

*Lakeside Plantation
Community Development District*

Agenda

March 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

March 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, March 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. Presentation by the City of North Port Police Department on Recommended Security Enhancements at Clubhouse
- IV. District Engineer's Report
 - A. Update on Status of Lake Bank Repair Proposals
 - B. Consideration of Proposal for Playground Improvements
 - C. Consideration of Preserve Maintenance Proposals
 - D. Discussion of Yard Drain Design and License Agreement
- V. Unfinished Business Items
- VI. New Business Items
 - A. Review and Acceptance of Draft Fiscal Year 2018 Audit
- VII. Business Administration
 - A. Approval of Minutes of February 20, 2019 Meeting
 - B. Approval of Check Register
 - C. Balance Sheet and Income Statement
- VIII. General Audience Comments
- IX. Staff Reports
 - A. District Counsel
 - B. District Manager – Action Items
 - C. Amenities Manager – Monthly Report
- X. Other Business
- XI. Supervisors' Requests
- XII. Adjournment

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

The third order of business is the prestatation by the City of North Port police department on recommended security enhancements at the clubhouse. There is no supporting documentation.

The fourth order of business is the District Engineer's Report. Section A is the update on lake bank repair proposals. Supporting documentation will be provided under separate cover. Section B is the consideration of proposal for playground improvements. A copy of the proposal is enclosed for your review. Section C is the consideration of preserve maintenance proposals. Copies of the proposals will be provided under separate cover. Section D is the discussion of yard drain design and license agreement. Supporting documentation will be provided under separate cover.

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

The sixth order of business is New Business Items. Any new business items will be discussed under this item. Section A is the review and acceptance of the draft Fiscal Year 2018 audit. A copy of the report is enclosed for your review.

The seventh order of business is Business Administration. Section A is the approval of the minutes of the February 20, 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 eighth 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 IV

SECTION A

*This item will be provided under
separate cover*

SECTION B

Stephens Installers

PO Box 100
Ocoee, FL. 34761
Phone: 321-689-3355
rkepler@cfl.rr.com

Proposal

Date: March 7, 2019

Submitted by: Rick Kepler

Re: Lakeside Plantation – Playground Improvements
North Port, FL.

Attn: Brent Burford w/Johnson Engineering

Scope of Work:

Remove all existing “Game Time” play equipment, borders & picnic table structure.
Excavate & dispose of existing wood mulch in play area.
Supply and install approx. 20” of fill dirt/sand in play area.
Grade swale around play area per provided drawing dated 1/25/2019
Re-install “Game Time” play equipment, borders & picnic table structure.
Supply and install 12” depth of new wood mulch in play area.
Provide & install new sod affected by work around play area and from parking area to play area.
All existing equipment is in “As Is” condition. No allowance for repair or replacement of possible damaged play equipment.
We will barricade designated area in parking lot for staging of materials & equipment.

Price: \$26,500

Payment Terms:

Partial payment of \$10,000 when completed with removal of existing equipment and excavation. Balance due at completion.

This proposal is good for 30 days from above date.
If acceptable, please sign and return.

Signature

Date

SECTION C

*This item will be provided under
separate cover*

SECTION D

*This item will be provided under
separate cover*

SECTION V

SECTION A

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
CITY OF NORTH PORT, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2018**

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**LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
CITY OF NORTH PORT, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Lakeside Plantation Community Development District
City of North Port, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Lakeside Plantation Community Development District, City of North Port, Florida ("District") as of and for the fiscal year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2018, and the respective changes in financial position for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

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Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated [REDACTED], 2019, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated [REDACTED], 2019, on our consideration of the District's compliance with the requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants.

[REDACTED], 2019

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Lakeside Plantation Community Development District, City of North Port, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2018. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position deficit balance of \$3,675,084.
- The change in the District's total net position in comparison with the prior fiscal year was (\$102,581), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2018, the District's governmental funds reported combined ending fund balances of \$667,647, a decrease of \$(56,738) in comparison with the prior fiscal year. The total fund balance is non-spendable for prepaid items, restricted for debt service, assigned to renewal and replacement and subsequent year's expenditures, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management), maintenance and recreation functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

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OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general, debt service and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,			
	2018	2017	
Current and other assets	\$ 676,726	\$ 741,875	
Capital assets, net of depreciation	4,597,178	4,715,048	
Total assets	5,273,904	5,456,923	
Current liabilities	53,820	64,258	
Long-term liabilities	1,545,000	1,615,000	
Total liabilities	1,598,820	1,679,258	
Net position			
Net investment in capital assets	3,052,178	3,100,048	
Restricted	71,481	67,824	
Unrestricted	551,425	609,793	
Total net position	\$ 3,675,084	\$ 3,777,665	

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations and depreciation expense exceeded ongoing program revenues.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2018	2017
Revenues:		
Program revenues		
Charges for services	\$ 855,481	\$ 884,221
Operating grants and contributions	1,437	354
Capital grants and contributions	5,773	-
General revenues		
Investment earnings	33	30
Miscellaneous	1,624	1,376
Total revenues	864,348	885,981
Expenses:		
General government	115,276	89,962
Maintenance and operations	458,132	533,997
Clubhouse and recreation	283,305	243,372
Interest	110,216	114,878
Total expenses	966,929	982,209
Change in net position	(102,581)	(96,228)
Net position - beginning	3,777,665	3,873,893
Net position - ending	\$ 3,675,084	\$ 3,777,665

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2018 was \$966,929. The majority of the costs of the District's activities were paid by program revenues. The District also received funds from investment earnings and miscellaneous revenues for clubhouse functions.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2018.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2018, the District had \$8,427,650 invested in capital assets for its governmental activities. In the government-wide financial statements, depreciation of \$3,830,472 has been taken, which resulted in a net book value of \$4,597,178. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2018, the District had \$1,545,000 in Bonds outstanding for its governmental activities.. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Lakeside Plantation Community Development District's Finance Department at 135 West Central Boulevard, Suite 320, Orlando, Florida, 32801.

**LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
CITY OF NORTH PORT, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2018**

	<u>Governmental Activities</u>
ASSETS	
Cash	\$ 195,624
Investments	346,260
Prepaid items	18,620
Restricted assets:	
Investments	116,222
Capital assets:	
Nondepreciable	3,275,368
Depreciable, net	<u>1,321,810</u>
Total assets	<u>5,273,904</u>
 LIABILITIES	
Accounts payable	7,954
Accrued interest payable	44,741
Deposits	1,125
Non-current liabilities:	
Due within one year	75,000
Due in more than one year	<u>1,470,000</u>
Total liabilities	<u>1,598,820</u>
 NET POSITION	
Net investment in capital assets	3,052,178
Restricted for debt service	71,481
Unrestricted	<u>551,425</u>
Total net position	<u>\$ 3,675,084</u>

See notes to the financial statements

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LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
CITY OF NORTH PORT, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018

Functions/Programs	Program Revenues				Net (Expense) Revenue and Changes in Net Position
	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	
Primary government:					
Governmental activities:					
General government	\$ 115,276	\$ 115,276	\$ -	\$ -	\$ -
Maintenance and operations	458,132	534,049	-	5,773	81,690
Clubhouse and recreation	283,305	23,720	-	-	(259,585)
Interest on long-term debt	110,216	182,436	1,437	-	73,657
Total governmental activities	966,929	855,481	1,437	5,773	(104,238)

General revenues:	
Miscellaneous	1,624
Investment earnings	33
Total general revenues	1,657
Change in net position	(102,581)
Net position - beginning	3,777,665
Net position - ending	\$ 3,675,084

See notes to the financial statements

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**LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
CITY OF NORTH PORT, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2018**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash	\$ 141,036	\$ -	\$ 54,588	\$ 195,624
Investments	488	116,222	345,772	462,482
Due from other fund	4,103	-	-	4,103
Prepaid items	18,620	-	-	18,620
Total assets	<u>\$ 164,247</u>	<u>\$ 116,222</u>	<u>\$ 400,360</u>	<u>\$ 680,829</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 7,954	\$ -	\$ -	\$ 7,954
Deposits	1,125	-	-	1,125
Due to other fund	-	-	4,103	4,103
Total liabilities	<u>9,079</u>	<u>-</u>	<u>4,103</u>	<u>13,182</u>
Fund balances:				
Nonspendable:				
Prepaid items	18,620	-	-	18,620
Restricted for:				
Debt service	-	116,222	-	116,222
Assigned to:				
Subsequent year's expenditures	25,847	-	-	25,847
Renewal and replacement	-	-	396,257	396,257
Unassigned	110,701	-	-	110,701
Total fund balances	<u>155,168</u>	<u>116,222</u>	<u>396,257</u>	<u>667,647</u>
Total liabilities and fund balances	<u>\$ 164,247</u>	<u>\$ 116,222</u>	<u>\$ 400,360</u>	<u>\$ 680,829</u>

See notes to the financial statements

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**LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
CITY OF NORTH PORT, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2018**

Fund balance - governmental funds \$ 667,647

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	8,427,650	
Accumulated depreciation	<u>(3,830,472)</u>	4,597,178

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(44,741)	
Bonds payable	<u>(1,545,000)</u>	<u>(1,589,741)</u>
Net position of governmental activities		<u>\$ 3,675,084</u>

See notes to the financial statements

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**LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
CITY OF NORTH PORT, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 649,325	\$ 182,436	\$ -	\$ 831,761
Activities, clubs and rentals	23,720	-	-	23,720
Miscellaneous	1,624	-	-	1,624
Interest earnings	33	1,437	5,773	7,243
Total revenues	674,702	183,873	5,773	864,348
EXPENDITURES				
Current:				
General government	115,276	-	-	115,276
Maintenance and operations	325,740	-	-	325,740
Clubhouse and recreation	116,385	-	124,601	240,986
Debt service:				
Principal	-	70,000	-	70,000
Interest	-	112,243	-	112,243
Capital outlay	-	-	56,841	56,841
Total expenditures	557,401	182,243	181,442	921,086
Excess (deficiency) of revenues over (under) expenditures	117,301	1,630	(175,669)	(56,738)
OTHER FINANCING SOURCES (USES)				
Transfers in	-	-	130,000	130,000
Transfers out	(130,000)	-	-	(130,000)
Total other financing sources (uses)	(130,000)	-	130,000	-
Net change in fund balances	(12,699)	1,630	(45,669)	(56,738)
Fund balances - beginning	167,867	114,592	441,926	724,385
Fund balances - ending	\$ 155,168	\$ 116,222	\$ 396,257	\$ 667,647

See notes to the financial statements

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**LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
CITY OF NORTH PORT, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

Net change in fund balances - total governmental funds	\$ (56,738)
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.	56,841
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	70,000
The change in accrued interest on long-term liabilities between the current and prior fiscal years is recorded in the statement of activities, but not in the governmental fund financial statements.	2,027
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(174,711)
Change in net position of governmental activities	<u>\$ (102,581)</u>

See notes to the financial statements

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**LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
CITY OF NORTH PORT, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY

Lakeside Plantation Community Development District (the "District") was established by City of North Port Ordinance 99-1 effective on March 1, 1999 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operations of the infrastructure within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by registered voters residing within the District. The Board exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as general revenues.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement* focus and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and certified for collection on an annual basis. The District may collect assessments directly or utilize the uniform method of collection under Florida Statutes. Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure and for renewal and replacement within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a "2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Capital Assets (Continued)

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Buildings	30
Furniture and fixtures	10
Recreational facilities	15
Landscaping and entrance features	15
Infrastructure	25

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover difference in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriations for annually budgeted funds lapse at the end of the year.

NOTE 4 - DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2018:

	Amortized Cost	Credit Risk	Maturities
First American Government Obligation Fund CI Y	\$ 116,222	S&P AAAM	Weighted average of the fund portfolio: 25 days
Florida Prime	346,260	S&P AAAM	Weighted average of the fund portfolio: 32 days
Total Investments	<u>\$ 462,482</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 4 - DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

External Investment Pool – With regard to redemption gates, Chapter 218.409(8)(a), Florida Statutes, states that “The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, the Investment Advisory Council, and the Participant Local Government Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days.” With regard to liquidity fees, Florida Statute 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

As of September 30, 2018, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant’s daily access to 100% of their account value.

NOTE 5 – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2018 were as follows:

Fund	Transfer in	Transfer out
General	\$ -	\$ 130,000
Capital projects	130,000	-
Total	\$ 130,000	\$ 130,000

The District transferred funds from its operating account to its capital reserve account in order to set aside funds for projects within the District.

NOTE 6 - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2018 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
Governmental activities				
Capital assets, not being depreciated				
Land	\$ 3,244,899	\$ -	\$ -	\$ 3,244,899
Land improvements	21,193	-	-	21,193
Infrastructure under construction	-	9,276	-	9,276
Total capital assets, not being depreciated	3,266,092	9,276	-	3,275,368
Capital assets, being depreciated				
Buildings	696,497	-	-	696,497
Furniture and fixtures	159,303	47,565	-	206,868
Recreational facilities	687,817	-	-	687,817
Landscaping and entrance features	1,251,220	-	-	1,251,220
Infrastructure	2,309,880	-	-	2,309,880
Total capital assets, being depreciated	5,104,717	47,565	-	5,152,282
Less accumulated depreciation for:				
Buildings	359,532	23,217	-	382,749
Furniture and fixtures	142,930	3,630	-	146,560
Recreational facilities	523,835	42,319	-	566,154
Landscaping and entrance features	1,238,070	13,150	-	1,251,220
Infrastructure	1,391,394	92,395	-	1,483,789
Total accumulated depreciation	3,655,761	174,711	-	3,830,472
Total capital assets being depreciated	1,448,956	(127,146)	-	1,321,810
Governmental activities capital assets, net	\$ 4,715,048	\$ (117,870)	\$ -	\$ 4,597,178

Depreciation was charged to the following functions:

Maintenance and operations	\$ 132,392
Clubhouse and recreation	42,319
Total depreciation expense	<u>\$ 174,711</u>

NOTE 7 - LONG TERM LIABILITIES

Series 1999

On October 28, 1999, the District issued \$8,000,000 of Capital Improvement Revenue Bonds Series 1999 consisting of \$3,360,000 of Series 1999A Bonds and \$4,640,000 of Series 1999B Bonds with fixed interest rates of 6.95% and 6.625% respectively. The Bonds were issued to finance the capital improvements project of the District as well as pay certain costs associated with the issuance of the Bonds. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2002 through May 1, 2031. The Series 1999B Bonds were paid off in May 2006.

The Series 1999A Bonds are subject to redemption at the option of the District prior to maturity. The Series 1999A Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in not compliance with the requirements at September 30, 2018.

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NOTE 7 - LONG TERM LIABILITIES (Continued)

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2018 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 1999	\$ 1,615,000	\$ -	\$ 70,000	\$ 1,545,000	\$ 75,000
Total	\$ 1,615,000	\$ -	\$ 70,000	\$ 1,545,000	\$ 75,000

At September 30, 2018, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2019	\$ 75,000	\$ 107,378	\$ 182,378
2020	80,000	102,165	182,165
2021	85,000	96,605	181,605
2022	95,000	90,698	185,698
2023	100,000	84,095	184,095
2024-2028	620,000	305,800	925,800
2029-2031	490,000	69,848	559,848
	\$ 1,545,000	\$ 856,589	\$ 2,401,589

NOTE 8 - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 9 - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
CITY OF NORTH PORT, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

	<u>Budgeted</u> <u>Original & Final</u>	<u>Actual</u> <u>Amounts</u>	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 656,520	\$ 649,325	\$ (7,195)
Activities, clubs and rentals	33,000	23,720	(9,280)
Miscellaneous	1,500	1,624	124
Interest earnings	50	33	(17)
Total revenues	<u>691,070</u>	<u>674,702</u>	<u>(16,368)</u>
EXPENDITURES			
Current:			
General government	112,325	115,276	(2,951)
Maintenance and operations	335,900	325,740	10,160
Clubhouse and recreation	129,690	116,385	13,305
Total expenditures	<u>577,915</u>	<u>557,401</u>	<u>20,514</u>
Excess (deficiency) of revenues over (under) expenditures	113,155	117,301	4,146
OTHER FINANCING SOURCES			
Carry forward	16,845	-	(16,845)
Transfer out	(130,000)	(130,000)	-
Total other financing sources	<u>(113,155)</u>	<u>(130,000)</u>	<u>(16,845)</u>
Net change in fund balances	<u>\$ -</u>	(12,699)	<u>\$ (12,699)</u>
Fund balance - beginning		<u>167,867</u>	
Fund balance - ending		<u>\$ 155,168</u>	

See notes to required supplementary information

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**LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
CITY OF NORTH PORT, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2018.

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Lakeside Plantation Community Development District
City of North Port, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Lakeside Plantation Community Development District, City of North Port, Florida ("District") as of and for the fiscal year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated ~~XXXX~~, 2019.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

We noted certain matters that we reported to management of the District in a separate letter dated ~~XXXX~~, 2019.

The District's response to the finding identified in our audit is described in the accompanying Management Letter. We did not audit the District's responses and, accordingly, we express no opinion on it.

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Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

XXXX, 2019

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Lakeside Plantation Community Development District
City of North Port, Florida

We have examined Lakeside Plantation Community Development District, City of North Port, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2018. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2018.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Lakeside Plantation Community Development District, City of North Port, Florida and is not intended to be and should not be used by anyone other than these specified parties.

XXXX, 2019

**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Lakeside Plantation Community Development District
City of North Port, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Lakeside Plantation Community Development District, City of North Port, Florida ("District") as of and for the fiscal year ended September 30, 2018, and have issued our report thereon dated **XXXX**, 2019.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters based on an audit of the financial statements performed in accordance with *Government Auditing Standards*; and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated **XXXX**, 2019, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Lakeside Plantation Community Development District, City of North Port, Florida and is not intended to be and should not be used by anyone other than these specified parties

We wish to thank Lakeside Plantation Community Development District, City of North Port, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

XXXX, 2019

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REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

2018-01 Reserve Requirement:

Observation: As a result of unscheduled draws on the Series 1999 debt service reserve account to make certain scheduled debt service payments, the reserve requirement was not met at September 30, 2018.

Recommendation: The District should take the necessary steps to replenish the reserve account.

Management Response: Although the applicable trust indenture does generally provide for the replenishment of the Reserve Account, it does not require the District to assess property owners and residents who have faithfully paid their special assessments over the years to effectively pay the Reserve Account shortfall caused by a landowner that did not pay its assessments. Furthermore, the applicable notice to bondholders from the Trustee in 2004 which describes the draw down of the Reserve Account does not include any requirement that the Reserve Account be replenished. Finally, to the best of our knowledge, no request has ever been made by the bondholders or the Trustee for the District to begin to replenish the Reserve Account. In short, the Reserve Account exists for the benefit of the bondholders and the finding of the District's auditor is the direct result of the voluntary actions of the bondholders.

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

2017-01: Failure to Meet Reserve Requirement

Current Status: See finding no. 2018-01 above

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2017, except as noted above.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2018, except as noted above.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2018, except as noted above.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

REPORT TO MANAGEMENT (Continued)

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2018. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

SECTION VII

SECTION A

MINUTES OF MEETING
LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Lakeside Plantation Community Development District was held on Wednesday, February 20, 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
Camille Stephens
Joe Szewczyk
Pina Chichelli
Rena Koontz

Chairman
Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

George Flint
Michael Eckert
Michael Cochran
Brent Burford
Nathan Trates
Heather Alexandre
Residents

District Manager
District Counsel
HOA Attorney
District Engineer
Facilities Manager
Vesta

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.

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)*

Mr. Flint: If there are any items on the agenda that you would like to provide comments to the Board on, please fill out a speaker card, but for items that are not on the agenda that you would like to bring to the Board's attention, there is a general audience comments section later in the meeting. It's Item 7. Are there any comments on specific agenda items? Hearing none,

THIRD ORDER OF BUSINESS**District Engineer's Report**

Mr. Flint: We moved up the District Engineer's report to the beginning of the meeting in an effort to save the District some money by eliminating the amount of time the District Engineer needs to be here. There are a couple of items under his report and under new business that he should probably be here for in case we need input from him.

A. Memorandum of Four-Way Stop Sign Warrant Study

Mr. Burford: Brent Burford, Johnson Engineering. The first item I wanted to discuss with you was the Lakeside Plantation Four-Way Stop Sign Warrant Study, which was completed on February 14th at the intersection of Scarlett Avenue and Plantation Boulevard. Based on criteria set forth in the *Manual on Uniform Traffic Control Devices (MUTCD)*, the four-way stop sign is not warranted at this time. There were several criteria based on the volume of traffic through the intersection. A major roadway requires traffic volume of 300 vehicles per hour in an eight-hour day and the minor streets require a traffic volume of 200 vehicles per hour in an eight-hour day. Your volume was nowhere near the requirements set forth in the standards. The other criteria were the reported crashes. Johnson Engineering requested crash information from the City of North Port for the past year and there were no reported crashes at the Scarlett Avenue and Plantation Boulevard intersection. The other criteria was whether there is an average of a 30 second delay at this intersection per vehicle. The average actually turned out to be a 5.2 second delay during this eight-hour study. So, at this time, based on the data collected. Johnson Engineering does not recommend a four-way stop sign at the intersection of Scarlett Avenue and Plantation Boulevard.

Mr. Flint: The Board may recall that Plantation Boulevard is a City of North Port road and they require a Warrant Study that meets the criteria of a four-way stop sign before they would allow a sign to be installed. At this point, the study indicates that it doesn't warrant a four-way stop sign so I'm assuming the City of North Port is not going to allow a stop sign if it's not warranted. Therefore, I don't believe there's any further action we can take in that regard.

Mr. Szewczyk: Does the diagram include the 14-day speed analysis?

Mr. Burford: No, it's a draft copy. I was trying to get it corrected before the meeting. It was actually placed just south of the Scarlett Avenue and Plantation Boulevard intersection on Plantation Boulevard.

