Balance: 11/30/2018					96.98
Location 1017805					
LAKESIDE PLANTATION					
2200 PLANTATION BLVD					
<u>12/13/2018</u>	455666	1017805	PO#		36.99
2413	5 GALLON DRINKING WATER		6.000 @	5.75	34.50 0.00
4201	DELIVERY CHARGE		1.000 @	2.49	2.49 0.00
<u>12/31/2018</u>		1017805	PO#		0.00
	PAYMENT		@		
12/31/2018	458822	1017805	PO#		36.99
2413	5 GALLON DRINKING WATER		6.000 @	5.75	34.50 0.00
4201	DELIVERY CHARGE		1.000 @	2.49	2.49 0.00

THIRTY DAYS OVERDUE

Current	73.98	30day	96.98	60day	0.00	90day	0.00	Balance	170.96
---------	-------	-------	-------	-------	------	-------	------	---------	--------

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

RECEIVED

JAN 9 2019

Invoice

Date	Invoice #
1/1/2019	88795

Bill To	BY:	Service Location
Lakeside Plantation 2200 Plantation Blvd North Port, FL 34289		9145 Narcoossee Road STE. A206 Orlando, FL 32827

P.O. No.	Terms	Due Date	Tech	Date of Service
	Due On Receipt	1/31/2019	RJ	1/1/2019

Description	Qty	Rate	Amount
January pool cleaning		810.00	810.00
FL Sales Tax		7.00%	0.00
260 1-225-54-51 Pool cleaning Jan/19			

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	\$810.00
Payments/Credits	\$0.00
Balance Due	\$810.00

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



INVOICE

RECEIVED

JAN 8 2019

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

Invoice Number: PI-A00230887
Invoice Date: 01/01/19
PROPERTY: Lakeside Plantation CDD

BY: _____

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

CUSTOMER ID L2077
CUSTOMER PO
Sales Rep ID Bill Kurth
Shipment Method
Payment Terms Due upon receipt
Ship Date
Due Date 01/01/19

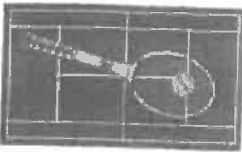
Table with 4 columns: Qty, Item / Description, Unit Price, Extension. Row 1: 1, Lake & Pond Management Services SVR06010 01/01/19 - 01/31/19, 966.00, 966.00

Handwritten notes: Lake maintenance Jan 1/19

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
Little Rock, AR 72202

Summary table: Subtotal 966.00, Sales Tax 0.00, Total Invoice 966.00, Payment Received 0.00, TOTAL 966.00



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

52
001-2015-30-52
Tennis
Maintenance

Invoice

Date	Invoice #
1/9/2019	50359

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
RECEIVED
JAN 16 2019
BY:

Terms	PO #	Due Date
Net 30	Nathan	2/8/2019
Sales Rep	Ship Via	Ship Date
Shannon Wilder	FedEx Ground	1/9/2019

Notes

Quantity	Units	Description	Options	Unit Price	Amount
2	ea	Line Master (regular price is \$144.49)	Bristle: Fine	137.49	274.98
4	jug	AlgaeBlaster 2.5 gal. per bottle		84.49	337.96

Thank you for your business.	Subtotal	612.94
	Shipping Cost (FedEx Ground)	64.67
	Total	\$677.61

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.

CHECK REQUEST FORM

DISTRICT/ASSOCIATION: Lakeside Plantation CDD DATE: 01/25/19

PAYABLE TO: Lakeside Plantation CDD c/o USBank #28

AMOUNT REQUESTED: \$88,855.33

REQUESTED BY: Katie Costa

ACCOUNT # 001-300-207-1000

DESCRIPTION OF NEED: FY 19 Debt Service Assessment

APPROVED BY: Ariel Lovell

SIGNATURE: 

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

Invoice

Project Manager Andrew Tilton

143
 1-9-313-311
 Engineer Junior

January 22, 2019
 Project No: 20150050-000
 Invoice No: 39
 FEID #59-1173834

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

Project 20150050-000 Lakeside Plantation CDD
 20150050-000

Lakeside Plantation CDD
 Work Authorization #3, dated 3/24/15 - Change Order No. 1, dated 11/3/15
 Work Authorization #4, dated 5/27/15
 Work Authorization #5, dated 5/27/15
 Work Authorization #7, dated 1/26/17
 Work Authorization #8, dated 9/18/18
Professional Services through January 13, 2019

PROFESSIONAL SERVICES

Phase No.	Phase Description	Contract Amount	Fee Type	%	Total Inv To-Date	Previously Invoiced	Current Inv Amount	Balance to Complete
1.	General Engineering	26,839.65	T&M	100 %	26,839.65	24,905.90	1,933.75	0.00
3.	Lake Bank Erosion Report 2016	7,040.00	T&M	129 %	9,103.75	9,103.75	0.00	-2,063.75
4.	Pond Bank Restoration	3,500.00	T&M	108 %	3,785.00	3,785.00	0.00	-285.00
5.	Recertify SFWMD ERP	1,500.00	NTE	100 %	1,500.00	1,500.00	0.00	0.00
6.	Preserve Area Evaluation	4,800.00	LS	100 %	4,800.00	4,800.00	0.00	0.00
7.	Public Facilities Report	3,600.00	LS	100 %	3,600.00	3,600.00	0.00	0.00
8.	4-Way Stop Sign Warrant Study	3,450.00	LS	0 %	0.00	0.00	0.00	3,450.00
	Totals	50,729.65			49,628.40	47,694.65	1,933.75	1,101.25

SUB-TOTAL PROFESSIONAL SERVICES: 1,933.75

INVOICE TOTAL: 1,933.75

Summary of professional services

Phase No. / Description	Bill Hours	Bill Rate	Billable Amount
1. - General Engineering			
Technician II			
Keen, Cynthia	1/8/2019	.25 Hrs @ 65.00	16.25
1-16-19 LPCDD Board Meeting call in numbers to meeting appt.			
Keen, Cynthia	1/10/2019	.25 Hrs @ 65.00	16.25
01-16-19 LPCDD meeting agenda review, sent to B Burford, D Robson, A Tilton			

