

***Lakeside Plantation
Community Development District***

Agenda

June 19, 2019

AGENDA

Lakeside Plantation

Community Development District

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

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

June 12, 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, June 19, 2019 at 6:00 p.m.** at the **Lakeside Plantation Clubhouse, 2200 Plantation Blvd, North Port, FL.** Following is the advance agenda for the meeting:

- I. Roll Call
- II. Audience Comments on Specific Items on the Agenda (*Speakers will fill out a card and submit it to the District Manager prior to beginning of the meeting*)
- III. District Engineer's Report
- IV. Unfinished Business Items
- V. New Business Items
 - A. Consideration of Tennis Court Drainage Repair
 - B. Consideration of Proposal for Access Control Points at Pool
 - C. Discussion Regarding Resident Suspension
 - D. Consideration of Proposal for Website ADA Compliance
- VI. Business Administration
 - A. Approval of Minutes of May 15, 2019 Meeting
 - B. Approval of Check Register
 - C. Balance Sheet and Income Statement
- VII. General Audience Comments
- VIII. Staff Reports
 - A. District Counsel
 - B. District Manager – Action Items
 - C. Amenities Manager – Monthly Report
- IX. Other Business
- X. Supervisors' Requests
- XI. Adjournment

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

The third order of business is the District Engineer's Report.

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

The fifth order of business is New Business Items. Any new business items will be discussed under this item. Section A is the consideration of tennis court drainage repair proposal. A copy of the proposal is enclosed for your review. Section B is the consideration of proposal for access control points at the pool.

Supporting documentation is enclosed for your review. Section C is the discussion regarding resident suspension. A copy of the suspension letter is enclosed for your review. Section D is the consideration of proposal for website ADA compliance. A copy of the proposal is enclosed for your review.

The sixth order of business is Business Administration. Section A is the approval of the minutes of the May 15, 2019 meeting. The minutes are enclosed for your review. Section B is approval of the check register enclosed for your review and Section C includes the balance sheet and income statement for your review.

The seventh order of business is General Audience Comments.

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

Staff will provide any additional reports at the meeting. Additional support material may be provided under separate cover or distributed at the meeting, and the balance of the agenda will be discussed at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,



George S. Flint
District Manager

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

Enclosures

SECTION V

SECTION B



June 10, 2019

Lakeside Plantation
2200 Plantation Blvd.
North Port, FL 34289

Via email: nrates@vestapropertyservices.com

Dear Nate:

Thank you for the opportunity to provide pricing for your gate and access needs. After our meeting, we purpose the following solutions for securing the two pool gates with magnetic locks and access controls.

- Linear eMerge Essential plus access controller. This will validate all fobs presented at the gate, enforce day/time restrictions (if any) and maintain a record of all accesses by user/date/time. Browser based management via embedded web server.
- Two 600lbs magnetic locks with Z brackets to lock the gates.
- Two fob readers for the gates.
- Two illuminated exit switches mounted to posts to exiting pool area.
- Two wireless connections from the access controller in the clubhouse to the gates.

The cost for the above installation, a one-year warranty on labor and various manufacturers' warranties on Parts is \$11,914.86. This price includes 1,800 waterproof fobs at \$3.80 each.

The price **DOES NOT** include bringing the power to the gates. There are several ways to accomplish this and further discussion is required.

Sincerely Yours,


Colin Skinner

1843 Barber Road
Sarasota FL 34240
Phone: 941-359-3707
Fax: 941-404-4648
Web: www.ciaaccess.com

CIA11724

SECTION C

[INSERT DISTRICT LETTERHEAD]

June 7, 2019

Via Regular and Certified U.S. Mail

Mr. Keegan Cox
Parent(s) of Keegan Cox
2397 Pecan Drive
North Port, Florida 34289

Re: *Notice of Suspension of Amenity Access for Violation of Amenity Facilities Policies
Notice of Board Meeting*

To Mr. Keegan Cox and the Parent(s) of Keegan Cox:

The Lakeside Plantation Community Development District (the "District") has been informed of conduct by Keegan Cox at the Amenity Center on May 24, 2019, and May 29, 2019, including but not limited to: destruction of pool cues; entering the Amenity Facility pool area during closed hours; riding a bike on the pool deck during closed hours; and riding a bike into the pool during closed hours.

Such behavior is strictly prohibited by the District's Amenity Facilities Policies ("Policy"). Specifically, the conduct violates the following sections of the Policy: GENERAL FACILITY PROVISIONS: 12, 13 and 23; LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY: 2; GENERAL LAKESIDE PLANTATION AMENITY FACILITY USAGE POLICY; and GENERAL SWIMMING POOL RULES: 6, 12 and 14. The conduct also violated section 1 (bullets 2, 3, and 4) and section 4 of the Policy's SUSPENSION AND TERMINATION OF PRIVILEGES. For your reference, a copy of the Policy is enclosed.

As contemplated by the Policy, Keegan Cox's amenity privileges has been immediately suspended following the May 29, 2019, incident, and does not apply to anyone else residing in your household. The Amenity Center Staff has reviewed security camera footage on the relevant dates and times, reviewed Mr. Cox's conduct in consultation with a District Board of Supervisors ("Board") member and determined that this suspension will last until the Board meets on Wednesday, June 19, 2019, at 6:00 p.m., at the Lakeside Plantation Clubhouse, 2200 Plantation Blvd., North Port, Florida 34289 ("Board Meeting"). At the Board Meeting, the Board will consider the facts and decide as to further suspension, termination, or reinstatement of access to the Amenity Facilities.

At the Board Meeting, you and/or Keegan, with your permission will have the opportunity to appear at the Board Meeting and be heard as to the incident and suspension. Any suspension or termination of access to the District's Amenity Facilities may be appealed to the Board. The Board's decision on appeal shall be final. I encourage you to consult an attorney of your choosing to determine any legal rights at issue.

Please note that should Mr. Cox fail to abide by the Policy for any reason in the future, the District may take into consideration the records pertaining to Mr. Cox's Amenity Facilities'

Mr. Keegan Cox
Parent(s) of Keegan Cox
June 7, 2019
Page 2 of 2

privileges, including both of these reported incidents, and the District may determine that a longer suspension is necessary in order to protect the safety and welfare of the District's facilities and residents. Please also note that Mr. Cox cannot use another person's amenity access card or be a guest of another in order to access the Amenity Facilities during the suspension. Doing so will likely result in an additional suspension.

In the event Mr. Cox is remorseful about his conduct and wishes to engage District staff in a dialogue about the suspension prior to the Board Meeting, please have your attorney contact the District's legal counsel, Sarah Sandy, at (850) 222-7500. If you choose not to retain an attorney, please inform Sarah Sandy of such in writing at sarahs@hgslaw.com and then Keegan's parent or legal guardian may contact her to have such a discussion.

We sincerely hope that these events will discontinue. Thank you for your attention to this matter.

Sincerely,

Amenity Facility Manager

Enclosure

cc Sarah Sandy (via e-mail only)
Board of Supervisors (via e-mail only)

SECTION D

Lakeside Plantation CDD Website Compliance Proposal

(URL: <https://lakesideplantationcdd.com/>) Website Type: Large

Website Accessibility for People with Disabilities as per

Nondiscrimination requirements of Title II of the American Disabilities Act (ADA)

Date	Version#	Comments	Author
August 13, 2018	1.0	Updated The Law, ADA and WCAG section details	VB Joshi, Kristen T
January 10 th , 2019	2.0	Updated conversion and support costs based on discussed scope	VB Joshi
February 25, 2019	2.2	Updated fee-simple pricing and human audit seal	VB Joshi
March 21, 2019	2.3	Added quarterly audit as per insurance requirement	VB Joshi
March 28, 2019	2.4	Updated Annual Maintenance price for ADA support only	VB Joshi
May 7, 2019	2.5	Updated for CDD specific info after conversing with CDD Manager	VB Joshi
May 20, 2019	2.6	Added Human Audit Details	VB Joshi
May 30, 2019	2.7	Updated pricing for only CDD content and documents	VB Joshi



VGlobalTech's Compliance Seal & Human Audit Compliance Seal*

(* Quarterly Human Audit Contract required)



VGlobalTech the ADA, WCAG Compliance Experts, with over 100 ADA & WCAG compliant websites created (...and counting) to-date! We have also partnered with a non-profit agency to conduct Human Audit and Certification Seal

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1.0 The Law

Source:

http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0100-0199/0189/Sections/0189.069.html

189.069 Special districts; required reporting of information; web-based public access.—

(1) Beginning on October 1, 2015, or by the end of the first full fiscal year after its creation, each special district shall maintain an official website containing the information required by this section. Each special district shall submit its official website address to the department.

(a) Each independent special district shall maintain a separate website.

(b) Each dependent special district shall be prominently displayed on the home page of the website of the local general-purpose government upon which it is dependent with a hyperlink to such webpages as are necessary to provide the information required by this section. A dependent special district may maintain a separate website providing the information required by this section.

(2)(a) A special district shall post the following information, at a minimum, on the district's official website:

1. The full legal name of the special district.
2. The public purpose of the special district.
3. The name, official address, official e-mail address, and, if applicable, term and appointing authority for each member of the governing body of the special district.
4. The fiscal year of the special district.
5. The full text of the special district's charter, the date of establishment, the establishing entity, and the statute or statutes under which the special district operates, if different from the statute or statutes under which the special district was established. Community development districts may reference chapter 190 as the uniform charter but must include information relating to any grant of special powers.
6. The mailing address, e-mail address, telephone number, and website uniform resource locator of the special district.

7. A description of the boundaries or service area of, and the services provided by, the special district.

8. A listing of all taxes, fees, assessments, or charges imposed and collected by the special district, including the rates or amounts for the fiscal year and the statutory authority for the levy of the tax, fee, assessment, or charge. For purposes of this subparagraph, charges do not include patient charges by a hospital or other health care provider.

9. The primary contact information for the special district for purposes of communication from the department.

10. A code of ethics adopted by the special district, if applicable, and a hyperlink to generally applicable ethics provisions.

11. The budget of the special district and any amendments thereto in accordance with s.189.016.

12. The final, complete audit report for the most recent completed fiscal year and audit reports required by law or authorized by the governing body of the special district.

