Lakeside Plantation
Community Development District

Agenda

May 15, 2019

AGENDA

Lakeside Plantation
Community Development District

135 W. Central Blvd., Suite 320, Orlando, FL 32801
Phone: 407-841-5524 – Fax: 407-839-1526

May 8, 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, May 15, 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:

Board of Supervisors Meeting

I. Roll Call
II. Audience Comments on Specific Items on the Agenda (*Speakers will fill out a card and submit it to the District Manager prior to beginning of the meeting*)
III. District Engineer's Report
   A. Update on Status of Lake Bank Repair Proposals
   B. Discussion of Yard Drain Design and License Agreement
IV. Unfinished Business Items
V. New Business Items
   A. Consideration of Resolution 2019-02 Approving the Proposed Fiscal Year 2020 Budget and Setting a Public Hearing
   B. Presentation of Number of Registered Voters – 812
   C. Appointment of Audit Committee and Chairman
VI. Business Administration
   A. Approval of Minutes of April 17, 2019 Meeting
   B. Approval of Check Register
   C. Balance Sheet and Income Statement
VII. General Audience Comments
VIII. Staff Reports
   A. District Counsel
   B. District Manager – Action Items
   C. Amenities Manager – Monthly Report
IX. Other Business
X. Supervisors' Requests
XI. Adjournment

Audit Committee Meeting

1. Roll Call
2. Public Comment Period
3. Audit Services
   A. Approval of Request for Proposals and Selection Criteria
   B. Approval of Notice of Request for Proposals for Audit Services
   C. Public Announcement of Opportunity to Provide Audit Services
4. Adjournment

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

The third order of business is the District Engineer's Report. Section A is the update on lake bank repair proposals. Supporting documentation is enclosed for your review. Section B is the discussion of yard drain design and license agreement. There is no supporting documentation.

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

The fifth order of business is New Business Items. Any new business items will be discussed under this item. Section A is the consideration of resolution 2019-02 approving the proposed Fiscal Year 2020 budget and setting a public hearing. Once approved, the proposed budget will be transmitted to the governing authorities at least 60 days prior to the final budget hearing. A copy of the resolution and proposed budget are enclosed for your review. Section B is the presentation of number of registered voters within the boundaries of the District. A copy of the letter from the Sarasota County Supervisor of Elections is enclosed for your review. Section C is the appointment of the audit committee and chairman. There is no supporting documentation.

The sixth order of business is Business Administration. Section A is the approval of the minutes of the April 17, 2019 meeting. The minutes are enclosed for your review. Section B is approval of the check register enclosed for your review and Section C includes the balance sheet and income statement for your review.

The seventh order of business is General Audience Comments.

The eighth order of business is Staff Reports. Enclosed under Section B is the Manager's Actions Items List for your review. Enclosed under Section C is the Amenities Manager's report enclosed for your review.

Following the adjournment of the Board of Supervisor's meeting, there will be a meeting of the Audit Committee to approve the Request for Proposals and selection criteria, and approve the notice of RFP for auditing services. Enclosed for your review are copies of the RFP, selection criteria, and RFP notice.

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

BOARD OF SUPERVISORS MEETING

SECTION III

SECTION A

Lakeside Plantation Community Development District

Preserves Maintanence RFP Proposals

	Total Cost
Anchor Marine	$124,175.00
Crosscreek Environmental	$114,950.00
Ersosion Barrier Installations	$126,175.00

Prepared by: Brent Burford, E.I.
Johnson Engineering, Inc.
District Engineer, Lakeside Plantation CDD
5/8/19

REVISIONS

Lakeside CDD
Sarasota County, Florida

JOHNSON ENGINEERING

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

Lakeside Plantation CDD Lakes

DATE	PROJECT	FILE NO.	SCALE	SHEET
Jan. 2018	20150050-000	---	As Shown	1

2019 Lake Bank Erosion Repair Bid Tab

Lake # (from ERP)	Photo #	Repair Option #	Type	Unit Required	Unit	Cost per unit	Repair Cost Per Lake
Lake 5	Figure. 1		Rip-rap	1.5	CY	$1,000.00	$1.000.00
Lake 7	Figure. 2	1	Geotube	400	LF	$45.00	$18,000.00
Lake 8C	Figure. 3&4	1	Geotube	150	LF	$45.00	7,750.00
			Rip-rap	1.5	CY	$1,000.00	
Lake 9	Figure. 5		Rip-rap	1.5	CY	$1,0000.00	$1,000.00
Lake 10	Figure. 6	1	Geotube	275	LF	$45.00	$12,375.00
Lake 11	Figure. 8	1	Geotube	700.0	LF	$45.00	$33,500.00
	Figure. 9, 10&11		Rip-rap (new and repair)	18.0	CY	$2,000.00	
Lake 12	Figure. 12	1	Geotube	100.0	LF	$45.00	$5,000.00
		1	Sod	100.0	SF	$500.00	
Lake 13	Figure. 13&14	1	Geotube	200.0	LF	$45.00	$10,800.00
			Rip-rap (new and repair)	4.5	CY	$1,800.00	
Lake 14	15	1	Geotube	450.0	LF	$45.00	$21,250.
			Rip-rap	1.5	CY	$1,000.00	
Lake 19	Figure. 17&18	1	Geotube	300	LF	$45.00	$13,500.00
						TOTAL	$124,175.00

Crosscreek Environmental, Inc.

2019 Lake Bank Erosion Repair Bid Tab

Lake # (from ERP)	Photo #	Repair Option #	Type	Unit Required	Unit	Cost per unit	Repair Cost Per Lake
Lake 5	Figure. 1		Rip-rap	1.5	CY	$250.00	$375.00
Lake 7	Figure. 2	1	Geotube	400	LF	$42.00	$16,800.00
Lake 8C	Figure. 3&4	1	Geotube	150	LF	$42.00	$6,300.00
			Rip-rap	1.5	CY	$250.00	$375.00
Lake 9	Figure. 5		Rip-rap	1.5	CY	$250.00	$375.00
Lake 10	Figure. 6	1	Geotube	275	LF	$42.00	$11,550.00
Lake 11	Figure. 8	1	Geotube	700.0	LF	$42.00	$29,400.00
	Figure. 9, 10&11		Rip-rap (new and repair)	18.0	CY	$200.00	$3,600.00
Lake 12	Figure. 12	1	Geotube	100.0	LF	$42.00	$4,200.00
		1	Sod	100.0	SF	$5.75	$575.00
Lake 13	Figure. 13&14	1	Geotube	200.0	LF	$42.00	$8,400.00
			Rip-rap (new and repair)	4.5	CY	$250.00	$1,125.00
Lake 14	15	1	Geotube	450.0	LF	$42.00	$18,900.00
			Rip-rap	1.5	CY	$250.00	$375.00
Lake 19	Figure. 17&18	1	Geotube	300	LF	$42.00	$12,600.00
						TOTAL	$114,950.00

Lakes Prioritized: 5, 14, 11, 10, 7, 13, 8C, 12, 9, 19

Erosion Barrier Installations

- Golf Courses
- Canals
- Waterway Properties
- Shoreline Restorations
- Dredging
- Seawall Restorations

TO: **Lakeside Plantation**
c/o Johnson Engineering, Inc.
2122 Johnson Street, Fort Myers, FL 33901

DATE: **May 7, 2019**

ATTN: **Brent O. Burford, E.I.**

SUBJECT: **PROPOSAL – ACCEPTANCE**

NOTE: On inspection we determent that the shoreline will require a 3-Container GEO-Tube system to accommodate the highwater elevation levels on the Lakes. The new installed shoreline will not be affected by extreme water levels, therefore eliminating future soil erosion. Our system uses a high strength Woven GEO-Textile tube as foundation to eliminate damage caused by Tilapia fish during the spawning season.

LAKE # 7

This area requires 400 linear ft. of shoreline restoration

For the unit price of $24.50 / linear ft. EBI, Corp. (Erosion Barrier Installations, Corp.) will provide all labor, equipment and materials to install 800 linear ft. (2 x 400 linear ft.) of our 404 Filter weave Woven GEO-Textile and our 6oz Non- woven GEO-Textile tubing.

TOTAL **$19,600.00**

and

For the unit price of $22.00 / linear ft. install a 3rd tube of 400 linear ft. for backfilling and profiling purposes.

TOTAL **$8,800.00**

LAKE # 8C

This area requires 150 linear ft. of shoreline restoration

For the unit price of $24.50 / linear ft. EBI, Corp. (Erosion Barrier Installations, Corp.) will provide all labor, equipment and materials to install 300 linear ft. (2 x 150 linear ft.) of our 404 Filter weave Woven GEO-Textile and our 6oz Non- woven GEO-Textile tubing.

TOTAL **$7,350.00**

10400 State Road 84, Building 11, Unit 105, Davie Florida 33324
Office: (954) 680-8603 • Fax: (954) 680-8602 • Cell: (954) 650-4556
www.erosionbarrier.com

and

For the unit price of $22.00 / linear ft. install a 3rd tube of 150 linear ft. for backfilling and profiling purposes.
TOTAL

$3,300.00

LAKE # 10

This area requires 275 linear ft. of shoreline restoration

For the unit price of $24.50 / linear ft. EBI, Corp. (Erosion Barrier Installations, Corp.) will provide all labor, equipment and materials to install 550 linear ft. (2 x 275 linear ft.) of our 404 Filter weave Woven GEO-Textile and our 6oz Non- woven GEO-Textile tubing.
TOTAL

$13,475.00

and

For the unit price of $22.00 / linear ft. install a 3rd tube of 275 linear ft. for backfilling and profiling purposes.
TOTAL

$6,050.00

LAKE # 11

This area requires 700 linear ft. of shoreline restoration

For the unit price of $24.50 / linear ft. EBI, Corp. (Erosion Barrier Installations, Corp.) will provide all labor, equipment and materials to install 1,400 linear ft. (2 x 700 linear ft.) of our 404 Filter weave Woven GEO-Textile and our 6oz Non- woven GEO-Textile tubing.
TOTAL

$34,300.00

and

For the unit price of $22.00 / linear ft. install a 3rd tube of 700 linear ft. for backfilling and profiling purposes.
TOTAL

$15,400.00

LAKE # 12

This area requires 100 linear ft. of shoreline restoration

For the unit price of $24.50 / linear ft. EBI, Corp. (Erosion Barrier Installations, Corp.) will provide all labor, equipment and materials to install 200 linear ft. (2 x 100 linear ft.) of our 404 Filter weave Woven GEO-Textile and our 6oz Non- woven GEO-Textile tubing.
TOTAL

$4,900.00

and

For the unit price of $22.00 / linear ft. install a 3rd tube of 100 linear ft. for backfilling and profiling purposes.
TOTAL **$2,200.00**

LAKE #13
This area requires 200 linear ft. of shoreline restoration
For the unit price of $24.50 / linear ft. EBI, Corp. (Erosion Barrier Installations, Corp.) will provide all labor, equipment and materials to install 400 linear ft. (2 x 200 linear ft.) of our 404 Filter weave Woven GEO-Textile and our 6oz Non- woven GEO-Textile tubing.
TOTAL **$9,800.00**

and

For the unit price of $22.00 / linear ft. install a 3rd tube of 200 linear ft. for backfilling and profiling purposes.
TOTAL **$4,400.00**

LAKE # 14
This area requires 450 linear ft. of shoreline restoration
For the unit price of $24.50 / linear ft. EBI, Corp. (Erosion Barrier Installations, Corp.) will provide all labor, equipment and materials to install 900 linear ft. (2 x 450 linear ft.) of our 404 Filter weave Woven GEO-Textile and our 6oz Non- woven GEO-Textile tubing.
TOTAL **$22,050.00**

and

For the unit price of $22.00 / linear ft. install a 3rd tube of 450 linear ft. for backfilling and profiling purposes.
TOTAL **$9,900.00**

LAKE # 19
This area requires 300 linear ft. of shoreline restoration
For the unit price of $24.50 / linear ft. EBI, Corp. (Erosion Barrier Installations, Corp.) will provide all labor, equipment and materials to install 600 linear ft. (2 x 300 linear ft.) of our 404 Filter weave Woven GEO-Textile and our 6oz Non- woven GEO-Textile tubing.
TOTAL **$14,700.00**

and

For the unit price of $22.00 / linear ft. install a 3rd tube of 300 linear ft. for backfilling and profiling purposes.

TOTAL **$6,600.00**

TOTAL SHORELINE AMOUNT **$182,825.00**

Please note that Sodding is NOT included in the above proposal but could be arranged.

No heavy equipment will be used, and no disruption of normal property will be necessary.

Our **payment schedule and terms** are 50% down payment and balance due in full upon completion.

Important Information regarding our Workers Compensation

We need to inform you about our Workers Compensation Class Code, **this is extremely important in the work we perform due to the danger involved** with **commercial diving and operations conducted on water.** The governing class code on our Workers Compensation policy is **Class Code 7394. Please note that we are State Insured. (FWCJUA)**

The classification includes divers and deck hands or other "diving tender" support personnel who assists in diving activities such as line handlers and pump persons. Diving support personnel, be they located on a vessel or on shore, are included within the scope of this classification. Crews of vessels with divers aboard are classified under the appropriate vessel classification.

FYI: In the event of any other Class Codes being used you would be exposed to the potential of claim denial due to MISREPRESENTATION. The National Council on Compensation Insurance (NCCI) determines all class code eligibility for the entire country. Geo Tube construction field employees can only work under this Class Code 7394.

INCORPORATION BY REFERENCE OF CONTRACT DOCUMENTS

The Contract / Proposal, together with this agreement, form the contract, and they are as fully a part of the contract as if attached to or repeated in this contract.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements are contingent upon strike, accidents, weather and management approval. We reserve the right to remedy any collateral damage done during our installation or service. This proposal is subject to acceptance within 60 days and is in void thereafter at the option of the undersigned.

ATTORNEY'S FEES AND COSTS

In any controversy, claim or dispute arising out of, or relating to, this Agreement or the method and manner of performance of this Agreement or the breach of this Agreement, the prevailing party shall be entitled to and awarded, in addition to any other relief, a reasonable sum as litigation expenses. For the purposes of this provision the term proceeding shall include arbitration, administrative, bankruptcy, and judicial proceedings, including appeals from those all such proceedings.

GOVERNING LAW

All provisions of this Agreement shall be construed, given effect, and enforced according to the laws of the State of Florida.

ENTIRE AGREEMENT

This Agreement contains the entire understanding between the parties. No variations, modifications, or changes of this Agreement shall be binding on any party unless set forth in a document duly executed by or on behalf of the party. It is understood and agreed by the parties to this contract that if any of the provisions of the contract shall contravene, or be invalid under, the laws of the State of Florida, the contravention or invalidity shall not invalidate the entire contract, but it shall be construed as if not containing the particular provision or provisions held to be invalid, and the rights and obligations of the parties shall be construed and enforced accordingly.

FLORIDA'S CONSTRUCTION LIEN LAW

According to Florida's construction lien law (§ 713.001 to 713.37, Fla. Stat.), those who work on your property or provide materials and are not paid in full have a right to enforce their claim for payment against your property. This claim is known as a construction lien. If your contractor or a subcontractor fails to pay subcontractors, sub-subcontractors, or material suppliers or neglects to make other legally required payments, the people who are owned money may look to your property for payment, even if you have paid your contractor in full. If you fail to pay your contractor, your contractor may also have a lien on your property. This means if a lien is filed your property could be sold against your will to pay for labor, materials, or other services that your contractor or a subcontractor may have failed to pay. Florida's construction lien law is complex, and it is recommended that whenever a specific problem arises, you consult an attorney.

LIST OF REFERENCES

1. **City of Margate**
   Contact Person: Sam May
   Phone: 954-605-0951

2. **Venice Golf & Country Club**
   Contact Person: Barbara Jean Thomas
   Phone: 941-468-4880

3. **Boca West Master Association**
   Contact Person: Lawson Turner
   Phone: 561-479-3772

Date: _____ **Signature:** _____

Date: May 7. 2019 **Signature:** _____
Erosion Barrier Installations, Corp.

Erosion Barrier Installations

- Golf Courses
- Canals
- Waterway Properties
- Shoreline Restorations
- Dredging
- Seawall Restorations

WARRANTY

EROSION BARRIER BAG (GEO-Tube)

Lakeside Plantation
c/o Johnson Engineering, Inc.
2122 Johnson Street
Fort Myers, FL 33901

Erosion Barrier Installations, Corp. (EBI, Corp.) fully warrantees the Erosion Barrier Bag installed by EBI, Corp. as follows.

Our product is guaranteed for up to 20-years in direct sunlight, provided that it is properly sodden and maintained after installation.

Any act caused by nature such as Hurricanes, Tornadoes ext. causing catastrophic damage to the Barrier Bag is not covered by our warrantee.

Physical mechanical damage to the Barrier Bag caused by man or equipment is not covered by our warranty.

Marthinus H. Le Roux – President
Erosion Barrier Installations, Corp.

May 7, 2019

10400 State Road 84, Building 11, Unit 105, Davie, Florida 33324
Office: (954) 680-8603 • Fax: (954) 680-8602 • Cell: 954) 650-4556
www.erosionbarrier.com

SECTION V

SECTION A

RESOLUTION 2019-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2019/2020 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Lakeside Plantation Community Development District (**"District"**) prior to June 15, 2019, a proposed budget (**"Proposed Budget"**) for the fiscal year beginning October 1, 2019 and ending September 30, 2020 (**"Fiscal Year 2019/2020"**); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2019/2020 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: _____, 2019

HOUR: _____

LOCATION: Lakeside Plantation Clubhouse
2200 Plantation Boulevard
North Port, Florida 34289

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of North Port and Sarasota County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 15th DAY OF MAY, 2019.

ATTEST:

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary

By:_____
Its:_____

Lakeside Plantation

Community Development District

Proposed Budget

Fiscal Year 2020

Lakeside Plantation
Community Development District
Proposed Budget
Fiscal Year 2020

Table of Contents

Lakeside Plantation
Community Development District
Proposed Budget - Fiscal Year 2020

General Fund

Description	Adopted Budget FY2018	Actuals as of 09/30/18	Adopted Budget FY2019	Actuals as of 04/30/19	Projected Next 5 Months	Total Projected 9/30/19	Proposed Budget FY20
Revenues:							
Tennis Club	$ 20,000	$ 16,325	$ 20,000	$ 12,238	$ 4,000	$ 16,238	$ 20,000
Activities	$ 10,000	$ 4,495	$ 10,000	$ 5,926	$ 3,500	$ 9,426	$ 10,000
Clubhouse Rentals	$ 3,000	$ 2,900	$ 3,000	$ 3,250	$ 2,000	$ 5,250	$ 5,000
Miscellaneous	$ 1,500	$ 1,624	$ 1,500	$ 633	$ 300	$ 933	$ 1,500
Interest Earnings	$ 50	$ 35	$ 50	$ 28	$ 20	$ 48	$ 50
Operation & Maintenance Assessments	$ 656,520	$ 649,325	$ 656,520	$ 597,305	$ 59,215	$ 656,520	$ 656,520
Beginning Fund Balance	$ 16,845	$ -	$ 25,847	$ 25,168	$ -	$ 25,168 *	$ 18,026
Total Revenues	**$ 707,915**	**$ 674,704**	**$ 716,917**	**$ 644,548**	**$ 69,035**	**$ 713,582**	**$ 711,096**
Administrative:							
Supervisor Fees	$ 11,000	$ 8,800	$ 11,000	$ 5,800	$ 5,000	$ 10,800	$ 11,000
District Manager	$ 36,050	$ 36,050	$ 37,132	$ 21,660	$ 15,472	$ 37,132	$ 38,246
District Counsel	$ 25,000	$ 37,134	$ 25,000	$ 16,433	$ 8,567	$ 25,000	$ 25,000
Reimburseable Expenses	$ 600	$ -	$ -	$ -	$ -	$ -	$ -
District Engineer	$ 10,000	$ 12,132	$ 10,000	$ 14,496	$ 1,000	$ 15,496	$ 10,000
Disclosure Report	$ 1,000	$ 1,000	$ 1,000	$ 583	$ 417	$ 1,000	$ 1,000
Trustee Fees	$ 4,400	$ 4,337	$ 4,400	$ 2,891	$ 1,446	$ 4,337	$ 4,400
Audit Fees	$ 3,600	$ 3,600	$ 3,700	$ 3,700	$ -	$ 3,700	$ 3,700
Postage, Phone, Faxes, Copies	$ 1,000	$ 1,253	$ 1,500	$ 502	$ 950	$ 1,452	$ 1,500
General Liability Insurance	$ 6,100	$ 5,650	$ 6,300	$ 5,650	$ -	$ 5,650	$ 6,000
Legal Advertising	$ 1,500	$ 1,513	$ 1,500	$ 563	$ 550	$ 1,113	$ 1,500
Dues, Licenses & Fees	$ 175	$ 175	$ 175	$ 175	$ -	$ 175	$ 175
Other Current Charges	$ 1,900	$ 1,481	$ 1,900	$ 1,193	$ 679	$ 1,872	$ 1,900
Property Insurance	$ 9,000	$ 8,201	$ 9,100	$ 8,219	$ -	$ 8,219	$ 8,700
Information Technology	$ 1,000	$ 999	$ 1,300	$ 758	$ 541	$ 1,299	$ 1,300
Total Administrative	**$ 112,325**	**$ 122,325**	**$ 114,007**	**$ 82,624**	**$ 34,622**	**$ 117,246**	**$ 114,421**
Operations:							
Personnel Services (Management Contract)	$ 168,000	$ 168,100	$ 168,100	$ 101,361	$ 72,794	$ 174,155	$ 174,706
Road & Sidewalk Repairs & Maintenance	$ 5,000	$ -	$ 5,000	$ -	$ 2,500	$ 2,500	$ 2,500
Common Area Renewal & Maintenance	$ 10,000	$ -	$ 10,000	$ -	$ 5,000	$ 5,000	$ 5,000
Street Light/Decorative Light	$ 10,000	$ 3,654	$ 10,000	$ -	$ 2,600	$ 2,600	$ 5,000
Landscape Maintenance - Contract	$ 91,860	$ 89,453	$ 91,860	$ 53,505	$ 38,275	$ 91,780	$ 91,860
Landscape Maintenance - Other	$ 5,000	$ 3,038	$ 5,000	$ 495	$ 3,500	$ 3,995	$ 5,000
Mulch	$ 10,740	$ 7,800	$ 10,740	$ -	$ 10,740	$ 10,740	$ 10,740
Irrigation Maintenance	$ 1,000	$ 1,661	$ 3,000	$ 4,780	$ 1,000	$ 5,780	$ 3,000
Lake Maintenance	$ 14,000	$ 13,256	$ 14,000	$ 9,084	$ 4,830	$ 13,914	$ 14,000
Electric Utility Services - Entrance Feature	$ 9,000	$ 8,306	$ 9,000	$ 4,157	$ 3,000	$ 7,157	$ 9,000
Water Utility Services - Entrance Feature	$ 1,500	$ 7,939	$ 4,000	$ 300	$ 1,000	$ 1,300	$ 4,000
Repairs & Maintenance - Entrance Feature	$ 3,000	$ 1,800	$ 3,000	$ -	$ 1,250	$ 1,250	$ 3,000
Miscellaneous Tools & Equipment	$ 1,000	$ -	$ 1,000	$ -	$ 600	$ 600	$ 1,000
Landscape Inspection Services	$ 3,300	$ 3,300	$ 3,300	$ 2,200	$ 1,100	$ 3,300	$ 3,300
Traffic Enforcement	$ 2,500	$ 1,474	$ 2,500	$ 402	$ 402	$ 804	$ 2,500
Total Operations	**$ 335,900**	**$ 309,780**	**$ 340,500**	**$ 176,284**	**$ 148,591**	**$ 324,875**	**$ 334,606**

Lakeside Plantation
Community Development District
Proposed Budget - Fiscal Year 2020