Project	20150050-000	Lakeside Plantation CDD			Invoice	39
Keen, Cynthia		1/11/2019	.50	Hrs @	65.00	32.50
Lakeside Plantation Villages phone call from Mike Cochran, Wells Olah, exploring irrigation system installation, emailed info to G Flint						
Engineer Intern III						
Burford, Brent		1/3/2019	4.00	Hrs @	115.00	460.00
Lake bank erosion inspections.						
Burford, Brent		1/4/2019	3.00	Hrs @	115.00	345.00
Lake bank inspections.						
Burford, Brent		1/9/2019	2.00	Hrs @	115.00	230.00
Prepared Lake Bank Erosion Report and emailed to CDD manager.						
Burford, Brent		1/10/2019	2.00	Hrs @	115.00	230.00
Met onsite with Chet Berry to discuss re-grading playground area. Shot elevations of existing playground and surrounding features.						
Engineer IX						
Tilton, Andrew		12/10/2018	.75	Hrs @	190.00	142.50
Preparation for pond bank inspection and playground drainage email.						
Tilton, Andrew		1/7/2019	.50	Hrs @	190.00	95.00
Pond report						
Tilton, Andrew		1/8/2019	.50	Hrs @	190.00	95.00
Work on pond bank report						
Tilton, Andrew		1/9/2019	1.00	Hrs @	190.00	190.00
Review pond report prior to going to manager for agenda and board package						
Technician II						
Marino, Brian		1/9/2019	.50	Hrs @	65.00	32.50
Revised GIS exhibit of Lakes and Preserves						
Marino, Brian		1/11/2019	.75	Hrs @	65.00	48.75
Added newer aerial and zoomed into clubhouse area; plotted to PDF; Prepared Playground Exhibit						
1. - General Engineering Total			16.00			1,933.75

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: January 16, 2019

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

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

Approved for Payment:



District Manager Signature

1/16/2019
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: January 16, 2019

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

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Approved for Payment:



District Manager Signature

1/16/2019

Date

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for
BOARD OF SUPERVISORS**

District Name: Lakeside Plantation CDD

Board Meeting Date: January 16, 2019

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

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Approved for Payment:



District Manager Signature

1/16/2019
Date

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for
BOARD OF SUPERVISORS**

District Name: Lakeside Plantation CDD

Board Meeting Date: January 16, 2019

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

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

Approved for Payment:



District Manager Signature

1/16/2019
Date

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Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: January 16, 2019

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

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

Approved for Payment:



District Manager Signature

1/16/2019
Date

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



FPL

2 083224

3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

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

B

5517 0

LAKESIDE PLANTATION COMM DEVELOPMENT DIST 135 W CENTRAL BLVD STE 320 ORLANDO FL 32801-2435

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

FPL GENERAL MAIL FACILITY MIAMI FL 33188-0001

Account number	Do not pay	New charges due by	Amount enclosed
57421-67439	\$950.45	Jan 16 2019	\$

Your electric statement

Account number: 57421-67439

For: Nov 26 2018 to Dec 26 2018 (30 days)

Customer name: LAKESIDE PLANTATION COMM Service address: 2200 PLANTATION BLVD # CLBHSE

Statement date: Dec 26 2018 Next meter reading: Jan 25 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (-)	New charges due by
1,073.55	1,073.55 CR	0.00	0.00	950.45	\$950.45	Jan 16 2019

Meter reading - Meter KLL2848

Current reading 50743 Previous reading - 50023 kWh constant x 10 kWh used 7200

Demand reading 4.63 kW constant x 10.00 Demand kW 46

Energy usage Last Year This Year kWh this month 7600 7200 Service days 30 30 kWh per day 253 240

Amount of your last bill 1,073.55 Payment received - Thank you 1,073.55 CR Balance before new charges \$0.00 New charges (Rate: GSD-1 GENERAL SERVICE DEMAND) Electric service amount 868.45** Storm charge 6.19 Gross receipts tax 22.43 Franchise charge 53.38 Total new charges \$950.45

Total amount you owe \$950.45

FPL automatic bill pay - DO NOT PAY

- Payment received after March 15, 2019 is considered LATE; a late payment charge of 1% will apply. - The amount due on your account will be drafted automatically on or after January 06, 2019. - The Florida Public Service Commission is reviewing routine annual adjustments to the fuel, capacity, environmental and conservation components of your bill that would take effect in January.

**The electric service amount includes the following charges: Customer charge: \$25.34 Fuel: \$189.43 Non-fuel: \$160.56 Demand: \$493.12

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





3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

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

B

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AUTO **CO 0116
1 083224

LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DIST
135 W CENTRAL BLVD STE 320
ORLANDO FL 32801-2435

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001



Account number	Do not pay	New charges due by	Amount enclosed
04126-05586	\$591.37	Jan 16 2019	\$

Your electric statement

Account number: 04126-05586

For: Nov 26 2018 to Dec 26 2018 (30 days)

Customer name: LAKESIDE PLANTATION

Service address: 2200 PLANTATION BLVD # FNTN

Statement date: Dec 26 2018

Next meter reading: Jan 25 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (-)	New charges due by
605.44	605.44 CR	0.00	0.00	591.37	\$591.37	Jan 16 2019

Meter reading - Meter KN48183

Current reading	15483
Previous reading	- 09531
KWh used	5952

Amount of your last bill	605.44
Payment received - Thank you	605.44 CR
Balance before new charges	\$0.00

Energy usage

	Last Year	This Year
kWh this month	6535	5952
Service days	30	30
kWh per day	217	198

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

Electric service amount	537.55**
Storm charge	6.66
Gross receipts tax	13.95
Franchise charge	33.21
Total new charges	\$591.37

****The electric service amount includes the following charges:**

Customer charge:	\$10.15
Fuel:	\$156.80
(\$0.026310 per kWh)	
Non-fuel:	\$370.80
(\$0.062300 per kWh)	

Total amount you owe

\$591.37

FPL automatic bill pay - DO NOT PAY

- Payment received after **March 15, 2019** is considered **LATE**; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after **January 06, 2019**. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
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Please have your account number ready when contacting FPL.

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





FPL

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

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

B

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LAKESIDE PLANTATION COMM
DEVELOPMENT DIST
135 W CENTRAL BLVD STE 320
ORLANDO FL 32801-2435

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Do not pay	New charges due by	Amount enclosed
84595-15071	\$1,402.92	Jan 16 2019	\$

Your electric statement

Account number: 84595-15071

For: Nov 26 2018 to Dec 26 2018 (30 days)

Customer name: LAKESIDE PLANTATION COMM
Service address: 2200 PLANTATION BLVD # POOL

Statement date: Dec 26 2018
Next meter reading: Jan 25 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (=)	New charges due by
1,163.74	1,163.74 CR	0.00	0.00	1,402.92	\$1,402.92	Jan 16 2019

Meter reading - Meter KL84533

Current reading 63323
Previous reading - 44889
KWh used 18434

Demand reading 32.67
Demand kW 33

Energy usage	Last Year	This Year
KWh this month	15450	18434
Service days	30	30
KWh per day	515	614

Amount of your last bill 1,163.74
Payment received - Thank you 1,163.74 CR
Balance before new charges \$0.00

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

Electric service amount	1,275.18**
Storm charge	15.85
Gross receipts tax	33.10
Franchise charge	78.79
Total new charges	\$1,402.92

Total amount you owe \$1,402.92

**The electric service amount includes the following charges:

Customer charge:	\$25.34
Fuel: (\$0.026310 per kWh)	\$485.00
Non-fuel: (\$0.022300 per kWh)	\$411.08
Demand: (\$10.72 per kW)	\$353.76