13. A listing of its regularly scheduled public meetings as required by s. 189.015(1).

14. The public facilities report, if applicable.

15. The link to the Department of Financial Services' website as set forth in s. 218.32(1)(g).

16. At least 7 days before each meeting or workshop, the agenda of the event, along with any meeting materials available in an electronic format, excluding confidential and exempt information. The information must remain on the website for at least 1 year after the event.

(b) The department's website list of special districts in the state required under s. 189.061 shall include a link for each special district that provides web-based access to the public for all information and documentation required for submission to the department pursuant to subsection

2.0 ADA & WCAG Compliance – Introduction

Every individual must have equal access to information whether it is in person service or online. This is a general agreement and understanding of access.

The Internet has dramatically changed the way state and local governments do business. Today, government agencies routinely make much more information about their programs, activities, and services available to the public by posting it on their websites. As a result, many people can easily access this information seven day a week, 24 hours a day.

Many government services and activities are also provided on websites because the public is able to participate in them at any time of day and without the assistance of government personnel. Many government websites offer a low cost, quick, and convenient way of filing tax returns, paying bills, renewing licenses, signing up for programs, applying for permits or funding, submitting job applications, and performing a wide variety of other activities.

The **Americans with Disabilities Act (ADA)** and, if the government entities receive federal funding, the Rehabilitation Act of 1973 generally require that state and local governments provide qualified individuals with disabilities equal access to their programs, services, or activities unless doing so would fundamentally alter the nature of their programs, services, or activities or would impose an undue burden. One way to help meet these requirements is to ensure that government websites have accessible features for people with disabilities, using the simple steps described in this document. An agency with an inaccessible website may also meet its legal obligations by providing an alternative accessible way for citizens to use the programs or services, such as a staffed telephone information line. These alternatives, however, are unlikely to provide an equal degree of access in terms of hours of operation and the range of options and programs available.

The World Wide Web Consortium (W3C) sets the main international standards for the World Wide Web and its accessibility. W3C created the Web Content Accessibility Guidelines (WCAG 2.0 and 2.1) which are similar to Section 508, but on an international level. WCAG 2.0 and 2.1 requires specific techniques for compliance and is more current than Section 508.

Many countries and international organizations require compliance with WCAG 2.0 and 2.1. The guidelines are categorized into three levels of compliance: A (must support), AA (should support), and AAA (may support). Representatives from the accessibility community around the world participate in the evolution of these guidelines.

Source: <https://www.w3.org/WAI/standards-guidelines/wcag/>

Visit <http://vglobaltech.com/website-compliance/> for more details, do a website compliance check on your website and to download a PDF proposal.

2.1 Common Problems and VGlobalTech Solutions for Website Accessibility

2.1.1 Problem: Images Without Text Equivalentents

Solution: Add a Text Equivalent to Every Image

Adding a line of simple HTML code to provide text for each image and graphic will enable a user with a vision disability to understand what it is. Add a type of HTML tag, such as an “alt” tag for brief amounts of text or a “longdesc” tag for large amounts, to each image and graphic on your agency’s website.

The words in the tag should be more than a description. They should provide a text equivalent of the image. In other words, the tag should include the same meaningful information that other users obtain by looking at the image. In the example of the mayor’s picture, adding an “alt” tag with the words “Photograph of Mayor Jane Smith” provides a meaningful description.

In some circumstances, longer and more detailed text will be necessary to convey the same meaningful information that other visitors to the website can see. For example, a map showing the locations of neighborhood branches of a city library needs a tag with much more information in text format. In that instance, where the map conveys the locations of several facilities, add a “longdesc” tag that includes a text equivalent description of each location shown on the map – e.g., “City Center Library, 433 N. Main Street, located on North Main Street between 4th Avenue and 5th Avenue.”

2.1.2 Problem: Documents Are Not Posted In an Accessible Format

Solution: Post Documents in a Text-Based Format

Always provide documents in an alternative text-based format, such as HTML or RTF (Rich Text Format), in addition to PDF. Text-based formats are the most compatible with assistive technologies.

2.1.3 Problem: Specifying Colors and Font Sizes

Solution: Avoid Dictating Colors and Font Settings

Websites should be designed so they can be viewed with the color and font sizes set in users’ web browsers and operating systems. Users with low vision must be able to specify the text and background colors as well as the font sizes needed to see webpage content.

2.1.4 Problem: Videos and Other Multimedia Lack Accessible Features

Solution: Include Audio Descriptions and Captions

Videos need to incorporate features that make them accessible to everyone. Provide audio descriptions of images (including changes in setting, gestures, and other details) to make videos accessible to people who are blind or have low vision. Provide text captions synchronized with the video images to make videos and audio tracks accessible to people who are deaf or hard of hearing.

2.1.5 Web Content Accessibility Guidelines (WCAG)

Understanding the Four Principles of Accessibility

The guidelines and Success Criteria are organized around the following four principles, which lay the foundation necessary for anyone to access and use Web content. Anyone who wants to use the Web must have content that is:

1. **Perceivable** - Information and user interface components must be presentable to users in ways they can perceive.
 - This means that users must be able to perceive the information being presented (it can't be invisible to all of their senses)
2. **Operable** - User interface components and navigation must be operable.
 - This means that users must be able to operate the interface (the interface cannot require interaction that a user cannot perform)
3. **Understandable** - Information and the operation of user interface must be understandable.
 - This means that users must be able to understand the information as well as the operation of the user interface (the content or operation cannot be beyond their understanding)
4. **Robust** - Content must be robust enough that it can be interpreted reliably by a wide variety of user agents, including assistive technologies.
 - This means that users must be able to access the content as technologies advance (as technologies and user agents evolve, the content should remain accessible)

If any of these are not true, users with disabilities will not be able to use the Web.

Under each of the principles are guidelines and Success Criteria that help to address these principles for people with disabilities. There are many general usability guidelines that make content more **usable by all people**, including those with disabilities. However, in WCAG 2.1, we only include those guidelines that address problems particular to people with disabilities. This includes issues that block access or interfere with access to the Web more severely for people with disabilities.

See reference section at the end of this document for more information and websites for ADA, Usability and other important compliance issues and solutions.

VGlobalTech development and business management team shall study these compliance guidelines and with our technical capabilities apply these to make your website accessible, compatible and fully functional for all people, including those with disabilities.

Upon full remediation the CDD Website shall receive VGlobalTech's and Human Audit Compliance Seals

3.0 Pricing

Website Complexity: **Large Level Websites**

VGlobalTech team shall complete the following critical tasks for client website. All costs below are per website / CDD:

3.1 Existing Website Remediation / New Website Build:

	Task
1.	Remediate existing website / Build new website from start for ADA and WCAG compliance requirements – ALL webpages on the website. Create accessibility document, code review, html updates, plugins / security updates required for ADA and WCAG compliance
2.	Cross-Device Check (Website needs to appear as per ADA standards on Mobile Phones, Tablets, Desktops etc.). Braille Readers, Other assistance technology compatibility
3.	ADA Standards application (as per Section 1 above). ADA.gov, Web Content Accessibility Guidelines (WCAG)
4.	PDF Documents conversion (to Text, HTML etc.) as needed for ADA Compliance / Reader Compliance (up to 2 years of documents shall be converted)
5.	Create a webpage showing websites ADA Compliance efforts
6.	Create customized footer with VGlobalTech’s ADA Compliance Seal (valid for 1 year only)
	Web Design Total: \$3575/- (one time)

3.2 ADA Compliance Monthly Maintenance and Upgrade

Maintenance contract starts after initial conversion is completed (Optional Maintenance – It is critical to maintain compliance as websites get updated):

The Annual Maintenance DOES NOT include the quarterly audits proposed in the previous section.

Maintenance contract is required to receive VGlobalTech’s proprietary document conversion software (PDF to RTF) that allows you to easily convert documents or submit to VGlobalTech and get docs converted within less than 24 hrs.

	Task
1.	Assist with ADA Website Compliance tasks for current / new website on an ongoing basis – All new webpages and content that is put on the website – Customer must notify what updates are made (<i>content shall be uploaded by client, VGlobalTech shall provide feedback on the content ADA requirements – This is as per customers’ request. Please contact VGlobalTech if a full maintenance, including content upload is required</i>)
2.	PDF Documents conversion (to Text, HTML etc) as needed (<i>new documents during the maintenance year only</i>) for ADA Compliance / Reader Compliance. VGlobalTech’s proprietary batch conversion software is included as long as the contract is valid (big time saver that creates compliant documents that can be uploaded to the website). There is no limit on how many documents you can convert using VGlobalTech’s software. If Auto conversion fails, VGlobalTech team shall perform manual OCR and conversion within 24 hrs.
	<p>Monthly Maintenance: (starts after initial compliance engagement quoted above is complete):</p> <p>\$1550 /- (annually – can be broken into equal monthly charges)</p> <p>*support beyond 8 hrs / month shall be billed at \$55 / hr separately **Annual maintenance can be broken up into smaller monthly bills.</p>

3.3 Quarterly Technical and Human Audit

This audit is as per the Florida Insurance Alliance guidelines. Please check with your insurance agency for specific requirements. **Read more here:** https://vglobaltech.com/wp-content/uploads/2019/03/FIA_ADA_Guidelines-2019-2020.pdf

VGlobalTech has partnered with a local agency for the visually impaired – LightHouse Works. LightHouse has developed a unique program for digital accessibility that is run by visually impaired personnel that are highly skilled in human auditing of websites and software as per the section 508 stipulations. Read more about our partnership here: <https://vglobaltech.com/website-compliance/>

Together we are now able to provide not one but two compliance seals for all our customers:

1. Digital Asset Technical Compliance Seal:



VGlobalTech in-house technical team shall remediate / test the website / software for ADA, WCAG compliance. VGlobalTech's technical design & development team is fully aware of the Americans with Disability Act (ADA), Web Content Accessibility Guidelines (WCAG), **Section 508** of the Rehabilitation Act of 1973 and overall the design principles of a professional, accessible, functional and responsive web design. The entire team has taken dedicated time and efforts to learn these design principles first hand. Our purpose is clear – **Universal, Creative Web design that works for everyone, everywhere and every time!**

2. Human Audit Seal:



LightHouse Works' visually impaired personnel shall actually test the website for compliance as per the section 508 and ADA requirements. The VGlobalTech technical team shall remediate any points discovered by LightHouse team and send the site for re-certification. Upon satisfactory completion LightHouse shall provide the Human Audit Seal that will be specific to the site and the VGlobalTech team shall put the seal on the site. This is an added layer of true Human Audit testing that provides full ADA compliance.