Mr. Szewczyk: Okay. When was the study performed?

Mr. Burford: The speed analysis was completed January 17th through January 24th and the Warrant Study was performed on January 23rd between 7:30 a.m. and 5:30 p.m.

Mr. Flint: The Board delayed the Warrant Study until the January timeframe to make sure that we were at peak population before the study was completed.

Mr. Szewczyk: Okay.

B. Consideration of Lake Bank Maintenance Proposal

Mr. Burford: I have only received one lake bank maintenance proposal at this time from Anchor Marine, which proposed a total cost of \$124,175. Their cost for repair was \$45 per foot for a geotube, which is at the upper end of what I would expect. The only other contractor that I spoke with was American Shoreline, but they didn't provide a bid. After speaking with American Shoreline and based on the price per linear foot from Anchor Marine, at this time, I recommend holding off on awarding this contract. It has come to my attention that there is another company out there that is doing lake bank restoration in this area and I want the time to speak to them as well as American Shoreline about providing a proposal.

Ms. Koontz: Last month we required that you prioritize the lakes in terms of what needed to be done first. Do we have that?

Mr. Burford: Yes, it's on the bottom of the 2019 lake bank erosion repair recommendation.

Mr. Flint: I don't think the Board has it.

Mr. Burford: I recommend prioritizing the lakes as follows:

1. Lake 5
2. Lake 14
3. Lake 11
4. Lake 10
5. Lake 7

Mr. Burford: Lake 5 has the most of the rip rap around it. If it does not get repaired, it is only going to get worse. Lake 14 needs a few repairs around the northwest and northeast side. It's a smaller lake, but all of the repairs are adjacent to homes. Lake 11, also known as T-Bone Lake, requires repairs along adjacent properties. There haven't been a lot of problems on the swell. Lake 10 has erosion issues along the pickleball courts and against the homes on the other

side. Lake 7, at the north end of the CDD boundary, has a steep drop off behind the homes and along the sidewalk.

Mr. Szewczyk: George, how much did we budget? We didn't spend any funds for lake bank restoration last year so right now, we are at \$80,000 plus, based on what is being recommended. So, depending on what's budgeted, if you are going to look at getting for another bid, then maybe they should just concentrate on these five lakes.

Mr. Flint: A couple of years ago we budgeted \$75,000 just for Lake T-Bone and then we ended up re-evaluating and the work was not necessary. I am presenting the Capital Improvement Plan (CIP) under new business. I started out with FY 2018 and listed out the actual work we carried out, the beginning fund balance and how that flows through based on the Reserve Study. In FY 2023, we are projected to have \$683,798. The Reserve Study recommended a balance of \$602,000, so we are projected to be about \$81,000 over budget. That assumes we are going to do the improvements identified in the report in the timeframe they indicated, but based on the priorities and the need, you are probably in the range of \$75,000 or \$80,000 over the next couple of years. I think you can do it as a one-time project and not have to break it up and incur two mobilizations.

Ms. Stephens: Interestingly enough, when I was walking around and looking at the lakes, I found less erosion on the lake banks, but there was a lot of vegetation like behind my house. Is there anything that can be done in that regard? That's not my expertise, but if there's some way we can get more vegetation, maybe we wouldn't have this problem.

Mr. Burford: When I was looking at lake bank I noticed, like you said, some places where you don't have the vegetation, you had erosion. I don't know whether this is a feasible option or not, but when the landscaper is mowing the lakes, maybe right along the edge of the lake, they can skip a mowing cycle or two as there is a lot of tire tracks along those lakes in some places where the lake banks are shallower and not as steep. So, there are options to consider such as vegetation to hold the banks in place and transfer drains in backyards to collect the water before it flows over the lake bank. This still has to be looked at as far as cost effectiveness.

Mr. Flint: I think those are some of the things that he is going to look at and come back to us with. The issue with skipping a cycle or two may not be feasible because people don't like to see tall grass along the edge of the ponds. We get a lot of complaints if the landscapers don't go down to the water's edge. Then for any plantings in the water, you must have a littoral shelf to put those plantings in, but if there is no littoral shelf there, one would have to be built as part

of the lake bank restoration. You could also put in aquatic vegetation to help reduce erosion, but there's a cost to that. There's also a benefit and the fact that a lot of people who bought a house on open water won't like to see vegetation behind their house. Those are all the practical things that you have to deal with that will likely come up if we go down that avenue.

Mr. Sabol: In my opinion, Lakes 10, 11 and 13 appear to be the worst one. Of course, those cost the most money.

Mr. Burford: The reason I included Lake 5 is because there's one small spot that should be fixed quickly and cheaply and it's only going to get worse. We should just get that one out of the way. I agree with you that on Lake 11 there are some issues that need to be addressed, especially on the southwest side of that lake. Rip rap was placed a few years ago and still has rip rap that may need some attention as well. Did you mention Lake 13?

Mr. Sabol: Yes.

Mr. Burford: I have the north end of Lake 13 on my list. I don't disagree on those two.

Mr. Szewczyk: Let's tackle Lakes 5, 7, 10, 11 and 14 first by getting bids and go from there.

Mr. Flint: If the Board is okay with that, then we will do that.

Mr. Burford: Lake 5 is a quick fix. You might not even count Lake 5 and pick Lake 13 if you wanted to. Lake 5 would be a minimal cost to you.

Mr. Szewczyk: While they are here, we might as well do a little preventative maintenance, since the cost is only \$1,000 and it's going to get worst.

Mr. Burford: We will take care of it, since the cost is minimal so if you want to pick up Lake 13, we can do that.

Mr. Sabol: George, why don't we get bids on those five lakes that we are speaking about and have two separate bids; one bid for those lakes and another for the entire project.

Mr. Flint: Okay.

Mr. Szewczyk: That sounds good.

Mr. Flint: Does the five lakes include Lake 13 or does it exclude it?

Mr. Sabol: I have Lake 13 listed.

Mr. Flint: Why don't we include Lake 13, so we have six lakes, one of which is a very small one and then we will do them all together. So, price it both ways.

Mr. Szewczyk: Okay.

Ms. Stephens: I think that's a good idea.

Mr. Szewczyk: Do we need a motion?

Mr. Flint: I think if there is Board consensus, we have direction to move forward.

Mr. Burford: The next item I have are the preserve maintenance proposals for the removal of exotics. We received six bids, ranging from \$13,845 to \$88,000. Earth Balance came in at \$13,845. They did the work back in 2016.

Mr. Flint: Brent, I think we are going to take that next month because it's not on tonight's agenda and the Board doesn't have the backup. One other item that we should probably discuss during the Engineer's Report is since the last meeting, it came to my attention that a homeowner in The Villas had put in a yard drain from their house down to the edge of their pond. Their gutters discharged into that yard drain and the yard drain went down to the pond. In theory, it's a good idea and commonly used, but if it's not done right, it can actually exacerbate erosion. The way this particular yard drain was put in, it is problematic and I think it raises an issue that the Board should probably discuss. If they are put in too shallow, depth-wise, the ground is not compacted well and sod is not placed back down properly, it can actually create a channel that causes water to run down to the pond, causing worse erosion than would otherwise be there. In this case, according to the pictures I saw, there is soil over top of the yard drain. It also stops short of the edge of the water. Again, by doing that, what is going to happen is that discharge point is going to create erosion. Normally, for those to be installed properly, they need to be at a certain depth, the soil has to be compacted and they should discharge a certain distance out in the water so they are not affecting the lake bank. A lot of times, the ends have to be weighted down because they are plastic so they don't float up. Since they are working on CDD properly, it's not necessarily something that should be done without the Board's permission. It happens in a lot of communities. People do it, but if the Board is going to allow people to put yard drains that discharge into the ponds, I suggest we have a process where they ask for permission. We provide them with a detail of how it needs to be installed and then we inspect it after the installation to make sure it was done correctly.

Mr. Sabol: Is there any way, George that they make some type of splash pan to spread that water to go into the ponds that the CDD can put in after HOA responsibility stops, without running into a problem?

Mr. Flint: One of the concepts Brent talked about, is the CDD putting in a yard drain box in between the homes on our property where if a homeowner wanted to discharge their rainwater from the roof, they would tie into that yard drain and they wouldn't have to go all the way down

to the water. That way you know it's installed properly. They would have to have permission to tie into the yard drain, but they would only need to come to the edge of their property, not go all the way down to the pond itself. That would be an option. It creates a maintenance issue because now the CDD has all of these yard drains between every home around these ponds, but it was something that Dave Robson brought up, previously. He was showing that a lot of the erosion issues were between two houses where you have a discharge coming down. If it sheet flowed evenly across the pond bank, it wouldn't be an issue, but you have water coming off the roofs focusing in between the homes, causing a problem at the bottom. That is something we talked about, but in the meantime, if we want to allow people to put yard drains in, they have to do it properly so we are not creating more problems for ourselves.

Mr. Szewczyk: Who would do the inspection?

Mr. Flint: I think the engineer would do that, but we can time it so they do it once a month when he is here for Board Meetings so we are not paying for extra trips.

Mr. Szewczyk: The homeowner is the one putting it in and in going through the process so they should pay for the inspection.

Mr. Flint: Yes. We could charge an application or license fee to cover that, which would give them authorization to have that pipe on our property. The other thing you need to think about is liability. I'm sure Mike's already thought about this, but if you are allowing homeowners to do this and they are going to be working on our property, we need to include a Release of Liability in the application or if they are going to have a contractor perform the work, we probably need proof that the contractor is insured and licensed.

Mr. Szewczyk: So it's a little more complicated than digging a trench down at the pond and laying a plastic pipe in there.

Mr. Eckert: Yes and we've run into this in different Districts before. Some Districts say, "No, we are not doing it. Don't go on our property. We don't want to deal with that." The others have their residents sign a License Agreement saying, "We are giving you permission to go onto our property, but at any point in time, we can tear it out and then you are going to reimburse us for any of the fees for inspections or preparing the license agreement." We have done that before as well.

Mr. Flint: I don't know how many we have out there. Yard drains are fairly common, but if it's something the Board wants to allow, staff can move forward with the engineer putting a detail together and District Counsel drafting an application or License Agreement.

Mr. Szewczyk: I'm fine with that because down the road, it's going to save us on bank erosion if it's done right.

Mr. Flint: Okay.

Mr. Szewczyk: Do we need a motion?

Mr. Eckert: No.

Mr. Flint: If there's consensus, I think we are good.

There was Board consensus.

Mr. Eckert: We will bring that back at the next meeting.

Mr. Flint: Is there anything else?

Mr. Sabol: I want to talk about the Brazilian Peppers in the preserve areas. We have a problem with them and are talking about doing something now because over time, the problem will be getting worse and worse. Has the engineer walked that area?

Mr. Flint: He has six proposals to treat those areas.

Mr. Sabol: Okay.

Mr. Flint: They are going to be on next month's agenda.

Mr. Burford: That's all I have.

FOURTH ORDER OF BUSINESS

Unfinished Business Items

Mr. Flint: I didn't have any specific items listed. We have some items on the Action Items List. Is there anything specific as far as unfinished business that the Board would like to discuss? Hearing none,

FIFTH ORDER OF BUSINESS

New Business Items

A. Discussion of Capital Improvement Plan

Mr. Flint: The draft CIP is in your agenda package. I used the Reserve Study the Board approved and there is a schedule that lists recommendations, based on the life of various improvements, the building, roof, pavement, etc. They drafted a plan showing how much we need to set aside each year and the recommended year those items would be addressed. Obviously, it's just a guide. For example, it has tennis court resurfacing scheduled for this year. We brought in some clay to level those out and it may last another year before we have to do anything. The CIP also indicates when the roof on this building will need to be replaced, which is 2021. It lists every item and in the first column, shows last year's actual projects and expenses

and projects and expenses for 2019 through 2023, based on what was identified in the Reserve Study. Then it shows how the Capital Reserve Fund balance is impacted each year based on those planned improvements. You can see that in 2018, we started the year with \$577,698, had expenditures of \$181,000 and ended the year with \$396,000, which we carried forward to the next year. In addition, each year we are transferring \$100,000 from the General Fund into the Capital Reserve Fund. So, in 2019, it shows that Sycamore Street is scheduled to be milled and resurfaced, concrete curb and gutter replacement, tennis court resurfacing, replacement of air conditioning units at the Clubhouse, replacing the Clubhouse carpet, interior painting and furnishing based on the Reserve Study. Again, these are guidelines and you may decide to defer each item and push them out to future years. In 2020, fountain repairs are scheduled. We have been doing repairs as necessary so whether those are going to be necessary next year or not, we can re-evaluate, at that time. In 2021, it shows the roof replacement of this building, exterior painting as well as some sidewalk repairs. Because there are health safety issues we are repairing sidewalks every year, so rather than probably doing \$30,000 in 2021, it's likely we are going to probably spend \$10,000 each year and it will level out. In 2022, it shows re-coating the color on the pickleball court. In 2023, we scheduled replacement of the streetlights, which we estimated between \$150,000 and \$160,000 based on the Reserve Study. You can see that we already spent \$61,000 for streetlight replacements, which helps with our fund balance and covers the projects that weren't planned in the Reserve Study for FY 2019. At the budget discussion in May, the Board will be considering the capital projects for the current year. The pool furniture replacement was already approved and \$11,770 was allocated. That wasn't identified in the Reserve Study, but it is something that would qualify to be paid out of capital reserves because you are replacing it. The outbound trellis is also in the Reserve Study. We already did the inbound one last year and the Board contemplated doing the outbound one this year. Again, that's a Board decision on whether you want to do that this year or not. I've allocated money for discussion purposes based on what our actual costs were for the inbound side. That includes trimming all of the bougainvilleas, repairing the trellis, pressure washing and re-painting. The playground drainage is another item that we are talking about. We have a proposal if the Board decides to move forward with that. I included that in the current year's CIP. The two other items the Board talked about was the lake bank restoration and conservation area cleanup. There may be some other items I missed, but this will at least give us a tool to have those discussions and impacts to the fund balance.

Mr. Sabol: George, it looks to me if you look back to 2017 and 2018, we have done a lot of things and a lot of things are projected for 2019, but if you look at the projection for the next four years, I think we are doing well. I don't see where we are going to have to raise assessments, do you?

Mr. Flint: No, I put at the bottom what our projected ending fund balance is for this year and what the Reserve Study shows as the recommended fund balance. You can see that we are slightly under for a few years, but then in 2023 we are \$80,000 higher than the recommended balance in the report.

Ms. Stephens: What about the lights at the tennis courts? They are not looking good.

Mr. Flint: We can add that in here. This is just for discussion so if there are items like that we can include them. I know we talked about having a structural pruning of the Oak trees along Plantation Boulevard. Under our existing landscape contract, it only requires them to keep the branches clear of sidewalks and roadways. It doesn't provide for a structural pruning, which would be a center pruning that would thin those trees out to help with the health of the tree and the grass beneath it. It also helps with the traffic on the sidewalks and the roads. Something like that could be put in here as well because it's not really a maintenance item. So, if there are things like that, we just need to make a list and the Board can talk about what their priorities are.

Ms. Stephens: I think every Board Member should look at the lights at the tennis courts. I don't play tennis, but it looks bad. Maybe at the next meeting we could discuss it. Individually each Board Member should look at the lights and then provide input. That really needs to be a priority.

Mr. Sabol: Next year we are talking about spending \$22,000 to \$24,000 to put a finish on the tennis courts, but if we are in a tight place with our finances, maybe we should exclude the tennis courts lights altogether.

Ms. Stephens: The lights are not sturdy, which is a hazard. I don't play tennis, but the lights are not in good shape and something is going to happen eventually. I don't know how long you can wait. I think somebody should look inspect them to see how safe they are, whether they a big problem, little problem or no problem.

Mr. Flint: Obviously if there is a health safety issue, we want to address it before a pole falls and hurts somebody. We can have somebody look at that and get some quotes.

Mr. Trates: I still have the quote from Welch. I think it was around \$24,000.

Mr. Flint: So we have one quote from Welch. I think we can get one or two additional quotes and provide at next month's meeting.

Ms. Stephens: Okay.

Mr. Szewczyk: George, we have to make sure that the new stretch of sidewalk is included in the Reserve Study for the new townhomes because there are some extra linear feet that we have to account for.

Mr. Flint: I know that issue was brought up. I received an email. Was there some Board discussion at a meeting I was not at?

Mr. Szewczyk: No.

Mr. Flint: Because I missed a couple of meetings.

Mr. Szewczyk: It looks like one unit is occupied so we have to account for that.

Mr. Flint: The developer should be installing the sidewalk in front of the townhomes. You are talking about budgeting for repair and replacement.

Mr. Szewczyk: Yes.

Mr. Flint: We are going to update the Reserve Study at some point and will include those items in the update. The recommendation is to update it this year, but we can probably wait until next year. Is there any other discussion or any other major projects that come to mind from the Board? If the Board Members have any projects that aren't listed here, let me know and we can update this report, figure out how to prioritize it and phase it.

B. Consideration of Proposal to Raise the Playground and Grade the Site for Proper Drainage

Mr. Flint: Brent Burford contacted a contractor that is in the business of installing playground equipment. You have an email in your agenda package with a proposal from Stephen Installers. Johnson Engineering put together a sketch and elevations based on their recommendation. This would be the best long-term solution to the issue. They are recommending that the playground be raised by 12 inches and a swale be constructed around the back side, between the tennis courts and the playground. Basically, that swale would convey water around the playground into the catch basin on the parking lot side between the parking lot and the playground. There is currently 20 inches of mulch and the proposal includes removing all of the mulch, adding 8 inches of dirt and then 12 inches of mulch. The requirement for the playground is 12 inches of mulch and there is more than that right now so the proposal would be

to raise the equipment, construct the berm, replace the edging and place 12 inches of mulch. Is there anything else that we need to do?

Mr. Burford: Yes, return the sod back to its original condition.

Mr. Flint: A sidewalk would be constructed from the existing sidewalk to the playground and would have a PVC underneath to carry the water underneath the sidewalk.

Mr. Sabol: So there would be no PVC pipe on the actual playground and it would just be on the end and the side?

Mr. Flint: There won't need to be any underdrain system because it's going to have a swale. The details of the swale are next to the sketch. Having a pipe under the sidewalk creates a block of the flow of water.

Ms. Koontz: Is the amount you have in the CIP based on this proposal or is that just a coincidence?

Mr. Flint: No, I based it on this estimate.

Ms. Koontz: So it's \$23,750?

Mr. Flint: Correct. If the Board decided to move forward, based on this proposal, I will include it in the spreadsheet for discussion purposes.

Mr. Flint: We had another proposal that was slightly less than this from Stephen Installers, but they are a general contractor, not a contractor specializing on playground equipment. I told you that based on health reasons, the original contractor could no longer do the work. It's slightly higher than the other proposal, but it's within \$1,400 of the previous proposal. This contractor knows all of the regulations as far as the deck heights, etc.

Mr. Sabol: If we approve this proposal tonight, there would be no subletting like there was last time. GameTime subbed it out the last time and we had a lot of problems. We have been working on it for a year to two years to try to correct these problems and I think it's time to get some closure on this project. As a Board, we have to decide what we are going to do.

Ms. Koontz: Is this a proposal to do the work?

Mr. Flint: Yes. The only question is whether he is going to do the site work.

Mr. Burford: He will do everything. The price is based on the drawings that I worked on with them. What I'm looking from the Board tonight is a recommendation to move forward with the project. Stephen would like to visit the site. Of course, the Board enter into a contract. He would actually visit the site and make sure his numbers are accurate before he moves forward.

Ms. Stephens: I have a question. On the 12 inches of the new wood mulch, you don't give a price, but you gave a price of \$9,000 for rubber mulch. I think mulch is a waste of money because it just keeps disappearing on you.

Mr. Flint: The wood mulch is included in the \$23,750.

Ms. Stephens: What I'm saying is that maybe we would be better off having the rubber mulch.

Mr. Flint: The rubber mulch will cost an additional \$9,200.

Ms. Stephens: I understand, but is that the better way to go even though it's more money?

Mr. Sabol: In the long-term, you are looking at spending \$33,000 either way.

Mr. Flint: Yes, it's significantly more. A lot of playgrounds have the wood fiber mulch, which is designed specifically for playgrounds. The other option the Board has is for a poured rubber surface, which is probably \$10,000 more than the rubber mulch so if you were going to go with a poured in place rubber surface, you are talking about spending \$20,000 instead of \$9,000.

Mr. Sabol: So we can defer those until the next meeting because Stephen is looking at it again and providing new numbers?

Mr. Flint: I think if the Board is not closing the door on this and wants to proceed, we can get the contractor in here.

Mr. Burford: Correct.

Mr. Flint: We would ask Mike to draft a contract, but not until you decide to move forward.

Mr. Szewczyk: Will the contractor come out in the meantime?

Mr. Flint: We get them here before the next meeting, right?

Mr. Burford: He should be.

Mr. Flint: I think he's in the Winter Haven area, but there are only certain contractors that do this type of work. There are only a handful and he apparently has a good reputation.

Mr. Szewczyk: I'm okay moving in that direction if he's willing to come out here and solidify his numbers. Then from that point, we can review the amended proposal and Mike can draw up the contract.

Mr. Sabol: I think that's a good idea.

Mr. Flint: Okay. It sounds like we have our marching orders.

C. Discussion of Installing a Centralized Irrigation System (requested by Lakeside Plantation Village Association, Inc.)

Mr. Flint: Michael Cochran is here on behalf of the Board of Directors of the Lakeside Plantation Village Association requesting the approval of the installation of an irrigation system to withdraw water from a CDD pond to provide irrigation to the single-family homes in Lakeside Plantation Village. I suggested that they seek approval from the Board of Supervisors to allow them to utilize the pond for the irrigation system before they paid for an engineer to design the drawings and go through the permitting process. They are also going to need some easements. Do we want to allow the representative to make a presentation?