FPL automatic bill pay - DO NOT PAY

- Payment received after **March 15, 2019** is considered **LATE**; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after **January 06, 2019**. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
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 Online at: www.FPL.com



FPL



SERVICE ADDRESS			CURRENT CHARGES
2200 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-156052	18-29	12/27/18	1/17/19

\$ _____
AMOUNT ENCLOSED

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

Total Current Charges 218.96
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 218.96

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



LAKESIDE PLANTATION COMM DEV
 135 W CENTRAL BLVD STE 320
 ORLANDO FL 32801-2435

000043123000156052000000218968

2081 LAKE

SERVICE ADDRESS			
2200 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-156052	18-29	12/27/18	1/17/19

↑ Please return this upper portion with your payment ↑ ***
 Bank Draft

Rate Class : COMMERCIAL
 Last payment amount/date: 167.51 12/19/18

Last Bill Amount 167.51
 Payments 167.51-
 Adjustments :.00
 BALANCE FORWARD :.00

Service	WA	SE	Usage
WA 11/20/18 12/20/18 30 80000038 1.000 TGAL	64	54	10
USAGE FOR 12/17			5.00

Service	Consumption	Charge	Total
WA Base facility chg		43.72	
WA Usage block 1	10.00	40.00	
TOTAL WATER			83.72
SE Base facility chg		72.34	
SE Consumption	10.00	62.90	
TOTAL SEWER			135.24

Total Current Charges 218.96
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 218.96

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

 Pay by Phone 24/7 at 1-855-941-INFO(4636)**No Charge**

The 2018 Water Usage Report and Utility Update is now available! Visit www.cityofnorthport.com (Government/Utilities Homepage) to view.

To reduce Red Tide and algae blooms, residents are encouraged to voluntarily not use fertilizer year-around. See Commission resolution at www.cityofnorthport.com/fertilizer

To view your Consumer Confidence Report (CCR) visit WWW.NORTHPORTCCR.COM and for water restrictions visit www.cityofnorthport.com	AFTER HOURS/EMERGENCY water or sewer service call 941.240.8000
---	--



SERVICE ADDRESS			CURRENT CHARGES
2200 PLANTATION BLVD FICT			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154658	18-29	12/27/18	1/17/19

Total Current Charges 34.77
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 34.77

\$ _____
 AMOUNT ENCLOSED

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

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

*H2O Program Donation: \$ _____



LAKE SIDE PLANTATION COMM DEV
 135 W CENTRAL BLVD STE 320
 ORLANDO FL 32801-2435

000043123000154658000000034779

2080 LAKE

SERVICE ADDRESS			
2200 PLANTATION BLVD FICT			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154658	18-29	12/27/18	1/17/19

↑ Please return this upper portion with your payment. *** Bank Draft ***

Rate Class : COMMERCIAL
 Last payment amount/date: 34.77 12/19/18

Last Bill Amount 34.77
 Payments 34.77-
 Adjustments .00
 BALANCE FORWARD .00

WA	11/20/18	12/20/18	30	36607560	1.000	TGAL	Current 573	Previous 569	Usage 4
----	----------	----------	----	----------	-------	------	-------------	--------------	---------

Service	Consumption	Charge	Total
WA Base facility chg		18.77	
WA Usage block 1	4.00	16.00	
TOTAL WATER			34.77

Total Current Charges 34.77
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 34.77

**** PLEASE MAIL PAYMENTS TO: ****
 **** NORTH PORT UTILITIES ****
 **** 4970 CITY HALL BLVD ****
 **** NORTH PORT, FL 32886-4100 ****

Pay by Phone 24/7 at 1-855-941-INFO(4636)**No Charge**

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AFTER HOURS/EMERGENCY water or sewer service call 941.240.8000



SERVICE ADDRESS			CURRENT CHARGES DUE DATE
2200 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	
43123-154656	18-29	12/27/18	1/17/19

\$ _____
AMOUNT ENCLOSED

FREE 24/7 PAYMENT OPTIONS:

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

Total Current Charges 510.09
PAST DUE - MUST PAY NOW .00
Bank acct will be drafted 510.09

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

*H2O Program Donation: \$ _____



LAKE SIDE PLANTATION COMM DEV
135 W CENTRAL BLVD STE 320
ORLANDO FL 32801-2435

000043123000154656000000510099

2079 LAKE

SERVICE ADDRESS			
2200 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154656	18-29	12/27/18	1/17/19

Please return this upper portion with your payment **Bank Draft**

Rate Class : COMMERCIAL
Last payment amount/date: 736.41 12/19/18

Last Bill Amount 736.41
Payments 736.41-
Adjustments .00
BALANCE FORWARD .00

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
WA 11/20/18 12/20/18	30	80005382	1.000	TGAL	2712	2647	65
						USAGE FOR 12/17	46.00

Service	Consumption	Charge	Total
WA Base facility chg		85.29	
WA Usage block 1	20.00	80.00	
WA Usage block 2	20.00	120.00	
WA Usage block 3	20.00	168.60	
WA Usage block 4	5.00	56.20	
TOTAL WATER			510.09

Total Current Charges 510.09
PAST DUE - MUST PAY NOW .00
Bank acct will be drafted 510.09

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

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and for water restrictions visit www.cityofnorthport.com

AFTER HOURS/EMERGENCY
water or sewer service call
941.240.8000



RECEIVED
JAN 25 2019

ACCOUNT INVOICE

peoplesgas.com



BY: _____

Statement Date: 01/22/2019

Account: 211014212750

LAKESIDE PLANTATION COMMUNITY DEV
2200 PLANTATION BLVD
NORTH PORT, FL 34289-9472

Current month's charges:	\$12.13
Total amount due:	\$12.13
Payment Due By:	02/12/2019

Your Account Summary

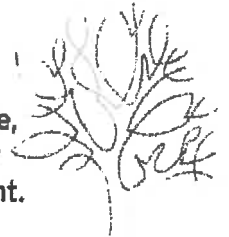
Previous Amount Due	\$12.77
Payment(s) Received Since Last Statement	-\$12.77
Current Month's Charges	\$12.13
Total Amount Due	\$12.13

DO NOT PAY. Your account will be drafted on 02/12/2019

Go paperless for perks!

Goodbye clutter. Hello convenience.

Paperless Billing is free, secure and a good way to help the environment.



Learn more and sign up > tecosupport.com/paperlessbilling

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



Thank you for rating us "Highest in Customer Satisfaction among Midsize Residential Natural Gas Service in the South, 6 years in a row."

For J.D. Power 2018 award information, visit jdpower.com/awards.