Cost for Technical and Human Audits:

\$1600 / Four Audits per Year

(paid as a onetime fee) (Seals renewed every quarter) (Audits are conducted by VGlobalTech and LightHouse Agency together)

This proposal includes following points, stipulations terms and conditions:

*(1) conference call or in person meetings per month with client to review metrics, results and monthly recaps **unless otherwise noted*

* email and phone communication

*Anything out of the scope of work in the above proposal will be addressed and client will be immediately notified. After notification of additional work, a subsequent quote will be provided to cover that work.

*Client is responsible to adhering to timelines as far as information required to complete the task is concerned. If timelines are not adhered to and exceed 15 business days past the current marketing months, last day, all work will end. A new month with new allocated costs will be presented for future work to commence. No refunds and owed work will be due unless otherwise agreed upon. **An Invoice will be provided once signature approval of this project proposal. Payments will be made to VGLOBALTECH**

*Client is responsible for verifying quality of work, providing feedback, verifying that compliance has been met as required. VGlobalTech team shall not be responsible for any legal ramifications arising from work not done as per external agencies / organizations / associations needs if proper feedback is not provided by the customer. VGlobalTech's work will be in best faith but cannot guarantee all compliance / legal needs since we are not the SME's in the compliance area. VGlobalTech shall not be liable for any legal ramifications arising from compliance issues.

Refund Policy: The client may halt work and request for a refund within seven days of the date of signing this services agreement by mailing a signed letter to the main address listed on www.VGlobalTech.com website. If client requests a refund within seven days of the date of signing their agreement they shall be liable to pay for all work completed and will be refunded the remaining balance of the initial payment if billable work has not exceeded a charge that would be greater than client's initial payment. If client requests a refund after the seven days from the date of the signing of the agreement client is liable to pay for all work completed plus an additional 25% of any remaining balance that may still be due. Once line item projects are complete no refunds will be issued. Confidentiality: All information between client and service provider inclusive of technical and business information relating to proprietary ideas, patentable ideas and/or trade secrets, existing and/or contemplated products and services, research and development, production, costs, profit and margin information, finances and financial projections, customers, clients, marketing, and current or future business plans and models, regardless of whether such information is designated as "Confidential Information" at the time of its disclosure and will be treated as such and with absolute confidentiality and will not be shared or used, which will be maintained at all times. The client is not allowed to disclose their price with any third parties. Doing so is in breach of this agreement. All information development will be shared and proprietary information and property between client and service providers.

4.0 Proposal Acceptance:

The VGlobalTech proposed solution and terms have been accepted by the customer and the VGlobalTech can proceed with the project. All payments shall be made according to this agreement.

Select Proper Option Below, Sign and Date, Return to contact@vglobaltech.com:

Option1: Website only

Section 3.1: One time (website conversion and compliance cost):

Option2: Website and Monthly Maintenance

Section 3.1: One time (website conversion and compliance cost)

+

Section 3.2 ADA Compliance Monthly Maintenance and Upgrade

Option3: Website and Quarterly Audits

Section 3.1: One time (website conversion and compliance cost)

+

Section 3.3 Quarterly Technical and Human Audit Testing

Option4: Website, Monthly Maintenance and Quarterly Audits

Section 3.1: One time (website conversion and compliance cost)

+

Section 3.2 ADA Compliance Monthly Maintenance and Upgrade

+

Section 3.3 Quarterly Technical and Human Audit Testing

Signatures:

For Customer

Date

VB Joshi

For VGlobalTech

Date

5.0 References:

ADA Best Practices Tool Kit for State and Local Governments:

<https://www.ada.gov/pcatoolkit/chap5toolkit.htm>

U.S. Department of Justice, Civil Rights Division, Disability Rights Section

<https://www.ada.gov/websites2.htm>

Web design Standards: <https://www.w3schools.com/>

Web Content Accessibility Guidelines (WCAG) <https://www.w3.org/TR/WCAG21/>

VGlobalTech Web Content Accessibility Implementation and Checkpoints:

<http://vglobaltech.com/website-compliance/>



BBB Rating: A+

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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, May 15, 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:

George Flint	District Manager
Sarah Sandy	District Counsel by phone
Brent Burford	District Engineer
Nathan Trates	Facilities Manager
Residents	

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments on Specific Items on the Agenda *(Speakers will fill out a card and submit it to the District Manager prior to beginning of the meeting)*

Mr. Flint: If any members of the audience have any comments on an agenda item, now would the time to provide those. Otherwise, there is a "General Audience Comments" section later in the meeting after "Business Administration," to bring up anything else that is not on the agenda or discussed during the meeting. Are there any comments from the audience on any item on the agenda? Hearing none,

THIRD ORDER OF BUSINESS

District Engineer's Report

A. Update on Status of Lake Bank Repair Proposals

Mr. Burford: I was able to get us a couple of additional quotes for the lake bank repairs. We received one from Crosscreek Environmental (Cross Creek) for \$114,950 and another from Erosion Barrier Installations (EBI) for \$126,175. Both of them came highly recommended from American Shoreline, who was the contractor I wanted to work with, but he's extremely busy. Crosscreek's home office is actually in Palmetto, Florida, just down the street. I spoke with Derek and the pricing he provided will take care of everything needed for the repairs, including sod. EBI for some reason doesn't include sod in their proposal. Derek said that they could carry this price after two years and could guarantee for another two years. If you are interested, they could discuss stretching it to a third year, if necessary. So, it would be my recommendation, if the Board wants to proceed, to award the contract to Crosscreek.

Mr. Flint: Do you have a recommendation of how that work would be broken out?

Mr. Burford: We had originally set it up to prioritize the lakes to the schedule I would like to see. So, we will take your money and see how many lakes we can do. He is giving us a linear foot price.

Mr. Flint: In our projections, we estimated about \$75,000 this year. If they could break it up, I think we could spread that work out over a two-year period based on priorities.

Mr. Burford: He said it could possibly work over a three-year period, if necessary.

Mr. Szewczyk: I broke out the five lakes we were looking at and Crosscreek was still the low bidder at \$81,000. Does anyone remember who we used the last time?

Mr. Burford: I can't remember if it was Anchor Marine or American. I believe it was the company before Anchor Marine.

Mr. Flint: They closed because the owner had a massive stroke and since passed away.

Mr. Szewczyk: That was Anchor Marine.

Mr. Flint: It was the predecessor to Anchor Marine.

Mr. Szewczyk: Okay.

Mr. Flint: I think the key guy for Anchor Marine used to be with the other company that did prior work here. Right Brent?

Mr. Burford: Yes.

Mr. Flint: Other than their location, have we checked references from Crosscreek and looked at their work at other locations?

Mr. Burford: I haven't. I recommended them based on their website and the recommendation from American.

Mr. Flint: If the Board is inclined, you may want to award the contract subject to checking references. I'm sure they are fine, but you probably want to take that extra step before awarding the contract.

Mr. Szewczyk: We could spread that out over two years.

Mr. Burford: He said he would spread the work out over two years and if necessary, spread it over three years. That would be something he would have to discuss with the Board or the District Manager.

Mr. Szewczyk: Okay.

Mr. Sabol: Have they been in business for 20 years or so just like American and Erosion Barriers?

Mr. Burford: They have been in business for quite a while.

Mr. Sabol: Brent, if you look at the proposal from EBI, when they explain the geotube, they explain some of it in different categories and then they are broken down. Some of them are larger and some are smaller. Is there a certain geotube that company uses and the others don't?

Mr. Burford: Actually what they quoted is a third barrier. Basically, you would have two tubes in place. The other one is actually a sacrificial tube, which winds up being full of sand. They cut it open and that's what creates your slope that is sodded. He thought some lakes needed an additional tube so you have two tubes stacked up and then the one that contained sand would be sacrificial.

Mr. Sabol: In the footnotes, they are talking about fish being detrimental to it. When tilapia fish spawn, do they destroy some of that tubing?

Mr. Burford: There are several of them, but I don't know if you have catfish in this area. I know they have them in Punta Gorda and south. A lot of times the tilapia spawn in the shallow areas and create depressions. They move sand out of the way so the sand above has a chance to come in and play. I think the main issue you have up here is just the water runoff from across the top of the bank, mainly between the lots from the downspouts that you discussed before.

Mr. Sabol: So that's not a main concern.

Mr. Burford: I don't think tilapia is a main concern.

Ms. Stephens: We have proposals from Crosscreek and Anchor Marine. The difference in price is \$9,225 if you take the top part under riprap. The unit required is 1.5 and \$250 is the cost per unit, which comes to \$375. It has the same exact thing on the other side, but the cost is \$1,000 so why is there a discrepancy in the prices?

Mr. Burford: I would have to go back to the contractor.

Ms. Stephens: That's a lot of money. If you go all the way down, everything matches exactly and the difference in total is \$9,225. I don't know how they ended up with \$124,000. Anyway, that was my question.

Mr. Burford: One possibility could be that Crosscreek could be doing their riprap work in-house and Anchor Marine could be using a subcontractor.

Mr. Sabol: You said at an earlier meeting that there was one person that had not bid yet. Was that the person you mentioned earlier in the meeting?

Mr. Burford: I actually received a partial price from SOLitude Lake Management (SOLitude) that currently maintains your lakes, but they came in at \$218,000.

Mr. Szewczyk: Scratch that one off.

Mr. Burford: Their product is quite a bit higher because its patented.

On MOTION by Mr. Szewczyk seconded by Ms. Stephens with all in favor the proposal from Crosscreek Environmental for lake bank repairs in the amount of \$114,950, pending a reference check and having it spread out over two years, was approved.

Ms. Sandy: In terms of spreading it out over two years. Assuming that our division is based on the District Engineer's recommendation, did we try to lock in these prices?