Mr. Szewczyk: Sure.

Mr. Cochran: Good evening everyone. My name is Mike Cochran and I am from the Wells/Olaf law firm, which represents Lakeside Plantation Village. George did a great job of summarizing exactly what I was going to request. What we wanted to do here tonight more than anything, before we put the cart before the horse, was to conceptually throw out the idea to the Board. The first thing I always think of is the Southwest Florida Water Management District (SWFWMD) because I'm a lawyer and I'm worried about them. Again, I think the concept is more-so, "Yeah we are going to put in this system and utilizing your land to irrigate our properties." Just so you know, I don't think there's any intent at all at any point in time, to come to the CDD and say, "Hey, help us pay for this." We are looking for an initial reaction and feedback from the Board before we spend money to prepare plans. We don't want to go too far down the road if the initial reaction from the Board is no interest in this at all. I appreciate the Board having me here and I can answer any question. Ralph Smart of the Association is here with us. He has done a lot of research on this. Thanks again for allowing me to be here.

Mr. Szewczyk: I believe this process started about 10 years ago, so I don't know if there are any notes from previous HOA meetings, but I think Lakeside Plantation Village is the only one that doesn't have an irrigation system for the entire community. Back then it was always, "Why wasn't it done?" Right now, I don't have a problem with this, but I have some concerns, such as how many gallons of water are we talking about and how big a draw on the lake there is going to be. I don't know how to figure that out. I'm just concerned with the negative impact of the lakes. The water is going to be a little smellier with sulfur, which may be a problem with some residents, even though we can't do anything about that, but my biggest concern is negative effects on the lake itself or lakes, as I'm sure more than one lake is going to be involved.

Ms. Chichelli: It just affects one lake.

Mr. Szewczyk: The one behind us.

Ms. Stephens: I don't like that.

Mr. Szewczyk: So that draw is going to be only from one lake?

Mr. Flint: They are all connected.

Mr. Szewczyk: We are talking about Lake Wilson in the back of the community.

Mr. Sabol: I want to see in an Engineer's Report showing the recharge on those lakes so if you have to draw off 500,000 gallons or whatever, I want to know how long it's going to take to recharge.

Ms. Stephens: What bothers me are a couple of things. First is the cost to each homeowner in the HOA. Secondly, there are people that are in the HOA that don't water and people that park their cars on the lawn. How is this going to help our problem? I'm not in favor of it. You will never get my vote because it's the HOA's responsibility to enforce the watering of residents' lawns. Many lawns look horrible because they are not watering. So now because people don't water the lawns, it becomes everybody else's problem? No. Go to those people and enforce it. We can go back to the HOA Board. One HOA member is on this Board and I would like to know why her Board isn't aggressively going to these homeowners and saying, "You need to water your lawn or you will receive a violation." Many of these lots look like they are down to dirt. We have people parking on it so how is that going to solve the problem? It's not going to solve it. In my opinion, this is a waste of money.

Mr. Sabol: In the original covenants, for a project this large, isn't 70% of the people required to vote on this and it has to pass by 70%?

Mr. Cochran: Only if a vote is required. Again, the idea was before we even get to that point, was to request approval from the CDD Board to utilize CDD property.

Mr. Sabol: I'm not trying to kill the project. I just don't want them to put a lot of money into it and find out that people don't want it. I feel just like Joe does.

Mr. Flint: From this Board's perspective, I think you have to separate yourself from being a homeowner within that Association. What the Board is being asked to consider is whether they can use the lake and whether you are willing to give easements for their irrigation system. How much it costs and what the process is, is really an HOA issue, not a CDD issue. I think the CDD issues are with the use of the ponds and the easement. The process that the HOA

has to go through to get approval from the members and the cost, is not something that this Board has control over.

Ms. Stephens: The irony is that the people that don't water the lawns, can't afford to water their lawns so how are they going to be able to afford the irrigation system? It's going to cost every homeowner something.

Mr. Sabol: Yes.

Ms. Stephens: I understand what George is saying, but there are four of us on this Board, except for Pina that are on the HOA Board. I can't support this and I'm sorry.

Ms. Koontz: I would like to speak on behalf of the HOA. This has nothing to do with who waters their lawn and who doesn't. It is about saving you money to put in an irrigation system that would include the independent homes. It would not just be limited to the 185 HOA homes and would be cheaper to use than using the City of North Port's water. In the future, North Port will be moving to a reclaimed water system that we will all be forced to participate in so we can either pay it now or pay later. You are not going to have a choice. I think until you hear the details of the project, including the costs, I don't know if you can make up your mind and say, "I will never support it." You are sitting here now as a CDD Member looking at a project that will involve our lake and our easements. Nothing more.

Ms. Stephens: That's fine. I can have my opinion and you can have yours.

Mr. Szewczyk: Assuming this goes forward, there will be a draw in the lake. I think Bud and I are in agreement as far as the effect of the water level and the recharge. I'm sure that will all be included in the studies. There will be a central control like the other communities where one side of the street is getting watered at a time. Basically, the control of the entire irrigation system will be under the HOA's control and not any of the individual homeowners. Is that correct?

Ms. Koontz: That's correct. It would actually fall to the landscaper to regulate.

Mr. Szewczyk: Okay, so the individual homeowners will have nothing to do with the irrigating of their property.

Ms. Koontz: It will be watered for you.

Mr. Szewczyk: Okay. As George said, our only concern as a Board should be about the effects on the lake. We can have Mike prepare all of the easements. From my standpoint, I'm fine with moving forward and seeing what you have.

Mr. Cochran: Sure. It sounds to me like you are saying, “Hey Mike, come after us and show us exactly what you are looking for as it relates to the recharge.”

Mr. Sabol: I would like to see the recharged values within two or three miles. I was involved in water and sewer so I know what recharge values are and how it works. I would like to see what the recharge values are.

Ms. Koontz: We have some preliminary recharge numbers, but it’s dependent on the size, heights and how often you run the system. We don’t yet have those numbers.

Mr. Sabol: The only thing I’m saying, Rena is there’s no sense in spending piles of money if this is not going to work. That’s what I’m worried about.

Mr. Eckert: Just to clarify, the Board is not voting. I think all you want from the Board is an indication whether this is a non-starter.

Mr. Cochran: Yes. That was really the intent before doing anything further. I appreciate both of you saying that. For us it comes down to the impact on those lakes.

Mr. Sabol: If this would work, it would be a great idea because our yards would be nice and green and home values would increase.

Mr. Szewczyk: I agree.

Mr. Sabol: Maybe there’s a system of filters that they can put on something like that. Maybe you can ask the engineer.

Mr. Szewczyk: Sounds good.

Mr. Cochran: Thank you very much. I appreciate the time.

SIXTH ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of January 16, 2019 Meeting

Mr. Flint: Did the Board have any additions, deletions or corrections to those minutes?

Ms. Stephens: I do. On Page 21, in the middle of the page where Resident (Judson Vann is saying, “I’m not pointing fingers at anybody because if,” the word “you” should be added to make this statement make sense. On Page 23, near the bottom, “Resident (Cliff Gallo)” should be “Resident (Chris Gallo)”. On Pages 28 and 29, under the Ninth Order of Business, “Mr. Stephens” should be “Ms. Stephens” throughout.

Mr. Flint: We will correct that. Thank you. Are there any other comments or corrections?

Mr. Eckert: Yes. I provided some to your office that were primarily cleanup in nature. There wasn't anything substantive.

Mr. Flint: Okay. If the Board would consider Mike's comments as part of the amendment, we will incorporate those since they are minor in nature.

On MOTION by Mr. Szewczyk seconded by Ms. Koontz with all in favor the minutes of the January 16, 2019 meeting as amended, were approved.

B. Approval of Check Register

Mr. Flint: You have the check register from January 1st through January 31st totaling \$140,621.44. For the audience's benefit, there's a \$89,000 check, "*Lakeside Plantation c/o US Bank*," transferring debt service assessment revenue from the General Fund to the Trustee. Are there any questions on the check register? If not, we need a motion to approve it.

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

C. Balance Sheet and Income Statement

Mr. Flint: Next are the Unaudited Financial Statements through January 31, 2019. No action is required by the Board, but if you have any questions, we can discuss those. As of the time these statements were prepared, we collected \$536,000 of the \$656,000 that was certified to the Tax Collector for placement on the tax bill. That includes a distribution as late as January 31st. So, we still have some revenue to collect, which is not unusual, especially for some of the commercial properties towards the front. We tend to see some of that revenue after tax certificate sales occur in June. In the past we have always been, at least 100% collected on our assessments so we will keep an eye on that.

Mr. Szewczyk: Is anything going to change with the development of some of those properties?

Mr. Flint: The one good thing that will happen is if any of those tax certificates for those properties didn't sell, it's possible they will have to catch up on the taxes as part of closing and we may see some delinquent tax revenue from the county as a result of some of those sales. I was contacted by a company building a medical office next to the bank

Mr. Szewczyk: Does that include the land?

Mr. Flint: I believe so. It's supposed to be a two-story medical office. It's a practice that has some offices elsewhere and they bought this building for another location. So, it would definitely be good for the community to see that land get developed. Are there any questions on the financials?

Mr. Sabol: No.

Ms. Stephens: No.

Mr. Flint: If not, no action is required.

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. Use the microphone and please state your name and address and try to limit your comments to three minutes.

Resident (Neil Sutton, 1775 Scarlett Avenue): I've been here for 10 years, watching traffic going in and out of the Clubhouse every day. Over the years, I discussed with the HOA suggestions on how to slow the traffic through here, such as taking the backside off of the doors and putting in a sliding glass window, changing the front door to a glass door, placing cameras on the outside and an in and out sign. That way you can control the traffic going to and coming from the pool. We will have pictures taken as people go in and out and have someone out there checking tags. The problem is that we don't know if someone coming in is from the outside or inside. This way we have control over the bathrooms. There is a bathroom out there for the pool and there's also a bathroom for the Clubhouse. With this suggestion, it's easier to control and they can sit there and watch people coming in. There are a lot of different pools throughout the state and there's always been an area with a sliding window with a camera where people stop, show their tags identifying who they are. People who don't belong here are not going to come here if it sets in that there's a gate going in and out. I think it would be an asset to our establishment if this was implemented. Thank you.

Resident (Gary Waller, 1747 Scarlett Avenue): Camille and I have lived here for about 14 years now. Just expanding on what Neil said, we had an incident here about a week and a half go. We play cards on Monday night and left about a quarter to 11 and there were 15 kids in the pool. The lights on this pool go out at 10:00 p.m. The guards chased the kids out, but unfortunately two hours later, they returned. They have them on film, but unfortunately because

it's dark back there, the camera only captured visions of the people. They poured an entire bottle of a Dawn liquid container into the hot tub and turned it on. When I came out here at 7:30 a.m., the hot tub was full of bubbles so now Brad is going to have to spend three to four hours cleaning the hot tub. Fortunately, they managed to save the filter, from what I was told, costs \$400 to replace. The kids were just being spiteful, but this is not the first time that things like this have happened. My suggestion would be to leave the lights on until Midnight. Someone may say, *"Well it will encourage them to go in."* No, it won't because now if something happens, those cameras can identify those people that are in the pool. In the past, they couldn't because it was too dark. That is really the answer here. As far as security, it might behoove the Board to pay somebody to stay out there from 9:00 p.m. to 1:00 a.m. two or three days a week. I was a police officer for 30 years in New York City and I can tell you that if we had a problem in a bad neighborhood, we would go into that neighborhood and just walk around. After a week or two, the people went somewhere else. The same thing would apply here. Once they see a visual presence out there, they are not going to go in the pool. This is a safe neighborhood. What we are doing now is trying to focus on taking care of and preserving our amenities. That's really the bottom line here. You have insurance on your car. You have insurance on your house. I suggest putting somebody out there for a couple of hours, three days a week and maybe next week and altering those three days so they don't catch on to a certain pattern. If it doesn't work in two months they will stop doing it, but I guarantee you if kids see people out there, they will stop. That is my suggestion. There is a problem, I don't care what anybody says, but it happened the other night and can happen again.

Ms. Koontz: If it's just a matter of changing the timer on the lights, can't we try that?

Mr. Flint: We can set the lights to keep them on later as a deterrent.

Ms. Koontz: I think that's a valid suggestion.

Mr. Szewczyk: It's a good starting point anyway.

Mr. Flint: We can do that and evaluate it. On one hand, the person who is there at 9:59 p.m. when the lights go out, are going to leave because they know that the pool is closed. They may not leave if the lights stay on until Midnight, but that is something we can evaluate.

Mr. Sabol: We are in a modern age of electronics so what do you think of putting electronic beams on either corner of the pool with an alarm system that goes off if someone crosses it?

Ms. Stephens: Like a motion sensor.

Mr. Trates: We have two motion sensors in the back gazebo.

Mr. Flint: It sounds good, but I'm not sure the neighbors would like it going off when a raccoon crosses the pool deck. One of the best systems that is out there, but is very expensive is from a company called Envera Systems. They actually have remote monitored cameras. The upfront cost is somewhat expensive as well as the ongoing cost, but those systems have cameras set up with motion sensors. When the motion sensors trigger, they are in Tampa looking at the screens and can determine if it's a person. They have audio capability and can say that the facility is closed and to please leave immediately. If they don't leave, they can call the police. That is the Cadillac of alarm systems and there are communities out there that have that type of system and they are very effective.

Resident (Gary Waller, 1747 Scarlett Avenue): Wouldn't it be cheaper to put a guy out there for three hours a night?

Mr. Flint: It would be. We've done that in other communities and as Gary mentioned, you can change the schedule so you don't do it on Friday, Saturday and Sunday because then people know that someone is going to be there on Friday, Saturday and Sunday. You probably want a security company to do that, someone who is licensed trained and not armed who makes \$15 to \$16 an hour, three hours a night or \$144 a week for the three days. It's something you can look at doing.

Mr. Sabol: \$7,500 a year wouldn't be bad.

Resident (Gary Waller, 1747 Scarlett Avenue): That's cheap, isn't it?

Mr. Flint: It is if you can get a security company to provide someone for three hours, three days a week. It's something you can look at doing. I know the District budgeted money in the past for additional staffing for that purpose. We don't really have anything in the budget now, but if you want to try this on a trial basis, we can see if there are any companies that would monitor nine hours a week. You may or may not be able to find somebody.

Mr. Szewczyk: It's worth a try and worth looking into. From my standpoint, I don't know if I want the lights on until Midnight, especially if I live in back of it. Nine or ten hours a week sounds like a good start to prevent some of the things that happen out here, especially if the weather starts warming up too.

Ms. Stephens: Let's be honest. We only know when something goes wrong, desperately wrong. There's more to the story than that, but we are not going to go into details. Whether you have a security company or proper lighting, obviously the lights going out is not deterring them

so maybe the lights being on might deter them. I don't know, but we have to do something to try to protect this community. Like Gary said, Thank God Brad was able to fix the hot tub. We might not always have Brad. You just want to be able to take care of what we have.

Mr. Sabol: Why just we leave the lights on until 11:00 p.m. every night and see what happens.

Ms. Stephens: I'm in favor of that.

There was Board consensus.

Resident (Ron Perry, 1663 Scarlett Avenue): I fully understand the security issues and you can have cameras and everything, but let's start out simple. Let's lock those gates before you do anything. I realize they can jump over the fence because it's a deterrent so let's lock the gates at 9:00 p.m. and see what happens. I heard somebody in the pool and when I asked why they were there they said, "I didn't know it closed at 9:00 p.m." Well if you jump over the fence, you pretty much well know that the pool is closed so let's start with locking the gates. The other issue I wanted to comment on is I peruse the agenda every month and I also look at the check register to see what's being paid to the various vendors. As far as the amenities, we show invoices to exterior vendors, but as far as the amenities budget, I don't see any evidence of what gets spent internally. In other words, food staff purchases. Why don't we as homeowners get to know what's being purchased and how much that costs? If you would like to comment on that, I would appreciate it.

Mr. Flint: Any check that's written is reflected in the financials.

Mr. Sabol: The gates were locked and they simply go over the top or break the gate. Brad had to fix one gate a couple of times already. You can only build a fence so high.

Mr. Szewczyk: I agree. There is no reason for them not to lock it. If you go out there and lock them at 9:00 p.m. when the pool is closed, but keep the lights on for an additional hour or two might prevent people from coming in afterwards.

Resident (Ron Perry, 1663 Scarlett Avenue): Start cheap and then work your way up.

Mr. Szewczyk: Maybe not Cadillac, but we can go Pinto.

Resident (Judson Vann, 1658 Scarlett Avenue): When Gary confronted these people the other night, who would be liable if something happened? Us? If they don't have permission to be here or shouldn't be here, we are liable. Correct?

Mr. Eckert: I'm not going to say that we are liable for anything in a public meeting.

Mr. Flint: Residents shouldn't be confronting someone.

Resident (Judson Vann, 1658 Scarlett Avenue): We should've called the police.

Mr. Flint: If you see anyone trespassing, don't confront them. Call the police because it's trespassing. Don't take the risk of having a confrontation.

Resident (Judson Vann, 1658 Scarlett Avenue): George, I hate to rain on that parade because it's going to lead right into something, but I was here the other day in the hot tub and I watched people that I've never seen before in my life coming out with cups of coffee in the morning and they went to play tennis. I asked them if they were from Lakeside Plantation and they said, "No we are here to play with a group." So, we are paying for that coffee. How do we check these people? How do we know who's at the pool? How do we know who's on our premises that we may be liable for if something happens? If you go to Sam's Club and want a yearly membership, they take your picture and give you a card within two minutes. How much does a little machine like that cost? In the long run, it's going to pay for itself by saving us from having to pay one person if they trip over something out here. I think we are penny foolish and a dollar short to be honest with you. Another thing, I just met with the engineer outside and talked to him about what I brought up at the last meeting about using a little ditch witch to run a pipe around the playground area for drainage versus paying \$24,000 for a swale. I question why you would want to put in a swale and make it a trip hazard because it fills up when it rains. What happened to putting drain tiles in that we talked about at the last meeting? The engineer told me, "The Board does not want that. They wanted to have grass covering it."

Mr. Flint: That's not the issue.

Resident (Judson Vann, 1658 Scarlett Avenue): George, that's what I just heard two minutes ago when I was standing right outside. You can run a drain tile where the grass meets it.

Mr. Flint: He can look at it, but the problem is you need to have enough flow to that outfall structure the water is going into. Even if you put it into the side of that outfall structure, the water level in that outfall structure comes up very close to the top of it, which means you are going to be surcharging the area you are trying to drain.

Resident (Judson Vann, 1658 Scarlett Avenue): I was told you have to put it into the side.

Mr. Flint: Yes, you can put it into the side, but when the water level inside of that comes up it's going to raise that up.

Resident (Judson Vann, 1658 Scarlett Avenue): There's a low spot there anyways. You are going to have to raise that up around the drain pipes.

Mr. Flint: We are not suggesting to spend \$24,000 if you don't have to. If there's a simpler solution, obviously, I think we want to do that, but they looked at that before and the problem is that the entire area is too low. There's not enough fall to get that water into a drain tile to get the water out of there. You are actually going to surcharge the area because water is going to be flowing from that structure back through that French drain.

Resident (Judson Vann, 1658 Scarlett Avenue): If you try to run it into the top.

Mr. Flint: No, you run it into the side because the water level is inside of that.

Resident (Judson Vann, 1658 Scarlett Avenue): That is not like a sewer drain where it automatically takes the water out somewhere else?

Mr. Flint: No, it's at the same level of the lake. When the water level rises in those lakes and the water comes up higher than where that pipe is going into the side, then the water is going to go back into that pipe and it's actually going to make that area more wet than it already would be. That's why we didn't do that before.

Resident (Judson Vann, 1658 Scarlett Avenue): I guess I'm confused then because there's going to be just as much water running into the swale with a tile running into it. The engineer is going to try to defer the water down to that area so it's going to get the same amount of water one way or another. I don't want to beat a dead horse. I'm just saying that there should be a different way.

Mr. Flint: We want to do a simple solution.

Resident (Judson Vann, 1658 Scarlett Avenue): That's what I'm saying. There should be a simpler way. Maybe we should get a couple of different contractors in here to look at it to get different ideas instead of using the same people all the time. It seems like we use them and redo it the following year. The last item is there is a fellow, I won't you give any names, from Bloomings who had to ride with someone from the BSA that we are paying \$500 an hour for. It is usually \$3,000 a year that we are paying for just for him to ride up the street and say that the grass and the trees look good on Plantation Boulevard. I think we can save that \$3,000. Why do we need them if we have Bloomings taking care of it? The five people sitting here on this Board along with George and Mike all represent us. Use a little common sense and ask some questions if you don't know something. I'm just trying to do what you guys are, which is to save us money. That's all.

Mr. Sabol: The tennis players pay \$20,000 to us, so if they drink \$20 worth of coffee, I don't care.

Resident (Judson Vann, 1658 Scarlett Avenue): What about the person who told me, “I don’t have anything to do, I’m just playing with my friend,” what does he pay?

Mr. Trates: A guest fee.

Resident (Judson Vann, 1658 Scarlett Avenue): I’m just saying that there are people who are sneaking in here.

Mr. Sabol: You may see one or two people, but that is not the normal flux that comes through here to get a cup of coffee.

Resident (Judson Vann, 1658 Scarlett Avenue): How do you know, Bud?

Mr. Sabol: We can’t prove it.

Resident (Judson Vann, 1658 Scarlett Avenue): That’s why I’m suggesting that residents have a card with their name on it.

Mr. Sabol: Let’s not look for problems by arguing with each other.

Resident (Judson Vann, 1658 Scarlett Avenue): I’m not arguing. I’m just saying that there has to be some way of identifying people that are on our premises so we don’t get sued.