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211014212750

Current month's charges:	\$12.13
Total amount due:	\$12.13
Payment Due By:	02/12/2019

Amount Enclosed \$ _____

681012665585 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 02/12/2019

00004788 01 AV 0.37 32801 FTECO101221923523810 00000 06 00000000 011 07 98503 002



LAKESIDE PLANTATION COMMUNITY DEV
135 W CENTRAL BLVD, STE 320
ORLANDO, FL 32801-2435

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

681012665585 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 02/12/2019





ACCOUNT INVOICE



Account: 211014212750
 Statement Date: 01/22/2019
 Current month's charges due 02/12/2019

Details of Current Month's Charges – Service from - 12/15/2018 to 01/17/2019

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

Rate Schedule: Residential Service RS-1

Meter Location: *pool*

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Measured Volume	x	BTU	x	Conversion	=	Total Used	Billing Period
RHE73410	01/17/2019	405	-	405	=	0 CCF	x	1.043	x	1.0000	=	0.0 Therms	34 Days
Customer Charge													
Natural Gas Service Cost												\$11.40	
Franchise Fee												\$11.40	
Total Natural Gas Cost, Local Fees and Taxes												\$0.73	
Total Current Month's Charges												\$12.13	
											\$12.13		

Peoples Gas Usage History

Month	Therms Per Day (Average)
JAN 2019	0.0
DEC	0.0
NOV	0.0
OCT	0.0
SEP	0.0
AUG	0.0
JUL	0.0
JUN	0.0
MAY	0.0
APR	0.0
MAR	0.0
FEB	0.0
JAN 2018	0.0

00004786-0003727-Page 3 of 4

Important Messages

Important information about your deposit interest

Per the Florida Public Service Commission (FPSC) tariff requirements, TECO Peoples Gas pays interest annually on any customer cash deposit. As such, customers with a cash deposit on record is more than six months old (per the FPSC) receives a deposit interest credit on this bill.



TEXT CODE: FLBBB
PIN: 7332

Date of Bill 1/01/19
New Charges Due Date 1/25/19

Account Number 941/423-5501 Total Amount Due \$386.34

LAKESIDE PLANTATION COMMUNIT
1412 S MARCOOSSEE RD
ST CLOUD, FL 34771
Amount Paid

347710000 0

47200294142355010219130000000000000000000386345

www.frontier.com
Business 1-800-921-8102

Account Number 941/423-5501 Date of Bill 1/01/19

Previous Balance 401.35
Payments Received Thru 12/23/18 -401.35
Thank you for your payment!
Balance Forward .00
New Charges 386.34

DO NOT PAY - You are currently signed up for Auto Pay.
To view your Auto Pay, please log in at www.frontier.com.
Total Amount Due \$386.34

CURRENT BILLING SUMMARY

Qty Description	941/423-5501.0	Charge
Local Service from 01/01/19 to 01/31/19		
Basic Charges		
Frontier Additional Line - Basic 2 Year		35.00
Addl Line Unlimited 2 Yr		80.00
Solutions Bundle 2 Yr		87.00
3 Acc Rec Chrg Multi-Ln Ctx		7.17
3 Federal Subscriber Line Charge		25.44
Federal USF Recovery Charge		6.54
FCA Long Distance - Federal USF Surcharge		4.00
Total Basic Charges		245.15
Non Basic Charges		
FiOS Internet for Business 50/50 2YR		94.99
Data Protection		7.99
Other Charges-Detailed Below		-75.16
Partial Month Charges-Detailed Below		-30.00
FCA Long Distance - Federal USF Surcharge		1.32
Total Non Basic Charges		-.86
Video		
FiOS TV Extreme HD Private		84.99
4 HD Set Top Box		51.96
Other Charges-Detailed Below		6.00
Partial Month Charges-Detailed Below		-14.99
FCC Regulatory Recovery Fee		.07
Broadcast TV Surcharge		5.49
Total Video		133.52
Toll/Other		
Frontier Com of America -Detailed Below		3.12
Other Charges-Detailed Below		3.99
FCA Long Distance - Federal USF Surcharge		1.42
Total Toll/Other		8.53
TOTAL		386.34

941/423-5501

Date of Bill 1/01/19

** ACCOUNT ACTIVITY **

Qty	Description	Order Number	Effective Dates	
1	Federal Primary Carrier Centrex Line			
	941/423-5500	AUTOCH	1/01	2.20
			Subtotal	2.20
1	Business High Speed Internet Fee	AUTOCH	1/01	3.99
1	Regional Sports Fee	AUTOCH	1/01	6.00
1	Frontier Road Work Recovery Surcharge			
		AUTOCH	1/01	1.25
	Additional Line Discount	AUTOCH	1/01	-30.00
	Solutions Bundle Discount	AUTOCH	1/01	-22.00
	Promo Discount	AUTOCH	1/01	-35.00
1	Federal Primary Carrier Centrex Line			
		AUTOCH	1/01	2.20
1	Carrier Cost Recovery Surcharge	AUTOCH	1/01	3.99
	941/423-5501		Subtotal	-69.57
1	Federal Primary Carrier Centrex Line			
		AUTOCH	1/01	2.20
	941/429-8648		Subtotal	2.20
Partial Month Charges				
	FiOS Video Discount 99 MO	PROMOTION	1/01 1/31	-14.99
	FiOS Internet Bus 99 MO	PROMOTION	1/01 1/31	-30.00
	941/423-5501		Subtotal	-44.99
			Subtotal	-110.16

CIRCUIT ID DETAIL
88/KQXA/297018/ /VZFL

Detail of Frontier Charges

Toll charged to 941/423-5500

*****Start suppression of detail

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
E	1	DEC 03	6:00P	1.0	DD	BRADENTON FL (941)465-8324 .00 U
E	2	DEC 03	7:01P	1.0	DD	BRADENTON FL (941)465-8324 .00 U
E	3	DEC 03	8:13P	1.0	DD	BRADENTON FL (941)465-8324 .00 U
E	4	DEC 04	11:21A	1.0	DD	BRADENTON FL (941)567-0015 .00 U
E	5	DEC 04	12:28P	1.0	DD	BRADENTON FL (941)567-0015 .00 U
E	6	DEC 05	9:26A	1.0	DD	BRADENTON FL (941)567-0015 .00 U
E	7	DEC 09	2:45P	4.0	DD	BRADENTON FL (941)465-8324 .00 U
E	8	DEC 10	6:23P	2.0	DD	BRADENTON FL (941)465-8324 .00 U
E	9	DEC 14	10:18A	1.0	DD	STPETERSBG FL (727)258-0092 .00 U
E	10	DEC 14	10:19A	1.0	DD	STPETERSBG FL (727)258-0092 .00 U
E	11	DEC 14	10:20A	1.0	DD	STPETERSBG FL (727)258-0092 .00 U
E	12	DEC 31	9:53P	1.0	DD	BRADENTON FL (941)465-8324 .00 U
			941/423-5500		Subtotal	.00