General Fund

Description	Adopted Budget FY2018	Actuals as of 09/30/18	Adopted Budget FY2019	Actuals as of 04/30/19	Projected Next 5 Months	Total Projected 9/30/19	Proposed Budget FY20
Clubhouse:							
Activities	$ 19,000	$ 15,057	$ 19,000	$ 17,834	$ 3,000	$ 20,834	$ 20,000
License/Fees	$ 1,140	$ 1,148	$ 1,140	$ 608	$ 552	$ 1,160	$ 1,200
General Supplies	$ 10,000	$ 9,876	$ 10,000	$ 4,914	$ 4,000	$ 8,914	$ 10,000
Maintenance	$ 10,000	$ 10,653	$ 15,000	$ 10,550	$ 3,000	$ 13,550	$ 14,000
Office Supplies	$ 3,000	$ 2,443	$ 3,500	$ 1,753	$ 1,000	$ 2,753	$ 3,500
Public Communication	$ 1,400	$ 1,152	$ 1,500	$ 844	$ 417	$ 1,261	$ 1,500
Pest Control	$ 600	$ 600	$ 600	$ 300	$ 150	$ 450	$ 600
Security	$ 1,500	$ 1,920	$ 1,500	$ 419	$ 500	$ 919	$ 1,500
AED	$ 300	$ -	$ 300	$ -	$ 300	$ 300	$ 300
Telephone & Internet Services	$ 5,000	$ 5,086	$ 5,500	$ 3,190	$ 1,986	$ 5,175	$ 5,500
Janitorial Supplies	$ 2,500	$ 3,257	$ 3,000	$ 1,473	$ 1,000	$ 2,473	$ 3,000
Electric Utility Services - Clubhouse	$ 16,000	$ 14,166	$ 16,000	$ 7,224	$ 5,000	$ 12,224	$ 14,000
Gas Utility	$ 250	$ 155	$ 250	$ 87	$ 61	$ 148	$ 250
Garbage Collection	$ 2,000	$ 1,903	$ 2,000	$ 1,146	$ 842	$ 1,988	$ 2,100
Water Utility Services - Clubhouse	$ 3,500	$ 9,230	$ 4,400	$ 1,823	$ 1,500	$ 3,323	$ 4,400
Electric Utility Services - Tennis Courts/Pool	$ 16,500	$ 11,389	$ 16,500	$ 7,816	$ 6,500	$ 14,316	$ 16,000
Pool Cleaning	$ 10,000	$ 8,910	$ 9,720	$ 5,670	$ 4,050	$ 9,720	$ 9,720
Pool Maintenance - Other	$ 10,000	$ 12,600	$ 10,000	$ 5,611	$ 4,000	$ 9,611	$ 10,000
Tennis Courts - Maintenance	$ 10,000	$ 7,887	$ 5,000	$ 3,638	$ 1,362	$ 5,000	$ 5,000
Tennis Courts - Programs	$ 3,000	$ 3,300	$ 3,500	$ 2,920	$ 580	$ 3,500	$ 3,500
Water Utility Services - Tennis Courts/Pool	$ 4,000	$ 4,563	$ 4,000	$ 3,567	$ 2,250	$ 5,817	$ 6,000
Total Clubhouse	**$ 129,690**	**$ 125,297**	**$ 132,410**	**$ 81,385**	**$ 42,050**	**$ 123,435**	**$ 132,070**
Other Expenditures:							
Transfer Out - Capital Reserve Fund (CY)	$ 130,000	$ 130,000	$ 130,000	$ -	$ 130,000	$ 130,000	$ 130,000
Total Other Expenditures	**$ 130,000**	**$ 130,000**	**$ 130,000**	**$ -**	**$ 130,000**	**$ 130,000**	**$ 130,000**
Total Expenditures	**$ 707,915**	**$ 687,403**	**$ 716,917**	**$ 340,294**	**$ 355,262**	**$ 695,556**	**$ 711,097**
Excess Revenue (Expenditures)	**$ -**	**$ (12,699)**	**$ -**	**$ 304,254**	**$ (286,228)**	**$ 18,026**	**$ (0)**

* Reflects beginning fund balance less FY20 operating reserves of $130,000.

O&M Assessments

Product Type	FY 2018	FY 2019	FY 2020	Increase / (Decrease)
Commercial	$8,767	$8,767	$8,767	$0
Multi-Family	$732	$732	$732	$0
Single-Family	$1,084	$1,084	$1,084	$0
Villa	$867	$867	$867	$0

Lakeside Plantation

Community Development District

General Fund Budget

Fiscal Year 2020

REVENUES:

Tennis Club

Represents fees collected by onsite management company related to various tennis programs operated by the District. The programs consist of tennis lessons, clinics, tournaments, etc. The amounts are based upon historical results and future projections.

Activities

Represents fees collected by onsite management company related to various activities operated by the District. The Activities include, but not limited to swim lessons, clinics, summer camps, winter camps, fitness training, holiday parties, etc. The budgeted amounts are based upon historical results and future projections.

Clubhouse Rentals

The District allows members of the public to rent the Clubhouse for various functions such as birthday parties, anniversaries, weddings, etc. The budgeted amounts are based upon historical results and future projections.

Miscellaneous

Represents estimated income the District may receive that is not accounted for in other categories.

Interest Earnings

The District receives interest earnings from funds held in the various operating accounts.

Operation & Maintenance Assessments

The District adopts an annual operating budget that is funded primarily by operation and maintenance assessments levied on assessable property within the District. The assessments are levied based upon benefit received by the property from the goods and services provided by the District. The levied operation and maintenance assessments are certified for collection to the county tax collector to be placed on property owners November 1st Sarasota County Property Tax Bill.

EXPENDITURES:

Administrative:

Supervisors Fees

The Florida Statues allows each supervisor to be paid per meeting, for the time devoted to District business and board meetings. The amount is based upon 5 supervisors attending 11 meetings for the fiscal year.

District Manager

The District has contracted with Governmental Management Services - Central Florida, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reporting, annual audits, etc.

District Counsel

Requirements for legal services are estimated at an annual expenditure as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, contract preparation and review, etc. The District has a contract with Hopping, Green & Sams.

District Engineer

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

Disclosure Report

As part of the reporting requirements of the Series 1999, Capital Improvement Revenue Bonds, the District has contracted with Prager & Co., LLC to act as Dissemination Agent. The Dissemination Agent files Annual Reports and various other notices to the Municipal Securities Rulemaking Board (EMMA) as a requirement of the Securities Exchange Commission rule 15c2-12(b)(5).

Trustee Fees

The District will pay annual trustee fees to US Bank as trustee for the Series 1999A, Capital Improvement Revenue Bonds issued.

Audit Fees

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General. The District has a contract with Grau and Associates.

Postage, Phone, Faxes, Copies
Mailing of agenda packages, overnight deliveries, vendor checks, and any other necessary correspondence. Also includes telephone, facsimile, and copy machine services.

General Liability Insurance
The District's general liability and public officials' liability insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to government agencies.

Legal Advertising
The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation. This is in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

Dues, Licenses & Fees
The District is required to pay an annual fee to the Florida Department of Economic Opportunity for $175. This is the only expense under this category for the District.

Other Current Charges
Bank charges and any other miscellaneous expenses that are incurred during the fiscal year.

Property Insurance
The District has a property insurance policy with Florida Insurance Alliance. FIA specializes in providing insurance coverage to government agencies. The following represents the structures covered under that policy: clubhouse, pool, tennis courts, equipment shed, gazebo, pool pavilion, guard shack, water fountains, and street lights.

Information Technology
The District incurs costs related to the District's accounting and information systems, District's website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

Operations:

Personnel Services (Management Contract)
The District currently has an agreement with Vesta Property Services to provide Amenity Center Management Services, Facility Maintenance Services and Programming Services for the clubhouse. The various services and compensation are further detailed in the agreement.

Road & Sidewalk Repairs & Maintenance
Represents various repair and maintenance cost associated with the roadways and sidewalks owned and maintained by the District.

Common Area Renewal & Maintenance
Miscellaneous expenses incurred for common areas throughout the District other than clubhouse area.

Street Light/Decorative Light
This item is to maintain the decorative light fixtures throughout the community.

Landscape Maintenance - Contract
The District contracts with Bloomings Land and Turf Management, Inc. to provide landscape maintenance for all the common areas of the community. This fee does not include replacement material or irrigation repairs. The monthly and annual amounts are as follows:

Vendor	Monthly	Annual
Bloomings	*$7,655*	*$91,860*
Total		*$91,860*

Landscape Maintenance - Other
The District incurs landscape expenses that are not covered under the landscape maintenance contract with Blooming's Land and Turf Management, Inc.

Mulch
Represents the replacement of mulch in the landscape beds and the playground.

Irrigation Maintenance
Repairs necessary for everyday operation of the irrigation system to ensure its effectiveness.

Lake Maintenance
The District currently has a management contract with Solitude Lake Management to maintain the lakes throughout the community that provides storm water management. The monthly and annual amounts are as follows:

Vendor	Location	Monthly	Annual
Solitude	*Various Lakes*	*$966*	*$11,592*
Contingency			*$2,408*
Total			*$14,000*

Electric Utility Services - Entrance Feature
The following chart represents estimated costs for electricity in the entrance feature provided by Florida Power & Light:

Account #	Location	Monthly	Annual
04126-05586	*2200 Plantation Blvd #FNTN*	*$600*	*$7,200*
Contingency			*$1,800*
Total			*$9,000*

Water Utility Services - Entrance Feature
The following chart represents estimated costs for water at the entrance feature paid to North Port Utilities:

Account #	Location	Monthly	Annual
43123-154658	*2200 Plantation Blvd*	*$100*	*$1,200*
Contingency			*$2,800*
Total			*$4,000*

Repairs & Maintenance - Entrance Feature
Represents cost associated with the repairs and maintenance of the entrance features throughout the District.

Miscellaneous Tools & Equipment
The District will incur miscellaneous cost to purchase tools, small equipment and/or rental of equipment in order to properly maintain the common areas of the District.

Landscape Inspection Services
The District has contracted with Performance Standard Assurance to inspect the landscape maintenance services.

Traffic Enforcement
The District will occasionally contract with the City of North Port Police Department to provide occasional traffic enforcement.

Clubhouse:

Activities
The District's facility manager will coordinate and provide various activities throughout the year. The amount represents the cost of supplies, notice of events, personnel, etc.

License/Fees
Various permits and license for the clubhouse are required by the regulatory organizations. The amount represents the estimated cost for those items.

Lakeside Plantation

Community Development District

General Fund Budget

Fiscal Year 2020

General Supplies

Estimated cost of supplies purchased for operating and maintaining the clubhouse not budgeted in other line items.

Maintenance

This item is for the monthly cleaning and repairs of the clubhouse facility.

Office Supplies

Represents the cost of daily supplies required by the District to facilitate operations.

Public Communication

The District subscribes to local newspaper, Wall Street Journal, etc.

Pest Control

The District contracts to have Arrow Environmental Services provide pest control services at and around clubhouse and other facilities.

Location	Quarterly	Annual
2200 Plantation Blvd	*$150*	*$600*
Total		*$600*

Security

This item is for the alarm system and monitoring of the clubhouse. Monitoring services are provided by Security Alarm Corp.

Account #	Location	Quarterly	Annual
2564 & 2582	*2200 Plantation Blvd*	*$147*	*$588*
Contingency			*$912*
Total			*$1,500*

AED

Estimated cost to purchase, maintain and operate the AED machines.

Telephone & Internet Services

The following represents the telephone and internet services for the Clubhouse paid to Frontier, as well as pool telephone dispatch services provided by Kings III of America, LLC.

Account #	Quarterly	Monthly	Annual
15 4331 0624684505 03		*$380*	*$4,560*
1470874	*$106*		*$424*
Contingency			*$516*
Total			*$5,500*

Janitorial Supplies

The District's clubhouse management company provides janitorial services under their management agreement however the supplies are purchased directly by the District. The amount represents the estimated cost of those supplies.

Electric Utility Services - Clubhouse

The following chart represents estimated costs for electricity in the clubhouse provided by Florida Power & Light:

Account #	Location	Monthly	Annual
57421-67439	*2200 Plantation Blvd #CLBHS*	*$1,000*	*$12,000*
Contingency			*$2,000*
Total			*$14,000*

Lakeside Plantation

Community Development District

General Fund Budget

Fiscal Year 2020

Gas Utility

The following chart represents estimated costs for gas in the clubhouse provided by TECO:

Account #	Location	Monthly	Annual
10332096	*2200 Plantation Blvd *POOL**	*$12*	*$144*
Contingency			*$106*
Total			*$250*

Garbage Collection

The following chart represents estimated costs for garbage collection at the clubhouse provided by North Port Solid Waste:

Account #	Location	Monthly	Annual
54883-159826	*2200 Plantation Blvd SWD*	*$168*	*$2,016*
Contingency			*$84*
Total			*$2,100*

Water Utility Services - Clubhouse

The following chart represents estimated costs for water in the clubhouse provided by North Port Utilities:

Account #	Location	Monthly	Annual
43123-156052	*2200 Plantation Blvd*	*$200*	*$2,400*
Contingency			*$2,000*
Total			*$4,400*

Electric Utility Services - Tennis Courts/Pool

The following chart represents estimated costs for electricity at the pool provided by Florida Power & Light:

Account #	Location	Monthly	Annual
84595-15071	*2200 Plantation Blvd #POOL*	*$1,100*	*$13,200*
Contingency			*$2,800*
Total			*$16,000*

Pool Cleaning

The District has contracted with Dart Pool Solutions to provide monthly cleaning services to it's pool.

Location	Monthly	Annual
2200 Plantation Blvd	*$810*	*$9,720*
Total		*$9,720*

Pool Maintenance - Other

Represents miscellaneous pool maintenance costs incurred during the fiscal year.

Tennis Courts - Maintenance

Represents cost associated with maintaining the tennis courts.

Tennis Courts - Programs
Represents cost associated with operating tennis court programs.

Water Utility Services - Tennis Courts/Pool
The following chart represents estimated costs for water at the tennis courts provided by North Port Utilities:

Account #	Location	Monthly	Annual
43123-154656	*2200 Plantation Blvd*	*$450*	*$5,400*
Contingency			*$600*
Total			*$6,000*

Other Expenditures:

Transfer Out - Capital Reserve Fund (Current Year)
In December 2010, the District had Reserve Advisor's prepare a long-term reserve study completed that detailed the projected funding and spending requirements through fiscal year ending 2040. The amount represents the recommended funding requirements for the fiscal year in order to properly maintain the capital infrastructure owned by the District. The expenditures will be detailed and recorded in the Capital Reserve Fund.

Lakeside Plantation
Community Development District
Proposed Budget - Fiscal Year 2020

Capital Reserve Fund

Description	Adopted Budget FY2019	Actuals as of 04/30/19	Projected Next 5 Months	Total Projected 9/30/19	Proposed Budget FY20
Revenues:					
Transfer In - Capital Reserve Fund (CY)	$ 130,000	$ -	$ 130,000	$ 130,000	$ 130,000
Transfer In - Capital Reserve Fund (Excess)	-	-	-	-	-
Interest Earnings	-	5,188	-	5,188	-
Carry Forward Surplus	387,121	396,257	-	396,257	162,560
Total Revenues	**$ 517,121**	**$ 401,445**	**$ 130,000**	**$ 531,445**	**$ 292,560**
Expenditures:					
Property Site Elements	$ 103,718	$ 41,576	$ 237,270	$ 278,846	$ 19,868
Clubhouse Interior Elements	50,481	-	50,481	50,481	-
Pool Elements	24,725	-	-	-	-
Reserve Component Inventory	36,058	-	36,058	36,058	-
Reserve Study	3,500	-	3,500	3,500	-
Contingency	-	-	-	-	-
Total Expenditures	**$ 218,482**	**$ 41,576**	**$ 327,309**	**$ 368,885**	**$ 19,868**
Excess Revenue (Expenditures)	**$ 298,639**	**$ 359,869**	**$ (197,309)**	**$ 162,560**	**$ 272,692**

Reserve Study Funding Plan (Next 5 Years)

	Funding	Expenses	Planned Balance	Budgeted Balance	Variance
Fiscal Year 2020	130,000	19,868	410,130	272,692	(137,438)
Fiscal Year 2021	130,000	82,436	462,901		
Fiscal Year 2022	132,000	3,878	597,347		
Fiscal Year 2023	134,000	135,587	602,919		
Fiscal Year 2024	136,000	87,400	659,046		

Lakeside Plantation
Community Development District
Proposed Budget - Fiscal Year 2020

Series 1999 Debt Service Fund

Description	Adopted Budget FY2019	Actuals as of 04/30/19	Projected Next 5 Months	Total Projected 9/30/19	Proposed Budget FY20
Revenues:					
Assessments - On Roll	$ 175,905	$ 159,687	$ 16,218	$ 175,905	$ 175,905
Assessments - Direct	$ 8,842	$ 8,842	$ -	$ 8,842	$ 8,842
Interest Income	$ -	$ 1,441	$ -	$ 1,441	$ -
Beginning Fund Balance (1)	$ 61,302	$ 58,495	$ -	$ 58,495	$ 62,304
Total Revenues	**$ 246,049**	**$ 228,464**	**$ 16,218**	**$ 244,682**	**$ 247,051**
Expenditures:					
Interest- 11/1	$ 53,689	$ 53,689	$ -	$ 53,689	$ 51,083
Principal- 5/1	$ 75,000	$ -	$ 75,000	$ 75,000	$ 80,000
Interest- 5/1	$ 53,689	$ -	$ 53,689	$ 53,689	$ 51,083
Total Expenditures	**$ 182,378**	**$ 53,689**	**$ 128,689**	**$ 182,378**	**$ 182,165**
Excess Revenue (Expenditures)	**$ 63,671**	**$ 174,775**	**$ (112,471)**	**$ 62,304**	**$ 64,886**

(1) Beginning Fund Balance is net of reserve funds of $57,727.48

Interest Payment 11/1/2020 $ 48,303

Debt Service Assessments				
Product Type	**FY 2018**	**FY 2019**	**FY 2020**	**Increase / (Decrease)**
Commercial	$3,287	$3,287	$3,287	$0
Multi-Family	$0	$0	$0	$0
Single-Family	$410	$410	$410	$0
Villa	$328	$328	$328	$0

Lakeside Plantation
Community Development District
Proposed Budget - Fiscal Year 2020
Series 1999 Bonds

Period Ending	Principal	Annual Principal	Interest Rate	Interest	Annual Debt
11/01/19	1,470,000		6.950%	51,082.50	179,771.25
05/01/20	1,470,000	80,000	6.950%	51,082.50	
11/01/20	1,390,000		6.950%	48,302.50	179,385.00
05/01/21	1,390,000	85,000	6.950%	48,302.50	
11/01/21	1,305,000		6.950%	45,348.75	178,651.25
05/01/22	1,305,000	95,000	6.950%	45,348.75	
11/01/22	1,210,000		6.950%	42,047.50	182,396.25
05/01/23	1,210,000	100,000	6.950%	42,047.50	
11/01/23	1,110,000		6.950%	38,572.50	180,620.00
05/01/24	1,110,000	105,000	6.950%	38,572.50	
11/01/24	1,005,000		6.950%	34,923.75	178,496.25
05/01/25	1,005,000	115,000	6.950%	34,923.75	
11/01/25	890,000		6.950%	30,927.50	180,851.25
05/01/26	890,000	125,000	6.950%	30,927.50	
11/01/26	765,000		6.950%	26,583.75	182,511.25
05/01/27	765,000	135,000	6.950%	26,583.75	
11/01/27	630,000		6.950%	21,892.50	183,476.25
05/01/28	630,000	140,000	6.950%	21,892.50	
11/01/28	490,000		6.950%	17,027.50	178,920.00
05/01/29	490,000	150,000	6.950%	17,027.50	
11/01/29	340,000		6.950%	11,815.00	178,842.50
05/01/30	340,000	165,000	6.950%	11,815.00	
11/01/30	175,000		6.950%	6,081.25	182,896.25
05/01/31	175,000	175,000	6.950%	6,081.25	181,081.25
		1,470,000		**749,210**	**2,347,899**

SECTION B

Ron Turner
Supervisor of Elections
Sarasota County, Florida

RECEIVED
APR 25 2019
BY:_____

April 23, 2019

Jorgi Algard
District Offices
135 W. Central Blvd., Suite 320
Orlando, Florida 32801

Subject: Qualified Registered Electors for Lakeside Plantation CDD

Dear Jorgi:

Listed below is the total number of qualified registered electors for Lakeside Plantation Community Development District as of April 15, 2019.

Precinct: 319 Voters: 812

Sincerely,

Ron Turner
Supervisor of Elections
Sarasota County, Florida

RT/alp

101 S Washington Blvd, Sarasota FL 34236-6993 • PO Box 4194, Sarasota FL 34230-4194
Phone 941-861-8600 • Fax 941-861-8609 • www.SarasotaVotes.com

SECTION VI

SECTION A

MINUTES OF MEETING
LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Lakeside Plantation Community Development District was held on Wednesday, April 17, 2019 at 6:00 p.m. at the Lakeside Plantation Clubhouse, 2200 Plantation Boulevard, North Port, Florida.

Present and constituting a quorum were:

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

Also present were:

George Flint	District Manager
Michael Eckert	District Counsel
Brent Burford	District Engineer
Nathan Trates	Facilities Manager
Heather Alexandre	Vesta
Rudy Seurattan	Vesta
Residents	

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

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 announced two opportunities on the agenda for the Board to hear audience comments. at the beginning of the meeting was for specific agenda items or a *"General Audience*

Comments" section later in the meeting for items not on the agenda or discussed during the meeting.

A resident questioned who was maintaining the Village pond bank.

THIRD ORDER OF BUSINESS District Engineer's Report

A. Update on Status of Lake Bank Repair Proposals

**The recording commenced.*

Mr. Burford: I received a proposal from SOLitude Lake Management (SOLitude), which quoted $85 per linear foot for ShoreSox repairs. It's almost twice the price per linear foot than what Anchor Marine quoted. I requested the linear foot price from them because we were talking about just doing a certain portion of the lakes. I wanted to reach back out to Brian because his price was to repair all of the lakes. I wanted to see if he was going to hold the same price to do the five lakes we selected previously. So, I think it is in the CDD's best interest to give a little more time to see if we can come up with a better price for the repairs.

Mr. Szewczyk: Is that going to leave us enough time to actually get the work done? I think you said at a previous meeting that you don't want to do it too far into the rainy season, but it would be good if the water levels were up just a bit from its low point. So, we should wait at least another month before we decide and work gets started.

Mr. Burford: You are probably around the middle of June before you really get into the rainy season where it really starts affecting the water levels. They will actually start coming up. We will get rains before them, but the ground is getting dried up and will take that rain. So, I think you have some time, but we may want to do the five lakes that we selected. It just depends on your budgeting. I'm not sure exactly what you have budgeted for lake bank repairs.

Mr. Flint: You budgeted $75,000 to $85,000.

Mr. Sabol: Brent, are you talking about bidding on five lakes?

Mr. Burford: There may be five lakes. One had a small area of rip rap that needed to be replaced.

Mr. Sabol: This other company you are talking about, are they going to give us a bid on the remaining 13 lakes also?

Mr. Burford: They have given us a linear foot price. SOLitude is the one that said he would hold his price for three to five years. So, we can do so many lakes at this time and so

many lakes next year. It's a different product, but it's basically the same type of product. It's just set up differently. It's a bag that lays against the bank and causes sand from the lake to fill it to hold the shoreline in place.

Mr. Szewczyk: So there are two or three companies that we are looking at.

Mr. Burford: I talked to three companies. One that I would really like to do the work is booked solid year around. He is close to the west coast. I am going to reach out to him one more time because I think there was a job that he was working on that's just finishing up. It's been a continuing job for him. I want to see if there's any way that he can help us out because he has good prices. So, I think it would be in the CDDs best interest to give me another month to see what we come up with.

Mr. Sabol: So you will have some firm prices at the May meeting?

Mr. Burford: It will either be what we have here or something better.

Mr. Sabol: Okay.

B. Discussion of Yard Drain Design and License Agreement

Mr. Burford: I have been working with Sarah Sandy, Mike's partner. She is doing research on the agreement. I believe we have the detail ready to go into that agreement.