Mr. Eckert: One of the things that I would just ask is if Board Members have follow up conversations individually with someone who is making a comment, you can do that after the meeting. If you really feel compelled to engage in the discussion, that’s fine, but one of the things that we worked on when George and I first got started in here, was a process whereby residents state a comment, ask staff to respond when appropriate and move on to the next comment. So, if we can get back to that, everything will proceed quicker.

Mr. Flint: Are there any other audience comments?

Resident (Sharon Plath, 2193 Boxwood Street): I would like to talk on behalf of the children and the playground. I think this has been going on for a long time. We have to do something for them. I think we should spend the money to get someone here to tell us it’s a good idea so we can move on it. If that doesn’t work, maybe we can move the playground to where the pickleball court is. I think if we did that or said we were going to do that there would be a lot more people saying, “No, let’s just take care of the playground.” That’s all I have to say. Thank you.

Resident (Joann Sutton, 1775 Scarlett Avenue): Going back to what Gary said about security and possibly hiring someone each evening for three nights a week, at one point in the community we had a Neighborhood Watch. I don’t know how many people remember that, but a lot of people participated. Maybe in addition to having the lights stay on later, we could ask

for volunteers from our Neighborhood Watch to monitor from 9:00 p.m. until Midnight as long as they were trained by someone who has the experience and knowledge to know what to do if you encounter someone that appears suspicious or are trespassing. Do we call the non-emergency number for the North Port Police Department or the police directly at 911? It's just a thought. Thank you.

Mr. Flint: Are there any other comments? Hearing none,

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Eckert: I would be happy to answer any questions the Board may have. We have been monitoring the committee meetings in the Florida Legislature and there are quite a few things that they are proposing this year that could have an impact on us. The first one they have been looking at is changing some of the auditing requirements. So that would put more auditing requirements on us, if that were to go through, which may increase your auditing fees as a result. One person filed a bill proposing changes to your sovereign immunity limits. Currently, you have limits of \$200,000 per person and \$300,000 per incident in terms of the limit of liability for negligence, tort liability and things like that. I just saw a proposal yesterday that was filed to raise the limits to \$300,000 per person and \$500,000 per incident. What that means to you is I believe you have an insurance policy that's \$1 million; however, if those limits are raised, we would anticipate that would cause your insurance rates to increase. Because when insurance companies quote your insurance, they count on the fact that there is sovereign immunity built into it and what those amounts are. There is also additional language being proposed in the ethics portion of the Conflict of Interest that may have some impact on the Board Members here today. Finally, there is a proposal to reduce the amounts that local governments are allowed to withhold as retainage on a major construction contract. Let's say you have a \$1,000,000 contract, you can hold back 10% for retainage to make sure the contractor gets the job done the right way, until such time as they are 50% done and then you can hold back 5%. That's the current law. What is currently being proposed is you can only hold back 5% from the get go and then only hold back 2.5% once they are 50% complete. The concern as a local government that you should have is with retainage at 2.5%, a contractor could easily just walk away and then you are left finishing the project for them. So, the end result of that is going to be is we are probably

going to suggest more bonding. What that will also mean is higher bond rates for the contractors because there will be more claims on bonds, enticing for them to walk away at the end of a project before they are totally complete. We will keep monitoring that and keep you apprised. As we do each year, we send out a final memo saying the things that we need to change in our rules and the way we do business based on what the legislature finally decides. They will be in session all of March and April and will be done in May. We will know in May what has passed through the legislature and should know by June or July what the Governor signed.

B. District Manager – Action Items

Mr. Flint: You have the Action Items List. The preserve maintenance proposals will be on the March agenda. We discussed the playground. For the four-way stop, the engineer presented the results of the Warrant Study so we will change the status on that to “*Complete*”. For the speed limit sign on Plantation Boulevard, I’m waiting to hear back from the City of North Port. I’m waiting for a report from Bloomings and PSA on the Oaks on Plantation Boulevard. Nathan is working on the solar light for the corner of Plantation Boulevard and will discuss it under his report. Were there any other items that the Board would like me to add?

Mr. Szewczyk: George, what kind of speed limit sign are we talking about for Plantation Boulevard?

Mr. Flint: I believe the Board wanted an additional speed limit sign.

Mr. Szewczyk: I thought we wanted to either move the sign on the long stretch from Plantation Boulevard down Scarlett Avenue over here so that people saw it before they take off and get up to 40 miles-per-hour by the time they get past Ms. Johnson’s house.

Mr. Flint: Yes, that’s it. Actually, in my notes, I thought we were proposing to install an additional sign. Is that what you were referring to?

Mr. Szewczyk: Yes, whether there was an additional sign or just moving that one.

Mr. Flint: I thought the one we were talking about was on Plantation Boulevard.

Mr. Szewczyk: No. We wanted something because it’s two beds down before you finally see a speed limit sign.

Mr. Flint: We can do that.

Mr. Szewczyk: Okay.

Mr. Flint: I was under the impression that we were talking about placing one on Plantation Boulevard, which would require authorization from the city.

Mr. Szewczyk: I suggest putting one closer to the corner.

Mr. Flint: We can do something fairly quickly on a galvanized pole, but if you want something on a decorative pole like what you have, it's going to be in the \$800 to \$900 range just for one. That's for a new one. If you want to relocate an existing one, obviously the cost would be less, but if you wanted to install a new speed limit sign with a decorative pole like you have there, it is in the \$800 to \$900 range per pole.

Mr. Szewczyk: I say we move the other one.

Mr. Flint: Okay, we can look at relocating the other one. We will check with the engineer that there are no requirements.

Mr. Szewczyk: Okay.

Mr. Flint: Is there anything else for action items?

Mr. Sabol: I would like District Counsel to explain the parking because the audience had some problems with parking that they brought to our attention. Can you give us an overview on what we are allowed to do and not allowed to do in simple language if that's possible?

Mr. Eckert: No, I don't mind. As you all know, there was a moratorium for a while, while the city was studying the parking issue in terms of tickets and things like that. They came up with a new parking ordinance. They also have a new Parking 101 fact sheet about the parking ordinance. I would encourage you to read the actual ordinance. We have an Interlocal Agreement for regulation enforcement of traffic and parking violations and the city adopted Ordinance 2018-09, effective September of 2018. Street parking is still not allowed, meaning parking on the street, unless it's there for delivery pickup or a service activity. The parking of motor vehicles, cars, SUVs and vans on the berm, shoulder or swale is allowed in front of residential lots by the owner of the lot or someone who has the lot owner's permission. The motor vehicle must be licensed, parked in the direction of traffic, all four wheels off of the road and it can't block the sidewalk. So that's the new parking regulation. There are other parts of this regulation that deal with how many cars you can have on a lot, whether in the front, side, rear yard or anything like that. Most of the time, the issue the CDD has been dealing with is somebody parking right off of the street, so this kind of sets forth what the city is going to say is objectionable from that standpoint. It seems to me in reading this that in a situation where you own a lot and somebody comes in and parks in front of your lot, that is not permitted unless you give them permission.

Mr. Szewczyk: So that would stop people from parking on the grass unless it's your house and your guest. So, I couldn't park in front of someone else's house on their grass.

Mr. Eckert: Without their permission you are not supposed to.

Mr. Szewczyk: Okay.

Resident (Judson Vann, 1658 Scarlett Avenue): So who's responsibility, is it? Who owns the property, the CDD or HOA?

Mr. Eckert: My understanding is that the CDD owns from back of curb to back of curb in most places and own back of sidewalk to back of sidewalk. If someone parks in front of your house, call the police and ask that they be ticketed.

Resident (Gary Waller, 1747 Scarlett Avenue): Could you put a tree up there every 10 feet in that berm area or one in the middle so they can't park there?

Mr. Eckert: I don't know. I haven't looked at that issue lately.

Mr. Flint: The question was on the parking and I think the concern has been addressed. The concern was whether anyone could park in front of your house and if the CDD can do anything. They can't park in front of the house. It violates the city ordinance and the city would enforce that situation where they were parking without permission of the homeowner.

Mr. Sabol: Mike, is this available at the North Port office? Can we make copies and give it to residents?

Mr. Flint: Yes, that came from the city and that's their information sheet and the ordinance.

Mr. Sabol: We can make copies and if someone wants a copy, we can provide it to them.

Mr. Eckert: It's not copyrighted. I have three extra copies that I can leave with you.

Mr. Sabol: Thank you Mike.

Resident (Judson Vann, 1658 Scarlett Avenue): That wasn't my question though. You are 100% right. No one can park in front of my house unless I give them permission, but I can't park in front of anybody else's house unless I get permission. My question was who is responsible for maintaining it? Like Mike just said, the CDD owns it, but if the CDD owns it the HOA can't say a word. If I don't park my car there, but I just let the grass die, that's not a violation.

Mr. Flint: We don't regulate the grass in front of your house and we also don't take maintenance responsibility for that area between the road and sidewalk. So, if you are in an HOA and the grass dies in front of your house, then the HOA would have to enforce it through their landscaping provision.

Ms. Koontz: You are responsible for keeping that grass alive, even though it's CDD property.

Resident (Judson Vann, 1658 Scarlett Avenue): Okay, then I will hold my comments until the HOA meeting.

Mr. Szewczyk: I understand we've been going around and around with this. I pulled some records out the office earlier and have the "Master Declarations of Protective Covenants Conditions and Restrictions for Lakeside Plantation" that was filed in 1999.

Ms. Koontz: Is that for the CDD?

Mr. Szewczyk: No, for Lakeside Plantation. Maybe I shouldn't speak about it until Mike takes a look at this.

Mr. Eckert: Yes. Those are the original covenants, conditions and restrictions for the community that were put into place by the developer. It's not a CDD document. Without looking at it, I can't comment on what it says or what it means or whether it's even still in effect. I know that there was an issue in terms of parts of those original covenants not being enforceable, which is a whole other issue.

Mr. Szewczyk: I will withhold my statement until I show it to you.

Mr. Eckert: I will be happy to take a look at it and be prepared to discuss it in March or before that if you would like.

Mr. Szewczyk: Okay.

C. Amenities Manager – Monthly Report

Mr. Trates: Since my last report, a new irrigation pump was installed. Lakes 1, 2 and 3 were treated for golden algae. 34 chaise lounge chairs and 16 sling back chairs were ordered for the pool deck. The pool flowmeter was replaced by Dart Pool Solutions. A first aid kit was added to the library/card room at the request of the Board. A new tennis court maintenance man and new part-time facility attendant were hired. The City of North Port started work on grinding the sidewalks along Plantation Boulevard, which are owned by the city. Work started on the lighting at the front of the property. I would like to thank everyone who came out to our Valentine's dance party and made it a great success. We had 88 people. We have some fun events planned for March including a 1950's themed sock hop dance, which will have the much requested live band Tattoo Music Duo. I have a few quotes to go over with the Board. The first is a requested solar lamp post near Tara Drive and Plantation Boulevard. Most of the contractors I called either didn't call me back or submit quotes. So, I reached out to Energy Savers who did

the full streetlight work, but did not receive a call back from them. The only option was for a 6.5-foot-high lamp post solar panel light from Outdoor SolarStore.com for \$434.99. The base for it, which would screw into concrete that we would have to have contracted out costs \$69.99. I believe it has to go to the city for approval to make sure everything is up to their standards. The second quote is from Bradley A. Ray Concrete for re-grinding and re-pouring of sidewalks throughout the neighborhoods. There are 32 sections of sidewalk throughout all of the perimeters within the neighborhoods. There is one large 12-foot section that needs to be replaced due to Oak tree damage. The contractor would also be cutting back the roots to prevent this from happening in the foreseeable future. The total cost for this work is \$4,145. The third quote is one that I was asked by the Chairman to get, which from Bradley A. Ray Concrete as well regarding adding a concrete path in front of the bocce courts. The pad would be 13 feet by 8 feet in the front section of the bocce court with a connecting section to the previous sidewalk near the benches. The price for that is \$2,253, but if approved with the sidewalk grinding quote, Bradley A. Ray Concrete could do it for a cheaper price of \$1,898, but we would have to look into moving irrigation if this was approved. I also wanted to provide a quote that I have from P&N Labor Force from April 2018 regarding the stucco patch work and painting of both front entrance fountains. Peter from the company said they would honor the \$1,000 price that was brought up, so it's \$500 per fountain for one calendar year. That expires in April so I just wanted to revisit that. If you want, we can start with the solar panel light.

Ms. Chichelli: According to the specifications, the lumens are 300 so that means it's 25 watts, right?

Mr. Trates: It wouldn't be as bright as the street lamps, but it would give off a good amount of light.

Ms. Chichelli: I don't think it would help.

Mr. Trates: LEDs could be used as well. They are much brighter based on the wattage.

Mr. Sabol: I don't think you need a light there. I've been through there about 10 times and feel that it's lit up enough now. The light you are talking about is not even going to match. It's going to be a different texture of light. As far as I am concerned, I don't think we need one there, but I don't know how the rest of the Board feels.

Ms. Koontz: We looked at it because some residents or one resident said that the corner was dark and that they used to have a light that George told us hadn't been working for quite some time. Nathan, I have a question. You said that this is 6 feet high?

Mr. Trates: It's 6.5 feet high.

Ms. Koontz: How tall are the other lights?

Mr. Trates: I believe the other lights are 12 feet high.

Ms. Koontz: So this is a shorter light.

Mr. Flint: Yes.

Mr. Trates: It's half the size.

Mr. Szewczyk: I agree with Bud. First of all, it's only 6 to 6.5 feet tall. Quite a few of us drove in and out of that intersection last month and do not feel it's necessary.

Mr. Sabol: How does everyone else feel?

Ms. Stephens: I don't know. I have mixed emotions. It's only 6.5 feet tall so it's not going to give off much light.

Ms. Koontz: I'm not happy that it's 6.5 feet tall either, but if residents are saying that it's a dark corner, then we should try to find a solution.

Ms. Chichelli: Can we find something with more light?

Mr. Trates: I can do that. I will go back to the drawing board and try to find something taller. It's definitely a battle to try to find a contractor that will come out and install one light.

Mr. Szewczyk: We talked about the fact that there are five intersections here that had lights within 10 to 15-foot distance from the corner, but another five did not. So, if you are going to get additional information regarding taller lights and ones that give off more light, we might want to consider putting lights on these corners that have no lights.

Ms. Stephens: Joe, are those five intersections that you are talking about dimly lit and need more lights?

Mr. Szewczyk: Yes. We could go back and re-address that. Nathan is going to get the information. That was based on one resident's complaint. If there is a problem, we may as well expand it some more. We can always just say no and just do one.

Ms. Stephens: Pina, was it just that one resident who had that complaint?

Ms. Chichelli: Oh no, there were more residents.

Mr. Sabol: There are people that live over there and don't have a problem with it. That light does not match the other lights so within a day, someone is going to complain about it. If you can match it exactly the way it is, I am all for it. If you can't I'm against it.

Mr. Szewczyk: See what information you can get, Nathan.

Ms. Chichelli: Could he check for lights with more lumens?

Mr. Szewczyk: Taller and brighter.

Mr. Trates: Lumens are usually based on the bulb.

Ms. Chichelli: This specific one is less than 25 watts, which is not helpful.

Mr. Trates: The streetlights are only 55 watts, but the LEDs give off quite a bit more. If the issue was more so a driving issue or walking issue, the 25 watt LED would still give off a good amount of light onto that sidewalk.

Ms. Chichelli: Walking that area at night is very dark.

Mr. Flint: We will look for more options. I've got a source that I can provide to Nathan.

Mr. Trates: The next quote is from Bradley A. Ray Concrete for 32 grinds and the replacement of a 12-foot section for \$2,400.

Mr. Flint: Your Reserve Study allocated \$30,000 for sidewalk repairs over two years, but these are health and safety trip hazards so we don't have a lot of choice. In this contractor, we struggled to find contractors that will do these small jobs. They have been fair to us and done most of the concrete work.

Mr. Trates: They hadn't raised their price. I believe it's still \$60 a grind.

Mr. Flint: That's a very good price.

On MOTION by Mr. Szewczyk seconded by Mr. Sabol with all in favor the proposal from Bradley A. Ray Concrete for sidewalk repairs in the amount of \$2,400 was approved.

Mr. Sabol: The 13' by 8' section is for people that play bocce ball. Right now, they are playing on grass that is too soft and are tripping on it. They want concrete so when they roll the ball, they are not going to trip and fall. This is what they want.

Mr. Flint: Is this the area at the end of the court between the sidewalks?

Mr. Sabol: Yes, at the end of the bocce court.

Ms. Stephens: Are they tripping or slipping?

Mr. Sabol: I can't tell you that, but there's a safety problem.

Ms. Koontz: So if we approve this along with the first proposal we just approved, the price drops down to \$1,898, correct?

Mr. Trates: Yes, because they would do it at the same time they are doing the sidewalk grinding.

Ms. Koontz: Isn't \$1,898 a bargain?

Mr. Szewczyk: We might be saving \$400. What is it going to cost to move the irrigation lines?

Mr. Trates: I'm still waiting on Bloomings to give me a price, but I don't believe it will be that much. I don't want to speak without knowing the price.

Ms. Stephens: So to put this concrete slab down we have to move irrigation lines?

Mr. Sabol: One pipe.

Ms. Stephens: Do you see how everything snowballs?

Mr. Flint: It shouldn't be significant.

Mr. Szewczyk: Should we have a not-to-exceed of \$2,100 so we can include a little extra money for Bloomings?

Mr. Flint: Yes.

Mr. Trates: It may just be a capping too because it's right next to the bocce court so there is really no need for that as most of that grass is going to be concrete.

Mr. Flint: A not-to-exceed of \$2,100 is probably a good idea.

On MOTION by Mr. Szewczyk seconded by Ms. Stephens with all in favor the proposal from Bradley A. Ray Concrete for a 13 foot by 8-foot concrete path in front of the bocce courts in not-to-exceed of \$2,100 was approved.

Mr. Trates: The final quote was the proposal from P&N Labor Force for exterior painting of the fountains and repairing any cracks for \$1,000.

Mr. Flint: So you are just proposing \$1,000 for one fountain and not all three?

Mr. Trates: That is correct. Just the one at the bottom. This was one that I brought to the Board on April 23, 2018 when they were choosing colors for the gazebo. I asked him to include the fountains and when we were revisiting the fountains numerous times to figure out what the game plan was, he said that he would hold this price for a year. Now we are working on new sets of lighting, which are the two spotlights that are going to be on each fountain. I'm just trying to think ahead to when we can revisit this.

Mr. Szewczyk: I've been walking by those fountains and they need to be patched up and repainted in conjunction with what we are doing with the lighting so I say we go ahead with it. It all needs to be done as one project.

Mr. Trates: The new lighting will bring more attention to the cracks.

Mr. Koontz: I just want clarification. Did you do these top two parts already and approved the gazebo re-painting?

Mr. Flint: The top part has been done already. I don't know if the middle gazebo was painted.

Mr. Trates: That was when the pergola work was occurring.

Mr. Szewczyk: So this is just them honoring that price from that time.

On MOTION by Mr. Szewczyk seconded by Mr. Sabol with all in favor the proposal from P&N Labor Force for exterior painting and crack repairs for the fountains in the amount of \$1,000 was approved.

Mr. Trates: The last item I wanted to bring up was the carpet in the Clubhouse. I just wanted to get the Board's thoughts on what type of quotes you want me to get. Do you want to do it in conjunction of the remodeling of the Clubhouse or do you want me to just bring quotes next month for just the carpeting so we can figure out the schemes?

Mr. Szewczyk: I think I suggested a few months ago that we have an informal committee to help provide some ideas and I suggest the same thing for this project. A group of people will do a walk through and inspect these facilities, brainstorm on what needs to be replaced, fixed, etc., prioritize and cost them out to see how it fits into what we projected. Rather than just doing the carpet, for those that don't know, my wife originally suggested some of these things. There definitely were mistakes made in some of the choices and it would be a good idea to just get a bunch of people to brainstorm that and come up with a list. That is my suggestion.

Ms. Koontz: I like that idea to get some other input.

Mr. Sabol: It's a good idea.

Mr. Szewczyk: How do we do this without having to advertise?

Mr. Flint: I think if all Nathan is doing is seeking input from residents on an informal basis, then we can go ahead and do that. He can formulate his own recommendations and then bring his recommendations to the Board.

Mr. Szewczyk: So maybe we can send out an e-blast saying what we are doing and if they want a say in what could happen up here.

Mr. Trates: Sounds good.

Ms. Stephens: But none of the Board Members could be there.

Ms. Koontz: Just one, but you could give Nathan your thoughts.

Mr. Trates: That's all I have, unless you have any additional questions.

Resident (Judson Vann, 1658 Scarlett Avenue): Maybe you can have someone here on Monday. Nobody was here to police the pool and kids were running around and trashing the bathrooms.

Mr. Trates: We will make sure it doesn't happen again.

Ms. Chichelli: George, don't we have an attendant over the holidays that Vesta provides?

Mr. Flint: Yes. I think it's in their contract.

Ms. Chichelli: I was thinking that we could have them provide someone on Monday since we don't know who's coming and going.

Mr. Flint: We can get with Vesta. It sounds like, if nothing else, they need to have a skeleton crew here so someone is here.

Ms. Koontz: On Monday when I played tennis, a team member suffered a heart attack. She fainted and was lying on the floor next to the locked bathrooms. We were able to get her to the emergency room, but the office was closed and nobody was around.

Mr. Flint: The facility is not staffed the entire time it is open. We have the Kings III phones that you pay monthly for in the event of an emergency. There is a phone out there and if you lift it up and press a button, it automatically goes to a service that determines whether it's an emergency or not and if so, they call 911.

Mr. Szewczyk: So Nathan, maybe we can include a little information about that phone because obviously a lot of people don't even know that it exists.

Ms. Koontz: Exactly.