Subtotal Minutes: 16.0 ***REP LINE ONLY

*****Resume printing of detail

Detail of Frontier Charges

Toll charged to 941/423-5501

*****Start suppression of detail

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
E	13	DEC 18	1:58P	1.0	DD	STPETERSBG FL (727)545-8263 .00 U

941/423-5501

Date of Bill 1/01/19

Detail of Frontier Charges

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
			941/423-5501			.00
Subtotal Minutes:			1.0	***REP LINE ONLY	Subtotal	.00

****Resume printing of detail

Detail of Frontier Com of America Charges

Toll charged to 941/423-5500

****Start suppression of detail

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
E 14	DEC 04	4:37P	.3	DD	ATLANTA NE GA (678)234-4787	.00 U
E 15	DEC 12	10:34A	.4	DD	TOLEDO OH (419)350-5511	.00 U
E 16	DEC 12	10:47A	1.0	DD	BRENTWOOD NY (631)678-2947	.00 U
E 17	DEC 13	5:36P	.8	DD	PHILA PA (267)968-9034	.00 U
E 18	DEC 14	8:27A	3.6	DD	JACKSONVL FL (904)355-1831	.00 U
E 19	DEC 18	10:47A	.8	DD	JACKSONVL FL (904)434-8599	.00 U
E 20	DEC 18	12:04P	2.5	DD	FORT MYERS FL (239)466-8352	.00 U
E 21	DEC 19	11:56A	.8	DD	KALAMAZOO MI (269)377-1504	.00 U
E 22	DEC 26	1:35P	.9	DD	RICHMOND IN (765)277-0573	.00 U
E 23	DEC 27	6:31P	.4	DD	EAU CLAIRE WI (715)559-8938	.00 U
E 24	DEC 31	4:51P	.8	DD	SPARTANBG SC (864)599-9011	.00 U
Subtotal Minutes:			12.3	***REP LINE ONLY	Subtotal	.00

****Resume printing of detail

Detail of Frontier Com of America Charges

Toll charged to 941/423-5501

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
1	DEC 11	3:52P	3.0	DI	MONTREAL PQ (514)283-6154	3.12
****Start suppression of detail						
E 25	DEC 03	5:17P	2.4	DD	MINNEAPOLS MN (952)983-5207	.00 U
E 26	DEC 11	5:19P	.9	DD	BALTIMORE MD (410)539-3549	.00 U
E 27	DEC 17	11:51A	1.8	DD	MIAMI FL (305)428-5385	.00 U
E 28	DEC 18	9:28A	1.3	DD	MIAMI FL (305)428-5385	.00 U
E 29	DEC 18	9:29A	1.9	DD	MIAMI FL (305)428-5385	.00 U
E 30	DEC 18	2:04P	1.3	DD	PUNTAGORDA FL (941)205-2471	.00 U
E 31	DEC 20	7:45A	1.4	DD	ATLANTA NE GA (770)840-2515	.00 U
****Resume printing of detail						
Subtotal Minutes:			14.0	***REP LINE ONLY	Subtotal	3.12

Legend Call Types:
 DD - Day
 DI - International

Caller Summary Report

	Calls	Minutes	Amount
941/423-5500	23	28	.00
Main Number	9	15	3.12
***Customer Summary	32	43	3.12

Caller Summary Report

	Calls	Minutes	Amount
Intra-Lata	13	17	.00
Interstate	11	10	.00
Intrastate	7	13	.00
International	1	3	3.12
***Customer Summary	32	43	3.12

941/423-5501

Date of Bill 1/01/19

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$210.85 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Beginning this month, the standard broadcast recovery fee has increased by \$2.50 to \$5.49 per month. This monthly fee helps cover a portion of the costs charged by local programming providers to Frontier for basic tier programming channels. Questions? Please contact customer service.

Beginning with your next bill, the Carrier Cost Recovery Surcharge will increase to \$4.99. Questions? Please contact customer service.

Important Information About Your Equipment... If you change or cancel your service, you must return rented equipment. To facilitate equipment return, Frontier will send you a prepaid return mailer at the time of your order change/cancellation. Equipment that is not returned or is received damaged (except for reasonable wear and tear) is subject to a substantial fee. Additional return mailers can be requested at www.frontier.com/returns

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

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

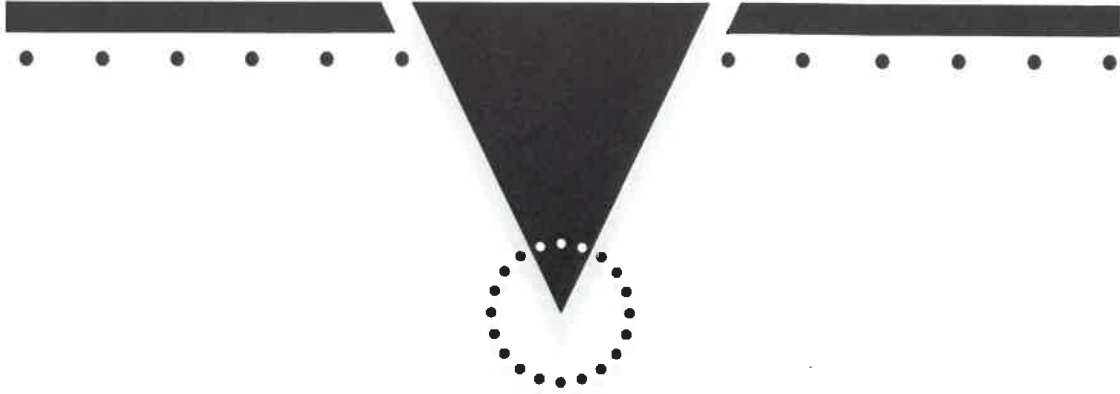
Local Franchise Authority - FiOS TV
Your FCC Community ID is: FL1334

RETURN: Frontier Communications
P.O. Box 5157
Tampa, FL 33675

REMITTANCE: FRONTIER
PO BOX 740407
CINCINNATI OH 45274-0407

CDPIFLBBB94194142334771FLFT-FLABUSCX 5342NY 0000000000000386.34
NNNNNNNNNNNNNNNNNNNNNNNNNNNNNNNNNNNN 1-800-921-8102

SECTION C



Lakeside Plantation Community Development District

Unaudited Financial Reporting
January 31, 2019



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**Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT**