Mr. Flint: Yes. It sounds to me like the five lakes the Board prioritized is about \$80,000, so I think the first-year contract would be for those five lakes and then it locks in the unit prices for the subsequent year.

Ms. Sandy: Thank you.

B. Discussion of Yard Drain Design and License Agreement

Mr. Flint: Sarah, did you want to handle this item? You sent some documents, but they didn't make it in the agenda so I don't know if we want to defer action on that or do you want to give the Board an update?

Ms. Sandy: Okay. Well, I don't think we could have Board action at this time, if the Board does not have copies of the documents to look at. We put together a preliminary application for the drainage improvement installation, providing some basic information in terms of the owner of a named lot as well as the contractor. It also assigned some acknowledgements, such as a sketch laying out the minimum design recommended by the District Engineer. They would be responsible for the District costs associated with processing the application as well as reviewing and recording the license and doing the final inspection of the installed improvements. The application would be reviewed by the District Manager and the license would be sent to us to double check if the name on the property matches the license. If all of it looks good, we would have that executed and record it so the residents can move forward with getting their improvements installed. Once those were complete, they would notify the District Manager and the District Engineer would come out and perform an inspection. If all of that checks out, then that would be the end of the process, but if there are any issues, the District Engineer would plot those and they would have to be corrected and re-inspected. Those are the basic parameters. My understanding from the last meeting is that the Board wanted to have residents pay for the District's actual cost. Another approach would be to have the Board go through a rulemaking process at your next meeting to set a rate or fee to spread that cost. I'm happy to answer any questions from the Board. Otherwise, I recommend tabling this item to the next meeting.

Mr. Flint: If there are any questions or discussion, we can take them. Otherwise, we will continue this item to the next meeting.

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

Mr. Szewczyk: I agree.

FOURTH ORDER OF BUSINESS

Unfinished Business Items

Mr. Flint: We didn't list any specific items. Is there anything the Board wanted to bring up under unfinished business?

Mr. Sabol: Yes. I have a couple of questions for Brent. Regarding the playground, we just looked at it and they are really making progress out there.

Mr. Burford: Correct.

Mr. Sabol: What about the tennis courts?

Mr. Burford: I was just out the end of last week to take some additional pictures. You previously discussed installing a trench drain down the entire length of the concrete area in between the playgrounds. I have been working on that, but haven't made a lot of headway. At the same time, I wanted a second option to direct the water to the east end like we discussed previously. So, I came out and took some elevations. As soon as I get back, I will put something together for you.

Mr. Sabol: At the next meeting, which is in 60 days.

Mr. Burford: Okay.

Ms. Koontz: Are we going to look into a table for the playground?

Mr. Flint: Yes. The manufacturer for tennis courts has that same bench all over the place. They are a well-known company out of Colorado. So, I will call them. There is an egg-shaped gusset on the bottom. If we can get a replacement part, I think we will be okay for another couple of years. If we have new hardware bolts and an A-shaped piece, we should be okay. The sleeves also need to be replaced that were set in concrete. They were from the original benches back when the playground was originally installed. So, we will need to get new inserts as well, but it's not going to be under any sort of warranty at this point. However, since we do a fair amount of business with them, I'm hoping they will provide us with the individual parts that we need to repair it.

Mr. Sabol: I have nothing more for Brent.

Mr. Flint: Is there anything else for Brent before he leaves? Hearing none,

Mr. Burford left the meeting.

Mr. Sabol: At the last meeting, we had two or three items that we did not complete. I think we should be doing something with the sidewalks. There are areas of sidewalk, which are dark that could become a safety issue. We can defer that until the next meeting to get bids.

Ms. Stephens: I guess it would be a good idea to get some bids. I don't think all of them need to be done. Nathan or Brad go around and pinpoint what could be a potential safety hazard. Maybe that should be done in the entire community.

Mr. Szewczyk: I don't think there's an imminent safety issue at this point. Its more aesthetics based on the total price. Maybe this is one of those deals where we split it out over a year or two and do Towns at Lakeside one year and the carriage homes another year because I looked at the proposal and the Scarlett area is 4.1 miles, which is a lot of sidewalk.

Mr. Flint: The only thing we discussed was doing any sidewalks in front of CDD property.

Mr. Szewczyk: Adjacent to preserves.

Mr. Flint: My suggestion would be to wait until the next meeting so we can get another bid and have a clear map so we understand exactly what they are pricing. Then we can use that map for each bid so we have an apples-to-apples comparison. For example, we don't intend to do all of Jonah Drive. Only the areas in front of preserves. For the clubhouse area, corners and preserves, the price \$3,406. Ideally, that covers what we want to do, but I want to make sure we have a map to ensure that is everything we need. These other prices are for the entire length of the sidewalk in front of homes, which was not the intent.

Mr. Trates: The first quote was from the contractor that Brent and I went drove around on the golf cart with. The other quotes I didn't request. He just provided them because we don't own Plantation Boulevard, but he added that in the last section.

Mr. Flint: He was probably just trying to get some work. So, it looks like the number should be \$3,406. We just want to confirm that with a map and then at least get one more proposal so we know its competitive.

Mr. Sabol: We will defer this to the next meeting. Right?

Ms. Stephens: Yes.

Ms. Chichelli: I also think we need to consider the rainy season because if we do it right now, after the rainy season it will look bad.

Mr. Flint: I don't know if there's any right time to do it, but that might be a reason to do it later in the year.

Mr. Szewczyk: Well let's get a proposal. Then we can always just schedule the job when we feel it's appropriate.

Mr. Flint: Okay.

Mr. Sabol: Let's talk about the fencing problem. At the last meeting, we had some different ideas on which way we should go with it. I don't know if anyone discussed the way we

should go and how wide of a fence we should put in, how high it should be and where it should go. We had some good discussions, but we didn't settle anything.

Mr. Szewczyk: Every resident that heard about this plan did not want to see a 6-foot fence because it would make this place look like a penitentiary. Some of the people I spoke to said leave it, incorporate the card system and close everything by the main and handicapped gates. Combining those will take care of any issues we have of daytime people not being here. Then we can discuss the report regarding trespassing at night. I was telling Rena and Pina that I purposely came up here on a Sunday night. At 8:55 p.m., I made an announcement that the pool was closed at 9:00 p.m. I got a "*Who are you? Are you recently hired?*" I said "*No.*" I introduced myself and my position and then they gathered up their things and left. I don't know if anybody came in afterwards, but what I saw and what is on the report that was given to us, kind of goes hand-and-hand. What I was just talking to you about, which was the fence, access card system for the daytime and then discuss the nighttime later. We will be combining those two things as a first step and hopefully an only step, but that is my understanding. I was convinced that everyone I spoke to said, "*No, don't put an 8-foot fence or 6-foot fence there. I don't want to feel like I'm in jail.*"

Mr. Sabol: No doubt about that, which is why we may not do it.

Mr. Szewczyk: So that's what I have.

Ms. Stephens: I don't know.

Mr. Sabol: I think before we do anything, let's wait to decide where to put the fence, until the playground is complete. If we have to put the fence in, we talked about putting a fence from the tennis courts to the wall with a gate. We should put the fence in the corner with no gate and two entrance ways. We talked about having a 6-foot fence with a sphere on top.

Mr. Szewczyk: A sphere would cover it. That's for sure.

Ms. Stephens: The only problem was the clubhouse being closed on Sunday and Monday. We lock up the pickleball court and the clubhouse, but the pool is the problem. Joe was right. During the day when staff is here, it makes their job easier if we use an access card system, but at night, you can chase them away at 9:00 p.m., but at 2:00 a.m., they are back. That is always going to be a problem and we should do something. So, we are going to have to eventually bite the bullet because this fence is only going to have two entrances, one in and one out and after 9:00 p.m. they can hop over the fence.

Ms. Koontz: I came out here and discussed this fence with Nathan. He said that the fence would close off these hallways on the other side of the clubhouse, which would restrict access to the exercise room and the library any time after the clubhouse is closed. I would not be in favor of denying residents access to the exercise room at 10:00 p.m., if they know the code and want to go in there and exercise. I don't think we can just lock people out.

Mr. Szewczyk: I agree. Years ago, my neighbor was in from 3:30 a.m. and I passed him when I was going in at 4:30 a.m. There is no reason why I shouldn't have the right to go in there and work out when I want to, especially since the door coded. If we just change the code on a more regular basis, I don't think we'd have as big an issue in there as we currently do. We have it set up to be able to change the codes. So, let's just do it on a more regular basis.

Ms. Stephens: I don't think, as Joe just said, we have a code for the card and exercise rooms. That's not a problem. The problem is the pool. So that's what we have to work on.

Mr. Sabol: Are we in unison about putting a 6-foot fence up?

The Board was not in consensus.

Mr. Sabol: So you want to put the card system in, Joe?

Mr. Szewczyk: I want to look into one. Other communities that I have been to, a lot of them have one way in and one way out. That's it. I can remember someone sitting at one of the entrances. I didn't have my card that day, even though I was there the six previous days and she still made me walk home two blocks to go get the card. So, I never believe in a "one way in and one way out" system. We always should have a backup in case something happens. So, the handicap and main entrances would have some type of card system and we would just keep the rest of them locked.

Mr. Sabol: How would that work, George? You know more about it than we do.

Mr. Flint: Some systems have a little fob that attaches to your keychain, which you touch against the plate. Some have proximity cards (prox cards), which are credit card sized that you swipe. The best one has a picture on them, but we have a lot of communities that just issue the prox card. The nice thing about them is that they can be set up with different levels of access. For staff, it could be 24 hours. Then you can set the gates to deactivate at different times, like if you wanted to keep the fitness room open 24 hours. You could set it up where that card works 24 hours, but if they go to the pool after 9:00 p.m., it doesn't work on the gate at the pool.

Mr. Sabol: Are you referring to the one we spoke about earlier, which costs anywhere from \$11,000 to \$12,000?

Mr. Trates: It was \$12,500 and an additional fee for the prox cards, but that would coincide with the fencing. I spoke to the contractor and he said that he can move the gate out so its past the card room and the gym so there wouldn't be an issue on that side.

Mr. Flint: You can put the gate at the end of the hallway.