Mr. Flint: The issue I think we wanted the Board to discuss tonight would be to come back at the May meeting with the final application, license agreement and specifications. One item that we would like to the Board to consider having some discussion and some direction on the fee that would associated with the application. The process that we anticipate would involve the attorney having to review the License Agreement. I think they estimate half an hour of time. Then you are going to want the District Engineer to expect after the yard drains are installed, which we would do in conjunction with Board Meetings to save on travel time, but there would be half an hour of engineering time. It sounds like the full cost, if the Board were to recover the full cost associated with the application would be in the range of $175. The other alternative is, if the Board doesn't want full recovery on that, you could choose to subsidize a portion of that cost with the understanding that there's a benefit to the District of those yard drains being installed. One of the issues that the District Engineer pointed out in the past is that if a lot of the erosion occurs in between homes, where you have the runoff from roofs above homes channeling their way down the pond bank. Typically, that's where you see that erosion, as it tends to be in

between two houses. So, if yard drains were to be installed properly, it would actually be beneficial to the District and help with some of those erosion issues. So that would be the argument. I don't know that we are going to get a lot of these applications. I'm not sure how many we get, but the discussion of whether the Board wants to recover your full costs associated with the application or subsidize a portion of it, I think would be valuable for us in preparing the documents next month.

Mr. Sabol: The problem originated with the homeowner with the drain. Right? So as a Board, why should we be responsible for that problem that originated in someone else's home. You can look at it that way or you can half and they pay half, but I would be in favor of putting it on the homeowner.

Ms. Koontz: Is the fee of $175 in line with what other communities charge?

Mr. Eckert: Yes. We have these situations come up and, in my opinion, $175 was low. Most of the time when this comes up, is when someone wants to put a fence in our easement. Those can run high because you have to get it certified, which runs $1,000 to $1,500. Most Districts would make the resident pay. The $175 in my opinion is a little low. I understand that the half hour for review does not include preparing the document. We already prepared the document and its basically for getting it and making sure that the person who signed it actually owns the land so its enforceable against them, making sure that all of the owners signed it and making sure if it's a trust, the appropriate people have signed it so that its binding. It's a business decision for the Board. We just want to know when we give you that application packet with the license, who is going to be responsible for that fee and what would that fee would be?

Mr. Sabol: Is there any input?

Ms. Koontz: I would be in favor of the homeowner paying the entire fee.

Ms. Stephens: I think the homeowner should be responsible.

Ms. Chichelli: I agree the homeowner should be responsible.

Mr. Szewczyk: I don't see a lot of these happening, but in looking at it as a potential savings down the road for rip rap, geotubes and things like that, I think eventually, we would see a cost savings. Am I in favor of eating the whole thing? No, but its closer to $100 on one side and $75 on the other. I don't think the homeowner should be entirely responsible because we will see the benefits down the road.

Mr. Sabol: We could put a ceiling on it. Let the homeowner pay for so much and anything over that, the Board could pick it up. We could do that.

Mr. Szewczyk: I would rather see it vice versa because then we don't have topside. I just don't see this happening a lot.

Mr. Eckert: In my office, unless it's an extremely unique circumstance, where it takes us an hour, I am not going to bill the District for that. We should be able to do this within half an hour. So, I think what we could do, is what I'm hearing the Board saying is that they want the resident to at least pay something, if not everything.

Mr. Sabol: That's correct.

Mr. Eckert: We can prepare the documents and put in a blank in terms of what the person is going to have to pay and the Board can tell us at the next meeting if you are not prepared to do that, but at least we have the structure of what we have to put in there. George, I don't know if you disagree on that since it's a new issue we are bringing up to them.

Mr. Flint: No, that's fine.

Mr. Eckert: I think we can structure the documents that there will be some sort of a fee.

Ms. Stephens: Okay.

Mr. Sabol: Okay.

Mr. Eckert: We already have a draft of the license and have been working with the engineer on that so I think what you will see at the next meeting is pretty good organized packet of how we would be handling these issues moving forward.

Mr. Burford: Another item that I have is one you questioned at the last meeting, which is the drainage in between the tennis courts. I took some measurements yesterday and got some elevations. We will start the drawings by the end of the week and should have something to present to the Board next month.

Mr. Sabol: We talked last time about this being a safety issue with electricity being in the water. The reason we are talking about that is because we created the problem by having the water exit at the back where there are electrical wires and all kinds of circuitry. If we don't do something about it, someone could get hurt. That's why we brought that up. I met with an electrician yesterday and they will come back with prices.

Ms. Stephens: Okay.

Mr. Burford: That's all I have at this time?

Mr. Flint: Is there anything else for the District Engineer?

Mr. Sabol: I don't think there's anything else that would involve him.

Mr. Burford left the meeting.

FOURTH ORDER OF BUSINESS **Unfinished Business Items**

Mr. Flint: I didn't have any specific items listed. Is there anything specific as far as unfinished business that the Board would like to discuss or add to the agenda?

Mr. Sabol: I would like to bring something up. We can discuss part of it now or part of it at the end of the meeting. We refurbished the fountains out front. They have been re-plastered and re-painted, but we found another problem and the amount of money to fix it is about $1,800. So, at prior meetings, we discussed taking those out completely and putting in plants, but we have flood lights out there. They are looking good. Their paint job is beautiful, but we are going to have a bill for $1,800 and I just wanted to bring it up now.

Mr. Szewczyk: What is the issue?

Mr. Flint: The fountain motor on the outbound side needs to be replaced on the Pond F fountain.

Mr. Szewczyk: Do we know the last time it was replaced?

Mr. Flint: Unfortunately it was about a year ago. The issue is that it sits down in a pit. There is a sump pump in there that is on a GFI circuit. The GFI circuit tripped the pit filled with water. The pump was damaged beyond repair and it must be replaced.

Mr. Sabol: The costs haven't been significant so I'm thinking that's not going to be a problem so let's go ahead and do it.

Mr. Szewczyk: I agree.

Mr. Sabol: Do we need any motions?

Mr. Flint: Yes. Do you have the proposal with the exact amount, Jason or is it part of your report?

Mr. Trates: It's in my report.

FIFTH ORDER OF BUSINESS **New Business Items**

A. Discussion of PSA Contract

Mr. Flint: An item brought up at the last meeting was the PSA contract. They do landscape inspections every other month. Around the same time, we were hired as District Manager, just prior to us being retained, PSA was brought in to assist the District in preparing a Request for Proposal (RFP) for landscape management. The contract was structured based on a review and grading system. I believe the Board bid out landscaping twice, but the contract with PSA as well as how the contract with the landscape contractor is structured, go hand in hand. You receive the landscape reports every other month and the consultant provides a grade on certain topics, which total up to a score. A score of 36 is the best score you can get. Anything below a 30 would trigger the landscape contractor having to remediate. I think they are given a certain period of time to do that. If they don't address the issue within that period of time they can actually be docked financially on that month's payment so we structure the approval of the payments in conjunction with that scoring and the reports that are issued. We only triggered the docking of money once and that was the first inspection period after Blooming's was initially contracted under that arrangement. I believe the agreement is for $565 per inspection for a total of $3,390 annually. That's the current arrangement in effect and is budgeted. There is a 60 day without cause termination provision. I think when the issue came up last month the question was what is the alternative if we don't have them in place. I think the Board may want to address that issue prior to termination of that agreement, but it's up to the Board on how you want to handle that.

Mr. Szewczyk: When is Blooming's contract up?

Mr. Flint: I think it corresponds with the fiscal year.

Mr. Trates: I don't think so. It ends on May 15th and would go month-to-month.

Mr. Szewczyk: Here's my thinking. Depending on when their contract is up, I think it's time we definitely rebid it. I think we need to good hard look at the budget process this time around and budget some more money because Blooming's has been the low bidder. In my opinion, they do an Okay job. I know there are people out there that would make this community look better. We just have to be willing to pay that amount. Since I brought it up, I would us to hold off on the PSA contract renewal or termination. When we get closer to Blooming's renewal or rebidding process.

Ms. Koontz: This isn't about Blooming's. It's about a watchdog that we have in place for the landscape contractor. We don't have a watchdog for Lake Masters. We don't have a

watchdog for the people that we contract for the pool. We don't have any watchdogs in place for any other contracts except for the landscape contract. Why can't we hold Blooming's or whatever landscaper we have to a higher standard in terms of what we expect from them and what they do each month. Then we can take this money and put it towards better security around this facility because I think this is a waste.

Mr. Szewczyk: I think landscaping is a big part of this community and what George was bringing up was who is going to oversee that they are doing their job?

Ms. Koontz: We have hundreds of eyes out there that ride up and down the Boulevard.

Mr. Szewczyk: What happens if one person doesn't like something? What needs to be done?

Ms. Stephens: Create a liaison on the Board to hear their complaints or comments or take their input. I'm sort of agreeing with what Rena is saying, but I had a conversation with Nathan about this PSA contract and there are things that some people aren't knowledgeable about what should and should not be growing there, whether it was too much or too little. Trees need to be trimmed along the Boulevard, but I think it's a little more than that. Based on what Joe just said, if we do get it out and get a new company in, regardless of how much they charge us, whenever somebody new comes in, they start out on their best foot. We should their feet to the fire and let them know if this happens, they have to go. Blooming's for the most part, doesn't do a great job.

Ms. Koontz: Blooming's passes every time he does this report. Why can't we hold their feet to the fire? Why do we have to pay someone?

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

Mr. Sabol: Well the last time that contract was awarded, Blooming's by far was the most reasonable. That's why we chose Blooming's. As far as I am concerned, Blooming's does a reasonable job for what they charge. If we decide to go elsewhere, we are going to pay quite a bit more. I know that, but I think Joe has a good idea. I think maybe we should wait another month or so and discuss it a little more and decide which way it's going to go. I think that's a good idea.

Mr. Szewczyk: George, you may have mentioned at the last meeting that if the contract with PSA were terminated, that would affect the contract we have with Blooming's and that would have to be relooked at, correct?

Mr. Flint: I think the way the contract is structured, it has that mechanism in there to be created and financially penalized. The agreement comes up for renewal next month anyway and then it goes month-to-month after that.

Mr. Szewczyk: Who's agreement?

Mr. Flint: Blooming's. The issue is if you want to bid it out, you can do that. I think without PSA you can continue to operate under this on a month-to-month basis. I don't know that you need to enter into a new contract to do that.

Mr. Sabol: I think Joe is right. Its time. Rebidding something is important because if you are used to the same person doing the same thing, they take advantage of it sometimes. So, I think it should go up for a rebid. I think it's time to do that as soon as their contract is up the first of May.

Mr. Trates: Its May 15th.

Mr. Sabol: So we can discuss it at the next meeting and make a decision on whether we want to go for rebid or pass this contract.

Mr. Flint:` I talked with Tom Pechano with PSA about this. Particularly about these borderline scores that Blooming's keeps getting. On the last report, they got 30 and that's the threshold between being penalized and not. He says the goal is that they should pass. If they are passing then they are meeting the minimum criteria, but the issue is passing at 30 versus hitting 36. That becomes a Board decision then because you have a contractor that's barely meeting standards. Are you okay with the contractor barely meeting standards or do you want a contractor that is going to be closer to a grade of 35 or 36? If you get a contractor that receives a grade of 35 or 36, you are likely going to pay more for that, but he defended himself and believes he's objective in his scoring and the grade of 30 is warranted. He is not passing them to pass them. He's also not going to fail them to fail them. He would only fail them if he truly believed that was warranted. So, I think the scores indicates that they are barely meeting their standards and is the Board okay with them barely meeting their standards or do you want a higher standard? As we found the last two times we bid this out, they were the low cost proposal and the most familiar with the project and the Board decided to stay with them. Bidding it out is going to likely increase the cost, especially in this environment with everyone as busy as they are, you can expect that it will be an opportunity even for Blooming's to increase their contract. That is always the downside that you face. Sometimes people believe in bidding because if they

bid it out they are going to save money. I have seen a lot of times where it actually becomes an opportunity, even for the incumbent to increase their fees. So, you always want to test the market. You just have to be wary. Again, the way your General Fund is set up right now, it's very tight so if you bid it out and that contract goes up without something else going down, commensurate with that increase, you are likely going to be looking at some sort of increase in your operation and maintenance (O&M).

Ms. Koontz: I never met Mr. Pechano, but isn't he justifying his existence by always finding something wrong when he grades Blooming's? That says to us, *"Gez, we need this company because he keeps finding something wrong."* I still say that we raise the bar and our expectations from Blooming's or whatever landscaper we hire and we save this money.

Mr. Flint: I'm not going to defend him. He can do that himself, but my perception is he's not finding something to justify his existence. Again, this is the only community I have PSA doing landscape inspections for so I don't have any particular allegiance to PSA or Tom Pechano. I think you need some mechanism to manage that contract. It's different than other contracts. Vesta indicated that they are not at a position to be able to do that. That just needs to be part of the equation.

Mr. Sabol: Blooming's is no way indebted to us to leave that price the same. So, if you were under a new contract that would automatically change. Right?

Mr. Flint: I don't know if it will automatically change. I think the last time we bid it out they went up a little bit. It didn't increase dramatically, but I'm just saying that's part of what you need to anticipate as potentially an increase even with the current contract, but that's not to say you shouldn't bid it out. I'm just mentioning it.

Ms. Stephens: I think if we bid it out and we raise their price, we know what we are getting. So, I can't anticipate that it's going to get any better. If they do raise their rate, we still know what they do and we will just have to roll the dice and see the prices that come back.

Mr. Eckert: I just want to make sure that the Board is aware, we are doing up to a one-year contract, which is less than $98,000 to $99,000. So, when we talk about bidding, certainly we are going to go out and get competitive proposals, if that's what the Board wants us to do, but understand it isn't going to be a competitive bid under your Rules of Procedure that give people rights and protests. There's no need to do that. We can still go through the same process so you

get competitive prices, but when I say *"bid,"* from what I understand, it's going to be an informal, not a formal bid.

Mr. Szewczyk: George, you said we need a mechanism for approving the job because of the scope of the landscaping. Besides having a resident liaison, what other mechanisms do yo8u have with any of your other communities?

Mr. Flint: Our company provides field management in a lot of communities, but we are not going to be able to provide field management close to what you are paying PSA. In this situation, you have an Amenity Manager who is onsite and managing the rest of your contracts. So, it would make sense that the Amenity Manager would be able to take that on. What the cost would be, I don't know, but apparently the Amenity Manager indicated they are willing to take that responsibility on. Then the only other alternative would be to have a Board liaison and then you go down that road of Board members getting involved in day-to-day operations and the pluses and minuses, but that would be a possibility as well. I don't know if you want to create a Landscape Committee because then you have a whole other set of issues with the Sunshine Law and public records. A Landscape Committee would be subject to the same rules for Sunshine and public records and advertised meetings.

Mr. Sabol: Why don't we just rebid it and make a decision at the next meeting? We are not compelled to do anything.

Mr. Flint: You don't have to make a decision today. If the Board wants to bid out landscaping today what you could do is direct us to prepare the RFP and bring it back to your next meeting. At that point, you could approve the bid document and after the next meeting, we can issue it. Then you would have the responses back. We don't have to go through the formal bidding process so we could likely have them back by your June meeting, but it would be tight because you would want to give it 30 days for it being on the street.

Mr. Szewczyk: I'm trying to sum this up in my head. We could continue at this at the cost we are currently at or bid it out. I know that the price is going to go up quite a bit, even from Blooming's standpoint. When I say, *"keep the status quo,"* are we happy with how it is going? Are we paying PSA $30,000 a year?

Mr. Flint: $33,090.

Mr. Szewczyk: I guarantee you that the lowest bid is going to be more than $3,300 more than we are currently paying Blooming's.

Mr. Sabol: Why jeopardize our situation? Why don't we leave it just like it is?

Mr. Szewczyk: That's what I'm kind of leaning towards because the last time we bid it out, I think Blooming's was a good $40,000 less than the next one. I'm at the point where I would rather pay PSA the $33,000 rather than $40,000 or $50,000 more if we are happy with the job Blooming's is doing. As George said, which I agree with, I think they are doing an okay job for the money that we are paying. Is that good enough for us? I'll go on the record right now. Its good enough for me based on the price that we are paying them rather than paying another $40,000 or $50,000 out there. I go for just keeping the status quo and keep moving forward.

Mr. Sabol: I feel the same way as Joe.

Ms. Stephens: I agree.

Mr. Sabol: So we will let it go just like it is.

Mr. Eckert: You can take any other comments.

Mr. Sabol: Are there any more comments?

Ms. Stephens: No.

Mr. Flint: It appears that a majority of the Board wants to remain with Blooming's so we would have to reach out to them and ask if they are going to hold their price. Then the Board will have to approve a new agreement with them. So, we would have to bring that back next month.

Mr. Szewczyk: So there is no bidding.

Mr. Flint: That's up to the Board. I heard no bidding, keep the contract with Blooming's. If you want to bid, just give us the direction.

Ms. Koontz: Are we talking about the Blooming's contract or the PSA contract?

Mr. Eckert: The Blooming's contract because it's up on May 15th. What I would suggest is we do an addendum for another year and send it to them with the pricing that's already in their contract and then we will see what they do with that. In terms of the PSA contract, I'm going to defer to Board discussion. My main concern was with the Blooming's contract because of the May 15th expiration. So, at your May meeting, you will see some sort of addendum from Blooming's extending it for a year and the rest of the Board can discuss what you want to do with the PSA contract.

Ms. Koontz: I'm fine with Blooming's, but I'm not fine with PSA.

Mr. Sabol: I'm fine with Blooming's also. As far as PSA, these scores are sometimes misconstrued and when they give a score of 30 versus 32 or 34, as long as its passing, it makes no difference.

Ms. Stephens: A score of 30 is like getting a 65 in school. Its barely passing so it's up to us what we want to do. I'm not saying get another landscaping company. I'm just saying if they get a score of 30, maybe we can ask them to get this area up a little better and not leave it at 30. If 30 is the passing mark and that's as high as they are giving, why can't they give us a 32? I'm okay keeping Blooming's. I'm okay with PSA because I considered at the beginning that we know how we want things to look, but we are not that knowledgeable about plants and what's good and not good and PSA does so let's keep them. If they give Blooming's a score of 30, let's see if we can get them a little bit higher than 30 because apparently 30 is the passing mark like a 65 would be in school. That's okay, but it should be better.

Mr. Flint: So what's the Board's preference on PSA? I think if you want to keep them, then we should probably get their contract in line with the same period that you had Blooming's. If you want to keep them, then we just need that direction.

Mr. Sabol: I think we should keep them.

Mr. Szewczyk: I think we should keep them. So, do we need a motion?

Mr. Eckert: No. We already have a contract. You need a motion to terminate it.

Mr. Szewczyk: So we don't need anything.

Mr. Eckert: Right now, you have a contract with Blooming's, which we are going to bring an addendum back to you on the 15th and then you have a contract with PSA. The vote that the Board would take was if you wanted to terminate the contract with PSA. As George stated, we might want to line up the terms with this and we can look at that at the May meeting, if in fact that's what the Board wants to do, but no motion is required of the Board today. Certainly, people can make motions if they want to, but there's nothing that staff needs to prepare for your May meeting.

Mr. Sabol: Okay.

Mr. Flint: Are there any motions in that regard?

Ms. Koontz: Would the PSA contract go on next month's agenda?

Mr. Flint: I think what Mike was saying is we have an agreement in place. The motion would be if there was a desire to terminate the agreement. If no action is taken, we would continue forward with the existing agreement.

Ms. Koontz: The agreement with PSA automatically renews, right?

Mr. Flint: Right.

Ms. Koontz: PSA's contract is a waste of money.

Ms. Koontz MOVED terminating the PSA Contract. The motion died for lack of a second

Mr. Flint: Is there any other action from the Board?

Mr. Sabol: No.

B. Discussion Regarding Power Washing of CDD Area Sidewalks *(requested by supervisor Szewczyk)*

Mr. Szewczyk: After receiving a nice letter from my HOA, I went ahead and power washed as half of my neighborhood did. That left big gaps of CDD sidewalk that probably have never been power washed. That's in the single-family home area. Some areas where we had power washing issues, we only did it at times when it created a health hazard. So, this is more of an aesthetic type deal. It was joked at the HOA meeting that I went to that the CDD is going to receive one of those letters to power wash. I just wanted to throw it out there just as an aesthetic beautification type thing. If not in the back, then I don't the last time when these were power washed around this corner. Nathan, do you know?

Mr. Trates: They were don't six months ago.

Mr. Szewczyk: In your memory, did you ever think that whole area in the back was ever done?

Mr. Trates: Are you talking about the picnic area is?

Mr. Szewczyk: No. I'm talking about in the back of Scarlett Avenue. We have tall long stretches of CDD sidewalk that have no houses in front of it. Those sidewalks are pretty dark, but as I said, we've done it in times of health hazards or health issues so I just wanted to bring it up to see if we might want to do anything about it.

Ms. Stephens: I ran into a resident that lives on Savannah Drive who received a letter from the HOA to power wash his driveway. He stopped me and asked me what about the side of

Scarlett Avenue where you make the turn? I wasn't 100% sure if it was the corner house, which is homeowner's property or CDD property. We found out it was CDD property. If we are going to hold residents accountable for their parcel, maybe the CDD should take responsibility. It's a Catch-22 and I know it's putting more money out there, but if we want things to look as nice as can have them, then maybe we should think about it.

Mr. Flint: Why don't we start by getting a price and then you can have a discussion understanding what the financial ramifications are of doing that. We have communities that do that. Some communities do and some don't. You are obligated to address aesthetic issues and it becomes a level of service issue. If it's a health, safety issue, then you would need to address it and that becomes a Board policy decision. We can start by getting pricing for that and then go from there.

Mr. Szewczyk: I think that would be a good start because the price might come back and I'll turn around and say, *"No way"* and just move on.

Ms. Chichelli: I need some clarification. Are you talking about if you want to have the sidewalks washed in the single-family homes?

Mr. Flint: It would have to be throughout the entire community.

Mr. Szewczyk: I'm most familiar with that.

Mr. Flint: Anywhere where sidewalks front on CDD owned property whether it's a conservation area or the Clubhouse. Plantation Boulevard is actually owned by the City of North Port so we wouldn't be talking about that, but if we were, you are talking about stretches where you may have a pond on one side of the road, areas that are not in front of houses where there's CDD property.

Mr. Sabol: In our past history, George, have we ever entered into a contract to power wash all of the sidewalks?

Mr. Flint: No, not to my knowledge.

Ms. Chichelli: I remember The Villas asked for that.

Ms. Koontz: If it's in front your house, no.

Mr. Flint: They were asking for areas that were in front of homes, I believe.

Ms. Chichelli: Is it just around the Clubhouse?

Mr. Flint: This would be anywhere where there's not a house. You have a sidewalk and there's CDD common area, conservation area, ponds, areas where homeowners would not be responsible.

Ms. Chichelli: Would that also include Plantation Boulevard?

Mr. Flint: No, that's a City of North Port road. I'm assuming we could pressure wash it. The City probably wouldn't object, but I don't know that you want to go to that expense.

Mr. Szewczyk: So basically any sidewalk that's not directly in front of a house. Go ahead and get some pricing.

Mr. Flint: Okay. I will bring that back for future discussion. Is there anything else on that issue? Hearing none,

SIXTH ORDER OF BUSINESS **Business Administration**

A. Approval of Minutes of March 20, 2019 Meeting

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

Ms. Stephens: On Page 13, it should say *"Do we have any idea how many kids are on that playground in a week?"* That's all I have.

Mr. Szewczyk: On that same page, the first line should read, *"A couple of meetings ago, we allowed Ed Lewis."*

Ms. Koontz: I have a couple on Page 6. In the middle of the page, *"tribulation"* should be *"revelation."* At the bottom of the page, *"pool heater"* should be *"pool."* On Page 25, *"Ron Perry"* should be *"Dick Monty."* On Page 30, three lines from the bottom, *"$3,500"* should be *"$35,000."* That's all I have.

Mr. Flint: Are there any other corrections? If not, we need a motion to approve the minutes as amended.

> On MOTION by Mr. Sabol seconded by Ms. Stephens with all in favor the minutes of the March 20, 2019 meeting as amended were approved.

B. Approval of Check Register

Mr. Flint: You have the check register for March for the General Fund, Capital Reserve Fund and automatic drafts for the utility accounts. The detailed register is behind the summary. If the Board has any questions, we can discuss those. If not, we need a motion to approve it.

> On MOTION by Ms. Stephens seconded by Mr. Szewczyk with all in favor the March Check Register was approved.