**COMBINED BALANCE SHEET
January 31, 2019**

	<u>General</u>	<u>Debt Service</u>	<u>Capital Reserve</u>	<u>Totals</u>
Assets				
<u>Cash:</u>				
Operating Account	\$ 24,737	\$ -	\$ -	\$ 24,737
Debit Card Account	563	-	-	563
Money Market Account	497,552	-	-	497,552
Petty Cash	50	-	-	50
Capital Reserve Account	-	-	30,437	30,437
<u>Investment - Operations:</u>				
Investment - SBA Fund	492	-	348,708	349,200
<u>Investment - Bonds:</u>				
Reserve Fund	-	57,441	-	57,441
Revenue Fund	-	153,778	-	153,778
Prepayment Fund	-	0	-	0
Prepaid Expenses	50	-	-	50
Due from General Fund	-	3,880	-	3,880
Total Assets	<u>\$ 523,445</u>	<u>\$ 215,099</u>	<u>\$ 379,145</u>	<u>\$ 1,117,689</u>
Liabilities & Fund Balances				
Liabilities				
Accounts Payable	\$ 6,660	\$ -	\$ 325	\$ 6,985
Due to Debt	3,880	-	-	3,880
Customer Deposits	1,125	-	-	1,125
Total Liabilities	<u>\$ 11,665</u>	<u>\$ -</u>	<u>\$ 325</u>	<u>\$ 11,990</u>
Fund Balances				
Restricted for Debt Service	\$ -	\$ 215,099	\$ -	\$ 215,099
Assigned for Capital Projects	-	-	378,820	378,820
Unassigned	511,780	-	-	511,780
Total Fund Balances	<u>\$ 511,780</u>	<u>\$ 215,099</u>	<u>\$ 378,820</u>	<u>\$ 1,105,698</u>
Total Liabilities & Fund Balances	<u>\$ 523,445</u>	<u>\$ 215,099</u>	<u>\$ 379,145</u>	<u>\$ 1,117,689</u>

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending January 31, 2019

	Adopted Budget	Prorated Budget Thru 01/31/19	Actual Thru 01/31/19	Variance
Revenues:				
Tennis Club	\$ 20,000	\$ 6,667	\$ 11,367	\$ 4,700
Activities	10,000	3,333	4,272	939
Clubhouse Rentals	3,000	1,000	2,200	1,200
Miscellaneous	1,500	500	503	3
Interest	50	17	14	(2)
Operations & Maintenance Assessments	656,520	535,638	535,638	-
Total Revenues	\$ 691,070	\$ 547,155	\$ 553,994	\$ 6,839

Expenditures:				
Administrative				
Supervisor Fees	\$ 11,000	\$ 2,800	\$ 2,800	\$ -
District Manager	37,132	12,377	12,377	0
District Counsel	25,000	8,333	4,835	3,499
District Engineer	10,000	3,333	3,316	17
Disclosure Report	1,000	333	333	0
Trustee Fees	4,400	2,891	2,891	-
Audit Fees	3,700	-	-	-
Postage, Phone, Fax, Copies	1,500	500	258	242
General Liability Insurance	6,300	6,300	5,650	650
Legal Advertising	1,500	500	280	220
Dues, Licenses & Fees	175	175	175	-
Other Current Charges	1,900	633	992	(359)
Property Insurance	9,100	9,100	8,219	881
Information Technology	1,300	433	433	0
Total Administrative	\$ 114,007	\$ 47,710	\$ 42,561	\$ 5,150

Operations				
Personnel Services (Management Contract)	\$ 168,100	\$ 56,033	\$ 57,685	\$ (1,651)
Road & Sidewalk Repairs & Maintenance	5,000	1,667	-	1,667
Common Area Renewal & Maintenance	10,000	3,333	-	3,333
Street Light/Decorative Light	10,000	3,333	-	3,333
Landscape Maintenance - Contract	91,860	30,620	30,540	80
Landscape Maintenance - Other	5,000	1,667	300	1,367
Mulch	10,740	3,580	-	3,580
Irrigation Maintenance	3,000	1,000	4,780	(3,780)
Lake Maintenance	14,000	4,667	4,564	103
Electric Utility Services - Entrance Feature	9,000	3,000	2,351	649
Water Utility Services - Entrance Feature	4,000	1,333	204	1,129
Repairs & Maintenance - Entrance Feature	3,000	1,000	-	1,000
Miscellaneous Tools & Equipment	1,000	333	-	333
Landscape Inspection Services	3,300	1,100	1,100	-
Traffic Enforcement	2,500	833	402	431
Total Operations	\$ 340,500	\$ 113,500	\$ 101,925	\$ 11,575

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending January 31, 2019

	Adopted Budget	Prorated Budget Thru 01/31/19	Actual Thru 01/31/19	Variance
Clubhouse				
Activities	\$ 19,000	\$ 6,333	\$ 13,443	\$ (7,110)
Licenses/Fees	1,140	608	608	-
General Supplies	10,000	3,333	3,008	325
Maintenance	15,000	5,000	7,105	(2,105)
Office Supplies	3,500	1,167	1,506	(339)
Public Communication	1,500	500	295	205
Pest Control	600	200	150	50
Security	1,500	500	272	228
AED	300	100	-	100
Telephone & Internet Services	5,500	1,833	1,786	47
Janitorial Supplies	3,000	1,000	1,067	(67)
Electric Utility Services - Clubhouse	16,000	5,333	4,298	1,036
Gas Utility	250	83	51	32
Garbage Collection	2,000	667	640	27
Water Utility Services - Clubhouse	4,400	1,467	1,142	325
Electric Utility Services - Pool	16,500	5,500	4,055	1,445
Pool Cleaning	9,720	3,240	3,240	-
Pool Maintenance - Other	10,000	3,333	4,765	(1,432)
Tennis Courts - Maintenance	5,000	1,667	1,950	(283)
Tennis Courts - Programs	3,500	1,167	1,400	(233)
Water Utility Services - Tennis Courts & Pool	4,000	1,333	2,115	(782)
Total Clubhouse	\$ 132,410	\$ 44,365	\$ 52,896	\$ (8,531)
Other Expenditures				
Transfer Out - Current Year	\$ 130,000	-	-	-
Total Other Expenditures	\$ 130,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 716,917		\$ 197,382	
Excess Revenues (Expenditures)	\$ (25,847)		\$ 356,612	
Fund Balance - Beginning	\$ 25,847		\$ 155,168	
Fund Balance - Ending	\$ -		\$ 511,780	

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE SERIES 1999
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending January 31, 2019

	Adopted Budget	Prorated Budget Thru 01/31/19	Actual Thru 01/31/19	Variance
Revenues:				
Assessments - On Roll	\$ 175,905	\$ 143,200	\$ 143,200	\$ -
Assessments - Direct Billed	8,842	8,842	8,842	-
Interest	-	-	523	523
Total Revenues	\$ 184,747	\$ 152,042	\$ 152,565	\$ 523
Expenditures:				
Interest - 11/1	\$ 53,689	\$ 53,689	\$ 53,689	-
Principal - 5/1	75,000	-	-	-
Interest - 5/1	53,689	-	-	-
Total Expenditures	\$ 182,378	\$ 53,689	\$ 53,689	\$ -
Excess Revenues (Expenditures)	\$ 2,370		\$ 98,877	
Fund Balance - Beginning	\$ 61,306		\$ 116,222	
Fund Balance - Ending	\$ 63,675		\$ 215,099	