Mr. Trates: So it wouldn't restrict access. I was going to include that in a report.

Mr. Sabol: Would there be two places for the card or just one?

Mr. Trates: The original quote was for four access points; the two gates at the pool and one for the gym and the library so there would be double security.

Mr. Flint: Did the \$12,000 include the fence work?

Mr. Trates: It did not include the fence work. That's a separate company.

Mr. Sabol: Is that something we want to move on tonight?

Ms. Koontz: Is that the only company that bid on the access card system?

Mr. Trates: Yes.

Ms. Koontz: Were they the only ones interested?

Mr. Trates: Yes.

Mr. Sabol: So we would have a gate over here, a gate over there and an access card system for the card and exercise rooms.

Mr. Trates: Correct.

Mr. Flint: You must have fencing for cover.

Mr. Szewczyk: Otherwise they will just walk around the back side.

Mr. Flint: Right. I'm not saying fencing all the way around the playground, but if you are just worried about the pool, then you close off the ends and both breezeways. Then the entire pool would be enclosed.

Mr. Trates: The quote in my Manager's Report has a diagram showing where the fencing would be and the different styles. There would be ornamental spires that are light aluminum. For the other sections, to block it off, it would be similar to the tennis or pickleball courts, but it would be 6 feet high.

Mr. Flint: That proposal is for more than just the pool. It closes off everything.

Mr. Trates: It basically closes off the amenities.

Mr. Flint: There is still access.

Mr. Trates: Yes, over by the tennis courts. I believe he said it could be added. It's not in the original quote, but it could be added.

Mr. Sabol: So with that system, everything would be locked. If someone still wanted to get to the pool, they would have to go over the top.

Mr. Trates: Ninety percent of the people that come through here, go through the hallways.

Mr. Flint: So the question is if you want the access system just to deal with the pool or in conjunction with all amenities, including the playground and everything else.

Ms. Koontz: I think just the pool. I don't think we can fence everything in. You were talking about the fence beyond the basketball courts that went down to the lake. Somebody can still walk around the end and get in anyway. Correct?

Mr. Trates: Sure, unless we have armed guards out here.

Mr. Sabol: Why don't we get a true proposal because we are kind of up in the air on how much it's going to cost and get another proposal for the entrances and the card system for the two rooms.

Mr. Trates: Just the card system or a gate system?

Mr. Sabol: What do you suggest?

Ms. Stephens: Do you really need it?

Mr. Szewczyk: We already have workable security on those two rooms so I just want to see a proposal for a card system for the two gates at the pool.

Ms. Stephens: That's all you need.

Mr. Szewczyk: That's all I want for now.

Ms. Koontz: But I thought Nathan wanted to block off these two hallways as well, whether it's beyond the exercise and card rooms, where the building stops. I thought you wanted to block that off with an access card system and then security would help out. Is that right?

Mr. Trates: No. It would just be the gate at the edge here so that people could still access the card room, but after 9:00 p.m., we could have the access card system on the gates here locked down at 9:00 p.m. so that people can't use their access cards in there. They would be able to access the library or gym.

Ms. Stephens: Thank you.

Mr. Flint: If you do what Joe is suggesting and just do the two, you could always add the gym and card room later on the same system.

Ms. Koontz: I agree with Joe. I don't think we need to change that.

Mr. Szewczyk: No. Potentially down the road, I'm assuming we could add a card system for the basketball/pickleball courts.

Mr. Flint: Yes.

Mr. Trates: He said no to having one on the basketball courts. He said that sheds would have to be built next to them because they are so far out from the property and would have their own separate systems for it. That gate would have to be changed because it didn't work with the chain link fence.

Mr. Szewczyk: What about the tennis courts?

Mr. Trates: Same thing.

Mr. Szewczyk: Same thing as in with the basketball courts needing its own system?

Mr. Trates: Correct. We've been locking those with padlocks.

Ms. Stephens: If the clubhouse is closed at 9:00 p.m., the purpose of locking everything up at night is to keep people out of there. This is not the problem. The pool is the problem. There's nothing going on in the community and nothing going on with the card room. We lock the gate at the pickleball court at 9:00 p.m. and I know during the off season, on Sunday and Monday, its locked at 6:00 p.m. So that totally eliminates the problem. From what I understand, the tennis courts get locked too. The pool is the only problem. If you want to leave the fence, that's fine, but anybody can jump over that fence; however, during the day the access card system will help staff keep track of who is going in there because I need a card to get in there. Otherwise, I can't. Correct?

Mr. Szewczyk: Yes.

Ms. Stephens: After 9:00 p.m., if everything is technically shut down, then no one should be in the pool. Right? That's the only problem. We don't have a problem with anything else, unless I'm missing something.

Mr. Flint: Also, keep in mind, when you are in the pool, to get out, you must use a push bar. Typically, what you have around each gate that has the access system, is something that prevents people from reaching over. There may be an additional cost related to that, but the

reality of it is that it's a 4-foot fence and the kids that I am seeing in the video, can probably just hurtle that.

Ms. Stephens: I know there was a development on the east end that had a card system that would get you in and get you out. You couldn't get out unless you had a card to get out.

Mr. Flint: You can't prevent someone from getting out.

Ms. Stephens: That's how it was and they changed it through the years.

Mr. Flint: Typically, there's a push bar or its activated by motion. When you walk up to it, there's a sensor that releases that mag-lock and it opens. So, we just have to look at that to make sure how that's handled with the quote we receive.

Mr. Sabol: Why don't we get a proposal just like we spoke about. Forget about the card room because we already have something there. We also have something for the exercise room. Get a proposal for an access card system for the two entrances.

Mr. Szewczyk: The two entrances to the pool, right?

Mr. Sabol: Yes, the pool.

Mr. Szewczyk: I'm looking at putting something at the end of the hall. Okay? Sometime later, we will discuss the nighttime situation. Right?

Mr. Flint: Right.

Mr. Szewczyk: Okay, so I think as a start, we should put in an access card system or a push bar to control the exit because in an emergency, you can't be fumbling around for a card. You need to get out. We should just do the two gates on the pool and see how that works in conjunction with what we are going to talk about later.

Mr. Sabol: I doubt these estimates solve the entire problem, but it's a start.

Mr. Szewczyk: It's not going to solve the entire problem, not in and of itself, but it might eliminate some people who don't feel like climbing over a fence, but our discussion later regarding some nighttime issues, might solve the majority of the issues. So, I would like to see a proposal for an access card system for the two gates at the pool. Whether the cards have pictures on them, I don't really care as long as the system works. Just like we were talking about before with the code change in the gym, someone may get mad because the people inside wouldn't let them in because they didn't have the new code. Well that's the way it has to be. Okay? It can't be just like out at the pool where a card just lets any Tom, Dick and Harry in. If they don't have

a card, they need to come to the office and get one. It's up to the residents not to let these people in unless they have the proper credentials.

Ms. Koontz: I thought the cards were address specific so we don't need pictures. If I misbehave or my card doesn't work, you can turn it off. Correct?

Mr. Trates: Correct.

Mr. Flint: The only issue is if someone goes out there and checks cards, it doesn't have a picture on it, so you don't know what address that card is associated with.

Ms. Koontz: Do you have a program for the guard to see who accessed it?

Mr. Flint: Yes. You can run reports and see whose cards accessed it and what address they are associated with, but it doesn't prevent someone from handing that card to somebody else to use. The reality of it is that there are a lot of communities that don't have pictures on their cards and the equipment to print the cards. Having pictures on the prox card is expensive so you probably don't want to do that, initially anyway.

Mr. Szewczyk: Let's get the prices and discuss at a later point, the charge for lost cards, etc.

Mr. Flint: Okay. It sounds like we have agreement from the Board on our marching orders.

Mr. Szewczyk: One final item. When does Vesta's hours change? Isn't it coming up?

Mr. Trates: Yes. It's coming up soon. I think it was for three months in the summertime.

Mr. Szewczyk: By August, they would go to 9:00 p.m.

Mr. Trates: Yes.

Mr. Szewczyk: On Sundays and Mondays.

Mr. Trates: Correct.

Mr. Szewczyk: I played basketball a couple of times with my son and a friend of his and the basketball court was locked after 6:00 p.m. on a Monday. Why is that locked and not the tennis courts? Did someone lock the tennis courts at 9:00 p.m. on Monday?

Mr. Trates: It wasn't on Monday because we just started locking the tennis courts.

Mr. Szewczyk: Can we put the basketball courts on the same schedule? Like whoever is locking the tennis courts can lock the basketball courts.

Mr. Trates: The tennis courts were closed at 6:00 p.m. as well.

Mr. Szewczyk: I didn't know that. I felt like we couldn't use a certain part of the facility, while others could. If everything is locked at 6:00 p.m., I either have to complain about the entire process or keep my mouth shut and not dribble a basketball after 6:00 p.m. on Monday, so I will keep my mouth shut.

Mr. Sabol: What do we think about the lights? They are currently on until 11:00 p.m.

Mr. Trates: They are set to turn off at 11:30 p.m.

Mr. Sabol: It doesn't seem to be working because people are still coming in. Should the lights go off earlier? What happens if everything turns off at 9:00 p.m.? Does that invite more people to come in?

Mr. Trates: I think you are going to have people regardless unless its secured.

Mr. Flint: I think you are more likely to have people happy with the lights off than with lights on.

Ms. Stephens: Yes, I think so.

Mr. Sabol: That's all I have under "*Unfinished Business.*"

Mr. Flint: Hopefully we covered items we would've covered later.