NINTH ORDER OF BUSINESS

Other Business

Mr. Flint: Is there anything else from the Board? Hearing none,

TENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Flint: Are there any Supervisor requests?

Ms. Koontz: I would like to address the note that we received from Officer Sullivan. I think you shared it with all of the Board Members. He is a North Port Police Officer who contacted me. Part of his duties are community policing and crime prevention. He offered to meet with us and assess our security and our issues and make some recommendations in terms of security and safety around the community. One of his recommendations is to heighten the fence

around the pool area and have gate access cards, which someone mentioned. I would like to take him up on this offer and see if he will meet with someone from the Board or Nathan.

Mr. Trates: I met with him before.

Resident (Gary Waller, 1747 Scarlett Avenue): Somebody should be here during the holidays; Labor Day, Memorial Day, Fourth of July.

Ms. Stephens: Excuse me, Gary. Through the years we have addressed raising the gate, but I was told it would look like a prison so that was shot down. We talked about the fobs that the Carriages and Villas have, but that went by the wayside. I would love for this man to come and educate everybody on what can be done because maybe, at that point, somebody will listen. We should have one entrance in and out of the pool. We don't need all of these entrances. If you have two, why do you need 20? There is not going to be a fire at the pool. It has already been brought up that you can jump over the fence if you have to.

Mr. Sabol: It would be very beneficial if he would come, Rena. That's a good idea.

Ms. Koontz: Absolutely. He wanted to come tonight, but he had to work. Do you want him to come to a meeting or a workshop?

Ms. Stephens: Have him come to a meeting and hopefully we can get more people here to listen to what he has to say and maybe at that point, people will realize that we need to do something, whatever that something may be because these suggestions are going to be made and apparently nobody picks up on it.

Ms. Koontz: I will ask if he can attend the March meeting.

Mr. Sabol: Explain to him that he will be on the agenda so he can speak, if he can only be here for 15 minutes or whatever.

Ms. Stephens: Absolutely.

Mr. Szewczyk: Put him at the beginning of the agenda. Will he come with his recommendations?

Ms. Koontz: Yes.

Ms. Stephens: Have him go step by step because we've already talked about all of this and nothing ever gets done. How often does it happen? It doesn't matter how often it happens because it happens.

Mr. Sabol: It only takes one time.

Ms. Stephens: That's right and we have to address it. We can't keep letting it go. Now we had this incident where there were 15 kids in the pool. We have to do something so whatever

that something is, if he can bring it here and people will listen and receive it the way it should be received, then maybe we can end the problem. Thank you very much.

Resident (Neil Sutton, 1775 Scarlett Avenue): If we don't take action to do what I suggested and put glass outside of that door where people can see when people come in, instead of facing this way, they would face where the entrance is and watch people come in. It would be a one-way gate.

Ms. Stephens: When Officer Sullivan comes next month as Rena said, he may very well have that in his proposal so let's get him here and let him lay it out step by step on what we can do as a community to make this a safer place for all of us.

Resident (Neil Sutton, 1775 Scarlett Avenue): I understand, but besides that, we have to take action on our own to do what we have to do.

Mr. Szewczyk: So it's going to be on the next agenda, right?

Mr. Flint: Yes, we will put it at the beginning of the next agenda.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Szewczyk seconded by Ms. Stephens with all in favor the meeting was adjourned at 8:14 pm.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION B

Lakeside Plantation

Community Development District

Summary of Invoices

February 1, 2019 to February 28, 2019

Fund	Date	Check No.'s		Amount
General Fund	2/5/19	1918-1922	\$	16,217.89
	2/8/19	1923	\$	3,330.16
	2/12/19	1924-1928	\$	14,954.22
	2/19/19	1929-1935	\$	-
	2/25/19	1936	\$	3,880.16
	2/26/19	1937-1952	\$	8,134.47
			\$	46,516.90
Capital Reserve Fund	2/5/19	82	\$	325.00
	2/12/19	83	\$	5,885.00
			\$	6,210.00
Automatic Drafts	<u>January 2018</u>			
Florida Power & Light		2200 Plantation Blvd - Clubhouse	\$	1,013.58
		2200 Plantation Blvd - Fountain	\$	593.13
		2200 Plantation Blvd - Tennis Courts/Pool	\$	1,419.97
North Port Utilities		2200 Plantation Blvd - Clubhouse	\$	177.80
		2200 Plantation Blvd - Fountain	\$	30.77
		2200 Plantation Blvd - Tennis Courts/Pool	\$	465.13
TECO Peoples Gas		2200 Plantation Blvd - Pool	\$	12.13
Frontier Communications		2200 Plantation Blvd - Clubhouse	\$	387.55
			\$	4,100.06
			\$	56,826.96

*** CHECK DATES 02/01/2019 - 02/28/2019 ***
 LAKESIDE PLANTATION - GENERAL
 BANK A LAKESIDE PLANTATION

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	EXPENSED TO.... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT
2/05/19	00066	1/22/19	105066	201812 310-51300-31500	HOPPING GREEN & SAMS	*	663.00	663.00 001918
2/05/19	00271	2/01/19	1611995	201902 330-53800-48600	TEST POOL PHONES	*	106.08	106.08
2/05/19	00264	1/29/19	271	201901 330-53800-48000	KINGS III OF AMERICA, LLC	*	450.00	106.08 001919
2/05/19	00288	1/29/19	012919	201901 330-53800-52100	MARK WOLF	*	440.00	450.00 001920
2/05/19	00257	2/01/19	352499	201902 330-53800-12000	MATT LIVERMAN	*	14,558.81	440.00 001921
2/08/19	00001	2/01/19	80	201902 310-51300-34000	VESTA PROPERTY SERVICES, INC.	*	3,094.33	14,558.81 001922
2/01/19	80	201902 310-51300-35200	MANAGEMENT FEES FEB19			*	83.33	83.33
2/01/19	80	201902 310-51300-31300	INFO TECH FEB19			*	83.33	83.33
2/01/19	80	201902 310-51300-51000	DISSEMINATION FEB19			*	.78	.78
2/01/19	80	201902 310-51300-42000	OFFICE SUPPLIES			*	61.64	61.64
2/01/19	80	201902 310-51300-42500	POSTAGE			*	6.75	6.75
2/12/19	00010	1/31/19	2019-001	201901 320-53800-46700	GOVERNMENTAL MANAGEMENT SERVICES	*	3,615.00	3,330.16 001923
2/01/19	2019-002	201902 320-53800-46400	RPLC PUMP AND EQUIP			*	7,655.00	7,655.00
2/12/19	00260	1/11/19	WO-9895	201901 330-53800-51000	BLOOMINGS LANDSCAPE & TURF MGMT, INC	*	248.95	11,270.00 001924
1/18/19	88801	201901 330-53800-51000	INSTALL NEW BULB			*	305.00	248.95
			FILTER/TANK O RING			*		305.00
				DART POOL SOLUTIONS, INC				553.95 001925
				LKSD LAKESIDE PLANT K COSTA				

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT
2/12/19	00258	2/02/19	17560		201902	310-51300-32200		GRAU AND ASSOCIATES	*	2,000.00	
											2,000.00 001926
2/12/19	00032	2/02/19	54883-15		201901	320-53800-43400		GARBAGE COLLECTION JAN19	*	164.27	
											164.27
2/12/19	00272	2/01/19	PI-A0023		201902	320-53800-46000		NORTH PORT SOLID WASTE DISTRICT	*	966.00	
											164.27 001927
2/19/19	00273	2/05/19	9398542		201902	330-53800-48300		SOLITUDE LAKE MANAGEMENT LLC	*	150.00	
											966.00 001928
2/05/19	9398542	201902	330-53800-48300						V	150.00-	
											150.00-
2/19/19	00014	1/14/19	466811		201901	330-53800-48101		ARROW ENVIRONMENTAL SERVICES	*	36.99	
											.00 001929
1/29/19	469359	201901	330-53800-48101						*	36.99	
											36.99
1/14/19	466811	201901	330-53800-48101						V	36.99-	
											36.99-
1/29/19	469359	201901	330-53800-48101						V	36.99-	
											.00 001930
2/06/19	88814	201902	330-53800-51100						*	810.00	
											810.00
2/06/19	88814	201902	330-53800-51100						V	810.00-	
											.00 001931
2/06/19	200217	201902	330-53800-48400						*	147.00	
											147.00
2/06/19	200217	201902	330-53800-48400						V	147.00-	
											.00 001932
1/29/19	00272	1/29/19	PI-A0023		201901	320-53800-46000		SECURITY ALARM CORP.	*	700.00	
											700.00
1/29/19	PI-A0023	201901	320-53800-46000						V	700.00-	
											.00 001933

LKSD LAKESIDE PLANT KCOSTA

*** CHECK DATES 02/01/2019 - 02/28/2019 *** LAKESIDE PLANTATION - GENERAL BANK A LAKESIDE PLANTATION

CHECK DATE	VEND#	INVOICE.....	DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT	#
2/19/19	00106	2/05/19 3654501	201902 310-51300-48000	NOT OF MTG 2/20/19						THE SUN	*	94.38		
2/05/19		3654501	201902 310-51300-48000	NOT OF MTG 2/20/19							V	94.38-		
2/19/19	00080	2/13/19 021319	201902 300-15500-10000	LIVE BAND-3/28/19							*	600.00		
2/13/19		021319	201902 300-15500-10000	LIVE BAND-3/28/19							V	600.00-		
2/25/19	00028	2/25/19 02252019	201902 300-20700-10000	FY19 DEBT SERVICE ASSESS						VITO AMOROSO	*	3,880.16		
2/26/19	00200	2/20/19 BS022019	201902 310-51300-11000	SUPV FEE 2/20/19						LAKESIDE PLANTATION C/O USBANK	*	200.00	3,880.16	001936
2/26/19	00273	2/05/19 9398542	201902 330-53800-48300	QTRLY PEST CONTROL FEB19						ALAN SABOL	*	150.00	200.00	001937
2/26/19	00055	2/20/19 CS022019	201902 310-51300-11000	SUPV FEE 2/20/19						ARROW ENVIRONMENTAL SERVICES	*	200.00	150.00	001938
2/26/19	00014	1/14/19 466811	201901 330-53800-48101	WATER COOLER JAN19						CAMILLE STEPHENS	*	36.99	200.00	001939
2/26/19	00294	2/25/19 022519	201902 300-36900-10300	TENNIS REIMBURSEMENT						CULLIGAN WATER	*	172.00	73.98	001940
2/26/19	00260	2/06/19 88814	201902 330-53800-51100	POOL CLEANING FEB19						CAROLE DONNIE	*	810.00	172.00	001941
2/26/19	00104	2/25/19 87314	201902 330-53800-48102	QTRLY EQUIP MAINT FEB19						DART POOL SOLUTIONS, INC	*	145.00	810.00	001942
										FITNESS LOGIC			145.00	001943

LKSD LAKESIDE PLANT KCOSTA

LAKE-SIDE PLANTATION - GENERAL
 BANK A LAKE-SIDE PLANTATION

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
2/26/19	00066	2/15/19 105453	201901 310-51300-31500		MTG/ROADWAY/AGMT	*	3,692.11	
2/26/19	00056	2/20/19 JS022019	201902 310-51300-11000		HOPPING GREEN & SAMS	*	200.00	3,692.11 001944
2/26/19	00282	2/20/19 PC022019	201902 310-51300-11000		SUPV FEE 02/20/19	*	200.00	200.00 001945
2/26/19	00077	2/07/19 1270	201902 320-53800-46900		LANDSCAPE INSPEC-2/7/19	*	550.00	200.00 001946
2/26/19	00290	2/20/19 RK022019	201902 310-51300-11000		SUPV FEE 2/20/19	*	200.00	550.00 001947
2/26/19	00041	2/06/19 200217	201902 330-53800-48400		ALRM MONIT-FEB19-APR19	*	147.00	200.00 001948
2/26/19	00272	1/29/19 PI-A0023	201901 320-53800-46000		LAKE ALGAE TESTING	*	700.00	147.00 001949
2/26/19	00106	2/05/19 3654501	201902 310-51300-48000		NOT OF MTG 2/20/19	*	94.38	700.00 001950
2/26/19	00080	2/13/19 021319	201902 300-15500-10000		LIVE BAND-3/28/19	*	600.00	94.38 001951
					VITO AMOROSO			600.00 001952

TOTAL FOR BANK A 46,516.90
 TOTAL FOR REGISTER 46,516.90

LKSD LAKESIDE PLANT KCOSTA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT
2/05/19	00032	10/27/18	223	201810	600	53800	61000		P&N LABOR FORCE, LLC	*	325.00	
			EXTERIOR PAINT-GAZEBO									
2/12/19	00036	2/05/19	PLA02051	201902	600	53800	61000		POOL FURNITURE/SET UP	*	5,885.00	
									JNJ HOME SERVICES			
											5,885.00	000083
											6,210.00	
											6,210.00	

LKSD LAKESIDE PLANT KCOSTA

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300

P.O. Box 6526

Tallahassee, FL 32314

850.222.7500

STATEMENT

January 22, 2019

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

Bill Number 105066
Billed through 12/31/2018

General Counsel/Monthly Meeting

LPCDD 00001 MCE

66
1-2-18
Prop/Review/offer

FOR PROFESSIONAL SERVICES RENDERED

12/04/18	MKR	Review proposal regarding playground repair with Berry Construction; prepare correspondence regarding same.	0.20 hrs
12/05/18	MKR	Prepare agreement with Berry Construction regarding playground drainage repair.	0.10 hrs
12/06/18	MCE	Prepare Berry contract regarding playground.	0.10 hrs
12/06/18	MKR	Prepare agreement with Berry Construction regarding playground repair.	1.20 hrs
12/07/18	MKR	Prepare correspondence to Tilton and Flint regarding playground drainage installation agreement with Berry Construction; review responses from same.	0.40 hrs
12/10/18	MKR	Review correspondence from district engineer; revise agreement with Berry Construction regarding playground drainage.	0.40 hrs
12/11/18	MCE	Confer with Flint.	0.10 hrs
12/12/18	MKR	Review board meeting summary from Koontz; prepare correspondence regarding same.	0.30 hrs
12/16/18	MCE	Research and revise rules of procedure.	0.20 hrs
Total fees for this matter			\$663.00

MATTER SUMMARY

Eckert, Michael C.	0.40 hrs	325 /hr	\$130.00
Rigoni, Michelle K.	2.60 hrs	205 /hr	\$533.00

TOTAL FEES

\$663.00

TOTAL CHARGES FOR THIS MATTER

\$663.00

BILLING SUMMARY

Eckert, Michael C.	0.40 hrs	325 /hr	\$130.00
--------------------	----------	---------	----------

=====

Rigoni, Michelle K.

2.60 hrs

205 /hr

\$533.00

TOTAL FEES

\$663.00

TOTAL CHARGES FOR THIS BILL-----
\$663.00**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 1611995
Invoice Date 02/01/2019
Terms Net 20
P.O. Number

Summary of Charges

Description	Quantity	Rate	Months	Amount
Lakeside Plantation CDD, 2200 Plantation Blvd, North Port, FL				
Swimming Pool Phone(s) - Complete Service 02/01/2019 - 04/30/2019	1	35.36	3.00	106.08
Sales Tax				0.00
Payments/Credits Applied				0.00

Invoice Balance Due: \$106.08

Date	Invoice #	Description	Amount	Balance Due
02/01/2019	1611995	Recurring Charges	\$106.08	\$106.08

Important Messages

Test Your Telephones Regularly

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

View and pay invoices online at www.kingsiii.com.

RECEIVED

JAN 29 2019

BY: _____

71
1-33-586-456
Test 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.

Page 1



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 13239 1 AB 0.408
013223
LAKESIDE PLANTATION CDD
9145 NARCOOSSEE RD STE A206
ORLANDO FL 32827-5768

REMIT TO:

INVOICE

Customer Number 42876
Invoice Number 1611995
Date 02/01/2019
Terms Net 20
Amount Due \$106.08

Amount Enclosed: \$ _____

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

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

13482
1
001
1611995

Check Request

District	<u>Lake Side Plantation</u>	Date	<u>1/29/19</u>
Payable to	<u>Mark Whit</u>		
Amount Requested	<u>\$450.00</u>	Account Number	<u>Valentine's Dance Fund</u>
Requested By			
Description of Need	<u>3 hours of playing live music for 2/19/19 event.</u>		
Approved By	<u>Matthew Lewis</u>	Signature	<u>[Signature]</u>
Received By		Signature	

Please send to clubhouse

ROBERT & WOLFIE

Music Duo

Playing music from the 70's to current

717-891-2347

Invoice # 271

January 15, 2019

For musical services to be performed on Feb. 14, 2019. From 6-9pm.

Location: Lakeside Plantation clubhouse

For: Valentine Dance/Party

C.O. Nathan

For the sum of \$450.00

Please make checks payable to Mark Wolf

Thank You

Mark Wolf

1501 Scarlett Ave.

North Port, Fl. 34289

717-891-2347

1-23598-581

50150 Tennis Programs

Check Request

District	<u>Lakeside Recreation</u>	Date	<u>1/29/19</u>
Payable to	<u>Matt Liverman</u>	Account Number	<u>Tennis Programs</u>
Amount Requested	<u>\$440.00</u>		
Requested By	<u>Matt Liverman</u>		
Description of Need	<u>50150 Tennis Programs</u>		
Approved By	<u>Matt Liverman</u>	Signature	<u>[Signature]</u>
Received By		Signature	

* Please Send to *

Matt Liverman

5070 Central Sarasota Pkwy # 309

Sarasota FL 34238



INVOICE FOR LAKESIDE PLANTATION

Matt Liverman
6070 Central Sarasota Parkway #309
Sarasota, FL 34238
512-797-8815
Matt_Liverman@hotmail.com

01/13/2019

Invoice: 20190113LSP

Reimbursement:

01/07-Monday 1:00 pm - 2:30 pm
Tennis Clinic for ladies 3.0 team:
Amount: \$80
Amount paid: \$40
Amount owed: \$40

01/08-Tuesday 10:00 am - 11:30 am
Tennis Clinic for ladies 3.5 team:
Amount: \$80
Amount paid: \$40
Amount owed: \$40

01/08-Tuesday 11:30 am - 1:00 pm
Tennis Clinic for ladies 3.5 team:
Amount: \$80
Amount paid: \$40
Amount owed: \$40

01/09-Wednesday 12:00 pm - 1:30 pm
Tennis Clinic for Men's team:
Amount: \$80
Amount paid: \$40
Amount owed: \$40

01/09-Wednesday 2:00 pm - 3:00 pm
Tennis Clinic for ladies 3.5 team:
Amount: \$80
Amount paid: \$40
Amount owed: \$40

01/09-Wednesday 3:00 pm - 4:00 pm
Tennis Clinic for ladies 3.5 team:
Amount: \$80
Amount paid: \$40

Amount owed: \$40

Total Due: \$240.00

Make check payable to: Matt Liverman

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

INVOICE FOR LAKESIDE PLANTATION

Matt Liverman
6070 Central Sarasota Parkway #300
Sarasota, FL 34238
512-797-6516
Matt_Liverman@hotmail.com

01/20/2019

Invoice: 20190120LSP

Reimbursement:

01/14-Monday 1:00 pm - 2:30 pm
Tennis Clinic for ladies 3.0 team:
Amount: \$80
Amount paid: \$40
Amount owed: \$40

01/15-Tuesday 9:00 am - 10:30 am
Tennis Clinic for ladies 3.5 team:
Amount: \$80
Amount paid: \$40
Amount owed: \$40

01/15-Tuesday 10:30 am - 12:00 pm
Tennis Clinic for ladies 3.5 team:
Amount: \$80
Amount paid: \$40
Amount owed: \$40

01/16-Wednesday 12:00 pm - 1:30 pm
Tennis Clinic for Men's team:
Amount: \$80
Amount paid: \$40
Amount owed: \$40

01/16-Wednesday 2:00 pm - 3:00 pm
Tennis Clinic for ladies 3.5 team:
Amount: \$80
Amount paid: \$40
Amount owed: \$40

Total Due: \$200.00

Make check payable to: Matt Liverman

Mail to: Matt Liverman 6070 Central Sarasota Parkway #300, Sarasota, FL 34238



Invoice

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

RECEIVED

FEB 5 - 2019

Invoice # 352499
Date 2/1/2019
Terms Net 30
Due Date 2/28/2019
Memo Feb 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

BY: _____

JSF
1-33526-12
Amenity Ctr 11/11

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

Invoice #: 80
Invoice Date: 2/1/19
Due Date: 2/1/19
Case:
P.O. Number:

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

RECEIVED

FEB 06 2019

BY: _____

Description	Hours/Qty	Rate	Amount
Management Fees - February 2019 1-21-19 30		3,094.33	3,094.33
Information Technology - February 2019 262		83.33	83.33
Dissemination Agent Services - February 2019 413		83.33	83.33
Office Supplies 51		0.78	0.78
Postage 02		61.64	61.64
Copies 115		6.75	6.75

Total \$3,330.16

Payments/Credits \$0.00

Balance Due \$3,330.16



Invoice

5824 Bee Ridge Road #165, Sarasota, FL 34233

Date 1/31/2019 Invoice # 2019-00147

Bill To:

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

RECEIVED

JAN 1 - 2019

BY: _____

10
1-31-19
Rpk Pump and equipment

Terms		Due on receipt
Description	Qty	Amount
Replace well pump and related equipment for irrigation controller #2 on Plantation Blvd		3,325.00
Work performed by subcontractor Parrish Well Drilling		
Subcontractor Administration Fee		290.00

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	\$3,615.00
Payments/Credits	\$0.00
Balance Due	\$3,615.00

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

Invoice #

2/1/2019

2019-00249

Bill To:

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

RECEIVED

FEB 5 - 2019

BY: _____

10
1-25588-004
Landscape maint Feb 1/19

Terms

Due Date

Net 30

3/3/2019

Description	Qty	Amount
Month of February Monthly Grounds Maintenance Fee		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 #

Fax #

E-mail

Web Site

(941) 927-9765

(941) 929-9356

carla@bloomingslandscape.com

www.bloomingslandscape.com

DART Pool Solutions, Inc.