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL RESERVE FUND
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending January 31, 2019

	Adopted Budget	Prorated Budget Thru 01/31/19	Actual Thru 01/31/19	Variance
Revenues:				
Transfer In - Current Year	\$ 130,000	\$ -	\$ -	-
Interest	-	-	2,936	(2,936)
Total Revenues	\$ 130,000	\$ -	\$ 2,936	\$ (2,936)
Expenditures:				
Property Site Elements	\$ 103,718	\$ 34,573	\$ 20,373	\$ 14,200
Clubhouse Interior Elements	50,481	16,827	-	16,827
Pool Elements	24,725	8,242	-	8,242
Reserve Component Inventory	36,058	12,019	-	12,019
Reserve Study	3,500	1,167	-	1,167
Contingency	-	-	-	-
Total Expenditures	\$ 218,482	\$ 72,827	\$ 20,373	\$ 52,455
Excess Revenues (Expenditures)	\$ (88,482)		\$ (17,437)	
Fund Balance - Beginning	\$ 387,121		\$ 396,257	
Fund Balance - Ending	\$ 298,639		\$ 378,820	

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	\$ 7,720	\$ 2,376	\$ 113	\$ 1,158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,367
Activities	1,090	290	1,395	1,617	-	-	-	-	-	-	-	-	4,272
Clubhouse Rentals	900	(900)	650	-	-	-	-	-	-	-	-	-	2,200
Miscellaneous	125	163	152	63	-	-	-	-	-	-	-	-	503
Interest	2	2	5	6	-	-	-	-	-	-	-	-	14
Operations & Maintenance Assessments	-	188,762	392,362	14,514	-	-	-	-	-	-	-	-	595,638
Total Revenues	\$ 9,777	\$ 191,293	\$ 394,917	\$ 18,007	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 553,994

Expenditures:													
Administrative													
Supervisor Fees	\$ 800	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,800
District Manager	3,094	3,094	3,094	3,094	-	-	-	-	-	-	-	-	12,377
District Counsel	2,668	1,504	663	-	-	-	-	-	-	-	-	-	4,835
District Engineer	859	-	524	1,934	-	-	-	-	-	-	-	-	3,316
Disclosure Report	83	83	83	83	-	-	-	-	-	-	-	-	333
Trustee Fees	2,891	-	-	-	-	-	-	-	-	-	-	-	2,891
Audit Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage, Phone, Fax, Copies	114	94	14	36	-	-	-	-	-	-	-	-	258
General Liability Insurance	5,650	-	-	-	-	-	-	-	-	-	-	-	5,650
Legal Advertising	-	94	93	93	-	-	-	-	-	-	-	-	280
Dues, Licenses & Fees	175	-	-	-	-	-	-	-	-	-	-	-	175
Other Current Charges	132	581	199	80	-	-	-	-	-	-	-	-	992
Property Insurance	8,219	-	-	-	-	-	-	-	-	-	-	-	8,219
Information Technology	108	108	108	108	-	-	-	-	-	-	-	-	433
Total Administrative	\$ 24,794	\$ 6,559	\$ 4,779	\$ 6,429	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42,561

Operations													
Personnel Services (Management Contract)	\$ 14,008	\$ 14,559	\$ 14,559	\$ 14,559	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 57,685
Road & Sidewalk Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Common Area Renewal & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Street Light/Decorative Light	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Maintenance - Contract	7,655	7,655	7,655	7,655	-	-	-	-	-	-	-	-	30,540
Landscape Maintenance - Other	300	-	-	-	-	-	-	-	-	-	-	-	300
Mulch	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Maintenance	504	661	-	3,615	-	-	-	-	-	-	-	-	4,780
Lake Maintenance	966	966	966	1,666	-	-	-	-	-	-	-	-	4,564
Electric Utility Services - Entrance Feature	548	605	605	591	-	-	-	-	-	-	-	-	2,351
Water Utility Services - Entrance Feature	104	31	35	35	-	-	-	-	-	-	-	-	204
Repairs & Maintenance - Entrance Feature	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Tools, Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Inspection Services	550	-	550	-	-	-	-	-	-	-	-	-	1,100
Traffic Enforcement	402	-	-	-	-	-	-	-	-	-	-	-	402
Total Operations	\$ 25,037	\$ 24,477	\$ 24,290	\$ 28,121	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 101,925

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES & EXPENDITURES

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Clubhouse													
Activities	\$ 1,986	\$ 2,036	\$ 6,300	\$ 3,121	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,443
Licenses/Fees	608	-	-	-	-	-	-	-	-	-	-	-	608
General Supplies	1,216	756	357	680	-	-	-	-	-	-	-	-	3,008
Maintenance	1,067	4,443	729	866	-	-	-	-	-	-	-	-	7,105
Office Supplies	-	419	24	1,064	-	-	-	-	-	-	-	-	1,506
Public Communication	64	83	64	83	-	-	-	-	-	-	-	-	295
Pest Control	-	150	-	-	-	-	-	-	-	-	-	-	150
Security	125	147	-	-	-	-	-	-	-	-	-	-	272
AED	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone & Internet Services	380	483	536	386	-	-	-	-	-	-	-	-	1,786
Janitorial Supplies	402	353	160	152	-	-	-	-	-	-	-	-	1,067
Electric Utility Services - Clubhouse	1,094	1,180	1,074	950	-	-	-	-	-	-	-	-	4,298
Gas Utility	13	13	13	13	-	-	-	-	-	-	-	-	51
Garbage Collection	159	159	159	164	-	-	-	-	-	-	-	-	640
Water Utility Services - Clubhouse	198	557	168	219	-	-	-	-	-	-	-	-	1,142
Electric Utility Services - Pool	688	800	1,164	1,403	-	-	-	-	-	-	-	-	4,055
Pool Cleaning	810	810	810	810	-	-	-	-	-	-	-	-	3,240
Pool Maintenance - Other	237	3,702	272	554	-	-	-	-	-	-	-	-	4,765
Tennis Courts - Maintenance	364	147	670	769	-	-	-	-	-	-	-	-	1,950
Tennis Courts - Programs	-	520	440	440	-	-	-	-	-	-	-	-	1,400
Water Utility Services - Tennis Courts & Pool	370	499	736	510	-	-	-	-	-	-	-	-	2,115
Total Clubhouse	\$ 9,781	\$ 17,256	\$ 13,675	\$ 12,184	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 52,896
Other Expenditures													
Transfer Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenses	\$ 59,612	\$ 48,292	\$ 42,744	\$ 46,734	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 197,382
Excess Revenues (Expenditures)	\$ (49,835)	\$ 143,001	\$ 292,173	\$ (28,727)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 356,612

**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	\$ 57,441		
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)	
CURRENT BONDS OUTSTANDING	\$	1,545,000.00	

SECTION VIII

SECTION B

Lakeside Plantation CDD

ACTION ITEMS

as of 02-13-19

Item #	Meeting Assigned	Action Item	Assigned To	Date Due	Status	Comments
1	11/16/16	Consideration of Proposals for Preserve Maintenance	Engineer		Deferred	Recommendations presented at 2/21/18 meeting.
2	10/18/17	Evaluate Drainage in Playground Area	Flint/Engineer		In Process	Board approved quote from Berry Construction. District Counsel drafted agreement.
3	9/19/18	4 way stop warrant study proposals for the Plantation Blvd & Scarlett intersection	Flint/Engineer		In Process	Board approved District Engineer to prepare warrant study. Work to commence in late January 2019
4	1/16/19	Speed limit sign on Plantation Blvd.	Flint			
5	1/16/19	Review oaks on Plantation Blvd.	Bloomings/PSA			
6	1/16/19	Solar light for corner of Plantation Blvd.				