FIFTH ORDER OF BUSINESS

New Business Items

A. Consideration of Resolution 2019-02 Approving the Proposed Fiscal Year 2020 Budget and Setting a Public Hearing

Mr. Flint: The CDD is required by Statute to approve a Proposed Budget by June 15th of each year and set the date, place and time of the public hearing for its final adoption. Typically, you set the public hearing for your August meeting so the public hearing would be on August 21, 2019. The Proposed Budget is not binding. It is actually the start of the process. You can make changes to this up to the public hearing in August if you chose to do so. The only issue you need to consider sooner, rather than later, would be if there is any proposed change in assessments. If there is any proposed increase or you want to give yourself the flexibility to increase assessments, there are some additional noticing requirements including a mailed notice to the property owners within the District. So right now, we've based the Proposed Budget on the per unit assessments remaining the same, which are listed on the bottom of Page 2. On the top of Page, we are projecting the same level of assessment revenue of \$656,520. The other line items remain the same. We are recognizing about \$18,000 in Fund Balance to be able to balance the

budget, but we can still maintain a two-and-a-half month Operating Reserve, even without the \$18,000. So, you have two-and-a-half months of revenue set aside that is not appropriated as an Operating Reserve to carry you through the first part of the fiscal year until your assessment revenue comes in. Administrative costs increase slightly from \$112,325 to \$114,421. There is a 3% adjustment to the District Manager contract. I don't think we increased our fee in a few years, but we are proposing an inflationary adjustment of 3%. That's obviously subject to the Board's approval. Operating Expenses remain flat. Clubhouse expenses increased \$2,000 to \$3,000. We still have a \$130,000 transfer out to your Capital Reserve Fund, towards the bottom of Page 2, which comes into the Capital Reserve Fund on Page 9. For the Capital Reserve Fund, we are projecting ending the year with \$531,445 and based on the lake bank work, playground work and other items that were identified in Capital Projects, we are showing expenses of \$368,885. That's based on the Reserve Study, which is subject to change. Going into next year, we would carry \$162,000 and add another \$130,000. Again, the current year expenses are based on the Reserve Study. I think a lot of those expenses are not going to be incurred. They include some milling and resurfacing of Sycamore Street, some concrete sidewalk replacements and other expenses that we are not going to spend this year.

Ms. Chichelli: George, last month legal Counsel told us that they were increasing their fees. Is that factored in here?

Mr. Flint: They increased their hourly fee. We have \$25,000 budgeted and they haven't given me any indication that they believe \$25,000 is not adequate. Can you confirm that?

Ms. Sandy: Yes. We haven't asked to have it increased. Obviously, \$25,000 is a guideline based on past practices. The increase shouldn't have any huge impact of that amount.

Mr. Flint: So the adjustment was to specific hourly rates.

Ms. Sandy: Yes. The amount that's included in the budget isn't a guaranteed amount. We bill you on an hourly basis so it's just based on our invoicing what the District has spent throughout the year. We can either come in much lower or above that \$25,000, but you tend to not have too many issues outside of regular Board meetings. For now, the \$25,000 is adequate.

Mr. Flint: You will have another opportunity in August. If you want to go into detail, you can go into detail today, but again this is just an initial draft to the budget and is subject to changes based on Board direction. Again, the only thing is that we are pretty tight from an operating revenue perspective. To be able to continue to contribute \$130,000 in a capital

reserve, this is getting compressed. There's not a lot of room in here for recurring operating expenses. You have some capital to do special one-time projects, but your Operating Budget is somewhat limited because for example, if you were to add security services at \$12,000 per year, right now you couldn't really do that without cutting something else.

Mr. Szewczyk: Out of operating.

Mr. Flint: Operating or you would reduce the \$130,000 down to \$118,000. You could make some adjustments to how much you are contributing to your capital reserve. Some of the expenses in the capital reserve, like \$90,000 for sidewalk replacement, we are not going to use. We repair sidewalks as we need to. So, some of those expenses, you are not going to incur, but on the other hand there are expenses that come up that weren't planned like the playground or access control, although I think we did have some money budgeted for access control at one point.

Mr. Szewczyk: I know generally this is a formality and I don't think we are ready to go in depth on this, but my only concern is that because we are operating so tightly, I don't want to see us tapping into the \$130,000. I think a lot of work went into creating that Reserve Study and its basically our guideline for making sure that we have funds available when the air conditioner breaks down, etc. How far in advance would people have to be notified, if we were contemplating an increase?

Mr. Flint: You wouldn't want to go later than your June meeting. If you did something at your June meeting, we still have time to do a mailed notice and meet all of those requirements. After June, it gets a little trickier. You start bumping up against other timeframes that you have to meet. You may have to push your public hearing date and it gets more complicated, but if you made a decision at the June meeting, the decision doesn't have to be a final decision. You want to have the flexibility going into the public hearing to be able to increase them and you may get to the public hearing and decide you are not going to or you may notice a \$10 increase and you only increase it by \$5. You just can't go higher than what you notice, but you can always go lower. The issue is you have already done the mailed notice and you've gotten the people excited so it doesn't matter if you are increasing it by \$10 or \$5.

Mr. Szewczyk: But if we made that decision at the June meeting, we would probably still be safe regarding all of the notices.

Mr. Flint: Yes. You would just amend your Proposed Budget, but by approving the Proposed Budget today, you are meeting that June 15th deadline because your June meeting is after that. Then at the June 19th meeting, if you decided to increase it, you could just amend your Proposed Budget and we could do the mailed notice as a result of that.

Mr. Szewczyk: Because we operate so tightly, if we are contemplating a change in Bloomings contract, it is guaranteed that we are going to end up paying anywhere from \$20,000 to \$40,000 more a year. Okay? And then we will have the money in our Operating Fund to cover that so I think we all need to think about that. I'm only picking on Bloomings because outside of Vesta, that is our biggest expense. Can we accept Bloomings contract? If so, I don't think we would have to do anything, but if we are contemplating a change, then we have to contemplate a possible increase in the fees. That's the way I'm looking at it.

Ms. Koontz: Since this is my first budget, let's say that we are contemplating an increase. Do we look to you to say what that dollar amount is or do we arbitrarily charge \$10 per home more? How do we come up with a number to increase it by?

Mr. Flint: You can go another year with the assessments where they are at. You have a two-and-a-half month operating reserve, healthy capital reserves and good insurance.

Ms. Koontz: How does it work if we don't?

Mr. Flint: If you are looking at increasing it, you can create a contingency. You are also going to need to look at the fact that your Reserve Study has an increase the year after next. It's not a flat contribution. It's a combination of probably creating a Contingency Fund to give yourself a little flexibility in addition to anticipating the fact that your capital contributions are going to have to go up. You really don't want to do it twice.

Ms. Koontz: I understand that, but how do we arrive at a number? How do we as a Board say that we need to increase by \$5 or \$10?

Mr. Flint: We can come back in June with a recommendation.

Ms. Koontz: So you would do that?

Mr. Flint: Yes, but we can also tell you that a \$10 per unit assessment is going to generate "x" thousands of dollars and then you can gauge where you think we need to be or what you believe would be acceptable. Right now, you are using part of your Fund Balance to budget so obviously the first thing you would do is to take that \$18,000 that you are balancing your budget from Fund Balance out. Then you create a Contingency Fund, which you really don't

have right now in your General Fund. We've tightened up all of these line items. You did have some line items in there for road repair. We were doing most of the road repair out of the capital, but historically, you have done those sorts of things and your sidewalk repair out of your General Fund. So, we still have line items in there that have up to \$10,000, but your sidewalk repair is under your Reserve Study. So, we cut those line items down as well. We are pretty tight, but we can add some contingency back in there, get rid of the use of the Fund Balance and tell you what impact that would have. Then if you have other thoughts, we can work with that.

Ms. Stephens: Do we have a percentage or just an arbitrary number?

Mr. Flint: It's not arbitrary. You are going to determine what your budgetary needs are and then determine how that would impact your per unit assessment amounts.

Mr. Szewczyk: If I understand what you said, George, we are probably two years down the road looking at some kind of increase because of that jump in the Reserve Study. I did hear your suggestion because to do it now and then, knowing that we are going to have to do it in two years, we can continue to operate on what we have coming in for the next two years. It might be better rather than getting lynched twice.

Mr. Sabol: We haven't had increase in seven to ten years.

Mr. Szewczyk: We had an increase about three to four years ago, but that was the first one in over ten years. Knowing that we probably have one or two years, I think maybe we should just leave them alone for right now.

On MOTION by Mr. Szewczyk seconded by Mr. Sabol with all in favor Resolution 2019-02 Approving the Proposed Budget for Fiscal Year 2020 was adopted.

Ms. Koontz: Are we going to set a date and time for the public hearing?

Mr. Flint: Typically, you have it at the same time as your regular meeting at 6:00 p.m.

Ms. Koontz: Thank you.

Mr. Szewczyk: So we would open the public hearing, close it and open our general meeting.

Mr. Flint: What you have done in the past is we advertised a budget workshop earlier so you would have the budget workshop and then the regular meeting with the public hearing at 6:00 p.m. If you remember, last year or the year before, the meeting started an hour earlier and I

got caught in traffic. So, the question from a budget process perspective is do you want to start at 6:00 p.m. and have a budget workshop? You are not required to have a budget workshop, but historically, you've had one and then you held your regular meeting where you adopted the budget.

Mr. Szewczyk: If we have it at 6:00 p.m. do we have to change our posting for the regular meeting?

Mr. Flint: It would just be when we advertise the public hearing. We could still advertise it for 6:00 p.m. and you would treat the first part of your meeting as a workshop and the second part as your regular meeting.

Mr. Szewczyk: Okay. I like that.

Mr. Flint: I don't know that you want to start much earlier than 6:00 p.m. You used to meet at 7:00 p.m. and then had the workshop at 6:00 p.m.

Mr. Sabol: I don't think you want to start at 5:30 p.m. because that's when people get off of work and it's hard to get there in time with the traffic.

Mr. Szewczyk: It's a problem.

Mr. Flint: We will structure the agenda within the regular meeting where at the beginning you have the budget discussion and then move into your regular agenda at your public hearing.

Mr. Szewczyk: Okay.

Ms. Sandy: Just to confirm, would the Board like for us to come back with a resolution to potentially raise assessments at the June meeting?

Mr. Flint: It sounds like the Board backed off of that. Was that my impression?

Mr. Szewczyk: Yes.

Mr. Flint: It sounds like we are going to defer that because the capital contribution in the Reserve Study is going to be going up, so rather than have a change two years in a row or within a couple of years, I think they want to defer that.

Ms. Sandy: Okay.

B. Presentation of Number of Registered Voters – 812

Mr. Flint: Each year we are required to announce the number of registered voters within the District as of April 15. There are 812 registered voters currently living within the District.