1181 S. Sumter Blvd - PMB 324

North Port, FL 34287

CPC1457408

RECEIVED

JAN 17 2019

Invoice

Date	Invoice #
1/11/2019	WO-9895

BY: _____

Bill To
Lakeside Plantation 9145 Narcoossee Road STE. A206 Orlando, FL 32827

Service Location
2200 Plantation Blvd North Port, FL 34289

P.O. No.	Terms	Due Date	Tech	Date of Service
	Due On Receipt	1/21/2019	RJ	1/11/2019

Description	Qty	Rate	Amount
Installed new bulb, tested ok			
BULB 300W 12V R40 MED BASE	1	33.95	33.95
Diagnostic/Trip Fee	1	95.00	95.00
Labor	1	120.00	120.00
FL Sales Tax		7.00%	0.00
No 1-323-535-511			

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	\$248.95
Payments/Credits	\$0.00
Balance Due	\$248.95

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

RECEIVED**DART Pool Solutions, Inc.**

1181 S. Sumter Blvd - PMB 324

North Port, FL 34287

CPC1457408

JAN 22 2019

BY: _____

Invoice

Date	Invoice #
1/18/2019	88801

Bill To
Lakeside Plantation 9145 Narcoossee Road STE. A206 Orlando, FL 32827

Service Location
2200 Plantation Blvd North Port, FL 34289

P.O. No.	Terms	Due Date	Tech	Date of Service
	Due On Receipt	1/28/2019	RJ	1/3/2019

Description	Qty	Rate	Amount
Filter cartridge	1	245.00	245.00
Tank o-ring	1	60.00	60.00
FL Sales Tax		7.00%	0.00
NLD 1-327-538-511			

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	\$305.00
Payments/Credits	\$0.00
Balance Due	\$305.00

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

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

RECEIVED
FEB 06 2019

BY: _____

Phone: 561-994-9299

Fax: 561-994-5823

Lakeside Plantation Community Development District
9145 Narcoossee Road, Suite A206
Orlando, FL 32827

Invoice No. 17560
Date 02/02/2019

154
1-31-18-20
Fy18 Ackill fee

SERVICE

AMOUNT

Audit FYE 09/30/2018

\$ 2,000.00

Current Amount Due

\$ 2,000.00

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
2,000.00	0.00	0.00	0.00	0.00	2,000.00

Payment due upon receipt.

NORTH PORT SOLID WASTE DISTRICT



SERVICE ADDRESS			
2200 PLANTATION BLVD SWD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
54883-159826	55-55	2/02/19	3/01/19

Total Current Charges 164.27
 PAST DUE - MUST PAY NOW .00
 Total Amount Due 164.27



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

33

1-159826

Garbage collection

000054883000159826000000164277

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

52

SERVICE ADDRESS

2200 PLANTATION BLVD SWD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
54883-159826	55-55	2/02/19	3/01/19

Rate Class : COMMERCIAL WASTE
 Last payment amount/date: 158.62 1/18/19

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

Service	Consumption	Charge	Total
GB DUMPSTER 4YD/1 PICKUP	12/31/18 1/31/19	156.80	
GB BINS ONCE PER MONTH	12/31/18 1/14/19	.85	
GB 95 GAL RECY 1PU 1MON	1/14/19 1/31/19	3.97	
GB EXTRA RECY 1XMONTH	1/14/19 1/31/19	2.65	
TOTAL COMMERCIAL GARBAGE			164.27

Total Current Charges 164.27
 PAST DUE - MUST PAY NOW .00
 Total Amount Due 164.27

**** 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**

RECEIVED
 FEB 06 2019

BY: _____

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.

NORTH PORT SOLID WASTE DISTRICT, 4970 CITY HALL BLVD. NORTH PORT, FLORIDA 34286-4100

SOLITUDE

LAKE MANAGEMENT

RECEIVED

FEB 5 - 2019

INVOICE

Invoice Number: PI-A00236373
Invoice Date: 02/01/19

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

PROPERTY: Lakeside
Plantation CDD

BY: _____

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

RECEIVED

FEB 5 - 2019

BY: _____

CUSTOMER ID	CUSTOMER PO	Payment Terms	
L2077		Due upon receipt	
Sales Rep ID	Shipment Method	Ship Date	Due Date
Bill Kurth			02/01/19

Qty	Item / Description	Unit Price	Extension
1	Lake & Pond Management Services SVR06010 02/01/19 - 02/28/19 Lake & Pond Management Services	966.00	966.00

177
1 x SVR-06010
Lot 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
Little Rock, AR 72202

Subtotal	966.00
Sales Tax	0.00
Total Invoice	966.00
Payment Received	0.00
TOTAL	966.00

CHECK REQUEST FORM

DISTRICT/ASSOCIATION: Lakeside Plantation CDD DATE: 02/25/19

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

AMOUNT REQUESTED: \$ 3,880.16

REQUESTED BY: Katie Costa

ACCOUNT # 001-300-207-100

DESCRIPTION OF NEED: FY19 Debt service Assessment

APPROVED BY: Ariel Llovera

SIGNATURE: 

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2019

TAX COLLECTOR

						Gross Assessments	\$	880,463	\$	694,731	\$	185,733		
						Net Assessments	\$	832,038	\$	656,520	\$	175,517		
Date Received	Dist	Gross Assessments Received		Discounts/ Penalties		Commissions Paid		Interest Income		Net Amount Received		1999		Total 100%
												General Fund 78.91%	Debt Svc Fund 21.09%	
11/20/18	18-01	\$	109,405.71	\$	4,494.48	\$	1,573.67	\$	-	\$	103,337.56	\$	81,538.63	\$ 103,337.56
11/30/18	18-02	\$	143,707.06	\$	5,748.42	\$	2,069.38	\$	-	\$	135,889.26	\$	107,223.58	\$ 135,889.26
12/19/18	18-03	\$	407,578.69	\$	16,303.44	\$	5,869.13	\$	-	\$	385,406.12	\$	304,105.16	\$ 385,406.12
12/28/18	18-04	\$	37,852.10	\$	1,495.36	\$	545.35	\$	-	\$	35,811.39	\$	28,257.02	\$ 35,811.39
1/31/19	18-05	\$	18,441.46	\$	559.21	\$	268.23	\$	779.81	\$	18,393.83	\$	14,513.67	\$ 18,393.83
		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$ -
		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$ -
		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$ -
		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$ -
		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$ -
		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$ -
		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$ -
		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$ -
Totals		\$	716,985.02	\$	28,600.91	\$	10,325.76	\$	779.81	\$	678,838.16	\$	535,638.06	\$ 678,838.16

Imagine School at North Port Inc.

\$ 8,842.03

\$

\$

8,842.03

DATE RECEIVED	Check Num	DUE DATE	AMOUNT BILLED	NET AMOUNT RECEIVED	AMOUNT DUE	GENERAL FUND	SERIES 1999 DEBT
10/25/18	1198	12/1/18	\$ 8,842.03	\$ 8,842.03	\$ -	\$ -	\$ 8,842.03
			\$ 8,842.03	\$ 8,842.03	\$ -	\$ -	\$ 8,842.03

1-21-2019

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: February 20, 2019

	<i>Name</i>	<i>In Attendance Please ✓</i>	<i>Fee Involved Yes / No</i>	
1	Joe Szewczyk	✓	Yes (\$200)	56
2	Camille Stephens	✓	Yes (\$200)	55
3	Bud Sabol	✓	Yes (\$200)	54
4	Pina Chichelli	✓	Yes (\$200)	53
5	Rena Koontz	✓	Yes (\$200)	50

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

Approved for Payment:


District Manager Signature

2/20/19
Date

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



Arrow Environmental Services
PO Box 600730
Jacksonville, FL 32260-0730
941-624-2111

INVOICE / Inspection Report

INVOICE #: 9398542

WORK DATE: 2/5/19

270,
1-23-584193

CALL TO 625070

LOCATION 625070

C/O GOVERNMENTAL MANAGEMENT SERVICES
9145 narcoossee rd
suite a206
Orlando, FL 32827

Lakeside Plantation Comm.
2200 Plantation Blvd.
North Port, FL 34289

Time In: 2/5/19 9:59 AM
Time Out: 2/5/19 10:32 AM

Customer Signature

[Signature]

Lakeside Plantation

Technician Signature

[Signature]

Miguel Alegria
License #:

Phone: 407-841-5524
Mobile: 407-841-5524

Phone: 407-841-5524
Mobile: 407-841-5524

Purchase Order	Terms	Service Description	Quantity	Amount
None	DUE AT SER	Pest Recurring	1.00	150.00
Subtotal				150.00
Tax				0.00
Total Due:				150.00

GENERAL COMMENTS / INSTRUCTIONS

Checked rodent boxes some activity added new bait to boxes Checked perimeter dropped granular insecticide on Perimeter also sprayed perimeter thank you Miguel

To view your service history and make a payment online, click <https://cs.environmentalpestservice.com>.

If you have any questions about your Inspection Report and Invoice or need assistance logging into your account online, please contact your local branch.

Thank you for choosing us for your pest management needs.

CONDITIONS / OBSERVATIONS	Reported	Severity	Responsibility	Reviewed
None Noted.				

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
AVALON INSECTICIDE		279-3206-72112	7.9000%	0.0200	BIFENTHRIN	4.0000 Gallon	1.3000 Fluid Ounc
Target Pests: (None)							
Disclaimer: To control pests indoors and outdoors on residential, institutional, public, commercial, and industrial buildings, greenhouses, animal confinement facilities/livestock premises, kennels, food handling establishments, and lawns, ornamentals, parks, recreational areas and athletic fields.							
Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
CONTRAC ALL WEATHER BLOX		12455-79	0.0050%	n/a	Bromadiolone	12.0000 Dry Ounc	
Target Pests: Rats							
Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
INTICE 10 PERIMETER BAIT		73079-6	10.0000%	n/a	Orthoboric Acid	5.0000 Pound	
Target Pests: Ants							

PEST ACTIVITY	# Areas	# Devices	Pest Totals
None Noted.			

Consumer Notification(s)/Application Statements: •Treated Area(s): Do not allow unprotected persons, children, or pets to touch, enter, or replace items or bedding, to contact or to enter treated area(s) until dry. •Ventilation/Reoccupying: Vacate and keep area(s) closed up to 30 minutes after treatment, then ventilate area(s) for up to 2 hours before reoccupying. •Exterior Applications Treatment: Do not allow grazing of feed, lawn, or sod clippings to livestock after treatment applications. •Do not tamper with rodenticide or other pest bait placements. THANK YOU FOR ALLOWING US TO SERVE YOU!



Arrow Environmental Services
PO Box 600730
Jacksonville, FL 32260-0730
941-624-2111

INVOICE / Inspection Report

INVOICE #: 9398542

WORK DATE: 2/5/19

DEVICE INSPECTION SUMMARY

AREA COMMENTS

None Noted.

DEVICE INSPECTION EXCEPTIONS

None Noted.

INSPECTION DETAIL

None Noted.

PRODUCTS APPLIED

Material EPA #	A.I. % A.I. Concentration	Finished Qty Undiluted Qty	Application Equipment Application Method	Application Rate Sq/Cu/L Ft	Time Lot #
AVALON INSECTICIDE 279-3206-72112	7.9000% 0.02000000	4.0000 Gallon 1.3000 Fluid Ounce	Power Sprayer		10:28:52 AM
Weather: 0°, 0 MPH					
CONTRAC ALL WEATHER BLOX 12455-79	0.0050% n/a	12.0000 Dry Ounce	Hand Placement		10:28:35 AM
Target Pests: Rats					
Weather: 0°, 0 MPH					
INTICE 10 PERIMETER BAIT 73079-6	10.0000% n/a	5.0000 Pound	Spreader Perimeter Broadcast		10:29:10 AM
Target Pests: Ants					
Weather: 0°, 0 MPH					

Consumer Notification(s)/Application Statements: •Treated Area(s): Do not allow unprotected persons, children, or pets to touch, enter, or replace items or bedding, to contact or to enter treated area(s) until dry. •Ventilation/Reoccupying: Vacate and keep area(s) closed up to 30 minutes after treatment, then ventilate area(s) for up to 2 hours before reoccupying. •Exterior Applications Treatment: Do not allow grazing of feed, lawn, or sod clippings to livestock after treatment applications. •Do not tamper with rodenticide or other pest bait placements. **THANK YOU FOR ALLOWING US TO SERVE YOU!**

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: February 20, 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

2/20/19
Date

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



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 01/31/2019	PAY THIS AMOUNT 73.98	ACCOUNT NUMBER 1017805
Pay By Date: Feb 15		AMOUNT PAID \$

15*3983 1 MB 0.425*
LAKESIDE PLANTATION
9145 Narcoossee Rd Ste A206
Orlando FL 32827-5768



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

14
1-727-524-4801
with copy 2/1/19

Balance Forward Statement



RETURN THIS TOP PORTION WITH YOUR PAYMENT

Page: 1

InvDate	InvNum	Location	Billed	Tax	Balance
Previous Balance: 12/31/2018					170.96
Location 1017805					
LAKESIDE PLANTATION 2200 PLANTATION BLVD					
01/14/2019	466811	1017805	PO#		36.99
2413	5 GALLON DRINKING WATER		6.000 @	5.75	34.50
2704	BOTTLE DEPOSIT		-1.000 @	0.00	0.00
4201	DELIVERY CHARGE		1.000 @	2.49	0.00
01/17/2019		1017805	PO#		-96.98
	PAYMENT		@		
01/29/2019		1017805	PO#		-73.98
	PAYMENT		@		
01/29/2019	469359	1017805	PO#		36.99
2413	5 GALLON DRINKING WATER		6.000 @	5.75	34.50
2704	BOTTLE DEPOSIT		2.000 @	0.00	0.00
4201	DELIVERY CHARGE		1.000 @	2.49	0.00
01/31/2019		1017805	PO#		0.00
	PAYMENT		@		

RECEIVED
FEB 06 2019

BY: _____

ACCOUNT IS CURRENT

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

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

RECEIVED

FEB 26 2019

BY: _____

Check Request

1 - 309103

District	<u>Latrobe Phatima</u>	Date	<u>2/25/19</u>
Payable to	<u>Carole Donce</u>	Account Number	<u>0011 Account</u>
Amount Requested	<u>\$177.00</u>		
Requested By	<u>Phatima Takes</u>		
Description of Need	<u>Pro-rated refund for Seasonal Tennis Membership</u>		
Approved By	<u>Phatima Takes</u>	Signature	<u>[Signature]</u>
Received By		Signature	<u>[Signature]</u>

* Please send to

Carole Donce
3597 Royal Palm Dr.
Northport, FL 34288



DART Pool Solutions, Inc.

1181 S. Sumter Blvd - PMB 324

North Port, FL 34287

CPC1457408

RECEIVED

FEB 12 2019

BY: _____

Invoice

Date	Invoice #
2/6/2019	88814

Bill To
Lakeside Plantation 9145 Narcoossee Road STE. A206 Orlando, FL 32827

Service Location
2200 Plantation Blvd North Port, FL 34289

P.O. No.	Terms	Due Date	Tech	Date of Service
	Due On Receipt	2/16/2019	RJ	2/6/2019

Description	Qty	Rate	Amount
February pool cleaning		810.00	810.00
FL Sales Tax		7.00%	0.00
260 1-743-511 Pool cleaning fee			

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	



Fitness Logic

380 Scarlet Blvd.
Oldsmar, FL
34677

Phone #

727-784-4964

Fax #

727-784-0223

E-mail

fitlogic@aol.com

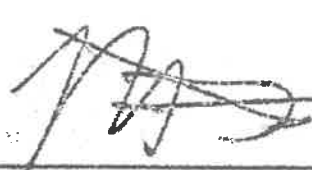
Invoice

Date	Invoice #
2/25/2019	87314

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	MAN	86372	2/22/2019

Item Code	Description	Quantity	Price Each	Amount
Maintenance	Quarterly General Maintenance and cleaning of all equipment - Labor Only Maintenance completion during Feb 2019 RECEIVED FEB 26 2019 BY: _____ 	1	145.00	145.00

Handwritten notes on invoice:
104
13256-48002
2/11/19 Equip Maint Feb 19

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

Subtotal \$145.00

Sales Tax (0.0%) \$0.00

Total \$145.00

Hopping Green & Sams

Attorneys and Counselors

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

===== STATEMENT =====

February 15, 2019

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

Bill Number 105453
Billed through 01/31/2019

General Counsel/Monthly Meeting

LPCDD 00001 MCE

FOR PROFESSIONAL SERVICES RENDERED

12/13-3/15
Prep/Research/Ad

01/09/19	MKR	Review draft meeting minutes and provide comments.	1.20 hrs
01/10/19	MCE	Prepare for board meeting.	0.20 hrs
01/11/19	APA	Analyze agenda package; prepare agenda memorandum.	1.20 hrs
01/15/19	SRS	Prepare for board meeting.	1.20 hrs
01/15/19	APA	Follow-up regarding status of agreement for installation of playground drainage equipment.	0.30 hrs
01/16/19	SRS	Travel to and attend board meeting; conduct follow-up; return travel.	7.40 hrs
01/17/19	APA	Research history of district roadways and City of North Port regarding parking violations; prepare pickleball curbing installation services agreement; research division of corporations regarding Stone Bull Curbing; prepare e-mails to Vesta and district manager regarding same and expiration of registration with State of Florida Division of Corporations; prepare e-mail to Farmer regarding same; research most recent agreement with SOLitude.	4.20 hrs
01/18/19	JLK	Continue researching Americans with Disabilities Act-related issues; confer with insurance representatives regarding same; continue preparing model agreement for district dissemination.	0.10 hrs
01/18/19	APA	Update maintenance agreement chart.	0.40 hrs
01/22/19	APA	Follow-up with Vesta and Farmer regarding Stone Bull Curbing ownership.	0.30 hrs
01/24/19	SRS	Conduct follow-up regarding lake maintenance agreement.	0.10 hrs
01/25/19	JLK	Research and prepare updated rules of procedure; research and update FEMA procurement documents regarding debris removal services.	0.10 hrs
01/30/19	APA	Prepare response to auditor request letter regarding fiscal year 2017-2018.	1.20 hrs
01/31/19	MCE	Monitor proposed legislation which may impact district.	0.30 hrs
01/31/19	JLE	Review auditor request letter; revise draft response; follow-up.	0.20 hrs

Total fees for this matter

\$3,392.00

DISBURSEMENTS

Document Reproduction	45.50
Travel	237.05
Travel - Meals	17.56
Total disbursements for this matter	\$300.11

MATTER SUMMARY

Papp, Annie M. - Paralegal	7.60 hrs	145 /hr	\$1,102.00
Earlywine, Jere L.	0.20 hrs	265 /hr	\$53.00
Kilinski, Jennifer L.	0.20 hrs	225 /hr	\$45.00
Eckert, Michael C.	0.50 hrs	325 /hr	\$162.50
Rigoni, Michelle K.	1.20 hrs	205 /hr	\$246.00
Sandy, Sarah R.	8.70 hrs	205 /hr	\$1,783.50

TOTAL FEES	\$3,392.00
TOTAL DISBURSEMENTS	\$300.11

TOTAL CHARGES FOR THIS MATTER **\$3,692.11**

BILLING SUMMARY

Papp, Annie M. - Paralegal	7.60 hrs	145 /hr	\$1,102.00
Earlywine, Jere L.	0.20 hrs	265 /hr	\$53.00
Kilinski, Jennifer L.	0.20 hrs	225 /hr	\$45.00
Eckert, Michael C.	0.50 hrs	325 /hr	\$162.50
Rigoni, Michelle K.	1.20 hrs	205 /hr	\$246.00
Sandy, Sarah R.	8.70 hrs	205 /hr	\$1,783.50

TOTAL FEES	\$3,392.00
TOTAL DISBURSEMENTS	\$300.11

TOTAL CHARGES FOR THIS BILL **\$3,692.11**

Please include the bill number on your check.

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: February 20, 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

2/20/19
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: February 20, 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

2 / 20 / 19
Date

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

720 Brooker Creek Blvd. #206
Oldsmar, FL 34677

RECEIVED
FEB 12 2019

Date	Invoice #
2/7/2019	1270

BY: _____

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

77

1

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	February 7th Inspection	550.00	550.00
Total			\$550.00

Attendance Confirmation
for
BOARD OF SUPERVISORS

RECEIVED

FEB 26 2019

BY: _____

District Name: Lakeside Plantation CDD

Board Meeting Date: February 20, 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

2/20/19
Date

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

SOLITUDE

LAKE MANAGEMENT

INVOICE

Voice: (888) 480-LAKE • Fax: (888) 358-0088

Invoice Number: **PI-A00237304**
 Invoice Date: **01/29/19**

RECEIVED

PROPERTY: **Lakeside
Plantation CDD**

FEB 7 - 2019

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

BY: _____

Customer ID
L2077

Customer PO

Payment Terms
Due upon receipt

Sales Rep ID
Jeff Moding

Shipping Method

Ship Date

Due Date
01/29/19

Qty	Item Description	Unit Price	Extension
1	Golden Algae Testing and Treatment - Lakes #2 & #3	700.00	700.00

2-10
1-22 5846
Lake Algae testing

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
 Little Rock, AR 72202

Subtotal	700.00
Sales Tax	0.00
Total Invoice	700.00
Payment Received	0.00
TOTAL	700.00

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

RECEIVED

02/05/19

FEB 19 2019

BY: _____

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

Acct#: 297693 JORGI ALGARD LAKESIDE PLANTATION CDD GOV MGMT SERVICES - CF, LLC 9145 NARCOOSSEE RD, STE A206 ORLANDO, FL 32827 Telephone: (407) 841-5524	Date: 02/05/19 Ad Date: 02/11/19 Class: 3126 Ad ID: 3654501 Ad Taker: MDICKINSON Sales Person: 200 Words: 266 Lines: 86 Agate Lines: 89 Depth: 9.333 Inserts: 1 Blind Box:
--	---

Other Charges:	\$0.00	Gross:	\$94.38
Discount:	\$0.00		
Surcharge:	\$0.00	Paid Amount:	- \$0.00
Credits:	\$0.00		
Bill Depth:	9.333	Amount Due:	\$94.38

Publication	Start	Stop	Inserts	Cost
Charlotte Sun (CS)	02/11/19	02/11/19	1	\$94.38

12-
1-31-5/2-49
1/21 of mly 2/20/19

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, February 20, 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: 02/11/2019
297693 3654501

We Appreciate Your Business!
Thank You JORGI ALGARD!