C. Balance Sheet and Income Statement

Mr. Flint: Next are the Unaudited Financial Statements through March 31, 2019. No action is required by the Board, but if you have any questions we can discuss those.

SEVENTH ORDER OF BUSINESS General Audience Comments

Mr. Flint: Please state your name and address and try to keep your comments to three minutes.

Resident (Deborah Johnson, 1505 Scarlett Avenue): I have two items. The Board discussed this previously, but apparently nobody does anything about it. There are many children, 13 to 14-years-old driving golf carts. I thought the Board passed that 16-years-old and older to drive a golf cart. I saw three little boys driving a golf cart and some are hanging off of it. I don't want to say what section they live in, but they are flying down Plantation Boulevard towards Scarlett Avenue. I thought the Board agreed to only 16-years-old and older, but nobody patrols that or polices it. I just think we are going to have an accident. Kids are going to fall off and hit their head. We are going to have a problem.

Ms. Koontz: They must have a license.

Mr. Flint: The CDD doesn't have any control over that. That's a traffic regulation. If you see that, you need to call the City of North Port Police Department.

Resident (Deborah Johnson, 1505 Scarlett Avenue): How can that be?

Mr. Flint: It's a state law issue.

Resident (Deborah Johnson, 1505 Scarlett Avenue): I thought it was voted on that they have to be 16.

Mr. Eckert: We will look at that.

Ms. Koontz: That was done three years ago.

Resident (Deborah Johnson, 1505 Scarlett Avenue): It was, but no one is policing that. I'm not going to call the police every time I see something because I'm already on their list down there. They are like, *"Why are the only person that ever calls us?"* The second item is that I called the police on Friday night because at 11:00 p.m. when a group of us came back from Venice, there were a lot of young people in the hot tub and pool area. I don't know if they did anything about it or not. On Saturday night, we came back at 11:00 p.m. and there was another group of people. I took down the tag numbers. I'm quite sure they don't live in here, but I don't know what's being done, but we have to do something with this pool area. I have a pool so I don't really care, but I care about the people that have to come here and this is their pool. You have no idea what people are doing in there. They may be putting something harmful in there. They are having their good time, but are not allowed in there. So, I think we have to do something about the fencing or get somebody in here, like a security person, at least on the weekends. Although I can tell you that my husband has been out with the dog during the week at 1:00 a.m. and 2:00 a.m. and you can hear the radio blasting. I just think we need to do something. Thank you. *(Applause)*

Resident (Lorelie White, 2145 Boxwood Street): I know that last month we discussed this PSA issue. At that time, you said that you would make a decision. We know what Blooming's is required. We have their contracts. Can't we just make a list of items for them to correct. We don't need to be landscapers to know what looks good, whether the flowers are dying or they are not doing a good job, we can make a list and hold them responsible. I can't see to pay them $34,000 a year to have somebody check the company we have hired to do something. That doesn't make a lot of sense to me.

Resident (Sharon Plath, 2193 Boxwood Street): I was here last month, asking about the lake behind Boxwood Street and Scarlett Avenue. I was told that I would receive an email about that, which I have not received. The lake shrunk dramatically as opposed to any other lake here. I would just like to know what happened. Also, when you are discussing the lakes, you have two that are named. All the rest are 11, 14, 5, etc. I was wondering if we could get a diagram of these lakes so that when you are talking about them, we know which ones you are talking about.

Mr. Sabol: Sharon, last month, you spoke about the pond on Boxwood. Sometimes it rains and then it doesn't rain. That is what affects these ponds.

Resident (Sharon Plath, 2193 Boxwood Street): No.

Mr. Sabol: Yes it does. When it rains very hard, it's going to fill up. When it doesn't rain and you have a drought, it's going to go down.

Resident (Sharon Plath, 2193 Boxwood Street): Not this one. Go take a look. Maybe you can talk to the people who own the lake.

Mr. Sabol: Some of these ponds are detention ponds and some are retention ponds. Do you know the difference?

Resident (Sharon Plath, 2193 Boxwood Street): No I don't. You didn't say that last time.

Mr. Sabol: One is to hold water for the entire community. When it rains it holds water. A retention pond is when it rains hard and the pond is empty because we gathered water and that water will slowly go down. That's the difference between them. I looked at all the ponds and it seems to me that's not a valid complaint. I'm not going to argue.

Resident (Sharon Plath, 2193 Boxwood Street): I guess mine is the only one that is a detention pond.

Ms. Koontz: There is an aerial view of the lakes on the Lakeside Plantation CDD website.

Resident (Sharon Plath, 2193 Boxwood Street): Thanks.

Resident (Marlene Walters, 1432 Dixie Lane): I'm here with Resident (Joe Michaels, 2644 Peach Circle) who is my assistant. We represent those who play tennis here. We have a formal association. I'm here to thank the Board for the support they provided over the last year to our tennis players to the maintenance of our courts. We had a fantastic year with over 50 players participating on teams. Of those teams, three of our teams came in first and second place. Next year we will have nine teams. The women would still have six and the men would have three teams. I thank Bud for his comments. Our main concern right now is the water that sits around the light panel for the evening light because someone could get electrocuted. When I play tennis, I don't want to turn the lights on when there is standing water. I think our new maintenance guy is doing a fantastic job. He's really on top of things to prevent problems from occurring in the future and taking care of issues that occurred, whether algae on the tennis courts, standing water, etc.

Mr. Seurattan: We will try to do whatever we could do to do our part to make the community proud of the tennis program. We would like to start offering possibly on the website

or here in the Clubhouse, pictures. We invite anybody here to come and watch. We have open tennis on Mondays, Wednesdays and Saturdays from 8:00 a.m. to 10:00 a.m. The women's teams play on Mondays, Wednesdays and Fridays. They have matches almost all the time. The men's play on Thursdays. It's a very happening situation over there. We love being a part of this and we thank you again for all of your support. We offer whatever we can do to continue to help us make this something that Lakeside Plantation could be proud of.

Resident (Marlene Walters, 1432 Dixie Lane): I would like to thank Nathan and Brad. They have been very receptive to any time we had an issue with the courts, scheduling and bathrooms being opened. They are always receptive to answer our questions and remedy whatever situations take place.

Mr. Sabol: Marlene, I agree with you. The courts are the best they have ever been. There is no doubt about that. We addressed that earlier in the meeting. The District Engineer is working on that problem. You heard that.

Resident (Marlene Walters, 1432 Dixie Lane): Right. Thank you. *(Applause)*

Resident (Ann Tyler, 1835 Scarlett Avenue): We have an excellent maintenance person here, Brad. The problem is he spent so much time fixing and working on things that the cleaning gets set aside. I propose the Board hire a part-time person at night, maybe 5:00 p.m. to 9:00 p.m., not every night. Whatever you feel necessary to do the actual cleaning. He can clean the bathrooms, clean around places that everybody is talking about and wipe down the chairs. We only need a cleaning person for that. We don't need to hire a cleaning person for that. Just a regular janitor service. Leave Brad to do all of the high end items such as power washing, electrical and plumbing work. He does it all. There really is very little time left when you finish doing that to expect him to start cleaning. So, it's my proposal that we need a part-time person.

Ms. Stephens: I think I made that proposal a couple of meeting ago so I agree.

Mr. Flint: If there are no more audience comments? We will proceed with the Staff Reports.

EIGHTH ORDER OF BUSINESS Staff Reports

A. District Counsel – Discussion of Attorney Fees

Mr. Eckert: In your agenda package is a letter that some of the Board Members have seen before. Each year our firm evaluates our hourly rates and from time to time, we will

suggest adjustments to those rates. The last time we did this was back in 2017. In 2018, we reviewed our rates and we did not propose an increase, but we are now proposing an increase that would go into effect on October 1, 2019, which is about five or six months from now. The increase will be $10 an hour for myself. Paralegals would remain the same. Sarah Sandy's rate would be $270 an hour. I would be happy to answer any questions that the Board has, but we need to adjust our rates from time to time and it's been two years since we proposed an increase.

Mr. Szewczyk: I don't have any questions.

Ms. Stephens: No questions here.

Mr. Sabol: Do you need a motion?

Mr. Eckert: Yes, that way the auditor would see that it was approved.

> On MOTION by Ms. Stephens seconded by Mr. Sabol with all in favor the adjustment in rates for attorney fees were approved.

Mr. Eckert: The other item that I wanted the Board to be aware of is that the Florida Legislature, both the Senate and the House have passed a new bill that's going to require us to adopt some internal controls to prevent fraud, waste and abuse to operate as efficiently as we can to comply with the laws are required. We don't know what those internal controls are going to look like, but we will be developing those with the auditor and your District Manager and then rolling those out to the Board. Probably later on in the summer, we anticipate the Governor will sign that bill and it will become a law. There are some other bills that are currently in flux right now, but once we see how the dust settles on the session, we likely will have an amendment to your Rules of Procedure that we will bringing to you this summer.

B. District Manager – Action Items

Mr. Flint: I think an old version of the actions items were included in the agenda, but we will go through those. The Board approved the proposal for preserve maintenance with EarthBalance. I have the executed contract from EarthBalance. I need to get it signed by the Board this evening. The Board approved Stephens Installers to repair the playground area. I have the executed contract from the contractor and I'll get the Chair to sign it this evening. Both of those agreements will be executed so the work could move forward. The four-way stop warrant study was complete. It did not warrant a stop sign so we notate that item being complete. The speed limit sign is not on Plantation Boulevard. It's on Scarlett Avenue. I believe Nathan has a proposal under his report that will address that issue. For the Oaks on

Plantation Boulevard, we discussed getting an arborist or Horticulturist from the county Extension Office to look at the Oak trees. We haven't done that yet. We will get that done by the next meeting. The solar light for the corner of Plantation Boulevard will be discussed by Nathan under his report. Are there any additional items? Hearing none,

C. Amenities Manager – Monthly Report

Mr. Trates: I have quite a few quotes to go through. The first is from Action Security for a while aluminum 6-foot pool fence with decorative spires to help curtail fence jumping. The price for that quote was $29,250. That includes the removal and dispose of the old fencing. The second proposal is also from Action Security for the pool access control system for two pool gates, gym and library. These access points would be equipped with magnetic locks, card readers for access. The price is $12,500. They also included pricing for monthly maintenance services for $125 per month. The proximity access cards are $4.75 each. For example, the price for 300 cards is $1,425. The third quote is from Blooming's landscape for raising the canopies for 121 Oak trees along Plantation Boulevard and the Clubhouse parking lot, which is $10,043. It includes a certified arborist onsite during the job. I also spoke to BrightView Landscape to submit a quote for the same Oak tree job, but unfortunately, they never provided the quote to me in time. The fourth proposal is from Sign Masters to relocate the speed limit sign on Scarlett Avenue. The price for relocating the sign and post is $350. They also included pricing for a brand new sign and decorative post for $946 and $265 for installation.

Mr. Flint: Believe it or not, that's what they cost. The decorative speed limit and stop signs are anywhere from $800 to $1,000.

Mr. Trates: The next set of quotes in after I originally submitted my Manager's Report. I received one from a fence company called Fence Outlet for a 6-foot-wide aluminum pool fence with decorative spires and removal of the existing fence for $23,172. The next quote is for the exit side fountain as was brought up earlier in the meeting. As George said, we have an issue with a GFI breaker. There is a sump pump on a GFI circuit, which tripped causing the flooding about 5 feet of water that was in our electrical room. We got the area drained out, let it dry for a few days and call out Johns Electric & Motors to survey the damage. Unfortunately, all of the equipment was submerged in water for two long. They submitted an estimate for replacements. The total cost for replacement for the fountain motor, submersible pump and Spec S90 pump and installation is $1,039.80. The first issue that we had with either fountain since May 2018. The

final proposal is the pricing requested from the Chairman for treating larvicide for midge flies in Lakes 3 and 10. SOLitude said the pricing would be the same as last year. The cost for preventative treatment of Lake 10 was $1,223 and Lake 3 was $441. This includes spray treatments for each lake to help prevent the hatching of midge flies during their breeding season. So those are the proposals. The first one was from Action Security.

Mr. Sabol: Let's talk about the fencing for $29,000. Do you realize we can put $27,000 into that fence? I know it's for security reasons, but that would mean we would have an excess of $56,000 to take that fence out and put another one in. Does it warrant that?

Ms. Koontz: No.

Mr. Sabol: I don't think so.

Ms. Koontz: I think if someone wants to get over a 6-foot fence they are going to get over it.

Ms. Stephens: It's not a flat fence. It has something on top.

Mr. Trates: Decorative spires.

Ms. Stephens: If it was a flat fence, I would totally agree with you, but if it has those spikes, I don't think they're that crazy. This frustrates me because that is what we should've done. We talked about it through the years, but anytime it was mentioned, you always heard the comment that it's going to look like a prison. Security is an ongoing battle with these young kids. It's not going to end, just like kids driving the golf carts. We see them. They go the wrong way. Where are the parents? While I think the fence is a lot of money, he's where you are torn. We just invested *"x"* amount of dollars to redo everything and now because of the problem that is ongoing, do we pull that fence out and spend another $30,000?

Mr. Sabol: No.

Ms. Stephens: But having said that, look what we went through with the playground. If you are looking at the budget and what we just paid for the consultant, which was another $2,000, it's frustrating, even though the consultant was approved. It's like we are spending money after money after money and we have to get it right. If we are going to re-do it, there has to be two; one in and one out and that's it, but we have to get doors that are locked. They have a lock on the one for the pickleball court, right?

Mr. Trates: Correct.

Ms. Stephens: So at 1:00 p.m. when the crew member is working and that person leaves, they locket so no one can get in there. We hope, so we have to do the same thing with the card room. I would even go as far as the gym. At some time, the gym should be shut down. That is my feeling. Even though there are cameras in there, we don't know what's going on. This community is too open to everyone. People swim at midnight.

Mr. Sabol: We have an enormous problem here because we talk about it at every meeting so how do we really face it? I don't think the Board has made a decision on how to face it yet, as far as putting new gates in and as far as everything we are going to do. Is the answer going to be to have more officer surveillance to check these things out? That's one thing we did not discuss and I think we should talk about it. We should be talking about having the officers come by the court at least three times a month. That is what we should be doing. We don't have enough surveillance. As far as the gates, I think Camille is right. I'm not sure that is the right way to go. What do you think, Joe? Do you have any ideas?

Mr. Szewczyk: I haven't had a chance to study through everything the officer said last month, but finding a way to channel people so that IDs could be checked, is a good idea because you can come in from too many sides and too many gates around the pool. there are so many access points. So where do you start? Do you start at the pool and make your way back or do you compound the entire area so that people can only come in through this door and the two hallways? I'm not sure. I haven't had a chance to get into everything that the policer officer provided. I just think if I'm hearing you correctly, Bud that we don't have a definite answer. I think we should put that under the heading of *"security,"* but I think we need to address all of the issues and find out if there's one best way to handle it or are we going to have to piecemeal it? Its $29,000 for a 6-foot fence and a girl could step on a guy's shoulders to get over the fence. So, she's over anyway.

Ms. Stephens: Not if there are markers.

Mr. Szewczyk: We've talked about the control panel and card access for many years. Our biggest issue is access to the pool. Like with the gym, we should be changing that code every six months at a minimum. I made comments to some people who I know have moved out many years ago that are back in the community. There's no reason why a four-digit code has been there for a long time.

Mr. Trates: It's actually being changed in the next two weeks.

Mr. Szewczyk: Something like that takes care of the gym.

Resident (Not Identified): Put a time lock on it.

Mr. Szewczyk: The pool has too many ins and outs. So, it's not only the nighttime. It's the people coming in, even during the day. We have the kids at night and there are a lot of people. I've been up here a lot, but when part of your staff goes out and they go to the left, I always see one or two people getting up on the right. Well it's time to leave. I'm about to be checked. So, we could have card keys for the daytime, but I don't know how to address the nighttime. We could have somebody paid at a decent rate up until midnight, from 9:00 p.m. to Midnight. Their whole purpose is just to watch the pool. I don't know what that would cost us through you or if we would have to hire someone independently, but compared to the $29,000. I have to see how much they would charge per hour. Can we look into that and find out how much it would cost to have someone from 8:00 p.m. to Midnight? Either staff on your part or an official security guard.

Mr. Sabol: We have two choices there. We could make this look like a correctional institute if we want to. We can run fences from the side of the air conditioner, the same height. We could run a fence over there, through the back of the tennis court, over to the event area where the basketball court is and run another fence from this corner over that would stop everything, but do we want it to look like a corational institute? We are trying to stay away from that, but maybe that will be the end result? I don't know. It's something to think about. A resident's suggestion was to put a half of a dutch door there. That's not a bad idea, but that doesn't protect us at Midnight. It's just for daytime protection. We have some problems here that we have to iron out. We have to discuss it among ourselves and decide which way we want to go. We can put locks on it, but that would cost $12,000 to $15,000. If we put locks out here because we have to put a gate on both sides and it would onely be accessible with cards only. We could do that. There are several different options.

Ms. Stephens: What's the liability if somebody gets hurt in that pool when they are not supposed to be there? That is a big lawsuit waiting to happen.

Ms. Stephens: I know, but if someone gets hurt in that pool it doesn't matter whether they are trespassing or not.

Mr. Eckert: I'm not going to comment on liability at this meeting.

Resident (Not Identified): I'm sure that we are the only ones with these. How is it handled in other places, George? Everyone has the same thing.

Mr. Flint: If the Chairman wants me to talk about it, I will.

Mr. Sabol: The comment period is over, but if you want us to address it, we can.

Mr. Flint: Most communities have card access systems and they issue the proximity cards. The nice thing about the proximity cards, is you can adjust when access was allowed and you can have different people at different levels. A staff person might have a card to gain access to everything 24/7. Then you would have a typical resident card that would be issued, which would deactivate at 9:00 p.m. or 10:00 p.m. So, when they used it, it would not work. A lot of communities have that system. Even with that, you are still going to have people jumping a 4-foot fence. That height of fence on a pool is the standard height. You have that in most communities. So, they struggle with those issues. Another thing people do is hire security and alternate their schedule so you are not staffing seven days or five days a week. You might do it two or three days, but two of the days might be a weekend and then another day, you are alternating that day so that people d0on't' know what night they are going to be there. You can maximize your value by doing that. That seems to be effective as well. I don't know what Vesta would charge, but you are probably talking about $15 or $16 and typically at the security company, the people are at least licensed as security guards so there is some protection.

Mr. Sabol: Okay, so look at this. We locked the basketball court at night and locked the tennis court at night. What is wrong with putting the fence all the way around like I suggested, a 10-foot gate with two gates or one gate with cards so if you have a card, they can come in and go swimming or use the facility. Is that something that we should do?

Mr. Seurattan: That's a good idea.

Mr. Trates: Would this stop you from accessing other points?

Mr. Sabol: How else would they get in?

Mr. Trates: They can walk around the lake banks. They can walk around the tennis courts.

Mr. Sabol: No, there will be one continual fence all the way around, the height of that tennis court fence. It would be all connected. You could have a gate out here with a card. You would put the card in if you wanted to use the facilities and you can come in.

Ms. Stephens: I don't know. How much would that cost? Are we saying that we are not going to spend $29,000 to put that fence in, but if we do what you are suggesting, I'm not saying yes or no, but how much would that cost. Is it most cost effective to just do that fence or hire security? We could start with that and see how that goes. Let's do it the least expensive way, but maybe it will work Friday and Saturday night and one night during the week. Mix and match like George said. Don't be repetitious. Maybe we should start that way and if that doesn't work go to Plan B or Plan C and let's see. Then we will have more money in the budget or we can figure out how to spend more money.

Ms. Koontz: I don't think that the fence is our only option at the moment. I disagree for hiring a security guard because the kids are only going to wait until the guard leaves, no much how we stagger the hours. Officer Seltzer said he has seen kids on the basketball court. At 2:00 a.m., Deborah is saying her husband sees kids around here at 1:00 a.m. or 2:00 a.m. The guards aren't going to work. Why are aren't we discussing this card access proposal for $13,925? Start with issuing key cards. Start some place with security issuing key cards.

Mr. Sabol: What are you going to do, Rena when people jump over the top of the fence?

Ms. Koontz: What you are saying is we are not going to spend $29,000 for a fence which I agree with so you aren't doing anything then to address the problem.

Mr. Sabol: We can address the problem. An option is closing the whole thing off. All you need is one gate with a card.

Ms. Koontz: Don't we want to secure this building as well? As George said, this place is wide open. Don't we want to look at that security as well?

Ms. Stephens: I think the problem is with the pool. The Clubhouse is not the problem. I would tear out the fence and put in the 6-foot fence with the little spikes and call it a day. That way you would have one entrance in and one entrance out. That's what I would do, but it's not my call. I know we spent all of this money. You are absolutely right. If we have somebody here 9:00 p.m. to Midnight and 9:00 p.m. to 1:00 a.m., kids are out there. It's okay, but we have to figure out something that's going to make it work more secure.

Mr. Sabol: The North Port Police Department gave us a number at the last meeting to call with any problems. The residents call the police but they never even responded. That is the problem within your department, so I would say anytime you see a problem around here, don't try to resolve it yourself. Call the Police Department. That may come to a head where we have

to go to the Police Department and tell them that they are responding to call. It may come to that also.

Ms. Chichelli: I think we should do something at least with security because we are not going to put up the fence tomorrow. We are not going to do the other things right away so we need something to handle the problems right now. So at least have security.

Mr. Sabol: Is the problem as acute as we think everybody is? Have we had any incidences from different people who report these? Do we have that many?

Ms. Koontz: Do you mean at the pool?

Mr. Sabol: How many do we have altogether?

Ms. Alexandre: Its every weekend and during the week as well.

Mr. Trates: Each morning when I get in, Brad and I will check the cameras to make sure nothing is going on in the gym or at the pool. I would probably say it's about twice a week now during the time of year. So, it's more than sporadic.

Mr. Sabol: Are our cameras good enough? If we spend $10,000 on those cameras, are they working well enough? Are they picking everything up?

Mr. Trates: You can pick up the faces, but there's only so much you can do to catch someone.

Mr. Eckert: I would like to advise the members of the Board. So far, we are fine, but if we get too far into the technical specifications for our security system, we are going to need to have a closed meeting to do that. I think at this point in time, you have a couple of options. One is you can hire some security staff to come in for a while or you can approve one of the proposals he has or direct him to go out and get proposals for the bigger fence like you recommended. I don't want to get into the capabilities of our cameras at a public meeting.

Mr. Sabol: Before we make any decisions, we should have a closed meeting?

Mr. Eckert: No, what I'm saying is if you want to tell staff to get a security company on board for 15 to 20 hours a week, you can give that direction. If you want to approve one of the proposals that he's provided, you can do that as well or you can direct him to get a proposal for a bigger fence. What I don't want to do is I don't want to go down the road where we are talking about specifically where our cameras are located, what are their capabilities and things of that nature. It's very easy to start going down that road and I don't want us to go there.

Mr. Flint: I don't want to have a closed meeting because there's an expense.

Mr. Sabol: I don't think we should approve any of the proposals that we have right now. That's my feeling.

Mr. Szewczyk: I would like to direct staff to find out what it would cost us for having a security guard here for three hours a night three times a week, up to 10 hours a week on rotating nights.

Mr. Flint: We will work on that. The minimum shift maybe more than three hours, but we will find out.

Mr. Sabol: Do we need a motion?

Mr. Eckert: Only if you have the approval to go out and get it. If you are just bringing it back to the next meeting, you don't need a motion.

Mr. Flint: Does the Board want to continue to consider the proposals that Nathan obtained? Do you want to direct him to get other proposals or modify these? We will bring back a proposal for security so you will have a feel for what that would cost.

Ms. Koontz: Am I the only one who is in favor of this key card access proposal?

Mr. Sabol: I'm in favor of that Rena, if we had a way to close everything else off, but we don't. What good is a card going to do if someone can walk around the back?

Ms. Stephens: They are going to jump over the fence.

Mr. Szewczyk: The card helps us with people that are here during the day that don't belong here, but just having it until we decide exactly what to do with the pool to me doesn't make sense. I believe that we should have a card system, but I think we need to make a decision that ties in the pool at the same time because the pool is definitely going to have to have that access system on it. If we are talking fences or whatever, I think we should be going that route, but maybe we should hold off at least until the next meeting until we have a little more information on what we should do for the pool, specifically, but I agree with you. I think we do need a card system.