C. Appointment of Audit Committee and Chairman

Mr. Flint: This really isn't an Audit Committee. It's an Auditor Selection Committee. The District as a governmental entity is required to have an annual independent audit. The statutes prescribe the process that you are required to follow to choose the independent auditor. That process involves designating what's called an Auditor Selection Committee. The role of that committee is to approve the form of the Request for Proposal (RFP) and selection criteria and then review and rank the responses to that RFP. Historically, the Board designated themselves as the Audit Committee. From an administrative simplicity perspective that tends to be the best way to do it, although you are not required to. You could appoint non-Board Members to the committee. We advertised an Audit Committee immediately after the Board Meeting to approve the RFP and selection criteria. It is actually a 5 minute meeting because the RFP is a standard document. It's the same one you used in the past. The Selection Criteria are prescribed for you. The only flexibility you have is whether you include price as one of those factors. We always recommend that you include price because it is competitive. There are five or six firms out there that do these audits so you would want to include price, but you have the option of excluding it and making it based solely on qualifications. Then there is the weighting of each one of those criteria, which you can adjust as well. Right now, we have them evenly weighted.

Mr. Sabol: Do we do this every year?

Mr. Flint: No. Its every three years.

Mr. Szewczyk: I thought we just did this.

Mr. Flint: It seems like it. Time flies.

Mr. Sabol: In the past, we had an Audit Committee.

Mr. Flint: In the past, the Board appointed themselves as the Audit Committee. We do this every three years and the audit that we just had for Fiscal Year 2018 was the third year. This would be for the performance of the audit for 2019, which ends on September 30th.

Ms. Sandy: I will note in the audit materials in the agenda package, it actually asks for five years' worth of audits. Currently, your rules provide that you can only have a contract for three years with an auditor, but the new rules that we will roll out in the fall, will remove that requirement. It's not included within the Florida Statutes so hopefully we can expand that out and not have to do it quite as open.

Mr. Flint: We used to ask for three years of pricing. As Sarah pointed out, the document you have asks for five years. Probably five years would be better, but you are only entering into an engagement letter one year at a time so you can change it as often as you want to. You just have to go back through the process again. At least by doing it this year, you have a price locked in for five years, if you chose to stay with the same auditing firm for that period of time.

Mr. Szewczyk: Do you need a motion nominating the CDD Board as the Audit Committee?

Mr. Flint: If that's the will of the Board, it would be a motion appointing the Board as the Audit Committee and then designate one of the Board Members as the Chair as part of that motion.

Mr. Szewczyk: I nominate myself as Chairman of the Audit Committee.

On MOTION by Mr. Szewczyk seconded by Mr. Sabol, with all in favor appointing the Board as the Auditor Selection Committee and Mr. Szewczyk as Chair was approved.

D. Consideration of Second Addendum to Landscape and Irrigation Maintenance Services Agreement with Bloomings Landscape and Turf Maintenance, Inc. - Added

Mr. Flint: We added this item, due to the Board deciding last month to extend Bloomings contract an additional 12 months at the same price and we would continue to have the 30-day termination provision without cause. I don't believe the Board actually voted on that at the last meeting so we added it to tonight's agenda so the Board could actually take a vote extending that contract.

Mr. Sabol: Do we need a motion?

Mr. Flint: Yes.

Ms. Koontz: Can I just make one statement? After last month's meeting, I spoke to Bloomings management and they were quite surprised that the CDD was unhappy with the job they have been doing or dissatisfied or that we think they are just doing an okay job. They said that they have never heard from anyone in terms of whether we want more or something different. All we have to do is contact them and they will be happy to do more to accommodate us. So perhaps somebody should call them, Mr. Chairman.

Mr. Sabol: I think Bloomings has done a wonderful job as far as I'm concerned. There have been some odd people in the community that complained about Bloomings, but when the contract was out, they have always been a third less than the others. I am happy to approve another year.

Mr. Szewczyk: Am I okay with the way they do the job? Yes, I'm okay, especially for what we are paying them. I'm pretty sure that we are not going to find a better deal overall than what Bloomings gives to you.

Mr. Flint: Your opinion is based on the fact that we bid it out twice and they have been the low bidder both times by a fairly significant amount. You do run the risk if you bid it out of actually having your costs go up because it would give an opportunity for them to adjust. I request a motion to approve the second addendum to the agreement between the Lakeside Plantation CDD and Bloomings Landscape Management regarding the provision of landscape and irrigation maintenance services. The description of the work would remain the same and it would extend the term of the agreement by 12 months.

Mr. Szewczyk: Are they holding their price?

Mr. Flint: Yes. If they don't want to hold it, then we will have that discussion.

On MOTION by Ms. Koontz seconded by Mr. Sabol with all in favor the Second Addendum to Landscape and Irrigation Maintenance Services Agreement with Bloomings Landscape and Turf Maintenance, Inc. to extend the contract an additional 12 months at the same price with a 30-day termination provision without cause was approved.

SIXTH ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of April 17, 2019 Meeting

Mr. Flint: Camille provided me with some corrections that I will incorporate into the final minutes. Did any other Board Members have any comments or corrections to the minutes?

Ms. Chichelli: I have one. At the bottom of Page 15, I mentioned The Villas and Carriage Homes.

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

On MOTION by Ms. Stephens seconded by Mr. Sabol with all in favor the minutes of the April 17, 2019 meeting were approved, as amended.

B. Approval of Check Register

Mr. Flint: You have the check register for April for the General Fund, Capital Reserve Fund and automatic drafts for the utility accounts totaling \$39,400.60. Were there any questions on the check register?

Mr. Szewczyk: Hearing none, we need a motion to approve it.

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

C. Balance Sheet and Income Statement

Mr. Flint: You also have the combined Balance Sheet and Statements of Revenue and Expenditures through April 30, 2019. No action is required by the Board, but if you have any questions we can discuss those.

Mr. Szewczyk: The Statement of Revenues and Expenditures assumes a variance of \$8,600 for engineering, due to the playground erosion issues and preserve maintenance.

Mr. Flint: I asked the accountant to go back through his invoices because my feeling is that the engineering is related to the lake bank restoration, which should be capital expenses. They typically are so I think we can get that line item back in line. He is not breaking those activities out under separate job numbers so we are going to have to go through individual bills, but that is the reason you have a lot of capital projects.

Mr. Szewczyk: Okay. Then on the Statement of Revenues and Expenditures on Page 5, there was an interest variance of \$5,100 that I did not see on a previous statement. We didn't have anything in our budget and there's nothing to compare that to as far as the prorated budget so why do we have this as part of the budget and what came up this year?

Mr. Flint: We have the money in a State Board of Administration interest bearing account. We didn't budget any interest earnings on the revenue side, but we are earning interest, which is showing up as actual revenue.

Mr. Szewczyk: That's a plus for us.

Mr. Flint: It's a positive. I would have to go back and look at the Proposed Budget, but I assume next year we are anticipating that interest revenue and budgeting for it, but here we did not budget interest earnings.

Mr. Szewczyk: Okay. That's all I had.

SEVENTH ORDER OF BUSINESS

General Audience Comments

Mr. Flint: This is an opportunity for any members of the public to provide comments to the Board. Please state your name and address and try to keep your comments to three minutes.

Lisa Fisher, 2460 Magnolia Circle: Good evening. Thank you for allowing me the opportunity to speak. I'm a 30-year resident of North Port. I raised my family here and spent the last years of my professional career giving back to children and families. I'm currently a literary specialist and facilitator for a reading program, not just for Sarasota County, but for the State of Florida. I'm not telling you all of this to boast. I'm not only a respected professional in our community, but in Sarasota County as well. So, I'm sure you are wondering why I came here to speak with you. As I mentioned, I currently live in Magnolia Circle. I moved in as a renter in July of last summer. I would like to begin by sharing that I appreciate having rules for occupants to live by. That is the reason why the community remained a wonderful clean, beautiful and safe place for us all to live. However, the treatment that I encountered as a resident has now reached the point of harassment. I can explain. One of the most recent occurrences was when I was very sick. On Wednesday, April 17th, I became very ill. I pulled my trash barrel in when I came home, but the recycling cannot run yet. I was so ill that I did not leave my bed for three days. I wasn't even able to drive myself to the doctor. On Friday morning, I received emails and phone calls that sounded quite urgent. There were two calls from the owner, which I never even heard from before. She left a voicemail that she had received five phone calls that morning from the same person, informing her that my recycling bid had been left out for the past 24 hours and my garage door had been left up. I was completely hurt and dumbfounded that no one cared to come check on me and instead called. Out of State owners complain and threaten when they break the rules. Keep in mind that there have been exactly 40 times that the trash could've been taken in since I moved in and the one time it was left out, someone felt the need to call and complain. One would think that since this was clearly not a regular thing, perhaps there might be something wrong, especially considering that the garage door had been left up;

however, I do not leave my garage door up, even during the day unlike many of the residents. What I discovered is that a bag had fallen in the path of the sensor and when I thought it had gone down, it had actually hit the bag and went back up without my knowledge. Who would intentionally leave their garage door open overnight, which is another reason I would've thought that someone would've been worried about me and not irritated enough to call a number five times. I grew up in the Midwest where people actually care about each other. I am the kind of neighbor that cares about others. I even give out Christmas candy for neighbors and greet them with kindness and respect. You all might think that I am making more of this than is necessary, but keep in mind, that morning I had tears streaming my face as I drove myself to the road to retrieve the forgotten barrel. All I could do was cry. I was truly hurt and humiliated. If it had been just that one occurrence, it would not have prompted me to express my concerns. The very day I moved in, I was greeted in the driveway by someone who I thought was welcoming me, but a few minutes in the conversation, I got the real sense that I was being warned. There have been other encounters along the way, which I thoroughly documented for my Property Manager. I already decided that I would advocate myself by speaking to all of you today, but then just two days ago, I received an email that the owner received another phone call saying that there was a car parked upfront and a dog in my home. First of all, my son who was coming for Mother's Day weekend, had stopped to get a cooler and some things for our planned weekend. He was courteous by parking his car in the driveway because we didn't want to be in the way. He was there for 20 to 30 minutes. He does have a dog and because I have a no pet lease, he stayed overnight at my ex-husband's house, which I can get in writing. Also, there were dogs all over this community. So, it seems strange that the person that called would know that there was a dog in my home while my son was there for a few minutes. Hence, there is somebody invading my privacy.