SECTION C

 **Lakeside Plantation CDD**
Community Development District
Amenity Center Management Report

Date of Meeting: February 20th, 2019

Submitted by: Nathan Trates

➤ **Facility**

- Pool flowmeter replaced by Dart Pool Solutions
- Lakes 1, 2 and 3 treated for Golden Algae
- Deceased fish cleanup from Golden Algae issue
- Median bushes on Plantation Blvd. trimmed
- Clubhouse doors painted (ongoing)
- First aid kit added to Library/card room
- Clubhouse exterior pressure washed (Ongoing)
- 34 chaise lounge and 16 sling back chaired ordered for pool deck from JNJ Home Services
- New GYM rules signs ordered
- Irrigation well pump replaced
- New Tennis court maintenance man hired and trained
- New part-time Facility Attendant hired and trained
- Had my first meeting with the Social group for event ideas
- Added rubber transition piece between clubhouse carpet and multi-purpose room wood floor
- New bench on pickle ball court
- New chairs added for bocce players
- Around tennis courts, bocce court and picnic area treated for fire ants
- Pickle ball gate fixed

➤ **Activities- kids, adults, fitness, athletics, swim team**

- 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
- Bocce Ball - Monday, Wednesday and Friday – 10:00 AM
- Hand & Foot – Monday's – 1:00 pm
- Pinochle – Thursday's – 1:00 pm
- Mahjong – Tuesday's - 1:00 pm & Wednesday's – 12:00 PM – Friday's – 1:00 pm
- Mexican Train – Wednesday's & Friday's – 12:30 PM
- Euchre – Wednesday's – 6:30 pm & Tuesday's – 1:
- Bridge & Tripoli– Thursday's – 6:30 PM
- Swim Lessons – every Tuesday & Thursday at 4:00 PM
- Yogatology – Monday & Thursday - 10 AM

➤ **Special Events:**

- Ladies Lunch X 2
- Acoustics Unplugged X 2
- Quarter Auction
- Coffee & Donuts X 2
- Luau Wine & Cheese
- Community Yard Sale
- Murder Mystery Event
- Pizza Night
- Game Night Potluck
- Valentine's Dance

Amenity Management:

1. Quote for a 6.5 ft. solar powered street light for Tara and Plantation Blvd.
2. Quote for sidewalk grinding re-pouring of concrete from Bradley Ray Concrete (Will be added).
3. Quote for adding a concrete pad at the front of the Bocce ball court from Bradley Ray (Will be added).



(//cdn.shopify.com/s/files/1/1670/6415/products/Solar_Lamp_Post_Light_1024x1024.jpg?v=1521729398)



Solar Imperial II Lamp Post Light

Availability: **In Stock** (5 reviews)

Quantity:

\$434.99 ~~\$599.95~~

 Add To Cart

QUANTITY	DISCOUNT
Buy 1	0% Off
Buy 2	1% Off
Buy 5	3% Off

MORE INFO

IMPERIAL II SOLAR LAMP POST- SINGLE

This solar lamp post is a great way to dress up your yard, without using electricity.

UPGRADED RUN TIMES UP TO 72 HOURS ON LOW / 36 HOURS ON HIGH!

The Gama Sonic Imperial II Solar Lamp Post - Single is made of weather-proof cast aluminum with beveled glass panels.

The GamaSonic patented reflector cone creates brighter light. This light has an 8 watt solar panel. Automatically turns on at dusk. The new improved lamps will run 36-72 hours!

SPECIFICATIONS

- Model: GS-97NS
- LED Color: 6000K
- Lumens: 300
- Total LEDs: 21
- Battery: Li-ion
- Voltage: 3.2
- Battery Capacity: 6000 mAh
- Power Source: Mono-Crystalline Solar Cell
- Light Duration: Up to 12 hours
- Measurements: 10.5" x 10.5" x 97" (78" Pole + 19" Lamp)
- Additional Pole Sizes Available: 96" & 120" (Call: 1-800-985-4129)
- 21 Super Bright LEDs In Each Lamp Head
- Bright White Light (6000K) Color Temperature
- Commercial Grade Construction
- 8 Watt Heavy Duty, Tempered Glass Solar Panel
- 4 pack Li-Ion Rechargeable Batteries
- Each Lamp Head Is 19"H X 10.5" W
- 2 Year Manufacturer Warranty

Download cut sheet (PDF)

(https://cdn.shopify.com/s/files/1/1670/6415/files/Solar_imperial_II_Lamp_Post_Light.pdf?16822660403127524870)

The GS-97NS is available with three different pole size options which include concrete mounting bolts for installation.

OPTIONAL ACCESSORIES



(/products/ez-ground-anchor)

EZ Ground Anchor (/products/ez-ground-anchor)

~~\$99.99~~ \$69.99

[VIEW PRODUCT \(/PRODUC](#)

REVIEWS

Based on 5 reviews

[Write a review](#)

Greg S. on Sep 20, 2018

GOOD

Easy setup. Not as bright as in the picture with the item description. The difference between the high and low setting is minimal. Does fill in the dark shadows in the area between the two street lights.

Philip R. on Jun 10, 2018



(//s3-us-west-

2.amazonaws.com/stamped.io/uploads/photos/14744_9707059652_d44a21fe_08d5_418d_ae65_8c8dbad8d5dc.jpg)

TERRIFIC PRODUCT!

I could not be happier with the product! Fast delivery, easy installation, and great function. Thanks!

Richard C. on Mar 06, 2018

SOLAR IMPERIAL LL LAMP POST LIGHT

The solar light was damaged when received. A replacement light was shipped after providing pictures of the damage to the Outdoor Solar Store representative. The representative was a pleasure to work with to get the replacement light ordered. The replacement was received and the light has been installed and works great. I would purchase other items from the Outdoor Solar Store in the future.

Jim W. on Nov 05, 2017

SOLAR LIGHT PURCHASE