Mr. Sabol: Do we want to get more information on the card systems? Is there any other information out there to get?

Mr. Szewczyk: Well we only have quotes from one company. Right?

Mr. Trates: Yes. The second company was supposed to give me a quote, but I couldn't get it in time.

Mr. Szewczyk: So let's hold off until we have something to compare. We have a price difference of $6,000 on the fencing. So, if you can get alternate prices on some of these other things you are talking about.

Ms. Chichelli: Maybe we can get it before the meeting.

Ms. Stephens: So the card system is going to be for the pool.

Mr. Trates: Yes, for two gates on the pool and then one for the library and one for the gym, but he did say that he said putting in a card system when people are jumping over the current fence is pointless.

Ms. Stephens: It's not going to help during the night, but during the day, it will alleviate some of the problems if staff is busy and they can't get out there to check it. I'm not saying that a card system is a bad thing. I just think it's pointless for the pool because at night, it's still going to be the same problem. It's not going to go away.

Mr. Sabol: What do we want to do? Do we want to defer it?

Mr. Szewczyk: Let's wait until they get alternate bids.

Mr. Sabol: We can defer it until the next meeting.

Mr. Trates: The next quote was from Blooming's for the Oak trees with the arborist onsite.

Mr. Szewczyk: Were you also saying that you were waiting on a quote from BrightView?

Mr. Trates: Yes.

Mr. Szewczyk: So let's wait until we have BrightView's bid to compare.

Mr. Trates: Next is the proposal from Sign Master for the relocation of the speed limit sign on Scarlett Avenue for $350.

Mr. Flint: I don't think you need a motion at that price level. If there's consensus from the Board, then we will go ahead and take care of it. *There was Board consensus.*

Mr. Trates: Next is the fountain motor replacement for the exit side $1,939.80

On MOTION by Mr. Sabol seconded by Ms. Chichelli with all in favor the proposal from Johns Electric & Motors for the exit side fountain motor replacement in the amount of $1,939.80 was approved.

Mr. Trates: The last proposal was for the midge fly treating of larvicide in Lakes 3 and 10.

Mr. Flint: We typically had problems with these two lakes. If you start seeing midges, it's almost too late at that point. This is a larvicide treatment that is intended to kill the larvae before they actually hatch. We have had reoccurring issues in these two ponds. You also stocked fish in the past. I think Mr. Sabol brought this issue up as to whether we want to go ahead and move forward with the treatment of these two ponds in anticipation that usually in the May timeframe you start seeing the midges.

Ms. Koontz: We don't have paperwork on this right?

Mr. Flint: We just asked for it yesterday. What they said is they would hold the same price as the last treatment. As Nathan indicated, Lake 10, which is a 5-acre pond was $1,223.00 and Lake 3, which is a smaller pond was $441. Is that right, Nathan?

Mr. Trates: Correct.

Mr. Sabol: Was there a significant difference in midge flies when we treated those two ponds?

Mr. Trates: Yes, because you have to catch it early. As soon as you see midge flies it's too late. This is more so for a larvicide that inhibits the eggs that are laid during the rainy season to hatch.

Mr. Szewczyk: So the timing is right now?

Mr. Flint: Yes. It's very hard to predict. We could do this treatment and you could still have them. There's no guarantee. We have communities that are constantly battling midges. You can stock the pond with fish, do larvicide, aeration in the ponds to improve water quality, there are a number of different things you can tell. It's very hard to tell which one of those might have work or if it was all of them together. This is one approach. That's not to say you do it and you still may not have midges hatching. It becomes a timing issue with the cycle of the larvae, which you are guessing at.

Mr. Sabol: If we solved the problem before by treating those two ponds, what if we just repeat that and see what happens? You can't forecast it.

Mr. Flint: That would be my recommendation. It seems to have worked in the past. You may want to build this into your budget and just do it annually.

Ms. Chichelli: Lake 2 was really bad last year.

Mr. Flint: I don't think we did Lake 2. Did we?

Mr. Trates: No.

Mr. Sabol: So what do we do? Do we treat those two ponds or add to those and do more ponds?

Ms. Stephens: Let's do the two ponds.

Mr. Flint: I wasn't aware there was an issue on Pond 2. Did we get any complaints last year?

Ms. Chichelli: We didn't complain.

Mr. Szewczyk: I say we move forward on the two ponds.

> On MOTION by Mr. Sabol seconded by Ms. Stephens with all in favor the proposal from SOLitude Lake Management for larvicide treatments for midge flies in Lakes 3 and 10 in the amount of $1,223 for Lake 10 and $441 for Lake 3 was approved.

Mr. Trates: That was all I had for my report. Thank you.

NINTH ORDER OF BUSINESS **Other Business**

Mr. Flint: Is there any other business?

Mr. Sabol: Yes. We have an ongoing problem and it really doesn't belong at this meeting, but it affects all of us. I'm referring to the irrigation system that was proposed by the HOA. Can we have a preliminary vote or discussion with the Board on which way we are going to go? Because we don't have firm results or figures. We have nothing at this moment and we are wasting HOA money. I understand the HOA is here, but the members were voted in so we owe them that, to come up with these different figures on why they want this. However, in a sense, they are wasting money by prolonging it. That's the way I feel. I don't know how the rest of the Board feels because the way it stands right now, I am not going to be in favor of it unless they come up with something much better than they have right now.

Ms. Stephens: I think I made myself clear at the previous meeting that I wasn't in favor of it for a few reasons. There are people that don't water their lawns. For whatever reason, they don't, either its monetary or they are being negligent. Secondly, for all of the best intentions, we still have people that park on the grass, which is killing the lawns. If you just walk around

Scarlett Avenue, you can see the people that park on their grass and what their grass looks like. It's terrible. It's a lot of money. I don't think in my heart of hearts that I ever vote for it because I don't think it's worth it. I think we have to get on top of the people that don't water. That's what we have to do. The HOA did a great job, as Joe had pointed out at the beginning of the meeting with the power washing of the sidewalks. I couldn't believe it. It was like every other house was power washing. I said to Gary, *"They all got letters."* That's a great thing to see. So, if we can do that same thing with people that don't water, maybe it would be more cost effective for everyone else. In addition, the homes that don't water, maybe the HOA could send out a nice letter saying, *"In an effort to keep the community looking nice,"* or however they want to phrase it, *"maybe you can start doing something to beautify your lawn."* It's just a lot of money. In my opinion, if we were voting right now, if it came to the CDD Board right now for a vote, my vote is no.

Mr. Szewczyk: These are none of our responsibility. Basically, the HOA is asking us if they can run a pipe over CDD property. That is the only thing that we need to be voting on. Everything else is up to the HOA. We can comment all we want. The only thing that we are ever going to have to vote on is whether they can run whatever size pipe from the pond across the 8 feet of CDD property we own. Then after that, its HOA property.

Mr. Sabol: That's coming out of your fees.

Mr. Szewczyk: I understand that, but as a CDD Board that is the only thing that we need to consider.

Mr. Sabol: If we prolong this, it's costing all of us money. So, I'm asking Rena to get the President of the HOA to move on this. We are not going to argue about it.

Mr. Eckert: I don't think Rena is going to be commenting on this issue so please don't put her in that position where she has to comment on it because I will be telling her not to.

Mr. Sabol: I'm only bringing it up as a resident.

Ms. Koontz: I can invite you to next Tuesday's HOA meeting where we will be happy to answer your question.

Mr. Sabol: I'm just asking you to facilitate it, get it going and get an end to it one way or another. That's all I have to say.

TENTH ORDER OF BUSINESS **Supervisor's Requests**

Mr. Flint: Are there any Supervisor's Requests? If not, we need a motion to adjourn.

ELEVENTH ORDER OF BUSINESS **Adjournment**

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

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION B

Lakeside Plantation
Community Development District

Summary of Invoices

April 1, 2019 to April 30, 2019

Fund	Date	Check No.'s		Amount
General Fund	4/5/19	1977-1980	$	8,829.85
	4/9/19	1981-1985	$	20,222.90
	4/15/19	1986	$	3,327.01
	4/16/09	1987-1988	$	244.38
	4/26/19	1989-1994	$	1,832.00
			$	34,456.14
Capital Reserve Fund	4/6/19	87	$	600.00
	4/16/19	88	$	350.00
			$	950.00
Automatic Drafts	March 2019			
	Florida Power & Light	2200 Plantation Blvd - Clubhouse	$	959.60
		2200 Plantation Blvd - Fountain	$	638.73
		2200 Plantation Blvd - Tennis Courts/Pool	$	1,162.23
	North Port Utilities	2200 Plantation Blvd - Clubhouse	$	304.99
		2200 Plantation Blvd - Fountain	$	30.77
		2200 Plantation Blvd - Tennis Courts/Pool	$	510.09
	TECO Peoples Gas	2200 Plantation Blvd - Pool	$	12.13
	Frontier Communications	2200 Plantation Blvd - Clubhouse	$	375.92
			$	3,994.46
			$	**39,400.60**

*** CHECK DATES 04/01/2019 - 04/30/2019 ***
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	#
4/05/19	00010	3/26/19	2019-004	201903	320-53800-46500		*	195.00		
			RMV SOD/INSTALL MULCH							
		4/01/19	2019-006	201904	320-53800-46400		*	7,655.00		
			LANDSCAPE MAINT APR19							
						BLOOMINGS LANDSCAPE & TURF MGMT,INC			7,850.00	001977
4/05/19	00260	3/26/19	WO-0656	201903	330-53800-51000		*	95.00		
			INSPECT FEE							
		4/01/19	88869	201904	330-53800-51100		*	810.00		
			POOL CLEANING APR19							
						DART POOL SOLUTIONS, INC			905.00	001978
4/05/19	00223	4/01/19	040119	201904	310-51300-35200		*	24.95		
			MONTHLY HOSTING APR19							
		4/01/19	040119	201904	300-15500-10000		*	24.95		
			MONTHLY HOSTING MAY19							
		4/01/19	040119	201904	300-15500-10000		*	24.95		
			MONTHLY HOSTING JUN19							
						EZOT, INC.			74.85	001979
4/05/19	00076	3/22/19	58-BID-4	201903	330-53800-51000		*	25.00		
			REINSPECT FEE							
		3/22/19	58-BID-4	201903	330-53800-51000		V	25.00-		
			REINSPECT FEE							
						SARASOTA COUNTY HEALTH DEPARTMENT			.00	001980
4/09/19	00014	3/13/19	486517	201903	330-53800-48101		*	36.99		
			WATER COOLER MAR19							
		3/28/19	489177	201903	330-53800-48101		*	54.24		
			WATER COOLER MAR19							
						CULLIGAN WATER			91.23	001981
4/09/19	00258	4/01/19	17892	201904	310-51300-32200		*	1,700.00		
			FY19 AUDIT FEE							
						GRAU AND ASSOCIATES			1,700.00	001982
4/09/19	00066	3/18/19	106121	201902	310-51300-31500		*	3,704.39		
			PLAYGROUND/POND/MEETING							
						HOPPING GREEN & SAMS			3,704.39	001983
4/09/19	00032	4/02/19	54883-15	201903	320-53800-43400		*	168.47		
			GARBAGE COLLECTION MAR19							
						NORTH PORT SOLID WASTE DISTRICT			168.47	001984
4/09/19	00257	4/01/19	354236	201904	330-53800-12000		*	14,558.81		
			AMENITY CENTER MGMT APR19							
						VESTA PROPERTY SERVICES, INC.			14,558.81	001985

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
4/15/19	00001	4/01/19	82	201904	310-51300-34000		*	3,094.33		
			MANAGEMENT FEES-APR19							
		4/01/19	82	201904	310-51300-35200		*	83.33		
			INFO TECH-APR19							
		4/01/19	82	201904	310-51300-31300		*	83.33		
			DISSEMINATION-APR19							
		4/01/19	82	201904	310-51300-51000		*	1.44		
			OFFICE SUPPLIES							
		4/01/19	82	201904	310-51300-42000		*	45.38		
			POSTAGE							
		4/01/19	82	201904	310-51300-42500		*	19.20		
			COPIES							
						GOVERNMENTAL MANAGEMENT SERVICES			3,327.01	001986
4/16/19	00271	3/26/19	1640191	201903	330-53800-48600		*	150.00		
			DEAD PHONE LINE							
						KINGS III OF AMERICA, LLC			150.00	001987
4/16/19	00106	4/02/19	3670882	201904	310-51300-48000		*	94.38		
			NOT OF MTG 4/17/19							
						THE SUN			94.38	001988
4/26/19	00200	4/17/19	AS041719	201904	310-51300-11000		*	200.00		
			SUPV FEE 4/17/19							
						ALAN SABOL			200.00	001989
4/26/19	00055	4/17/19	CS041719	201904	310-51300-11000		*	200.00		
			SUPV FEE 4/17/19							
						CAMILLE STEPHENS			200.00	001990
4/26/19	00056	4/17/19	JS041719	201904	310-51300-11000		*	200.00		
			SUPV FEE 4/17/19							
						JOE SZEWCZYK			200.00	001991
4/26/19	00282	4/17/19	MC041719	201904	310-51300-11000		*	200.00		
			SUPV FEE 4/17/19							
						MARIA J CHICHELLI			200.00	001992
4/26/19	00290	4/17/19	RK041719	201904	310-51300-11000		*	200.00		
			SUPV FEE 4/17/19							
						RENA A KOONTZ			200.00	001993
4/26/19	00272	4/18/19	041819	201904	320-53800-46000		*	832.00		
			50% DEP FLY TREATMENT							
						SOLITUDE LAKE MANAGEMENT LLC			832.00	001994

TOTAL FOR BANK A 34,456.14

*** CHECK DATES 04/01/2019 - 04/30/2019 ***
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	#
									TOTAL FOR REGISTER		34,456.14		

*** CHECK DATES 04/01/2019 - 04/30/2019 ***
LAKESIDE PLANTATION - CAP RES
BANK C CHECKING ACTIVITIES

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
4/09/19	00032	4/05/19	318A	201904	600-53800-61000					*	600.00		
			PAINT ENTR FOUNTAIN-FINAL										
									P&N LABOR FORCE, LLC			600.00	000087
4/16/19	00032	4/10/19	041019	201904	600-53800-61000					*	350.00		
			ADDITIONAL ENTR FOUNT WRK										
									P&N LABOR FORCE, LLC			350.00	000088

TOTAL FOR BANK C 950.00

TOTAL FOR REGISTER 950.00

5824 Bee Ridge Road #165, Sarasota, FL 34233

Invoice

Date	Invoice #
3/26/2019	2019-00482

RECEIVED
MAR 28 2019
BY:

Bill To:

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

Terms: Due on receipt

Description	Qty	Amount
Remove sod and install mulch on the side of the Bocce ball court		
Labor	4	120.00
Pine Bark Mulch - Bag	15	75.00

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	$195.00
Payments/Credits	$0.00
Balance Due	$195.00

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 #
4/1/2019	2019-00649

Bill To:

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

RECEIVED
APR 2 2019
BY:

1 W
F-97-4-1169
Landscape maint APR 19

Terms	Due Date
Net 30	5/1/2019

Description	Qty	Amount
Month of April 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

Invoice

Date	Invoice #
3/26/2019	WO-0656

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

Service Location
2200 Plantation Blvd North Port, FL 34289

RECEIVED
MAR 28 2019
BY:

P.O. No.	Terms	Due Date	Tech	Date of Service
	Due On Receipt	4/5/2019	RK	3/26/2019

Description	Qty	Rate	Amount
I inspected the auto-fill system and found a weep hole that is a factory hole drilled to keep air bubbles from forming in the equalization line. This hole is normal and the system is operating as it should.			
Diagnostic/Trip Fee	1	95.00	95.00
FL Sales Tax		7.00%	0.00
26 133589 Insert fee			

Thank you for your business!

A finanace 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	$95.00
Payments/Credits	$0.00
Balance Due	$95.00

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

RECEIVED

APR 2 2019

BY:_____

Invoice

DART Pool Solutions, Inc.

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

Date	Invoice #
4/1/2019	88869

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

P.O. No.	Terms	Due Date	Tech	Date of Service
	Due On Receipt	4/11/2019	RK	4/1/2019

Description	Qty	Rate	Amount
April pool cleaning	1	810.00	810.00
FL Sales Tax		7.00%	0.00

260
1-22546-51
Pool cleaning APRIL

Thank you for your business!

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

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

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

♠ " # ♠

From: **Teresa Viscarra** tviscarra@gmscfl.com
Subject: Fwd: WebBizBuilder: Statement
Date: April 1, 2019 at 9:41 AM
To: Jose Rodriguez jrodriguez@gmscfl.com
Cc: Katie Costa kcosta@gmscfl.com

RECEIVED

APR 2 2019

BY:_____

From: support@webbizbuilder.com
Subject: WebBizBuilder: Statement
Date: April 1, 2019 at 9:16:16 AM EDT
To: tviscarra@gmscfl.com

WebBizBuilder Statement **Date: Apr 2019**

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

123
1-2-155-1
Monthly Hosting APR

Account name: [illegible]
Service Plan: Essential Website - $24.95 per month
Payment Due: On receipt

Total Amount Due:

$74.85

Send Payments To:

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

Account Information:

Viscarra, Teresa
gfl[illegible]@gmscfl.com
135 W. Central Blvd
Orlando, Florida 32801
407-841-5524

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

Make check payable to EZOT, Inc.

Date	Item	Account	Rate
Apr 2019	Monthly Hosting Bill Jun 2019	[illegible]	24.95
Apr 2019	Monthly Hosting Bill May 2019	lakesideplantationcdd.com/lakesideplantation	24.95
Apr 2019	Monthly Hosting Bill Apr 2019	[illegible]	24.95

Total: $74.85

Culligan®

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

☐ ☐ VISA ☐ ☐ DISC VER ☐ PLEASE CHECK BOX TO ENROLL IN AUTOMATIC BILL PAYMENT

CARD NUMBER	V. CODE
SIGNATURE	EXP. DATE

DATE	PAY THIS AMOUNT	ACCOUNT NUMBER
03/31/2019	91.23	1017805

Pay By Date: Apr 15

AMOUNT PAID $

RECEIVED

APR 4 2019

BY

15*3911 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
1-37-74-4610

Balance Forward Statement

RETURN THIS TOP PORTION WITH YOUR PAYMENT

InvDate	InvNum	Location			Billed	Tax	Balance
			Previous Balance:	02/28/2019			165.21
Location 1017805							
LAKESIDE PLANTATION		2200 PLANTATION BLVD					
03/05/2019		1017805	PO#				-73.98
	PAYMENT		@				
03/13/2019	486517	1017805	PO#				36.99
2413	5 GALLON DRINKING WATER		6.000 @	5.75	34.50	0.00	
4201	DELIVERY CHARGE		1.000 @	2.49	2.49	0.00	
03/26/2019		1017805	PO#				-91.23
	PAYMENT		@				
03/28/2019	489177	1017805	PO#				54.24
2413	5 GALLON DRINKING WATER		9.000 @	5.75	51.75	0.00	
4201	DELIVERY CHARGE		1.000 @	2.49	2.49	0.00	
03/29/2019		1017805	PO#				0.00
	PAYMENT		@				

ACCOUNT IS CURRENT

Current	91.23	30day	0.00	60day	0.00	90day	0.00	Balance	91.23

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

Grau and Associates

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

Phone: 561-994-9299 **Fax: 561-994-5823**

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

Invoice No. *17892*
Date *04/01/2019*

SERVICE		AMOUNT
Audit FYE 09/30/2018		$ 1,700.00
	Current Amount Due	$ 1,700.00

RECEIVED
APR 05 2019

0 - 30	31- 60	61 - 90	91 - 120	Over 120	Balance
1,700.00	0.00	0.00	0.00	0.00	1,700.00

Payment due upon receipt.

Hopping Green & Sams

Attorneys and Counselors

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

========== STATEMENT ==========

March 18, 2019

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

Bill Number 106121
Billed through 02/28/2019

66
1-31-5/3-315
Pl/Y/JJ/NO/10/10/MT

General Counsel/Monthly Meeting
LPCDD 00001 MCE

FOR PROFESSIONAL SERVICES RENDERED

02/13/19	SRS	Prepare for board meeting.	1.20 hrs
02/13/19	APA	Analyze agenda package; prepare agenda memorandum and meeting notebook.	1.50 hrs
02/14/19	SRS	Confer with Robson regarding pond bank erosion repairs, playground drainage repairs, and association irrigation request; prepare for Board meeting.	3.10 hrs
02/15/19	APA	Update meeting notebook.	0.60 hrs
02/17/19	MCE	Prepare for board meeting.	0.60 hrs
02/20/19	MCE	Prepare for, travel to and attend board meeting; follow-up; return travel.	4.80 hrs
02/21/19	MCE	Follow-up from board meeting.	0.30 hrs
02/22/19	SRS	Research pickleball court curbing agreement.	0.20 hrs
02/22/19	APA	Prepare request to Stone Bull Curbing regarding insurance and license information.	0.80 hrs
02/27/19	SRS	Confer with Flint regarding approved proposals.	0.10 hrs
02/28/19	JLK	Continue Americans with Disabilities Act-related research and case law updates; continue negotiating ADA website agreement; confer with district manager regarding various posting and ADA-related issues.	0.10 hrs
02/28/19	SRS	Research ADA website accessibility.	0.10 hrs
02/28/19	CGS	Monitor proposed legislation which may impact district.	0.30 hrs
02/28/19	LMF	Review website regarding regulatory compliance status and ADA compliance.	0.10 hrs
		Total fees for this matter	$3,392.00

DISBURSEMENTS

Document Reproduction	57.50
Travel	232.01
Travel - Meals	22.88

Total disbursements for this matter $312.39

MATTER SUMMARY

Papp, Annie M. - Paralegal	2.90 hrs	145 /hr	$420.50
Stuart, Cheryl G.	0.30 hrs	395 /hr	$118.50
Kilinski, Jennifer L.	0.10 hrs	225 /hr	$22.50
Fiore, Lydia M. - Paralegal	0.10 hrs	145 /hr	$14.50
Eckert, Michael C.	5.70 hrs	325 /hr	$1,852.50
Sandy, Sarah R.	4.70 hrs	205 /hr	$963.50
TOTAL FEES			$3,392.00
TOTAL DISBURSEMENTS			$312.39
TOTAL CHARGES FOR THIS MATTER			**$3,704.39**

BILLING SUMMARY

Papp, Annie M. - Paralegal	2.90 hrs	145 /hr	$420.50
Stuart, Cheryl G.	0.30 hrs	395 /hr	$118.50
Kilinski, Jennifer L.	0.10 hrs	225 /hr	$22.50
Fiore, Lydia M. - Paralegal	0.10 hrs	145 /hr	$14.50
Eckert, Michael C.	5.70 hrs	325 /hr	$1,852.50
Sandy, Sarah R.	4.70 hrs	205 /hr	$963.50
TOTAL FEES			$3,392.00
TOTAL DISBURSEMENTS			$312.39
TOTAL CHARGES FOR THIS BILL			**$3,704.39**

Please include the bill number on your check.