**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, Englewood Sun, and North Port Sun, a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement on page 2, being a Notice of Meeting was published in said newspaper in the issues of:

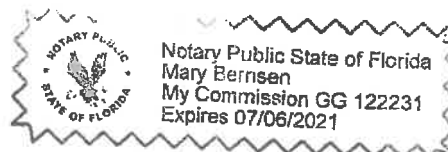
02/11/2019

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 on page 2; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Melinda Dickinson
(Signature of Affiant)

Sworn and subscribed before me this 11th day of February, 2019.

Mary Bernsen
(Signature of Notary Public)



Personally known X OR Produced Identification

Type of Identification Produced

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

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George S. Flint
Governmental Management
Services – Central Florida,
LLC District Manager
Publish: 02/11/2019
297693 3654501

RECEIVED

FEB 14 2019

BY: _____

Check Request

60
1100
1-33388-04

District	<u>LakeSide Protection</u>	Date	<u>2/13/19</u>
Payable to	<u>Ltita Ane/ucso</u>	Account Number	<u>sock-hop acct</u>
Amount Requested	<u>600.00</u>		
Requested By	<u>Florian Tates</u>		
Description of Need	<u>live band to play at March 29th 2019</u>		
	<u>sock hop event 06-9 pm</u>		
Approved By	<u>Matthew Tates</u>	Signature	<u>[Signature]</u>
Received By		Signature	<u>[Signature]</u>

* Please send to clubhouse *





**Ameruoso
Music Productions**

OFFICE

121 Orlando Blvd.
Pt. Charlotte, FL 33954

PHONE

941-258-1959

EMAIL

vameruoso@comcast.net

WEB

www.Tat2musicduo.com

Date: 2/12/19

This is an agreement between Vito Ameruoso Music Productions

Venue: Lakeside Plantation Clubhouse / C/O Nathan Trates

Date: Thurs. March 28/2019

Hrs: 8-9 pm

Amt: \$600 / Duo

Please have check made payable to Vito Ameruoso, (not Tat2) on the day of the event. Vito will supply the sound system for the event. Any changes to this agreement will need to be addressed 30 days before the event takes place. In the event of a cancellation within 30 days of this contract, it must be honored and paid in full.

Thank you for your business and I look forward to your event.

Please sign this document and email to vameruoso@comcast.net

Sincerely yours,

Vito Ameruoso / AMERUOSO MUSIC PRODUCTIONS

X

Nathan Trates / 423-5500

ntrates@vestapropertyservices.com

2200 Plantation Rd. North Port, FL 34289

INVOICE

RECEIVEDLakeside Plantation CCD
(941) 423-5500

FEB 5 - 2019

P&N Labor Force3171 Horace Ave
North Port, FL 34286

Phone: (941) 416-7999

Email: pletierandnichole@yahoo.com

BY: _____

Payment Terms

Due upon receipt

Invoice #

000223

Date

10/27/2018

Business / Tax #

990010120585

Description**Total**

Exterior Painting

\$525.00

Painting and pressure washings of Gazebo.

31
32
10/27/18
EXTERIOR PAINTING**Subtotal**

\$525.00

Total

\$525.00

Payments Summary

10/27/2018 - Cheque #79

\$200.00

Paid Total

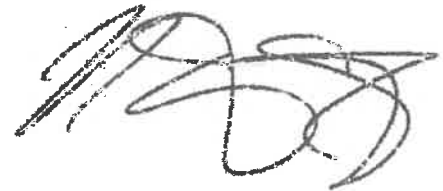
\$200.00

Remaining Amount

\$325.00

Notes:

Will paint white with satin superpaint from Sherwin William's. The floor color and type of paint can be discussed further at a later date. Possibly superdeck paint.



31
26
2-6-5409

1-3-2019

FEB 12 2019

JNJ HOME SERVICES
14819 LONE EAGLE DR., ORLANDO FL 32837

BY: _____

INVOICE

DELIVER:

Name Lakeside Plantation Community
Address 2200 Plantation blvd.
City Northport State FL ZIP 34289
Phone Contact @ location: Nathan Trates 941-423-5500

Misc

Date 2/5/19
PO
Rep
INV# PLA020519

Qty		Unit Price	TOTAL
16	Sling Dining chairs- Fabric: Blue/Dupioni Pool Side Frame color: Grey #219	\$ 145.00	\$ 2,320.00
34	Horizontal Strap Chaise lounges- Royal blue 216 Frame color: Grey #219	\$ 275.00	\$ 9,350.00
	Complete set up- drivers will unload furniture, place furniture around pool or deck area, unwrap shipping paper, clean up		\$ 100.00
	50 % Deposit to start production/ Balance for delivery		

SubTotal	\$ 11,770.00
Tax	N/A
50.00%	\$ (5,885.00)
Freight	\$ 100.00
Balance	\$ 5,985.00

Comments

Name _____
CC # _____

Office Use Only

ANY QUESTIONS ABOUT THE ORDER OR INFORMATION ON SHIP DATE PLEASE CONTACT
JOANNE JNJHOMESVCS@GMAIL.COM or PH: 407-625-9121



2 078726 / 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

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

B 4 5517 6

LAKE SIDE 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	\$1,013.58	Feb 15 2019	\$

Your electric statement

Account number: 57421-67439

For: Dec 28 2018 to Jan 25 2019 (30 days)

Customer name: LAKE SIDE PLANTATION COMM

Service address: 2200 PLANTATION BLVD # CLHSE

Statement date: Jan 25 2019

Next meter reading: Feb 22 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (++)	New charges due by
950.45	950.45 CR	0.00	0.00	1,013.58	\$1,013.58	Feb 15 2019

Meter reading - Meter KLL2946

Current reading 51499
Previous reading - 50743
kWh constant x 10
kWh used 7560

Demand reading 4.77
kW constant x 10.00
Demand kW 48

Energy usage

	Last Year	This Year
kWh this month	9000	7560
Service days	34	30
kWh per day	264	252

Amount of your last bill 950.45
Payment received - Thank you 950.45 CR
Balance before new charges \$0.00

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

Electric service amount 926.24**
Storm charge 6.50
Gross receipts tax 23.92
Franchise charge 56.92
Total new charges \$1,013.58

Total amount you owe \$1,013.58

FPL automatic bill pay - DO NOT PAY

**The electric service amount includes the following charges:

Customer charge: \$25.34
Fuel: \$207.75
(\$0.027480 per kWh)
Non-fuel: \$171.39
(\$0.022670 per kWh)
Demand: \$521.76
(\$10.87 per kW)

- Payment received after April 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 February 05, 2019. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- Beginning in February, a rate adjustment will take effect following four new solar plants entering into service. To learn more about your energy bill, visit FPL.com/rates.

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 4

5517 5



AUTO **CO 0116
1 078726

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 33186-0001



Account number	Do not pay	New charges due by	Amount enclosed
04126-05586	\$593.13	Feb 15 2019	\$

Your electric statement

For: Dec 26 2018 to Jan 25 2019 (30 days)

Customer name: LAKESIDE PLANTATION

Service address: 2200 PLANTATION BLVD # FNTN

Account number: 04126-05586

Statement date: Jan 25 2019
Next meter reading: Feb 22 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (=)	New charges due by
591.37	591.37 CR	0.00	0.00	593.13	\$593.13	Feb 15 2019

Meter reading - Meter KN46183

Current reading 21325
Previous reading - 15483
KWh used 5842

Energy usage

	Last Year	This Year
kWh this month	9202	5842
Service days	34	30
kWh per day	270	194

**The electric service amount includes the following charges:

Customer charge: \$10.15
Fuel: \$160.54
(\$0.027480 per kWh)
Non-fuel: \$368.58
(\$0.063090 per kWh)

Amount of your last bill 591.37
Payment received - Thank you 591.37 CR
Balance before new charges \$0.00

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

Electric service amount	539.27**
Storm charge	6.55
Gross receipts tax	4.00
Franchise charge	33.31
Total new charges	\$593.13

Total amount you owe

\$593.13

FPL automatic bill pay - DO NOT PAY

- Payment received after April 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 February 05, 2019. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- Beginning in February, a rate adjustment will take effect following four new solar plants entering into service. To learn more about your energy bill, visit FPL.com/rates.

RECEIVED

JAN 28 2019

BY: _____

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 078726

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

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

B 4 5517 1

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	\$1,419.97	Feb 15 2019	\$

Your electric statement**Account number: 84595-15071**

For: Dec 26 2018 to Jan 25 2019 (30 days)

Customer name: LAKESIDE PLANTATION COMM

Statement date: Jan 25 2019

Service address: 2200 PLANTATION BLVD # POOL

Next meter reading: Feb 22 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (=)	New charges due by
1,402.92	1,402.92 CR	0.00	0.00	1,419.97	\$1,419.97	Feb 15 2019

Meter reading - Meter KL84533

Current reading 81198
Previous reading ~ 83323
kWh used 17875

Demand reading 33.87
Demand kW 34

Energy usage
Last Year This Year

kWh this month 15516 17875
Service days 34 30
kWh per day 456 595

Amount of your last bill 1,402.92
Payment received - Thank you 1,402.92 CR
Balance before new charges \$0.00

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

Electric service amount 1,281.35**
Storm charge 15.37
Gross receipts tax 33.51
Franchise charge 79.74
Total new charges \$1,419.97

Total amount you owe**\$1,419.97******The electric service amount****Includes the following charges:**

Customer charge: \$25.34
Fuel: \$491.21
(\$0.027480 per kWh)
Non-fuel: \$405.22
(\$0.022670 per kWh)
Demand: \$369.58
(\$10.87 per kW)

FPL automatic bill pay - DO NOT PAY

- Payment received after **April 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 **February 05, 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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To report power outages: 1-800-4OUTAGE (468-8243)

Hearing/speech impaired: 711 (Relay Service)

Online at: www.FPL.com



SERVICE ADDRESS			CURRENT CHARGES DUE DATE
ACCOUNT NUMBER	CYCLE	BILL DATE	
2200 PLANTATION BLVD			
43123-156052	18-29	1/29/19	2/19/19

Total Current Charges 177.80
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 177.80



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

\$ _____
 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: \$ _____

000043123000156052000000177805

2108 LAKE

SERVICE ADDRESS

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
2200 PLANTATION BLVD			
43123-156052	18-29	1/29/19	2/19/19

Rate Class : COMMERCIAL
 Last payment amount/date: 218.96 1/17/19

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

Last Bill Amount 218.96
 Payments 218.96-
 Adjustments .00
 BALANCE FORWARD .00

Service	Usage	Current	Previous	Usage
WA 12/20/18 1/18/19 29 80000038 1.000 TGAL	70	64	6	
	USAGE FOR 1/18		7.00	

Service	Consumption	Charge	Total
WA Base facility chg		43.72	
WA Usage block 1	6.00	24.00	
TOTAL WATER			67.72
SE Base facility chg		72.34	
SE Consumption	6.00	37.74	
TOTAL SEWER			110.08

Total Current Charges 177.80
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 177.80

**** 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**

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	
			DUE DATE	
2200 PLANTATION BLVD FICT				
ACCOUNT NUMBER	CYCLE	BILL DATE		
43123-154658	18-29	1/29/19	2/19/19	

Total Current Charges 30.77
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 30.77



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

\$ _____
 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: \$ _____

000043123000154658000000030773

2107 LAKE

SERVICE ADDRESS			
2200 PLANTATION BLVD FICT			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154658	18-29	1/29/19	2/19/19

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

Rate Class : COMMERCIAL
 Last payment amount/date: 34.77 1/17/19

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

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
WA 12/20/18	1/18/19	29	36607560	1.000	TGAL	576	573
						USAGE FOR	1/18
							21.00

Service	Consumption	Charge	Total
WA Base facility chg		18.77	
WA Usage block 1	3.00	12.00	
TOTAL WATER			30.77

Total Current Charges 30.77
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 30.77

**** 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**



SERVICE ADDRESS				CURRENT CHARGES
2200 PLANTATION BLVD CYCLE				DUE DATE
43123-154656	18-29	1/29/19	2/19/19	

Total Current Charges 465.13
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 465.13



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

\$ _____
 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: \$ _____

000043123000154656000000465138

2106 LAKE

SERVICE ADDRESS

ACCOUNT NUMBER	2200 PLANTATION BLVD	DATE	BILL DATE	DUE DATE
43123-154656	18-29	1/29/19	2/19/19	

Rate Class : COMMERCIAL
 Last payment amount/date: 510.09 1/17/19

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
WA 12/20/18	1/18/19	29	80005382	1.000	TGAL	2773	2712
						USAGE FOR	1/18
							59.00

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	1.00	11.24	
TOTAL WATER			465.13

Total Current Charges 465.13
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 465.13

**** 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**

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

Last Bill Amount 510.09
 Payments 510.09-
 Adjustments .00
 BALANCE FORWARD .00

RECEIVED

JAN 31 2019

BY: _____

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

AFTER HOURS/EMERGENCY
 water or sewer service call
 941.240.8000



ACCOUNT INVOICE

peoplesgas.com



Statement Date: 02/20/2019

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:	03/13/2019

Your Account Summary

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

DO NOT PAY. Your account will be drafted on 03/13/2019



Sign up for Budget Billing today!

Learn more at
peoplesgas.com/budgetforhome

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

RECEIVED

FEB 25 2019



Helping neighbors in need

Our Share program makes it easy for you to help customers in need pay their electric and/or natural gas bills. Visit tampaelectric.com/share and peoplesgas.com/share to learn more.

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:	03/13/2019

Amount Enclosed \$

602000436544 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 03/13/2019

00001015 01 AV 0.38 32601 FTECO102211000281610 00000 07 00000000 010 09 38086 003



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

602000436544 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 03/13/2019



ACCOUNT INVOICE



Account: 211014212750
Statement Date: 02/20/2019
Current month's charges due 03/13/2019

Details of Current Month's Charges – Service from - 01/18/2019 to 02/15/2019

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	02/15/2019	405		405		0 CCF		1.041		1.0000	0.0 Therms	29 Days
Customer Charge								\$11.40				
Natural Gas Service Cost								\$11.40				
Franchise Fee								\$0.73				
Total Natural Gas Cost, Local Fees and Taxes										\$12.13		
Total Current Month's Charges										\$12.13		

Peoples Gas Usage History

Therms Per Day
(Average)

FEB 2019	0.0
JAN	0.0
DEC	0.0
NOV	0.0
OCT	0.0
SEP	0.0
AUG	0.0
JUL	0.0
JUN	0.0
MAY	0.0
APR	0.0
MAR	0.0
FEB 2018	0.0

00001915-0005791- Page 3 of 6

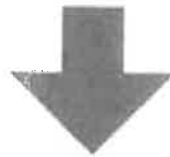


Did you notice you're paying less for your natural gas service?

2019 Peoples Gas bills

Here's why you're paying less

COSTS THAT WENT DOWN



Tax Reform



Cast Iron/Bare Steel
Pipe Replacement



Energy Conservation
Programs



COSTS THAT WENT
UP

THE RESULT

Typical residential and business bills are dropping about **5%**.

Since January, your bill is reflecting new, lower rates. The typical Peoples Gas residential and business bills are about 5 percent lower than 2018. The decrease, approved by the Florida Public Service Commission, is a result of the benefits from the previously approved tax reform that caused the customer charge and base rates to go down. Also decreasing in 2019 is the charge for cast iron/bare steel pipe replacement. Costs going up are charges for conservation programs. Overall, Peoples Gas bills have decreased and remain a great value.

More about your bill

If you are interested in more details about the components of your bill, please refer to the Understanding Your Charges information page on the back of your bill.

Visit tecoaccount.com to view your bill online.

We're here for you

Want to learn more about your natural gas rates or our rebates, programs and services? Please visit us at peoplesgas.com or call us at **877 TECO PGS (877-832-6747)** to speak with a representative.



TEXT CODE: FLBBB
PIN: 7332

PAGE 1 OF 4

Date of Bill 2/01/19
New Charges Due Date 2/25/19

Account Number 941/423-5501 Total Amount Due \$387.55

LAKE SIDE PLANTATION COMMUNIT
9145 NARCOOSSEE ROAD
STE A206
ORLANDO, FL 32827

Amount Paid

328270000 0

772005941423550102191300000000000000000387555

www.frontier.com
Business

1-800-921-8102

Account Number 941/423-5501 Date of Bill 2/01/19

Previous Balance	386.34
Payments Received Thru 1/20/19	-386.34
Thank you for your payment!	
Balance Forward	.00
New Charges	387.55

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 \$387.55

CURRENT BILLING SUMMARY

Qty Description	941/423-5501.0	Charge
Local Service from 02/01/19 to 02/28/19		
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		4.99
FCA Long Distance - Federal USF Surcharge		1.63
Total Toll/Other		9.74

TOTAL 387.55

941/423-5501

Date of Bill 2/01/19

** ACCOUNT ACTIVITY **

Qty	Description	Order Number	Effective Dates	
1	Federal Primary Carrier Centrex Line			
	941/423-5500	AUTOCH	2/01	2.20
			Subtotal	2.20
1	Business High Speed Internet Fee	AUTOCH	2/01	3.99
1	Regional Sports Fee	AUTOCH	2/01	6.00
1	Frontier Road Work Recovery Surcharge			
		AUTOCH	2/01	1.25
	Additional Line Discount	AUTOCH	2/01	-30.00
	Solutions Bundle Discount	AUTOCH	2/01	-22.00
	Promo Discount	AUTOCH	2/01	-35.00
1	Federal Primary Carrier Centrex Line			
		AUTOCH	2/01	2.20
1	Carrier Cost Recovery Surcharge	AUTOCH	2/01	4.99
	941/423-5501		Subtotal	-68.57
1	Federal Primary Carrier Centrex Line			
		AUTOCH	2/01	2.20
	941/429-8648		Subtotal	2.20
Partial Month Charges				
	FiOS Video Discount 99 MO	PROMOTION	2/01 2/28	-14.99
	FiOS Internet Bus 99 MO	PROMOTION	2/01 2/28	-30.00
	941/423-5501		Subtotal	-44.99
			Subtotal	-109.16

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	JAN 04	11:40A	1.0	DD	BRADENTON FL (941)567-0015	.00 U
E 2	JAN 10	9:21A	1.0	DD	TAMPA FL (813)758-2805	.00 U
E 3	JAN 29	9:48A	1.0	DD	BRADENTON FL (941)567-0015	.00 U
E 4	JAN 31	12:28P	1.0	DD	CLEARWATER FL (727)409-6260	.00 U
					941/423-5500	Subtotal .00

Subtotal Minutes: 4.0 ***REP LINE ONLY

*****Resume printing of detail

Detail of Frontier Com of America Charges

Toll charged to 941/423-5500

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
1	JAN 14	9:16A	1.0	DI	SUDBURY ON (705)586-3602	1.04
*****Start suppression of detail						
E 5	JAN 02	8:02A	.6	DD	BRUNSWICK ME (207)522-2462	.00 U
E 6	JAN 09	10:45A	3.1	DD	FORT MYERS FL (239)466-0403	.00 U
E 7	JAN 10	1:57P	3.7	DD	NEWPT NEWS VA (757)218-5545	.00 U
E 8	JAN 14	10:58A	1.5	DD	NEW YORK NY (212)599-0096	.00 U
E 9	JAN 14	12:12P	8.9	DD	ORLANDO FL (407)841-5524	.00 U
E 10	JAN 15	12:49P	.6	DD	KISSIMMEE FL (321)219-8749	.00 U
E 11	JAN 18	9:24A	.6	DD	TOLEDO OH (419)350-5511	.00 U
E 12	JAN 18	9:50A	.7	DD	CATONSVL MD (410)530-3219	.00 U
E 13	JAN 18	5:59P	.3	DD	RICHMOND MI (586)248-1414	.00 U
E 14	JAN 18	6:00P	.3	DD	RICHMOND MI (586)248-1414	.00 U
E 15	JAN 25	11:19A	.3	DD	JACKSONVL FL (904)355-1832	.00 U
E 16	JAN 25	11:20A	1.4	DD	JACKSONVL FL (904)355-1831	.00 U
E 17	JAN 26	1:54P	1.2	DD	LOWELL MA (978)375-7313	.00 U
E 18	JAN 28	2:37P	.9	DD	MIDDLETOWN NJ (732)737-1933	.00 U
E 19	JAN 30	2:31P	.8	DD	WARREN MI (586)556-6094	.00 U

941/423-5501

Date of Bill 2/01/19

Detail of Frontier Com of America Charges

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
E	20 JAN 30	4:06P	1.1	DD	WARREN MI (586)556-6094	.00 U
E	21 JAN 31	1:59P	.5	DD	ORLANDO FL (407)625-9121	.00 U
****Resume printing of detail						
Subtotal Minutes: 941/423-5500 27.5 ***REP LINE ONLY						Subtotal 1.04

Detail of Frontier Com of America Charges

Toll charged to 941/423-5501

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
2	JAN 12	9:57A	1.0	DI	SUDBURY ON (705)586-3602	1.04
3	JAN 14	9:21A	1.0	DI	SUDBURY ON (705)586-3602	1.04
****Start suppression of detail						
E	22 JAN 08	11:21A	2.5	DD	WASHINGTON DC (202)354-5295	.00 U
E	23 JAN 15	11:57A	2.9	DD	PUNTAGORDA FL (941)833-6565	.00 U
****Resume printing of detail						
Subtotal Minutes: 941/423-5501 7.4 ***REP LINE ONLY						Subtotal 2.08

Legend Call Types:
DD - Day
DI - International

Caller Summary Report

	Calls	Minutes	Amount
941/423-5500	22	31	1.04
Main Number	4	7	2.08
***Customer Summary	26	38	3.12

Caller Summary Report

	Calls	Minutes	Amount
Intra-Lata	4	4	.00
Interstate	12	14	.00
Intrastate	7	17	.00
International	3	3	3.12
***Customer Summary	26	38	3.12

941/423-5501

Date of Bill 2/01/19

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 \$212.06 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.