NORTH PORT SOLID WASTE DISTRICT

SERVICE ADDRESS			
2200 PLANTATION BLVD SWD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
54883-159826	55-55	4/02/19	5/01/19

NorthPort FLORIDA

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

RECEIVED

APR 4 2019

BY:_____

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

00005488300015982600000016847 9

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

53

SERVICE ADDRESS 2200 PLANTATION BLVD SWD

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
54883-159826	55-55	4/02/19	5/01/19

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

Rate Class : COMMERCIAL WASTE
Last payment amount/date: 168.47 3/22/19

Service		Consumption		Charge	Total
GB	DUMPSTER4YD/1 PICKUP	2/28/19	3/31/19	156.80	
GB	95 GAL RECY 1PU 1MON	2/28/19	3/31/19	7.00	
GB	EXTRA RECY 1XMONTH	2/28/19	3/31/19	4.67	
	TOTAL COMMERCIAL GARBAGE				168.47

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

```
****      PLEASE MAIL PAYMENTS TO:      ****
****       NORTH PORT UTILITIES         ****
****       4970 CITY HALL BLVD          ****
****     NORTH PORT, FL  34286-4100     ****
*****************************************
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Pay by Phone 24/7 at 1-855-941-INFO(4636)**No Charge**

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

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

Vesta

Invoice

Invoice #	354236
Date	4/1/2019
Terms	Net 30
Due Date	4/30/2019
Memo	Apr 2019 Fees

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

357
1-32-35-12
Amenity Center Mgmt AHH

Bill To

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

RECEIVED
APR 2 2019
BY:_____

	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 #: 82
Invoice Date: 4/1/19
Due Date: 4/1/19
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - April 2019 34		3,094.33	3,094.33
Information Technology - April 2019 352		83.33	83.33
Dissemination Agent Services - April 2019 353		83.33	83.33
Office Supplies 510		1.44	1.44
Postage 42		45.38	45.38
Copies 425		19.20	19.20

Total	$3,327.01
Payments/Credits	$0.00
Balance Due	$3,327.01

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	1640191
Invoice Date	03/26/2019
Terms	Net 20
P.O. Number	

Summary of Charges

Description	Quantity	Rate	Amount
Lakeside Plantation CDD, 2200 Plantation Blvd, North Port, FL			
Dead phone line	1.00	150.00	150.00
Sales Tax			0.00
Payments/Credits Applied			0.00
		Invoice Balance Due:	**$150.00**

Date	Invoice #	Description	Amount	Balance Due
03/26/2019	1640191	Service	$150.00	$150.00

Important Messages

Test Your Telephones Regularly

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

Please contact your phone provider to restored dial tone. View and pay invoices online at www.kingsiii.com.

RECEIVED

APR 11 2019

BY:

271
FOR USE

1640191 001 1 10378

Page 1

For Billing Inquiries, please contact 866-632-5884 or billing@kingsiii.com.
To pay with your credit card or bank account, please complete the back of this form.

Please detach and return this portion with your payment to ensure proper credit.

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

Return Service Requested

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

*******MIXED AADC 440 8419 1 MB 0.428
008326
LAKESIDE PLANTATION CDD
9145 NARCOOSSEE RD STE A206
ORLANDO FL 32827-5768

INVOICE

Customer Number	42876
Invoice Number	1640191
Date	03/26/2019
Terms	Net 20
Amount Due	**$150.00**

Amount Enclosed: $ _____

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

REMIT TO

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

RECEIVED

APR 11 2019

BY:_____

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

04/02/19

136
1-7-19-00
Not of mtg 4/17/19

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

Acct#: 297693	Date: 04/02/19
	Ad Date: 04/08/19
	Class: 3126
JORGI ALGARD	Ad ID: 3670882
LAKESIDE PLANTATION CDD	Ad Taker: MDICKINSON
GOV MGMT SERVICES - CF, LLC	Sales Person: 200
9145 NARCOOSSEE RD, STE A206	Words: 266
ORLANDO, FL 32827	Lines: 66
	Agate Lines: 89
	Depth: 9.333
	Inserts: 1
Telephone: (407) 841-5524	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)	04/08/19	04/08/19	1	$94.38

Ad Note:

Customer Note:

We Appreciate Your Business!
Thank You JORGI ALGARD!

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, April 17, 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: 04/08/2019
297693 3670882

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: April 17, 2019

	Name	In Attendance Please √	Fee Involved Yes / No	
1	Joe Szewczyk	✓	Yes ($200)	SG
2	Camille Stephens	✓	Yes ($200)	SS
3	Bud Sabol AS	✓	Yes ($200)	[illegible]
4	Pina Chichelli PC	✓	Yes ($200)	[illegible]
5	Rena Koontz	✓	Yes ($200)	[illegible]

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

Approved for Payment:

District Manager Signature

4/17/19
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: April 17, 2019

1-9-19-11

	Name	*In Attendance Please √*	*Fee Involved Yes / No*	
1	Joe Szewczyk	✓	Yes ($200)	SG
2	Camille Stephens	✓	Yes ($200)	SS
3	Bud Sabol AS	✓	Yes ($200)	[illegible]
4	Pina Chichelli PC	✓	Yes ($200)	[illegible]
5	Rena Koontz	✓	Yes ($200)	[illegible]

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

Approved for Payment:

[signature]
District Manager Signature

4/17/19
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: April 17, 2019

	Name	*In Attendance Please √*	*Fee Involved Yes / No*	
1	Joe Szewczyk	✓	Yes ($200)	SG
2	Camille Stephens	✓	Yes ($200)	SS
3	Bud Sabol AS	✓	Yes ($200)	
4	Pina Chichelli PC	✓	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 4/17/19 **Date**

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: **Lakeside Plantation CDD**

Board Meeting Date: **April 17, 2019**

	Name	*In Attendance Please √*	*Fee Involved Yes / No*	
1	Joe Szewczyk	✓	Yes ($200)	SG
2	Camille Stephens	✓	Yes ($200)	SS
3	Bud Sabol BS	✓	Yes ($200)	
4	Pina Chichelli PC	✓	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 4/17/19 **Date**

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: April 17, 2019

	Name	*In Attendance Please √*	*Fee Involved Yes / No*	
1	Joe Szewczyk	✓	Yes ($200)	SG
2	Camille Stephens	✓	Yes ($200)	SS
3	Bud Sabol AS	✓	Yes ($200)	
4	Pina Chichelli PC	✓	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

4/17/19
Date

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

CHECK REQUEST FORM

DISTRICT/ASSOCIATION: Lakeside Plantation CDD **DATE:** 4/18/19

PAYABLE TO: Solitude Lake Management

AMOUNT REQUESTED: $ 832.00 2 7x

REQUESTED BY: Jorge

ACCOUNT #

DESCRIPTION OF NEED: 50% deposit for midge fly treatment for lake # 10 & # 3

APPROVED BY:

SIGNATURE:

SOLITUDE
LAKE MANAGEMENT

RECEIVED

APR 25 2019

BY:_____

SERVICE ORDER MIDGE FLY TREATMENT

PROPERTY NAME: Lakeside Plantation
CONTRACT DATE: April 18th 2019
SUBMITTED TO: Nathan Trates
SUBMITTED BY: Jeff Moding
SPECIFICATIONS: Treatment of Midge Fly's in Lake #3 -1.33 Acres at Lakeside Plantation

Midge Fly Treatment's:

1. Three Treatments, each treatment will be three weeks apart using VectoBac (Biological Larvicide) for the control of Midges & Mosquito's.
2. NOTE: This Biological Larvicide has no effect on midges or mosquito's which have reached the pupa stage prior to treatments. As aquatic midges can travel some distance and are attracted to light we suggest turning off outside lighting around homes and inhabited locations if possible. Solitude cannot guarantee the certainty of the midge's locations, and therefore cannot guarantee the complete control of the midges.

Permitting:

1. SOLitude staff will not be responsible for the following:
   a. Obtaining any Federal, state, or local permits required to perform any work specified in this contract where applicable.
   b. Attending any public hearings or meetings with regulators as required in support of the permitting process.
   c. Filing of any notices or year-end reports with the appropriate agency as required by any related permit.
   d. Notifying the client of any restrictions or special conditions put on the site with respect to any permit received, where applicable.

Client Responsibilities:

1. Client will be responsible for the following:
   a. Providing information required for the permit application process upon request.
   b. Providing Certified Abutters List for abutter notification where required.
   c. Perform any public filings or recordings with any agency or commission associated with the permitting process, if required.
   d. Compliance with any Order of Conditions or other special requirements or conditions required by the local municipality.

P.O. BOX 969, VIRGINIA BEACH, VA 23451 | 888.460.LAKE (5253) | SOLITUDELAKEMANAGEMENT.COM

e. Compliance and enforcement of temporary water-use restrictions where applicable.

General:

1. Contractor is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Contractor is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for site specific water quality management prescriptions and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our clients' lakes and ponds as part of an overall integrated pest management program.
4. Contractor guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the contractor's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Contractor will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Contractor will furnish the personnel, equipment, materials, and other items required to provide the forgoing at his expense. Equipment will include trucks, boats, amphibious vehicles, all-terrain vehicles, utility vehicles, high volume tank sprayers, low volume tank sprayers, back- pack sprayers and other small equipment as required to properly access and perform treatments in the designated areas.
7. Contractor will maintain general liability and workman's compensation insurance.
8. Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat their lakes and ponds. The customer is responsible for notifying the contractor in advance of the contract signing and the start of the contract treatment if they utilize any of the water in their lakes or ponds for irrigation purposes. The customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the customer for irrigation without the consent or knowledge of the contractor.
9. Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, any time there is an extreme infestation of algae

and aquatic weeds, there is a risk of dissolved oxygen drops as a result of large masses of algae and aquatic weeds dying and decomposing simultaneously. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Often times lakes and ponds will experience natural fish kills under these conditions even if no treatment is performed. Every effort, to include the method and timing of application, the choice of products, and the skill and training of the applicators is made to avoid such problems. This risk is especially mitigated by the use of systemic herbicides wherever possible, which results in a very slow steady control of the target weed species. However, the customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of the contractor that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain if the algae or submersed invasive vegetation present in the lake goes uncontrolled, as it will over time interfere with the health and well being of the existing fish population. The customer agrees to hold the contractor harmless for any issues with fish or other aquatic life which occur as described above or are otherwise outside the direct control of the contractor, unless there is willful negligence on the part of the contractor.

10. Contractor is not responsible for treatment failures that result from dam or other structural failures, severe storms, flooding, or other acts of God that are outside of the control of the contractor.
11. Contractor shall be reimbursed by the client for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on the contractor by the client that are not covered specifically by the written specifications of this contract.
12. The customer agrees to pay penalties and interest in the amount of 2% per month for all past due invoices and related account balances in excess of 30 days past due from the due date as specified by the contract and as stated on the relevant invoice presented to the customer.
13. The customer covenants and agrees to pay reasonable attorney's fees and all other related costs and expenses of SOLitude Lake Management® for collection of past due invoices and account balances and for any other actions required to remedy a material breach of this contract.

CONTRACT PRICE: $441.00

PAYMENT TERMS:

1. A deposit of 50% of the contract price will be due upon approval of the contract work.
2. The remaining 50% balance will be payable upon completion of the contract work. For any work completed or materials in storage on the customer's behalf at the end of each month, the contractor will invoice, and the customer will be responsible for paying the percent of the total work completed as of that date, less any previous deposit paid.

APPROVED:

_____ SŌLitude Lake Management®

_____ **Lakeside Plantation**
(Authorized Signature)

George Flint District Manager 4/18/19
(Print Name and Title) ***(Date)***

Approved by BOS on 4/17/19

SOLITUDE
LAKE MANAGEMENT

SERVICE ORDER MIDGE FLY TREATMENT

PROPERTY NAME: Lakeside Plantation
CONTRACT DATE: April 18th 2019
SUBMITTED TO: Nathan Trates
SUBMITTED BY: Jeff Moding
SPECIFICATIONS: Treatment of Midge Fly's in Lake #10- 5.08 Acres at Lakeside Plantation

Midge Fly Treatment's:

1. Three Treatments, each treatment will be three weeks apart using VectoBac (Biological Larvicide) for the control of Midges & Mosquito's.
   NOTE: This Biological Larvicide has no effect on midges or mosquito's which have reached the pupa stage prior to treatments. As aquatic midges can travel some distance and are attracted to light we suggest turning off outside lighting around homes and inhabited locations if possible. Solitude cannot guarantee the certainty of the midge locations, and therefore cannot guarantee the complete control of the midges.

Permitting:

1. SOLitude staff will not be responsible for the following:
   a. Obtaining any Federal, state, or local permits required to perform any work specified in this contract where applicable.
   b. Attending any public hearings or meetings with regulators as required in support of the permitting process.
   c. Filing of any notices or year-end reports with the appropriate agency as required by any related permit.
   d. Notifying the client of any restrictions or special conditions put on the site with respect to any permit received, where applicable.

Client Responsibilities:

1. Client will be responsible for the following:
   a. Providing information required for the permit application process upon request.
   b. Providing Certified Abutters List for abutter notification where required.

c. Perform any public filings or recordings with any agency or commission associated with the permitting process, if required.
d. Compliance with any Order of Conditions or other special requirements or conditions required by the local municipality.
e. Compliance and enforcement of temporary water-use restrictions where applicable.

General:

1. Contractor is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Contractor is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for site specific water quality management prescriptions and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our clients' lakes and ponds as part of an overall integrated pest management program.
4. Contractor guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the contractor's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Contractor will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Contractor will furnish the personnel, equipment, materials, and other items required to provide the forgoing at his expense. Equipment will include trucks, boats, amphibious vehicles, all-terrain vehicles, utility vehicles, high volume tank sprayers, low volume tank sprayers, back- pack sprayers and other small equipment as required to properly access and perform treatments in the designated areas.
7. Contractor will maintain general liability and workman's compensation insurance.
8. Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat their lakes and ponds. The customer is responsible for notifying the contractor in advance of the contract signing and the start of the contract treatment if they utilize any of the water in their lakes or ponds for irrigation purposes. The customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any

other plants as a result of treated water being used by the customer for irrigation without the consent or knowledge of the contractor.

9. Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, any time there is an extreme infestation of algae and aquatic weeds, there is a risk of dissolved oxygen drops as a result of large masses of algae and aquatic weeds dying and decomposing simultaneously. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Often times lakes and ponds will experience natural fish kills under these conditions even if no treatment is performed. Every effort, to include the method and timing of application, the choice of products, and the skill and training of the applicators is made to avoid such problems. This risk is especially mitigated by the use of systemic herbicides wherever possible, which results in a very slow steady control of the target weed species. However, the customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of the contractor that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain if the algae or submersed invasive vegetation present in the lake goes uncontrolled, as it will over time interfere with the health and well being of the existing fish population. The customer agrees to hold the contractor harmless for any issues with fish or other aquatic life which occur as described above or are otherwise outside the direct control of the contractor, unless there is willful negligence on the part of the contractor.
10. Contractor is not responsible for treatment failures that result from dam or other structural failures, severe storms, flooding, or other acts of God that are outside of the control of the contractor.
11. Contractor shall be reimbursed by the client for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on the contractor by the client that are not covered specifically by the written specifications of this contract.
12. The customer agrees to pay penalties and interest in the amount of 2% per month for all past due invoices and related account balances in excess of 30 days past due from the due date as specified by the contract and as stated on the relevant invoice presented to the customer.
13. The customer covenants and agrees to pay reasonable attorney's fees and all other related costs and expenses of SOLitude Lake Management® for collection of past due invoices and account balances and for any other actions required to remedy a material breach of this contract.

CONTRACT PRICE: $1223.00

PAYMENT TERMS:

1. A deposit of 50% of the contract price will be due upon approval of the contract.
2. The remaining 50% balance will be payable upon completion of the contract work. For any work completed or materials in storage on the customer's behalf at the end of each month, the contractor will invoice and the customer will be responsible for paying the percent of the total work completed as of that date, less any previous deposit paid.

APPROVED:

_____	SOLitude Lake Management®
_____	**Lakeside Plantation**
(Authorized Signature)	
George Flint District Manager	4/18/19
(Print Name and Title)	***(Date)***

Approved by BCS on 4/17/19

The Stewards of Water

RECEIVED

APR 5 2019

BY:_____

31
316-573-01
Capital Improvement Fund

Check Request

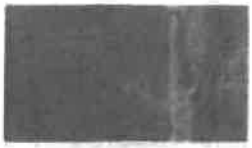
District	Lakeside Plantation	Date	4/5/19
Payable to	PJN Labor Force / Peter Kemp		
Amount Requested	$600.00	Account Number	Capitol
Requested By	Nathan Tates		
Description of Need	Remainder due for completed fountain painting work.		
Approved By	Nathan Tates	Signature	
Received By		Signature	

Job Completed 4/4/19 -

Please Send to:
PJN Labor Force
3171 Horace Ave.
North Port, FL 34286

GMS

INVOICE



Vesta Property Services
(941) 423-5500

P&N Labor Force
3171 Horace Ave
North Port, Fl 34286
Phone: (941) 416-7999
Email: pieterandnichole@yahoo.com

Payment Terms	Due upon receipt
Invoice #	000318
Date	02/27/2019
Business / Tax #	990010120585

Description	Total
Exterior Painting	$1,000.00
Price includes Sealing both fountains Painting both fountains with Mold inhibitanting paint. And paint	

Subtotal	$1,000.00
Total	**$1,000.00**
Deposit Due	**$400.00**

RECEIVED

APR 11 2019

BY: _____

31
32
316 75 61

Check Request

District	Lakeside Plantation	Date	4/10/19
Payable to	P&N Labor Force / Peter Kemp		
Amount Requested	$350.00	Account Number	Maintenance
Requested By	Nathan Trates		
Description of Need	Additional work for entrance fountains. Tinting and Sealing Stone trim on both fountains.		
Approved By	Nathan Trates	Signature	
Received By		Signature	

* Please Send check to:
P&N Labor Force / Peter Kemp
3171 Horace Ave.
North Port, FL 34286

GMS

ESTIMATE

Lakeside Plantation CCD
(941) 423-5500

P&N Labor Force
3171 Horace Ave
North Port, Fl 34286
Phone: (941) 416-7999
Email: pieterandnichole@yahoo.com

Estimate #	000036
Date	04/08/2019
Business / Tax #	990010120585

Description	Total
Exterior Painting This estimate is for tinting the stone trim on both fountains at the entrance.	$350.00

Subtotal	$350.00
Total	**$350.00**

FPL

2 079883 / 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

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

B 5517 2

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Do not pay	New charges due by	Amount enclosed
57421-67439	**$959.60**	**Apr 15 2019**	**$**

Your electric statement

For: Feb 22 2019 to Mar 25 2019 (31 days)
Customer name: LAKESIDE PLANTATION COMM
Service address: 2200 PLANTATION BLVD # CLBHSE

Account number: 57421-67439

Statement date: Mar 25 2019
Next meter reading: Apr 24 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (=)	New charges due by
953.25	953.25 CR	0.00	0.00	959.60	$959.60	Apr 15 2019

Meter reading - Meter KLL2846

Current reading	52834
Previous reading	- 52139
kWh constant	x 10
kWh used	6950
Demand reading	4.56
kW constant	x 10.00
Demand kW	46

Energy usage

	Last Year	This Year
kWh this month	7470	6950
Service days	31	31
kWh per day	240	224

Amount of your last bill		953.25
Payment received - Thank you		953.25 CR
Balance before new charges		$0.00
New charges (Rate: GSD-1 GENERAL SERVICE DEMAND)		
Electric service amount	877.37**	
Storm charge	5.70	
Gross receipts tax	22.64	
Franchise charge	53.89	
Total new charges		$959.60
Total amount you owe		**$959.60**

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

Customer charge:	$25.54
Fuel: *($0.027250 per kWh)*	$189.39
Non-fuel: *($0.022840 per kWh)*	$158.74
Demand: *($10.95 per kW)*	$503.70

FPL automatic bill pay - **DO NOT PAY**

- Payment received after **June 13, 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 **April 05, 2019.** If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- A rate adjustment will take effect in April when a new natural gas plant begins delivering power for customers. Learn more: 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**

FPL

FPL

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

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

B 7 5517

AUTO **CO 2764
1 079883

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Do not pay	New charges due by	Amount enclosed
04126-05586	$638.73	Apr 15 2019	$

Your electric statement

For: Feb 22 2019 to Mar 25 2019 (31 days)
Customer name: LAKESIDE PLANTATION
Service address: 2200 PLANTATION BLVD # FNTN

Account number: 04126-05586

Statement date: Mar 25 2019
Next meter reading: Apr 24 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (=)	New charges due by
574.59	574.59 CR	0.00	0.00	638.73	$638.73	Apr 15 2019

Meter reading - Meter KN46183

Current reading	33250
Previous reading	- 26966
kWh used	6284

Energy usage

	Last Year	This Year
kWh this month	8255	6284
Service days	31	31
kWh per day	266	202

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

Customer charge:	$10.23
Fuel:	$171.24
($0.027250 per kWh)	
Non-fuel:	$399.35
($0.063550 per kWh)	

Amount of your last bill		574.59
Payment received - Thank you		574.59CR
Balance before new charges		$0.00
New charges (Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS)		
Electric service amount	580.82**	
Storm charge	6.97	
Gross receipts tax	15.07	
Franchise charge	35.87	
Total new charges		$638.73

Total amount you owe **$638.73**

FPL automatic bill pay - **DO NOT PAY**

- Payment received after **June 13, 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 **April 05, 2019.** If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- A rate adjustment will take effect in April when a new natural gas plant begins delivering power for customers. Learn more: FPL.com/rates.

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

FPL

FPL

3 079883 / 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

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

B 5517 3

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Do not pay	New charges due by	Amount enclosed
84595-15071	**$1,162.23**	**Apr 15 2019**	**$**

Your electric statement

For: Feb 22 2019 to Mar 25 2019 (31 days)
Customer name: LAKESIDE PLANTATION COMM
Service address: 2200 PLANTATION BLVD # POOL

Account number: 84595-15071

Statement date: Mar 25 2019
Next meter reading: Apr 24 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (=)	New charges due by
1,178.93	1,178.93 CR	0.00	0.00	1,162.23	**$1,162.23**	**Apr 15 2019**

Meter reading - Meter KL84533

Current reading	08952
Previous reading	- 95328
kWh used	**13624**
Demand reading	31.60
Demand kW	**32**

Energy usage

	Last Year	This Year
kWh this month	16094	13624
Service days	31	31
kWh per day	519	439

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

Customer charge:	$25.54
Fuel: *($0.027250 per kWh)*	$371.25
Non-fuel: *($0.022840 per kWh)*	$311.18
Demand: *($10.95 per kW)*	$350.40

Amount of your last bill		
Payment received - Thank you		1,178.93
Balance before new charges		1,178.93 CR
		$0.00
New charges (Rate: GSD-1 GENERAL SERVICE DEMAND)		
Electric service amount	1,058.37**	
Storm charge	11.17	
Gross receipts tax	27.42	
Franchise charge	65.27	
Total new charges		$1,162.23

Total amount you owe **$1,162.23**

FPL automatic bill pay - **DO NOT PAY**

- Payment received after **June 13, 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 **April 05, 2019.** If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- A rate adjustment will take effect in April when a new natural gas plant begins delivering power for customers. Learn more: FPL.com/rates.

FPL

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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**

NorthPort FLORIDA
North Port Utilities

SERVICE ADDRESS			CURRENT CHARGES DUE DATE
2200 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	
43123-156052	18-29	3/27/19	4/17/19

$ _____
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: $_____

Total Current Charges 304.99
PAST DUE - MUST PAY NOW .00
Bank acct will be drafted 304.99

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

00004312300015605200000030499 0

2093 LAKE

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

SERVICE ADDRESS 2200 PLANTATION BLVD

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-156052	18-29	3/27/19	4/17/19

Last Bill Amount	198.38
Payments	198.38-
Adjustments	.00
BALANCE FORWARD	.00

Rate Class : COMMERCIAL
Last payment amount/date: 198.38 3/19/19

	Service Period		Days	Meter Number	Mult	Units	Current	Previous	Usage
WA	2/20/19	3/21/19	29	80000038	1.000	TGAL	95	78	17
							USAGE FOR 3/18		3.00

Service		Consumption	Charge	Total
WA	Base facility chg		43.72	
WA	Usage block 1	10.00	40.00	
WA	Usage block 2	7.00	42.00	
	TOTAL WATER			125.72
SE	Base facility chg		72.34	
SE	Consumption	17.00	106.93	
	TOTAL SEWER			179.27

Total Current Charges 304.99
PAST DUE - MUST PAY NOW .00
Bank acct will be drafted 304.99

```
****     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**

Flood Awareness Week March 11-17. Be prepared. Look up your flood zone and buy flood insurance if needed because it only takes one storm. For more information, visit Cityofnorthport.com (keyword flood information) or call 941-240-8050.

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

NorthPort FLORIDA North Port Utilities

SERVICE ADDRESS			CURRENT CHARGES DUE DATE
2200 PLANTATION BLVD FICT			
ACCOUNT NUMBER	CYCLE	BILL DATE	
43123-154658	18-29	3/27/19	4/17/19

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

$ _____
AMOUNT ENCLOSED

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

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

*H2O Program Donation: $ _____

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

00004312300015465800000030773

2092 LAKE

SERVICE ADDRESS 2200 PLANTATION BLVD FICT

⇧ Please return this stub with your payment ⇧ *** Bank Draft ***

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154658	18-29	3/27/19	4/17/19

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

Rate Class : COMMERCIAL
Last payment amount/date: 34.77 3/19/19

	Service Period		Days	Meter Number	Mult	Units	Current	Previous	Usage
WA	2/20/19	3/21/19	29	36607560	1.000	TGAL	583	580	3
							USAGE FOR 3/18		41.00

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    ****
*****************************************
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AFTER HOURS/EMERGENCY water or sewer service call 941.240.8000

North Port FLORIDA
North Port Utilities

SERVICE ADDRESS			CURRENT CHARGES DUE DATE
2200 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	
43123-154656	18-29	3/27/19	4/17/19

$ _____
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: $_____

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

RECEIVED
APR 01 2019
BY:_____

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

00004312300015465600000051009 9

2091 LAKE

SERVICE ADDRESS 2200 PLANTATION BLVD

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

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154656	18-29	3/27/19	4/17/19

Last Bill Amount	476.37
Payments	476.37-
Adjustments	.00
BALANCE FORWARD	.00

Rate Class : COMMERCIAL
Last payment amount/date: 476.37 3/19/19

	Service Period		Days	Meter Number	Mult	Units	Current	Previous	Usage
WA	2/20/19	3/21/19	29	80005382	1.000	TGAL	2900	2835	65
							USAGE FOR 3/18		32.00

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

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

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

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

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AFTER HOURS/EMERGENCY water or sewer service call 941.240.8000

TECO. PEOPLES GAS
AN EMERA COMPANY

ACCOUNT INVOICE

peoplesgas.com | f t p g+ in

Statement Date: 03/21/2019
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:	04/11/2019

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 04/11/2019

Help us avoid service interruptions

811 Know what's below. Call before you dig.

Call 811 two days before your project to have utility lines marked for free. Utility lines can easily be damaged by planting trees, installing fences, etc. Avoid potential service interruptions for you and your neighbors. Digging on Saturday? Call 811 by Wednesday. Visit **sunshine811.com** or **peoplesgas.com/callbeforeyoudig**.

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

Beware of scams targeting utility customers

Follow these tips to avoid being a victim:

- We will never call to ask for credit card or debit card numbers.
- Be wary of anyone demanding payment over the phone.
- Know what you owe. Reference your most recent bill or log into your online account.

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

TECO. PEOPLES GAS
AN EMERA COMPANY

WAYS TO PAY YOUR BILL

mail phone online bill pay

See reverse side for more information

Account: 211014212750

Current month's charges:	$12.13
Total amount due:	$12.13
Payment Due By:	04/11/2019

Amount Enclosed $_____

615580676577 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 04/11/2019

00005557 01 AV 0.30 32801 FTECO103221800550310 00000 06 00000000 010 07 38245 002

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

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

RECEIVED
MAR 27 2019
BY:_____

615580676577 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 04/11/2019

TECO. PEOPLES GAS
AN EMERA COMPANY

Thank you for rating us "Highest in Customer Satisfaction among Midsize Residential Natural Gas Service in the South" six years in a row.
For J.D. Power award information, visit jdpower.com/awards

Contact Information

Residential Customer Care
813-223-0800 (Tampa)
[illegible] (Lakeland)
352-622-0111 (Ocala)
954-453-0777 (Broward)
305-940-0139 (Miami)
727-826-3333 (St. Petersburg)
407-425-4662 (Orlando)
904-739-1211 (Jacksonville)
877-832-6747 (All other counties)

Commercial Customer Care
[illegible]

Hearing Impaired/TTY
711

Natural Gas Outage
[illegible]

Natural Gas Energy Conservation Rebates
[illegible]

Mail Payments to
TECO
P.O. Box 31318
[illegible]

All Other Correspondence
Peoples Gas
P.O. Box 111
Tampa, FL [illegible]

Understanding Your Natural Gas Charges

BTU – British thermal unit – a unit of heat measurement.

Budget Billing – Optional plan takes the highs and lows out of monthly natural gas bills. This "leveling" billing plan averages your last 12 monthly billing periods so you can pay about the same amount for your service each month.

Buried Piping Notification [illegible]

Conversion Factor – This factor is used to adjust for variations from standard delivery pressure and standard delivery temperature where applicable.

Customer Charge – A fixed monthly amount to cover the cost of providing gas service. This charge is billed monthly regardless if any gas is used.

Distribution Charge – Covers the costs of moving gas from its source to your premise, other than the cost of gas itself.

Estimated – If Peoples Gas was unable to read your gas meter, "ESTIMATED" will appear. Your gas use has been estimated based on previous usage. The meter is scheduled to be read next month, and any difference between the estimate and actual use will be adjusted accordingly.

Florida Gross Receipts Tax – A tax is imposed on gross receipts from utility services that are delivered to retail customers in Florida, in accordance with Chapter 203 of the Florida Statutes. The tax is levied on utility companies, which collect the tax from all customers, unless exempt, and remit to the state.

Florida State Tax – A privilege tax imposed on every person who engages in the business of selling or renting tangible personal property at retail in the state, in accordance with Chapter 212 of the Florida Statutes.

Franchise Fee [illegible]

Late Payment Charge – The late payment charge is 1.5% of the past due amount.

Main Extension Charge – A flat monthly fee to recover the cost of extending mains to a particular area when the cost exceeds the maximum allowable construction cost.

Measured Volume – Your natural gas usage in CCF (one hundred cubic feet) or MCF (one thousand cubic feet). These are the standard units of gas measurement.

Municipal Public Service Tax – In addition to the Franchise Fee, many municipalities levy a tax on the gas you use. It is collected by Peoples Gas and paid to the municipality.

PGA Charge – Purchased Gas Adjustment – the cost of gas purchased for you by Peoples Gas and delivered to your premises.

Rate Schedule – The amount (rate) you pay depends on your customer category. The cost of providing service varies with the [illegible]

Share [illegible]

Swing Charge [illegible]

Therm – A unit of heat equal to one hundred thousand (100,000) [illegible]

Total Amount Due – This month's charges will be past due after the date shown. THIS DATE DOES NOT EXTEND THE DATE ON ANY PREVIOUS BALANCE. It is important that you pay your [illegible] order to avoid interruption of service.

[illegible] **peoplesgas.com**.

Your payment options are:

- Schedule free one-time or recurring payments at **peoplesgas.com** using a checking or savings [illegible]
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at a local payment agent. For a listing of authorized payment agents, visit **peoplesgas.com** or [illegible] number listed above.
- Pay by credit or debit card using KUBRA EZ-PAY at **peoplesgas.com** or call **866-689-6469**. (A convenience fee will be charged to your bank account or credit card.)

[illegible]

Please note: [illegible]

Por favor, visite **peoplesgas.com** para ver esta información en español.

TECO PEOPLES GAS
AN EMERA COMPANY

ACCOUNT INVOICE

Account:	**211014212750**
Statement Date:	03/21/2019
Current month's charges due	**04/11/2019**

Details of Current Month's Charges – Service from - 02/16/2019 to 03/18/2019

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	03/18/2019	405		405		0 CCF		1.041		1.0000		0.0 Therms	31 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)

MAR 2019	0.0
FEB	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 2018	0.0

00005537-0071544-Page 2 of 4

Pee-eww!

Did you know that natural gas, in its natural state, has no color and no odor? For your safety, a chemical ingredient is added to natural gas which gives it an odor often described like rotten eggs (gross!). This unpleasant odor helps increase your awareness in the event of a gas leak. Additionally, to ensure there is adequate odorant in the gas, we perform "sniff" tests at various points throughout our pipeline system on a monthly basis.

Smell gas? Get outta there and call us.
If you suspect a natural gas leak, check your pilot lights or see if a burner valve has been left partially on. If you can't find the source, open windows and doors to disperse the natural gas and call us at **877-TECO-PGS (877-832-6747).** We have someone ready to answer calls about leaks or other natural gas emergencies 24/7.

If the odor is extremely strong, leave the building immediately and call us when you're a safe distance away. Do not use your phone or light anything flammable. Do not operate switches or electrical devices, or pull any plugs from outlets. Any of these actions could ignite any natural gas that may have accumulated.

Breathe easy.
A natural gas leak is a rare occurrence. According to federal statistics, natural gas pipelines are the nation's safest and most reliable energy transportation system. If you smell natural gas or suspect a natural gas leak, we're here to help – 24 hours a day, every day. Get to a safe location and call us at **877-TECO-PGS (877-832-6747).**

Visit **peoplesgas.com/safety** for safety tips and to learn more about natural gas safety.

PGS052117

We're in neighborhoods inspecting natural gas meters

Safety is our top priority and our team members and contractors are taking that priority all the way to your street. During a three-year cycle, we check the protective coating on meters and other above-ground equipment in our system and, if needed, treat with a special paint to help resist corrosion. We also identify anything that may need repairs. We'll reach out to you closer to the time when we will be working in your area.

When we visit your neighborhood to conduct inspections, we will access your meter, so please don't be alarmed if a team member or contractor is on your property. All team members and contractors working for Peoples Gas are required to carry photo identification cards. If someone claiming to be a Peoples Gas representative visits your home, request to see an ID badge. If you have any questions or would like to verify someone's identity, please call us at **877-832-6747.**

Thanks for letting Peoples Gas fuel your home.
We're proud to serve you!

Date of Bill 4/01/19

New Charges Due Date 4/25/19

Account Number 941/423-5501 Total Amount Due $375.92

LAKESIDE PLANTATION COMMUNIT
9145 NARCOOSSEE ROAD
STE A206
ORLANDO, FL 32827

Amount Paid

328270000 0

57200394142355010219130000000000000375925

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

Account Number 941/423-5501 Date of Bill 4/01/19

Previous Balance	383.79
Payments Received Thru 3/21/19	-383.79
Thank you for your payment!	
Balance Forward	.00
New Charges	375.92

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 $375.92

CURRENT BILLING SUMMARY
Local Service from 04/01/19 to 04/30/19

Qty Description	941/423-5501.0 Charge
Basic Charges	
2 OneVoice Nationwide	59.98
2 OneVoice Nationwide	
2 Acc Rec Chrg Multi-Ln Bus	7.44
2 Federal Subscriber Line Charge	16.96
Partial Month Charges-Detailed Below	-17.23
Federal USF Recovery Charge	4.83
FCA Long Distance - Federal USF Surcharge	-.54
Total Basic Charges	71.44
Non Basic Charges	
FiOS Internet 75 Dynamic IP w/ OneVoice	119.98
Business FiOS 75/75M Dynamic IP	
OneVoice Access Line	
Other Charges-Detailed Below	24.53
Partial Month Charges-Detailed Below	10.26
FCA Long Distance - Federal USF Surcharge	1.62
Total Non Basic Charges	156.39
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	.06
Broadcast TV Surcharge	5.49
Total Video	133.51
Toll/Other	
Frontier Com of America -Detailed Below	7.28
Other Charges-Detailed Below	4.99
FCA Long Distance - Federal USF Surcharge	2.31
Total Toll/Other	14.58
TOTAL	375.92

941/423-5501

Date of Bill 4/01/19

EAS PLAN/USAGE CHARGES for 941/423-5500

Minutes Used	4 Minutes	
Allowance	0 Minutes	
Minutes Billed	4 Minutes @ .0000/min	.00
EAS Plan Charge		.00
Maximum Plan/Usage Charge	.00	
Total Billable EAS Charge This Month		.00

** ACCOUNT ACTIVITY **

Qty	Description	Order Number	Effective Dates		
1	Federal Primary Carrier Multi Line Charge	AUTOCH	4/01		4.31
	941/423-5500		Subtotal		4.31
1	Business High Speed Internet Fee	AUTOCH	4/01		5.99
1	Regional Sports Fee	AUTOCH	4/01		6.00
1	Frontier Road Work Recovery Surcharge	AUTOCH	4/01		1.25
	Additional Line Discount	AUTOCH	3/28		5.00
	Solutions Bundle Discount	AUTOCH	3/28		3.67
1	Federal Primary Carrier Multi Line Charge	AUTOCH	4/01		4.31
1	Carrier Cost Recovery Surcharge	AUTOCH	4/01		4.99
	941/423-5501		Subtotal		31.21
	Partial Month Charges				
1	Acc Rec Chrg Multi-Ln Bus	074101827	3/27	3/31	.62
	Acc Rec Chrg Multi-Ln Ctx	074101827	3/28	3/31	-.32
	Federal Subscriber Line Charge	074101827	3/28	3/31	-1.13
1	Federal Subscriber Line Charge	074101827	3/27	3/31	1.41
	941/423-5500		Subtotal		.58
	FiOS Video Discount 99 MO	PROMOTION	4/01	4/30	-14.99
	FiOS Internet Bus 99 MO	PROMOTION	3/28	3/31	4.00
1	Acc Rec Chrg Multi-Ln Bus	074101823	3/27	3/31	.62
	Acc Rec Chrg Multi-Ln Ctx	074101823	3/28	3/31	-.32
	Federal Subscriber Line Charge	074101823	3/28	3/31	-1.13
1	Federal Subscriber Line Charge	074101823	3/27	3/31	1.41
	Data Protection	074101823	3/28	3/31	-1.07
	941/423-5501		Subtotal		-11.48
	Acc Rec Chrg Multi-Ln Ctx	074101828	3/28	3/31	-.32
	Federal Subscriber Line Charge	074101828	3/28	3/31	-1.13
	Frontier Additional Line - Basic 2 Year	074101828	3/28	3/31	-4.67
	941/429-8648		Subtotal		-6.12
	Addl Line Unlimited 2 Yr	074101827	3/28	3/31	-10.67
	941/423-5500		Subtotal		-10.67
	FiOS Internet for Business 50/50 2YR	074101823	3/28	3/31	-12.67
1	FiOS Internet 75 Dynamic IP w/ OneVoice	074101823	3/27	3/31	20.00
	Solutions Bundle 2 Yr	074101823	3/28	3/31	-11.60
	941/423-5501		Subtotal		-4.27
1	OneVoice Nationwide	074101827	3/27	3/31	5.00
	941/423-5500		Subtotal		5.00
1	OneVoice Nationwide	074101828	3/27	3/31	5.00
	941/429-8648		Subtotal		5.00
			Subtotal		13.56

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	MAR 15	4:54P	1.0	DD	CLEARWATER FL (727)409-6262	.00	U

941/423-5501

Date of Bill 4/01/19

Detail of Frontier Charges

Ref #	Date	Time	Min	*Type	Place and Number Called		Charge
			941/423-5500			Subtotal	.00

Subtotal Minutes: 1.0 ***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	MAR 02	11:21A	2.0	DI	MONTREAL	PQ (514)703-7226	2.08	
2	MAR 15	5:21P	3.0	DI	MONTREAL	PQ (514)703-7226	3.12	

*****Start suppression of detail

E	2	MAR 06	12:53P	1.1	DD	ELYRIA	OH	(440)213-5409	.00	U
E	3	MAR 08	3:11P	8.3	DD	COCOA	FL	(321)720-2447	.00	U
E	4	MAR 11	12:44P	1.7	DD	ALAPAHA	GA	(229)646-4081	.00	U
E	5	MAR 12	3:00P	1.5	DD	MILWAUKEN2	WI	(262)853-6112	.00	U
E	6	MAR 13	1:10P	1.8	DD	ELMIRA	NY	(607)857-7090	.00	U
E	7	MAR 15	2:24P	3.0	DD	JACKSONVL	FL	(904)355-1831	.00	U
E	8	MAR 15	2:38P	.9	DD	RICHMOND	MI	(586)248-1414	.00	U
E	9	MAR 15	2:40P	.3	DD	MT CLEMENS	MI	(586)291-0233	.00	U
E	10	MAR 15	2:41P	1.5	DD	STERLNGHTS	MI	(586)604-3483	.00	U
E	11	MAR 15	4:23P	.9	DD	HAGERSTOWN	MD	(240)217-2425	.00	U
E	12	MAR 15	7:34P	.4	DD	FORT MYERS	FL	(239)466-8352	.00	U
E	13	MAR 18	1:20P	.5	DD	BROOKLYN	NY	(718)757-8600	.00	U
E	14	MAR 19	3:05P	.3	DD	UTICA	MI	(586)797-1906	.00	U
E	15	MAR 21	3:51P	.3	DD	KEYS	FL	(305)304-5802	.00	U
E	16	MAR 21	6:31P	.8	DD	NORFOLK	VA	(757)635-8039	.00	U
E	17	MAR 27	10:20A	.8	DD	KALAMAZOO	MI	(269)377-1504	.00	U
E	18	MAR 29	5:09P	2.0	DD	SOMERSWTH	NH	(603)405-8551	.00	U
E	19	MAR 31	4:11P	1.0	DD	BUFFALO	NY	(716)491-0501	.00	U

*****Resume printing of detail

			941/423-5500			Subtotal	5.20

Subtotal Minutes: 32.1 ***REP LINE ONLY

Detail of Frontier Com of America Charges

Toll charged to 941/423-5501

Ref #	Date	Time	Min	*Type	Place and Number Called		Charge
3	MAR 22	1:02P	1.0	DI	HALIFAX	NS (902)424-0602	1.04
4	MAR 22	2:01P	1.0	DI	SUDBURY	ON (705)566-8801	1.04

*****Start suppression of detail

E	20	MAR 04	10:02A	.6	DD	METUCHEN	NJ	(732)632-2939	.00	U
E	21	MAR 13	12:43P	2.3	DD	CHICAGO	IL	(312)297-6454	.00	U
E	22	MAR 19	2:23P	1.5	DD	HOTSPRINGS	AR	(501)262-7070	.00	U
E	23	MAR 19	2:26P	.7	DD	HOTSPRINGS	AR	(501)262-7070	.00	U
E	24	MAR 19	2:28P	2.1	DD	PEPPERPIKE	OH	(216)378-2043	.00	U
E	25	MAR 19	2:31P	.8	DD	PEPPERPIKE	OH	(216)378-2043	.00	U
E	26	MAR 21	2:07P	2.6	DD	NEW LENOX	IL	(815)300-2704	.00	U
E	27	MAR 25	9:53A	.6	DD	METUCHEN	NJ	(732)632-2939	.00	U
E	28	MAR 26	11:15A	.9	DD	MT VIEW	NJ	(973)406-3974	.00	U
E	29	MAR 28	2:43P	1.0	DD	REED CITY	MI	(231)832-1888	.00	U
E	30	MAR 28	2:45P	1.0	DD	REED CITY	MI	(231)832-1885	.00	U
E	31	MAR 28	2:46P	1.0	DD	REED CITY	MI	(231)832-1888	.00	U
E	32	MAR 28	2:48P	1.0	DD	REED CITY	MI	(231)832-1888	.00	U
E	33	MAR 28	2:50P	1.0	DD	REED CITY	MI	(231)832-1888	.00	U
E	34	MAR 30	10:13A	2.0	DD	WARREN	MI	(586)883-6247	.00	U
E	35	MAR 30	10:16A	2.0	DD	WARREN	MI	(586)883-6247	.00	U

941/423-5501

Date of Bill 4/01/19

Detail of Frontier Com of America Charges

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge

*****Resume printing of detail

941/423-5501 Subtotal 2.08

Subtotal Minutes: 23.1 ***REP LINE ONLY

Legend Call Types:
DD - Day
DI - International

Caller Summary Report

	Calls	Minutes	Amount
941/423-5500	21	33	5.20
Main Number	18	23	2.08
***Customer Summary	39	56	7.28

Caller Summary Report

	Calls	Minutes	Amount
Intra-Lata	1	1	.00
Interstate	30	36	.00
Intrastate	4	12	.00
International	4	7	7.28
***Customer Summary	39	56	7.28

941/423-5501

Date of Bill 4/01/19

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 $141.17 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.

Effective March 24, 2019, your Business High Speed Internet Fee increased $2.00 per month.
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 00000000000000375.92
NNNNNYNNNNNNNNNNNNNNNNNNNNNNNNNN 1-800-921-8102

SECTION C

Lakeside Plantation

Community Development District

Unaudited Financial Reporting
April 30, 2019

GMS
Governmental
Management Services

Table of Contents

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT

COMBINED BALANCE SHEET
April 30, 2019

	General	Debt Service	Capital Reserve	Totals
Assets				
Cash:				
Operating Account	$ 44,891	$ -	$ -	$ 44,891
Debit Card Account	868	-	-	868
Money Market Account	403,968	-	-	403,968
Petty Cash	50	-	-	50
Capital Reserve Account	-	-	10,849	10,849
Investment - Operations:				
Investment - SBA Fund	496	-	350,960	351,455
Investment - Bonds:				
Reserve Fund	-	57,727	-	57,727
Revenue Fund	-	166,776	-	166,776
Prepayment Fund	-	0	-	0
Prepaid Expenses	50	-	-	50
Due from General Fund	-	8,000	-	8,000
Total Assets	$ 450,322	$ 232,503	$ 361,809	$ 1,044,634
Liabilities & Fund Balances				
Liabilities				
Accounts Payable	$ 6,944	$ -	$ 1,940	$ 8,884
Due to Debt	8,000	-	-	8,000
Customer Deposits	1,125	-	-	1,125
Total Liabilities	$ 16,069	$ -	$ 1,940	$ 18,009
Fund Balances				
Restricted for Debt Service	$ -	$ 232,503	$ -	$ 232,503
Assigned for Capital Projects	-	-	359,869	359,869
Unassigned	434,254	-	-	434,254
Total Fund Balances	$ 434,254	$ 232,503	$ 359,869	$ 1,026,625
Total Liabilities & Fund Balances	$ 450,322	$ 232,503	$ 361,809	$ 1,044,634

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending April 30, 2019

	Adopted Budget	Prorated Budget Thru 04/30/19	Actual Thru 04/30/19	Variance
Revenues:				
Tennis Club	$ 20,000	$ 11,667	$ 12,238	$ 571
Activities	10,000	5,833	5,926	93
Clubhouse Rentals	3,000	1,750	3,250	1,500
Miscellaneous	1,500	875	633	(243)
Interest	50	29	28	(1)
Operations & Maintenance Assessments	656,520	597,305	597,305	-
Total Revenues	$ 691,070	$ 617,460	$ 619,380	$ 1,920
Expenditures:				
Administrative				
Supervisor Fees	$ 11,000	$ 5,800	$ 5,800	$ -
District Manager	37,132	21,660	21,660	0
District Counsel	25,000	14,583	16,433	(1,849)
District Engineer	10,000	5,833	14,496	(8,663)
Disclosure Report	1,000	583	583	0
Trustee Fees	4,400	2,891	2,891	-
Audit Fees	3,700	3,700	3,700	-
Postage, Phone, Fax, Copies	1,500	875	502	373
General Liability Insurance	6,300	6,300	5,650	650
Legal Advertising	1,500	875	563	312
Dues, Licenses & Fees	175	175	175	-
Other Current Charges	1,900	1,108	1,193	(85)
Property Insurance	9,100	9,100	8,219	881
Information Technology	1,300	758	758	0
Total Administrative	$ 114,007	$ 74,243	$ 82,624	$ (8,381)
Operations				
Personnel Services (Management Contract)	$ 168,100	$ 98,058	$ 101,361	$ (3,303)
Road & Sidewalk Repairs & Maintenance	5,000	2,917	-	2,917
Common Area Renewal & Maintenance	10,000	5,833	-	5,833
Street Light/Decorative Light	10,000	5,833	-	5,833
Landscape Maintenance - Contract	91,860	53,585	53,505	80
Landscape Maintenance - Other	5,000	2,917	495	2,422
Mulch	10,740	6,265	-	6,265
Irrigation Maintenance	3,000	1,750	4,780	(3,030)
Lake Maintenance	14,000	8,167	9,084	(917)
Electric Utility Services - Entrance Feature	9,000	5,250	4,157	1,093
Water Utility Services - Entrance Feature	4,000	2,333	300	2,033
Repairs & Maintenance - Entrance Feature	3,000	1,750	-	1,750
Miscellaneous Tools & Equipment	1,000	583	-	583
Landscape Inspection Services	3,300	1,925	2,200	(275)
Traffic Enforcement	2,500	1,458	402	1,056
Total Operations	$ 340,500	$ 198,625	$ 176,284	$ 22,341