As of January 1, 2019, the Carrier Cost Recovery Surcharge was increased 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>

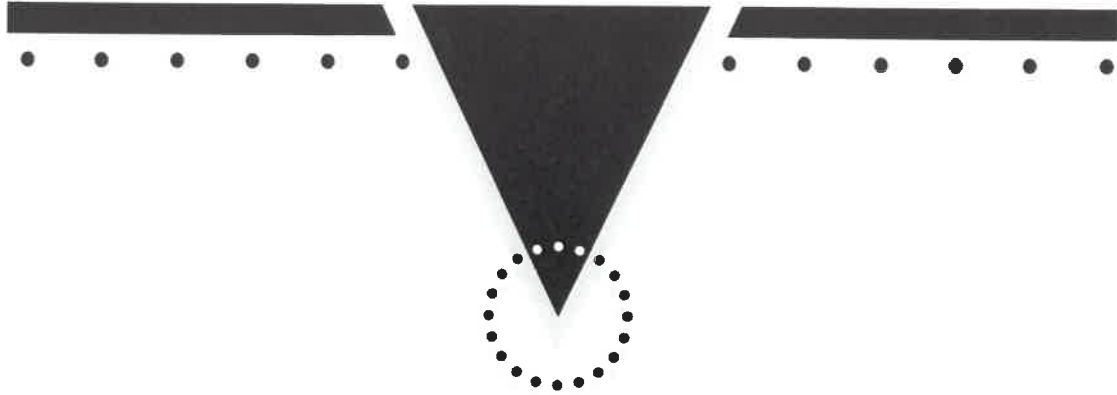
Local Franchise Authority - FiOS TV
Your FCC Community ID is: FL1334

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

REMITTANCE: FRONTIER
PO BOX 740407
CINCINNATI OH 45274-0407

CDPIFLBBB94194142332827FLFT-FLABUSCX 5342NY 0000000000000387.55
NNNNNNNNNNNNNNNNNNNNNNNNNNNNNNNNNNNN 1-800-921-8102

SECTION C



Lakeside Plantation

Community Development District

Unaudited Financial Reporting
February 28, 2019



Table of Contents

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

**Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT**

**COMBINED BALANCE SHEET
February 28, 2019**

	General	Debt Service	Capital Reserve	Totals
Assets				
<u>Cash:</u>				
Operating Account	\$ 54,903	\$ -	\$ -	\$ 54,903
Debit Card Account	2,615	-	-	2,615
Money Market Account	452,520	-	-	452,520
Petty Cash	50	-	-	50
Capital Reserve Account	-	-	24,227	24,227
<u>Investment - Operations:</u>				
Investment - SBA Fund	493	-	349,420	349,913
<u>Investment - Bonds:</u>				
Reserve Fund	-	57,540	-	57,540
Revenue Fund	-	153,899	-	153,899
Prepayment Fund	-	0	-	0
Prepaid Expenses	625	-	-	625
Due from General Fund	-	12,367	-	12,367
Total Assets	<u>\$ 511,206</u>	<u>\$ 223,806</u>	<u>\$ 373,647</u>	<u>\$ 1,108,659</u>
Liabilities & Fund Balances				
Liabilities				
Accounts Payable	\$ 9,416	\$ -	\$ -	\$ 9,416
Due to Debt	8,487	-	-	8,487
Customer Deposits	1,125	-	-	1,125
Total Liabilities	<u>\$ 19,028</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 19,028</u>
Fund Balances				
Restricted for Debt Service	\$ -	\$ 223,806	\$ -	\$ 223,806
Assigned for Capital Projects	-	-	373,647	373,647
Unassigned	492,178	-	-	492,178
Total Fund Balances	<u>\$ 492,178</u>	<u>\$ 223,806</u>	<u>\$ 373,647</u>	<u>\$ 1,089,631</u>
Total Liabilities & Fund Balances	<u>\$ 511,206</u>	<u>\$ 223,806</u>	<u>\$ 373,647</u>	<u>\$ 1,108,659</u>

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending February 28, 2019

	Adopted Budget	Prorated Budget Thru 02/28/19	Actual Thru 02/28/19	Variance
Revenues:				
Tennis Club	\$ 20,000	\$ 8,333	\$ 11,505	\$ 3,172
Activities	10,000	4,167	4,835	668
Clubhouse Rentals	3,000	1,250	2,200	950
Miscellaneous	1,500	625	503	(123)
Interest	50	21	19	(2)
Operations & Maintenance Assessments	656,520	567,383	567,383	-
Total Revenues	\$ 691,070	\$ 581,779	\$ 586,445	\$ 4,665

Expenditures:

Administrative

Supervisor Fees	\$ 11,000	\$ 3,800	\$ 3,800	\$ -
District Manager	37,132	15,472	15,472	0
District Counsel	25,000	10,417	8,527	1,890
District Engineer	10,000	4,167	10,970	(6,803)
Disclosure Report	1,000	417	417	0
Trustee Fees	4,400	2,891	2,891	-
Audit Fees	3,700	2,000	2,000	-
Postage, Phone, Fax, Copies	1,500	625	327	298
General Liability Insurance	6,300	6,300	5,650	650
Legal Advertising	1,500	625	375	250
Dues, Licenses & Fees	175	175	175	-
Other Current Charges	1,900	792	1,083	(291)
Property Insurance	9,100	9,100	8,219	881
Information Technology	1,300	542	541	0
Total Administrative	\$ 114,007	\$ 57,321	\$ 60,447	\$ (3,125)

Operations

Personnel Services (Management Contract)	\$ 168,100	\$ 70,042	\$ 72,244	\$ (2,202)
Road & Sidewalk Repairs & Maintenance	5,000	2,083	-	2,083
Common Area Renewal & Maintenance	10,000	4,167	-	4,167
Street Light/Decorative Light	10,000	4,167	-	4,167
Landscape Maintenance - Contract	91,860	38,275	38,195	80
Landscape Maintenance - Other	5,000	2,083	300	1,783
Mulch	10,740	4,475	-	4,475
Irrigation Maintenance	3,000	1,250	4,780	(3,530)
Lake Maintenance	14,000	5,833	6,320	(487)
Electric Utility Services - Entrance Feature	9,000	3,750	2,944	806
Water Utility Services - Entrance Feature	4,000	1,667	235	1,432
Repairs & Maintenance - Entrance Feature	3,000	1,250	-	1,250
Miscellaneous Tools & Equipment	1,000	417	-	417
Landscape Inspection Services	3,300	1,375	1,650	(275)
Traffic Enforcement	2,500	1,042	402	640
Total Operations	\$ 340,500	\$ 141,875	\$ 127,069	\$ 14,806

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending February 28, 2019

	Adopted Budget	Prorated Budget Thru 02/28/19	Actual Thru 02/28/19	Variance
Clubhouse				
Activities	\$ 19,000	\$ 7,917	\$ 15,275	\$ (7,358)
Licenses/Fees	1,140	608	608	-
General Supplies	10,000	4,167	3,714	453
Maintenance	15,000	6,250	8,026	(1,776)
Office Supplies	3,500	1,458	1,582	(124)
Public Communication	1,500	625	379	246
Pest Control	600	250	300	(50)
Security	1,500	625	419	206
AED	300	125	-	125
Telephone & Internet Services	5,500	2,292	2,280	12
Janitorial Supplies	3,000	1,250	1,067	183
Electric Utility Services - Clubhouse	16,000	6,667	5,311	1,355
Gas Utility	250	104	63	41
Garbage Collection	2,000	833	809	25
Water Utility Services - Clubhouse	4,400	1,833	1,320	514
Electric Utility Services - Pool	16,500	6,875	5,475	1,400
Pool Cleaning	9,720	4,050	4,050	-
Pool Maintenance - Other	10,000	4,167	4,790	(623)
Tennis Courts - Maintenance	5,000	2,083	2,473	(389)
Tennis Courts - Programs	3,500	1,458	1,400	58
Water Utility Services - Tennis Courts & Pool	4,000	1,667	2,580	(913)
Total Clubhouse	\$ 132,410	\$ 55,304	\$ 61,919	\$ (6,615)
Other Expenditures				
Transfer Out - Current Year	\$ 130,000	-	-	-
Total Other Expenditures	\$ 130,000	-	-	-
Total Expenditures	\$ 716,917		\$ 249,434	
Excess Revenues (Expenditures)	\$ (25,847)		\$ 337,010	
Fund Balance - Beginning	\$ 25,847		\$ 155,168	
Fund Balance - Ending	\$ -		\$ 492,178	

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE SERIES 1999
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending February 28, 2019

Revenues:

Assessments - On Roll	\$	175,905	\$	151,687	\$	151,687	\$	-
Assessments - Direct Billed		8,842		8,842		8,842		-
Interest		-		-		744		744

Total Revenues

\$	184,747	\$	160,529	\$	161,273	\$	744
----	---------	----	---------	----	---------	----	-----

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	\$	107,584
----	-------	----	---------

Fund Balance - Beginning

\$	61,306	\$	116,222
----	--------	----	---------

Fund Balance - Ending

\$	63,675	\$	223,806
----	--------	----	---------

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL RESERVE FUND
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending February 28, 2019

	Adopted Budget	Prorated Budget Thru 02/28/19	Actual Thru 02/28/19	Variance
<u>Revenues:</u>				
Transfer In - Current Year	\$ 130,000	\$ -	\$ -	\$ -
Interest	-	-	3,648	(3,648)
Total Revenues	\$ 130,000	\$ -	\$ 3,648	\$ (3,648)
<u>Expenditures:</u>				
Property Site Elements	\$ 103,718	\$ 43,216	\$ 26,258	\$ 16,958
Clubhouse Interior Elements	50,481	21,034	-	21,034
Pool Elements	24,725	10,302	-	10,302
Reserve Component Inventory	36,058	15,024	-	15,024
Reserve Study	3,500	1,458	-	1,458
Contingency	-	-	-	-
Total Expenditures	\$ 218,482	\$ 91,034	\$ 26,258	\$ 64,776
Excess Revenues (Expenditures)	\$ (88,482)		\$ (22,610)	
Fund Balance - Beginning	\$ 387,121		\$ 396,257	
Fund Balance - Ending	\$ 298,639		\$ 373,647	

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	\$ 138	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,505
Activities	1,030	290	1,385	1,617	563	-	-	-	-	-	-	-	4,835
Clubhouse Rentals	900	(300)	950	650	-	-	-	-	-	-	-	-	2,200
Miscellaneous	125	163	152	63	-	-	-	-	-	-	-	-	503
Interest	2	2	5	6	4	-	-	-	-	-	-	-	19
Operations & Maintenance Assessments	-	188,762	392,362	14,514	31,745	-	-	-	-	-	-	-	567,383
Total Revenues	\$ 9,777	\$ 191,293	\$ 334,917	\$ 18,007	\$ 32,451	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 586,445

Expenditures:													
Administrative													
Supervisor Fees	\$ 800	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,800
District Manager	3,094	3,094	3,094	3,094	3,094	-	-	-	-	-	-	-	15,472
District Counsel	2,668	1,504	663	3,692	-	-	-	-	-	-	-	-	8,527
District Engineer	859	-	524	9,588	-	-	-	-	-	-	-	-	10,970
Disclosure Report	83	83	83	83	83	-	-	-	-	-	-	-	417
Trustee Fees	2,891	-	-	-	-	-	-	-	-	-	-	-	2,891
Audit Fees	-	-	-	-	2,000	-	-	-	-	-	-	-	2,000
Postage, Phone, Fax, Copies	114	94	14	36	69	-	-	-	-	-	-	-	327
General Liability Insurance	5,650	-	-	-	-	-	-	-	-	-	-	-	5,650
Legal Advertising	-	94	93	93	94	-	-	-	-	-	-	-	375
Dues, Licenses & Fees	175	-	-	-	-	-	-	-	-	-	-	-	175
Other Current Charges	132	581	199	80	90	-	-	-	-	-	-	-	1,083
Property Insurance	8,219	-	-	-	-	-	-	-	-	-	-	-	8,219
Information Technology	108	108	108	108	108	-	-	-	-	-	-	-	541
Total Administrative	\$ 24,794	\$ 6,559	\$ 4,779	\$ 17,775	\$ 6,540	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,447

Operations													
Personnel Services (Management Contract)	\$ 14,008	\$ 14,559	\$ 14,559	\$ 14,559	\$ 14,559	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 72,244
Road & Sidewalk Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Common Area Renewal & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Street Light/Decorative Light	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Maintenance - Contract	7,655	7,655	7,575	7,655	7,655	-	-	-	-	-	-	-	38,195
Landscape Maintenance - Other	300	-	-	-	-	-	-	-	-	-	-	-	300
Mulch	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Maintenance	504	661	-	3,615	-	-	-	-	-	-	-	-	4,780
Lake Maintenance	966	966	966	1,666	1,756	-	-	-	-	-	-	-	6,320
Electric Utility Services - Entrance Feature	548	605	605	591	593	-	-	-	-	-	-	-	2,944
Water Utility Services - Entrance Feature	104	31	35	35	31	-	-	-	-	-	-	-	235
Repairs & Maintenance - Entrance Feature	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Tools, Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Inspection Services	550	-	550	-	550	-	-	-	-	-	-	-	1,650
Traffic Enforcement	402	-	-	-	-	-	-	-	-	-	-	-	402
Total Operations	\$ 25,037	\$ 24,477	\$ 24,290	\$ 28,121	\$ 25,144	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 127,069

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	\$ 1,831	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,275
Licenses/Fees	608	-	-	-	-	-	-	-	-	-	-	-	608
General Supplies	1,216	756	357	680	706	-	-	-	-	-	-	-	3,714
Maintenance	1,067	4,443	729	866	921	-	-	-	-	-	-	-	8,026
Office Supplies	-	419	24	1,064	76	-	-	-	-	-	-	-	1,582
Public Communication	64	83	64	83	83	-	-	-	-	-	-	-	379
Pest Control	-	150	-	-	150	-	-	-	-	-	-	-	300
Security	125	147	-	-	147	-	-	-	-	-	-	-	419
AED	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone & Internet Services	380	483	536	386	484	-	-	-	-	-	-	-	2,280
Janitorial Supplies	402	353	160	152	-	-	-	-	-	-	-	-	1,067
Electric Utility Services - Clubhouse	1,094	1,180	1,074	950	1,014	-	-	-	-	-	-	-	5,311
Gas Utility	13	13	13	13	12	-	-	-	-	-	-	-	63
Garbage Collection	159	159	159	164	168	-	-	-	-	-	-	-	809
Water Utility Services - Clubhouse	198	557	168	219	178	-	-	-	-	-	-	-	1,320
Electric Utility Services - Pool	688	800	1,164	1,403	1,420	-	-	-	-	-	-	-	5,475
Pool Cleaning	810	810	810	810	810	-	-	-	-	-	-	-	4,050
Pool Maintenance - Other	237	3,702	272	579	-	-	-	-	-	-	-	-	4,790
Tennis Courts - Maintenance	364	147	670	769	523	-	-	-	-	-	-	-	2,473
Tennis Courts - Programs	-	520	440	440	-	-	-	-	-	-	-	-	1,400
Water Utility Services - Tennis Courts & Pool	370	499	736	510	465	-	-	-	-	-	-	-	2,580
Total Clubhouse	\$ 9,781	\$ 17,256	\$ 13,675	\$ 12,209	\$ 8,998	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61,919
Other Expenditures													
Transfer Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenses	\$ 59,612	\$ 48,292	\$ 42,744	\$ 58,105	\$ 40,682	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 249,434
Excess Revenues (Expenditures)	\$ (49,835)	\$ 143,001	\$ 292,173	\$ (40,097)	\$ (8,231)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 337,010

**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	\$	57,540
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

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2019

TAX COLLECTOR

							Gross Assessments	\$	880,463	\$	694,731	\$	185,733		
							Net Assessments	\$	832,038	\$	656,520	\$	175,517		
															1999
Date Received	Dist	Gross Assessments Received		Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	General Fund 78.91%		Debt Svc Fund 21.09%		Total 100%			
11/20/18	18-01	\$	109,405.71	\$	4,494.48	\$	1,573.67	\$	-	\$	103,337.56	\$	81,538.63	\$	21,798.93
11/30/18	18-02	\$	143,707.06	\$	5,748.42	\$	2,069.38	\$	-	\$	135,889.26	\$	107,223.58	\$	28,665.68
12/19/18	18-03	\$	407,578.69	\$	16,303.44	\$	5,869.13	\$	-	\$	385,406.12	\$	304,105.16	\$	81,300.96
12/28/18	18-04	\$	37,852.10	\$	1,495.36	\$	545.35	\$	-	\$	35,811.39	\$	28,257.02	\$	7,554.37
1/31/19	18-05	\$	18,441.46	\$	559.21	\$	268.23	\$	779.81	\$	18,393.83	\$	14,513.67	\$	3,880.16
2/28/19	18-06	\$	41,726.87	\$	881.89	\$	612.67	\$	-	\$	40,232.31	\$	31,745.35	\$	8,486.96
		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Totals		\$	758,711.89	\$	29,482.80	\$	10,938.43	\$	779.81	\$	719,070.47	\$	567,383.42	\$	151,687.05
															719,070.47

Imagine School at North Port Inc. \$ 8,842.03 \$ - \$ 8,842.03

DATE RECEIVED	Check Num	DUE DATE	AMOUNT BILLED	NET AMOUNT RECEIVED	AMOUNT DUE	GENERAL FUND	SERIES 1999 DEBT
10/25/18	1198	12/1/18	\$ 8,842.03	\$ 8,842.03	\$ -	\$ -	\$ 8,842.03
			<u>\$ 8,842.03</u>	<u>\$ 8,842.03</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 8,842.03</u>

SECTION IX

SECTION B

Lakeside Plantation CDD

ACTION ITEMS as of 03-13-19

Item #	Meeting Assigned	Action Item	Assigned To	Date Due	Status	Comments
1	11/16/16	Consideration of Proposals for Preserve Maintenance	Engineer		Deferred	Recommendations to be presented at the 3/20/19 Board meeting.
2	10/18/17	Evaluate Drainage in Playground Area	Flint/Engineer		In Process	Proposal to be discussed at the 3/20/19 Board meeting.
3	9/19/18	4 way stop warrant study proposals for the Plantation Blvd & Scarlett intersection	Flint/Engineer		Complete	Warrant study complete. Study did not support 4 way stop.
4	1/16/19	Speed limit sign on Plantation Blvd.	Flint		In Process	Staff is getting proposals for work.
5	1/16/19	Review oaks on Plantation Blvd.	Bloomings/PSA			Waiting for report.
6	1/16/19	Solar light for corner of Plantation Blvd.				Staff is soliciting pricing and options.

SECTION C



Amenity Center Management Report

Date of Meeting: March 20th, 2019

Submitted by: Nathan Trates

➤ **Facility**

- Spa control panel wiring replaced/repared
- Clubhouse carpet professionally cleaned
- Energy Saver's INC contacted for quotes for Tennis lights and Solar street light additions
- CDD owned sidewalks throughout community ground and sections re-poured by Bradley Ray Concrete
- Sidewalks along Plantation Blvd. ground and sections re-poured by The City of North Port
- Concrete pad added to bocce ball court by Bradley Ray Concrete
- Irrigation by bocce court redirected by Blooming's Landscaping
- P&N Labor force lined up to paint and repair fountain cracks when lighting installation is completed
- Lake signs painted and repaired
- Pool lights set to 11 pm turnoff time
- Sod section near bocce court removed and pine bark mulch added
- Both spot lights added to entrance side fountain
- Lakes treated with beneficial bacteria for Algae
- Ladies restroom toilet repaired
- Men's restroom handicap toilet repaired
- Clubhouse exterior pressure washed (Ongoing)
- Clubhouse doors painted (ongoing)

➤ **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:**

- Wine & Cheese X 2
- Casino Bus trip
- Bingo
- Strawberry Social
- Coffee & Donuts
- Wine Social
- Breakfast
- Game Night Potluck
- St. Patrick's Potluck

Amenity Management:

1. Quote from Blooming's Landscape for raising/pruning 115 Oak tree canopies along Plantation Blvd. and around clubhouse.



Lakeside Plantation Oak Trimming 2018

This proposal is aimed at raising the canopies on the Oak trees along Plantation Blvd and the oaks along The parking lot at the Clubhouse;

Plantation Blvd:

Raise canopies to 10-12 feet high and light center prune-107 Oak Trees

Parking Lot Area:

Raise canopies to 14-16 feet above the parking lot and light center prune-8 oak trees

Bloomings shall provide labor and materials to complete the aforementioned services for a fee of

115 Oak Trees Total @ \$70.00 each= \$8050.00

This price includes removal and disposal of debris off site.