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending April 30, 2019

	Adopted Budget	Prorated Budget Thru 04/30/19	Actual Thru 04/30/19	Variance
Clubhouse				
Activities	$ 19,000	$ 11,083	$ 17,834	$ (6,750)
Licenses/Fees	1,140	608	608	-
General Supplies	10,000	5,833	4,914	920
Maintenance	15,000	8,750	10,550	(1,800)
Office Supplies	3,500	2,042	1,753	288
Public Communication	1,500	875	844	31
Pest Control	600	350	300	50
Security	1,500	875	419	456
AED	300	175	-	175
Telephone & Internet Services	5,500	3,208	3,190	19
Janitorial Supplies	3,000	1,750	1,473	277
Electric Utility Services - Clubhouse	16,000	9,333	7,224	2,109
Gas Utility	250	146	87	58
Garbage Collection	2,000	1,167	1,146	21
Water Utility Services - Clubhouse	4,400	2,567	1,823	744
Electric Utility Services - Pool	16,500	9,625	7,816	1,809
Pool Cleaning	9,720	5,670	5,670	-
Pool Maintenance - Other	10,000	5,833	5,611	222
Tennis Courts - Maintenance	5,000	2,917	3,638	(721)
Tennis Courts - Programs	3,500	2,042	2,920	(878)
Water Utility Services - Tennis Courts & Pool	4,000	2,333	3,567	(1,233)
Total Clubhouse	$ 132,410	$ 77,182	$ 81,385	$ (4,203)
Other Expenditures				
Transfer Out - Current Year	$ 130,000	$ -	$ -	$ -
Total Other Expenditures	$ 130,000	$ -	$ -	$ -
Total Expenditures	$ 716,917		$ 340,294	
Excess Revenues (Expenditures)	$ (25,847)		$ 279,086	
Fund Balance - Beginning	$ 25,847		$ 155,168	
Fund Balance - Ending	$ -		$ 434,254	

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE SERIES 1999
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending April 30, 2019

	Adopted Budget	Prorated Budget Thru 04/30/19	Actual Thru 04/30/19	Variance
Revenues:				
Assessments - On Roll	$ 175,905	$ 159,687	$ 159,687	$ -
Assessments - Direct Billed	8,842	8,842	8,842	-
Interest	-	-	1,441	1,441
Total Revenues	$ 184,747	$ 168,529	$ 169,969	$ 1,441
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		$ 116,281	
Fund Balance - Beginning	$ 61,306		$ 116,222	
Fund Balance - Ending	$ 63,675		$ 232,503	

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL RESERVE FUND
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending April 30, 2019

	Adopted Budget	Prorated Budget Thru 04/30/19	Actual Thru 04/30/19	Variance
Revenues:				
Transfer In - Current Year	$ 130,000	$ -	$ -	$ -
Interest	-	-	5,188	(5,188)
Total Revenues	$ 130,000	$ -	$ 5,188	$ (5,188)
Expenditures:				
Property Site Elements	$ 103,718	$ 60,502	$ 41,576	$ 18,927
Clubhouse Interior Elements	50,481	29,447	-	29,447
Pool Elements	24,725	14,423	-	14,423
Reserve Component Inventory	36,058	21,034	-	21,034
Reserve Study	3,500	2,042	-	2,042
Contingency	-	-	-	-
Total Expenditures	$ 218,482	$ 127,448	$ 41,576	$ 85,872
Excess Revenues (Expenditures)	$ (88,482)		$ (36,388)	
Fund Balance - Beginning	$ 387,121		$ 396,257	
Fund Balance - Ending	$ 298,639		$ 359,869	

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	$ 633	$ 100	$ -	$ -	$ -	$ -	$ -	$ 12,238
Activities	1,030	290	1,335	1,617	563	818	273	-	-	-	-	-	5,926
Clubhouse Rentals	900	(300)	950	650	-	300	750	-	-	-	-	-	3,250
Miscellaneous	125	163	152	63	-	37	93	-	-	-	-	-	633
Interest	2	2	5	6	4	5	4	-	-	-	-	-	28
Operations & Maintenance Assessments	-	188,762	332,362	14,514	31,745	14,234	15,688	-	-	-	-	-	597,305
Total Revenues	$ 9,777	$ 191,293	$ 334,917	$ 18,007	$ 32,451	$ 16,027	$ 16,908	$ -	$ -	$ -	$ -	$ -	$ 619,380
Expenditures:													
Administrative													
Supervisor Fees	$ 800	$ 1,000	$ -	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ -	$ -	$ -	$ -	$ -	$ 5,800
District Manager	3,094	3,094	3,094	3,094	3,094	3,094	3,094	-	-	-	-	-	21,660
District Counsel	2,668	1,504	663	3,692	3,704	4,202	-	-	-	-	-	-	16,433
District Engineer	859	-	524	9,588	-	3,526	-	-	-	-	-	-	14,496
Disclosure Report	83	83	83	83	83	83	83	-	-	-	-	-	583
Trustee Fees	2,891	-	-	-	-	-	-	-	-	-	-	-	2,891
Audit Fees	-	-	-	-	2,000	-	1,700	-	-	-	-	-	3,700
Postage, Phone, Fax, Copies	114	94	14	36	69	108	66	-	-	-	-	-	502
General Liability Insurance	5,650	-	-	-	-	-	-	-	-	-	-	-	5,650
Legal Advertising	-	94	93	93	94	94	94	-	-	-	-	-	563
Dues, Licenses & Fees	175	-	-	-	-	-	-	-	-	-	-	-	175
Other Current Charges	132	581	199	80	90	10	101	-	-	-	-	-	1,193
Property Insurance	8,219	-	-	-	-	-	-	-	-	-	-	-	8,219
Information Technology	108	108	108	108	108	108	108	-	-	-	-	-	758
Total Administrative	$ 24,794	$ 6,559	$ 4,779	$ 17,775	$ 10,244	$ 12,226	$ 6,247	$ -	$ -	$ -	$ -	$ -	$ 82,624
Operations													
Personnel Services (Management Contract)	$ 14,008	$ 14,559	$ 14,559	$ 14,559	$ 14,559	$ 14,559	$ 14,559	$ -	$ -	$ -	$ -	$ -	$ 101,361
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	7,655	7,655	-	-	-	-	-	53,505
Landscape Maintenance - Other	300	-	-	-	-	195	-	-	-	-	-	-	495
Mulch	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Maintenance	504	661	-	3,615	-	-	-	-	-	-	-	-	4,780
Lake Maintenance	966	966	966	1,666	1,756	966	1,798	-	-	-	-	-	9,084
Electric Utility Services - Entrance Feature	548	605	605	591	593	575	639	-	-	-	-	-	4,157
Water Utility Services - Entrance Feature	104	31	35	35	31	35	31	-	-	-	-	-	300
Repairs & Maintenance - Entrance Feature	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Tools, Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Inspection Services	550	-	550	-	550	-	550	-	-	-	-	-	2,200
Traffic Enforcement	402	-	-	-	-	-	-	-	-	-	-	-	402
Total Operations	$ 25,037	$ 24,477	$ 24,290	$ 28,121	$ 25,144	$ 23,984	$ 25,231	$ -	$ -	$ -	$ -	$ -	$ 176,284

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	$ 1,803	$ 757	$ -	$ -	$ -	$ -	$ -	$ 17,834
Licenses/Fees	608	-	-	-	-	-	-	-	-	-	-	-	608
General Supplies	1,216	756	357	680	618	811	476	-	-	-	-	-	4,914
Maintenance	1,067	4,443	729	866	921	695	1,829	-	-	-	-	-	10,550
Office Supplies	-	419	24	1,064	76	70	101	-	-	-	-	-	1,753
Public Communication	64	83	64	83	83	381	83	-	-	-	-	-	844
Pest Control	-	150	-	-	150	-	-	-	-	-	-	-	300
Security	125	147	-	-	147	-	-	-	-	-	-	-	419
AED	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone & Internet Services	380	483	536	386	494	534	376	-	-	-	-	-	3,190
Janitorial Supplies	402	353	160	152	-	324	82	-	-	-	-	-	1,473
Electric Utility Services - Clubhouse	1,094	1,180	1,074	950	1,014	953	960	-	-	-	-	-	7,224
Gas Utility	13	13	13	13	12	12	12	-	-	-	-	-	87
Garbage Collection	159	159	159	164	168	168	168	-	-	-	-	-	1,146
Water Utility Services - Clubhouse	198	557	168	219	178	198	305	-	-	-	-	-	1,823
Electric Utility Services - Pool	688	800	1,164	1,403	1,420	1,179	1,162	-	-	-	-	-	7,816
Pool Cleaning	810	810	810	810	810	810	810	-	-	-	-	-	5,670
Pool Maintenance - Other	237	3,702	272	579	-	340	481	-	-	-	-	-	5,611
Tennis Courts - Maintenance	364	147	670	769	523	162	1,003	-	-	-	-	-	3,638
Tennis Courts - Programs	-	520	440	880	680	400	-	-	-	-	-	-	2,920
Water Utility Services - Tennis Courts & Pool	370	499	736	510	465	476	510	-	-	-	-	-	3,567
Total Clubhouse	$ 9,781	$ 17,256	$ 13,675	$ 12,649	$ 9,590	$ 9,318	$ 9,116	$ -	$ -	$ -	$ -	$ -	$ 81,385
Other Expenditures													
Transfer Out	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Other Expenditures	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Expenses	$ 59,612	$ 48,292	$ 42,744	$ 58,545	$ 44,978	$ 45,528	$ 40,594	$ -	$ -	$ -	$ -	$ -	$ 340,294
Excess Revenues (Expenditures)	$ (49,835)	$ 143,001	$ 292,173	$ (40,537)	$ (12,528)	$ (29,502)	$ (23,686)	$ -	$ -	$ -	$ -	$ -	$ 279,086

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	$ 57,727		
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
Date Received	Dist	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received		General Fund 78.91%	1999 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	$ 103,337.56
11/30/18	18-02	$ 143,707.06	$ 5,748.42	$ 2,069.38	$ -	$ 135,889.26		$ 107,223.58	$ 28,665.68	$ 135,889.26
12/19/18	18-03	$ 407,578.69	$ 16,303.44	$ 5,869.13	$ -	$ 385,406.12		$ 304,105.16	$ 81,300.96	$ 385,406.12
12/28/18	18-04	$ 37,852.10	$ 1,495.36	$ 545.35	$ -	$ 35,811.39		$ 28,257.02	$ 7,554.37	$ 35,811.39
1/31/19	18-05	$ 18,441.46	$ 559.21	$ 268.23	$ 779.81	$ 18,393.83		$ 14,513.67	$ 3,880.16	$ 18,393.83
2/28/19	18-06	$ 41,726.87	$ 881.89	$ 612.67	$ -	$ 40,232.31		$ 31,745.35	$ 8,486.96	$ 40,232.31
3/29/19	18-07	$ 18,498.96	$ 184.96	$ 274.71	$ -	$ 18,039.29		$ 14,233.92	$ 3,805.37	$ 18,039.29
4/30/19	18-08	$ 19,964.47	$ 22.26	$ 299.13	$ 239.15	$ 19,882.23		$ 15,688.10	$ 4,194.13	$ 19,882.23
		$ -	$ -	$ -	$ -	$ -		$ -	$ -	$ -
		$ -	$ -	$ -	$ -	$ -		$ -	$ -	$ -
		$ -	$ -	$ -	$ -	$ -		$ -	$ -	$ -
		$ -	$ -	$ -	$ -	$ -		$ -	$ -	$ -
Totals		$ 797,175.32	$ 29,690.02	$ 11,512.27	$ 1,018.96	$ 756,991.99		$ 597,305.44	$ 159,686.55	$ 756,991.99

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

SECTION VIII

SECTION B

Lakeside Plantation CDD

ACTION ITEMS

as of 05-8-19

Item #	Meeting Assigned	Action Item	Assigned To	Date Due	Status	Comments
1	11/16/16	Consideration of Proposals for Preserve Maintenance	Engineer		**In Process**	Work being completed by Earth Balance.
2	10/18/17	Evaluate Drainage in Playground Area	Flint/Engineer		**In Process**	Work being completed by Stephens Installers.
3	1/16/19	Speed limit sign on Plantation Blvd.	Flint		**In Process**	Staff is getting proposals for work.
4	1/16/19	Review oaks on Scarlett Blvd.	Bloomings/PSA			Waiting for report.
5	1/16/19	Solar light for corner of Plantation Blvd.				Staff is soliciting pricing and options.

prepared by GMS/Vesta

SECTION C

Lakeside Plantation CDD
Community Development District
Amenity Center Management Report

Date of Meeting: May 15th, 2019 ***Submitted by: Nathan Trates***

- ***Facility***
  - *Exit fountain repaired by John's Electric & Motors*
  - *Hot tub repaired by Alex's Cooling & Heating*
  - *Solitude Lakes treated larvacide in lakes #3 and #10 for Midge flies*
  - *All lakes treated with Sonar by Solitude Lakes*
  - *Entrance palm trees trimmed by Bloomings Landscape*
  - *Speed limit sign re-locations scheduled by SignMasters*
  - *Entrance and exit fountain's sign lettering painted*
  - *GYM access code changed*
  - *Placed stone to temporarily aid in drainage and painted electrical boxes at Tennis Courts*
  - *Dug out perimeter of Tennis Courts to aid in temporary drainage*
  - *Rubber non slip mats added to both pool bathrooms*
  - *Tennis court 1 lights repaired*
  - *Tennis windscreens rolled down*
  - *Timer replaced on tennis court 1 lights*
  - *New ice machine for kitchen*
  - *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 –Tuesday's – 1:00 PM*
  - *Bridge & Tripoli– Thursday's – 6:30 PM*
  - *Swim Lessons – every Tuesday & Thursday at 4:00 PM*
  - *Yogatology – Monday & Thursday - 10 AM*
- ***Special Events:***
  - *Easter Egg Hunt*
  - *Easter Egg Pool dive*
  - *Pizza Night*
  - *Acoustic's Unplugged*
  - *Wine & Cheese*
  - *Coffee & Donuts*
  - *Spring Potluck*

Amenity Management:

1. *Quote from Fence Outlet for clubhouse hallway fence/gates, and fencing around amenities.*
2. *Quote from Fast Guard Service for night time security 4 days a week from 11pm – 3 am (16 hours)*
3. *Quote from Scott's Maintenance for pressure washing all CDD owned sidewalks. (Will be added)*

177227

FENCE OUTLET

www.fenceoutletonline.com

Proposal / Contract

- ☐ 9671 S. Orange Blossom Trail • Orlando, FL 32837 Tel (407) 851-6869
- ☐ 1724 West Broadway St., Suite 100 • Oviedo, FL 32765 Tel (407) 359-9092
- ☐ 201 S. Falkenberg Road • Tampa, FL 33619 Tel (813) 651-3623
- ☐ 11507 US Hwy 19 • Port Richey, FL 34668 Tel (727) 857-7590
- ☑ 12984 Tamiami Trail S. • North Port, FL 34287 Tel (941) 346-6869
- ☐ 45 S. Wickham Road • Melbourne, FL 32904 Tel (321) 802-6450
- ☐ 1725 South Nova Rd., Unit N • South Daytona, FL 32119 Tel (386) 267-6760

CUSTOMER NAME Lake Side Plantation

ADDRESS 2200 Plantation Blvd
North Port FL. 34289

PHONE: HOME # 941-423-5200 MOBILE

OWN PROPERTY? YES ☑ NO ☐ OWNERS NAME

E-MAIL Nfrates@vestapropertyservices.com DATE 4-24-19

PVC
PVC Feet
PVC COLOR
Height 4' ☐ 5' ☐ 6' ☐
T&G Privacy ☐
Privacy With Lattice ☐
Other Style
Gate___ Size
Gate___ Size
Gate___ Size
Flat Cap ☐ Bal Capl ☐
Gothic ☐ New Eng. ☐
Coachman ☐ Tear Drop ☐

WOOD
Wood Feet
Cypress ☐ PT Pine ☐ Pres. Plus ☐
BOB ☐ STKD ☐ VSB ☐
Domed ☐ Scallops ☐
Other Style
Height 6' ☐ 8' ☐
Picket 1/2" x 4" ☐ 1" x 4" ☐
Runner 2" x 4" ☐
Gate___ Size
Gate___ Size
Gate___ Size
Gothic Top ☐ Traditional Top ☐
Other ☐

ALUMINUM
Aluminum Feet 20'
Height 4' ☐ 5' ☐ 6' ☑
Residential ☐ Commercial ☑
Municipal ☐ Industrial ☐
Black ☐ White ☑ Other
Post Size 2" SQ. .093
Gate 2 Size 6'x4'
Gate___ Size
Gate___ Size

3 Rail Flat Top ☒
3 Rail Box Spear ☐
3 Rail Spear Top ☑
2 Rail Pool Code ☐

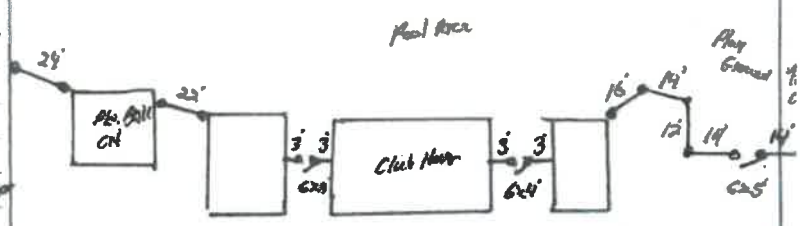
CHAIN LINK
Chain Link Feet 117
Height 4' ☐ 5' ☐ 6' ☑
Other Height
Residential ☐ Commercial ☐
LT Comm ☑ Industrial ☐
Galvanized ☐ Black Vinyl ☑
Green Vinyl ☐
Gate 1 Size 6'x5'
Gate___ Size
Gate___ Size

Good Side In ☐ Out ☐
Remove existing Fence _____ Ft. No ☑
Fence Line to be Cleared by Fence Outlet ☐
Fence Line to be Cleared by Owner ☑
Corner Lot Yes ☐ No ☑
Permit Needed Yes ☑ No ☐
Jurisdiction City of North Port

☐ Follow contour of slope ☐ Level top with slope ☐ Follow contour of ground ☐ Level top with rolling terrain

Special Instructions: 1 yr. labor Warranty

* 6', 3 Rail Wht. Aluminum $2,322.00
* 6 Black Comm Cl. Chain link $3,158.00



Fence Outlet will assist the customer, upon request, in determining where the fence is to be erected, but under no circumstances does Fence Outlet assume any responsibility concerning property lines or in any way guarantee their accuracy. If property pins cannot be located, it is recommended that the customer have the property surveyed.
Fence Outlet will assume the responsibility for locating underground cables and utilities, however, Fence Outlet is not responsible for any sprinklers or other unmarked buried lines or objects.
Payment is due at the time of completion of work, and a finance charge of 1 1/2% per month shall be applied to all accounts not paid in full within 10 days of completion. All material will remain the property of Fence Outlet until payment is received in full. Right of access and removal is granted to Fence Outlet in the event of nonpayment per the terms of this contract. The customer agrees to pay all interest and any costs incurred in the collection of the debt including reasonable attorney fees.
If the buyer refuses to allow the seller to begin work or complete work already begun, or to accept materials contracted for, Buyer agrees to pay Seller liquidated damages of a sum equal to 33 1/3% of entire contract price, plus cost of materials and labor already furnished or in progress. Warranty may be voided if sign is removed.
Customer assumes full responsibility for obtaining homeowners association approval for the type and location of fence.

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-CONTRACTORS, OR MATERIAL SUPPLIERS OR NEGLECTS TO MAKE OTHER LEGALLY REQUIRED PAYMENTS. THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX AND IT IS RECOMMENDED THAT WHENEVER A SPECIFIC PROBLEM ARISES, YOU CONSULT AN ATTORNEY.

NOTICE TO PURCHASERS OF WOOD FENCES:
Wood fence materials are rough mill cut pieces. Wood fence has a tendency to shrink and warp in hot, humid weather and small gaps will appear between boards. Cracks in the wood are a common and accepted occurrence. Fence Outlet will only guarantee the workmanship on wood fences for one year.

I HAVE READ AND UNDERSTAND THE ABOVE CLAUSE: _____

CONTRACT AMOUNT: $ 5,480.00

DOWN PAYMENT: 1/3 DOB or PO $ _____

BALANCE DUE UPON COMPLETION $ _____

APPROVED AND ACCEPTED FOR CUSTOMER

CUSTOMER _____ DATE _____

CUSTOMER _____ DATE _____

ACCEPTED FOR FENCE OUTLET

SALESPERSON [signature] DATE 4-24-19

DATE STARTED _____ DATE COMPLETED _____

QUOTE VALID FOR ____ DAYS

Invoice

FAST GUARD SECURITY SERVICE
NATIONWIDE SERVICE

From

Fast Guard Security Service

alex@fastguardservice.com

P: 888-558-2926

To

Lakeside Plantation CDD

ntrates@vestapropertyservices.com

2200 Plantation Blvd
North Port, FL
34289

Phone: 9414235500

Number	INV4859
Date	May 7, 2019

Description	Price	Qty	Amount
Patrolling the amenity facilities and around clubhouse. 1. Trained/Unarmed guard 2. 2200 Plantation Blvd. North Port, FL 34289 3. 4 days a week from 11 PM to 3 AM, Wednesday, Friday, Saturday, Sunday. 4. One calendar year 5. Both indoor and outdoor patrolling of amenity facilities 6. 16 hours per week at $16.00 an hr.	$1,025.00	12.00	$12,300.00

Subtotal	$12,300.00
Tax (0%)	$0.00
Total	$12,300.00
Balance Due	**$12,300.00**

AUDIT COMMITTEE MEETING

SECTION III

SECTION A

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS

Annual Audit Services for Fiscal Year 2019
Sarasota County, Florida

INSTRUCTIONS TO PROPOSE

SECTION 1. DUE DATE. Sealed proposals must be received no later than **Monday, July 8, 2019, at 2:00 P.M.**, at the offices of District Manager, located 135 W. Central Blvd., Suite 320, Orlando, FL 32801. Proposals will be publicly opened at that time.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules, and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relive it from responsibility to perform the work covered by the proposal in compliance with al such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Submit seven (7) copies and one (1) electronic copy of the Proposal Documents, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title "Auditing Services – Lakeside Plantation Community Development District" on the face of it.

SECTION 6. MODIFICATION AND WITHDRAWL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the "Proposal Documents").

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District's limited waiver of liability contained in section 768.28, Florida Statutes, or any other statute or law.

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.

A. List position or title of all personnel to perform work on the District audit. Include resumes for each person listed: list years of experience in present position for each party listed and years of related experience.

B. Describe proposed staffing levels, including resumes with applicable certifications.

C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.

D. The lump sum cost of the provision of the services under the proposal for Fiscal Year 2019, 2020, 2021, 2022 & 2023. The District intends to enter into five (5) separate one-year agreements.

E. Provide a proposed schedule for performance of the audit.

SECTION 13. PROTESTS. Any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) hours after the receipt of the documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

AUDITOR SELECTION
EVALUATION CRITERIA

1. ***Ability of Personnel.*** **(20 Points)**

(E.g., geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.)

2. ***Proposer's Experience.*** **(20 Points)**

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation, of respondent, etc.)

3. ***Understanding of Scope of Work.*** **(20 Points)**

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. ***Ability to Furnish the Required Services.*** **(20 Points)**

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required (E.g. the existence of any natural disaster plan for business operations).

5. ***Price.*** **(20 Points)**

Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.

SECTION B

LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Lakeside Plantation Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the Fiscal Year ending September 30, 2019, with an option for four additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Sarasota County and has a general administrative operating fund and a debt service fund.

The Auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide seven (7) copies and one (1) electronic copy of their proposal to GMS - CF, LLC, District Manager, 135 W. Central Blvd., Suite 320, Orlando, FL 32801, telephone (407) 841-5524, in an envelope marked on the outside **"Auditing Services – Lakeside Plantation Community Development District."** Proposals must be received by **Monday, July 8, 2019, 2:00 P.M.**, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

George Flint
Governmental Management Services – Central Florida, LLC
District Manager