Mr. Flint: Ms. Fisher, I don't want to be rude because the whole purpose of your comments are because you weren't treated well. I do want to point out that this is the CDD Board of Supervisors and the issues you are referring to are for the HOA. That's a different entity than this Board. This Board owns and maintains the amenities, stormwater system and the roads. The issues you are talking about are HOA issues and codes, covenants and restrictions. So, you would've been contacted by the HOA, not the CDD Board.

Ms. Fisher: No one has done that. I am just dumbfounded. I can't believe it.

Mr. Flint: I don't want to interrupt you, but those are not issues that this Board has anything to do with.

Ms. Fisher: I understand. I lived in the townhouses a couple of years ago for two years and never had a problem and never had any grief. It hurts my heart and I'm so sorry that I spoke to the wrong Board.

Mr. Flint: That's okay. I wish we would've spoken in advance.

Ms. Fisher: All I ask is that there be kindness and for people to be kind and care about each other. I was very ill and the treatment was just very sad.

Mr. Flint: I'm sorry to hear that.

Ms. Fisher: This is still a community.

Mr. Flint: We will get you the information on when the next HOA meeting is, but that Board would be the one that you want to address it to.

Ms. Fisher: I appreciate it.

Mr. Flint: Are there any other public comments?

Resident (Not Identified): I just want to mention one thing regarding the clubhouse. On one side at 10:00 p.m., there were some activities which I don't think is good for this community. I have seen it a couple of times and I believe someone else saw it as well. I see people on the basketball and pickleball courts late at night. This is happening not once, not twice, but repeatedly. I recommend posting a guard there so you can observe what is going on. That's my first item. The second item is a suggestion. At my school, I have parents and kids from different communities. I realized that almost every year my parents share that they belong to the tennis club, pickleball, etc. They also have strangers, guests, coming to play. Maybe it's time to increase our fees. Those are my suggestions.

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

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Flint: Sarah, do you have anything for the Board?

Ms. Sandy: The only item to report at this time is with the end of the Florida legislative session, there have been a couple of different Bills that have gone through as well as the statutory update that happened over the past couple of years. With those in mind, we have revised our

standard Rules of Procedure for Districts and hope to be sending those out sometime in late summer or early fall and will be recommending that the Board adopt those new Rules of Procedure. That would require going through the rulemaking process, holding a public hearing and placing a 28 day/29-day notice. Those are the main items that I have and I would be happy to answer any questions the Board may have.

Mr. Flint: Are there any questions for Sarah?

Mr. Szewczyk: No.

B. District Manager – Action Items

Mr. Flint: The Board awarded the contract for the preserve maintenance to EarthBalance, but we didn't get an update on where we are at with that. The playground work is underway. Where are we with the speed limit sign?

Mr. Trates: Its scheduled.

Mr. Flint: The Board approved relocating the existing sign and that work is scheduled. We are waiting for some additional reports for the Oak trees. We were going to contract the local Agriculture Extension Office to try to get another arborist to give an option. Do you have something on that, Nathan?

Mr. Trates: I spoke with BrightView and they pulled their quote. So, we just have the quote from the Bloomings arborist.

Mr. Flint: So we are down to one quote with BrightView. I think we were proposing to do that work. Are we going to get a second quote and bring that back?

Mr. Trates: I could try to get more quotes.

Mr. Sabol: We were waiting for an arborist to be qualified in August. Is that correct?

Mr. Trates: No. Last month Bloomings presented a quote and I was waiting on a second quote from BrightView. BrightView pulled out so we only have the Bloomings quote that has an arborist included so an arborist would be onsite. I presented it last month.

Mr. Flint: What is the Board's preference?

Mr. Trates: I think it was \$84 per tree. I believe there are 123 trees.

Ms. Koontz: It was \$10,043.

Resident (Not Identified): Was this on pruning and opening up the center?

Mr. Flint: It's a legal 2 structural pruning where they do a center pruning and thin out the canopy.

Mr. Sabol: Were they 114 trees?

Ms. Koontz: 121.

Mr. Sabol: The trees are in bad shape. They are starting to hang down and need to be trimmed.

Mr. Szewczyk: Were BrightView and Bloomings comparable as far as the price.

Mr. Trates: BrightView didn't submit a price. They pulled out. They didn't want to submit a quote.

Ms. Koontz: So Bloomings is the only company interested in doing this for us.

Mr. Trates: Correct.

Mr. Flint: Their price per tree is a good price. It's just a matter of whether you want to get a proposal or not.

Mr. Sabol: It doesn't appear we are going to get one.

Mr. Szewczyk: I mentioned a couple of months ago that I felt there were four to eight trees along Plantation Boulevard that didn't look like they were going to fully bloom and had a lot of dead areas. Does that include someone checking to see if those are even worth pruning or just cutting out?

Mr. Trates: That's what the arborist onsite would do.

Mr. Szewczyk: It's something that needs to be done. I don't think it's been done since I've been here.

Mr. Trates: I first brought it up in November of last year and we added the arborist recently.

Mr. Szewczyk: Is \$83 a tree a good price, George?

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

Mr. Sabol: I think we should award that contract to Bloomings and get it done.

On MOTION by Mr. Szewczyk seconded by Mr. Sabol with all in favor the proposal from Bloomings to evaluate the Oaks on Plantation Boulevard in the amount of \$10,043 was approved.

Mr. Flint: We are getting another proposal for the solar light on the corner of Plantation Boulevard.

Mr. Trates: They are working on that.

Mr. Flint: So we want to defer that. We are trying to get a second proposal from the company that did the street lights and are still waiting on it. We will bring those proposals back when we have them. Was there anything else that the Board wanted to add to the Action Items List? Hearing none,

C. Amenities Manager – Monthly Report

Mr. Trates: Since my last report, the exit fountain motor and pumps were repaired and replaced by John's Electric and Motors. SOLitude did three planned treatments for larvaside in Lakes 3 and 10 to help the midge fly breeding. The front entrance Palm trees were trimmed by Bloomings. The entrance and exit fountain lettering were painted in-house. New ice machines for the kitchen were added and a new water cooler was placed in the gym. We recently had an issue with two of the Florida, Power & Light (FPL) three phase meter boxes. The boxes started rusting out and FPL sent a letter recently to have them repaired. They gave us a 45-day notice to get it completed. I called an electric company who we used here before and we deemed it an emergency situation and a safety concern. So, I have approval from the Chairman of the Board to make the deposit, which was \$1,495, with a remaining balance of \$3,489. That is for two of the three phase meter banks. These are high wattage electric banks that also have grounding systems installed. So, they are in 277 volts and 480 volts. Since it was deemed a security issue, they called FPL and FPL cut the power to those two boxes so no incidentals occurred. The May calendar and newsletter will be available on Monday, May 20th online and in the office. I had four quotes originally presented to the Board, but three of them were already discussed. The last quote was from Fast Guards Security Services for a trained and unarmed security guard to patrol the pool and clubhouse four days a week. The plans can be random, but I bid out for 16 hours per week. The cost is \$16 per hour or \$12,300 for a full calendar year. They only provided a sixth month or annual pricing. That is all I have to present and I'm happy to take questions.

Mr. Szewczyk: Overall, the price per hour is a very fair price. I just don't know if I would be willing to enter into a full-year contract. I think I would rather go six months to see

how it goes. Maybe we don't get a report like this anymore and maybe that's as far as we have to go. So, I'm in favor of approving it and proceeding.

Mr. Trates: I request more time to get more quotes to see if it's a good fit for us price-wise.

Mr. Szewczyk: Could you come back at the next meeting with additional quotes and then we can decide to move on them?

Mr. Flint: Would they be willing to do three nights per week or was four the minimum?

Mr. Trates: I can reach out to them. I know he said that there are a lot of minimums and 16 hours was cutting it close. They said that they usually do 20 hours and we get the minimum so he was trying to make it work.

Mr. Flint: The problem is on these small contracts when you have limited hours, the hourly rates go slightly higher. They are probably going to have to go out and hire somebody and that's why they don't want to do anything less than six months. Ideally, what you would like to do is maybe do a pilot for a couple of months to see if its working and then make a decision; however, this particular company is not willing to do anything less than six months. That's understandable because they don't want to go out to hire someone and then turn around and fire them after 30 days. If you would give us another month or so, we will give Nathan an opportunity to get another proposal. I know you contacted some other companies and this was the only one he was unable to get by the meeting.

Resident (Not Identified): Are they patrolling the street or only in the guardhouse?

Mr. Flint: The idea is that they will be patrolling for four hours.

Mr. Szewczyk: So Nathan will get back to us on some additional quotes?

Mr. Trates: Yes.

Mr. Flint: Is there anything else, Nathan?

Mr. Trates: That's all I have.

NINTH ORDER OF BUSINESS

Other Business

Mr. Flint: Is there any other business? Hearing none,

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. Stephens with all in favor the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION B

Lakeside Plantation Community Development District

Summary of Invoices

May 1, 2019 to May 31, 2019

Fund	Date	Check No.'s	Amount
General Fund	5/2/19	1995-1998	\$ 5,847.58
	5/8/19	1999	\$ 168.47
	5/13/19	2000	\$ 3,413.35
	5/16/19	2001-2011	\$ 26,464.61
	5/20/19	2012-2017	\$ 8,999.50
	5/22/19	2018	\$ 675.00
			\$ 45,568.51
Capital Reserve Fund	5/8/19	89	\$ 1,939.80
	5/31/19	90	\$ 3,489.00
			\$ 5,428.80
Automatic Drafts	<u>April 2019</u>		
	Florida Power & Light	2200 Plantation Blvd - Clubhouse	\$ 1,077.80
		2200 Plantation Blvd - Fountain	\$ 386.56
		2200 Plantation Blvd - Tennis Courts/Pool	\$ 1,048.59
	North Port Utilities	2200 Plantation Blvd - Clubhouse	\$ 304.99
		2200 Plantation Blvd - Fountain	\$ 40.77
		2200 Plantation Blvd - Tennis Courts/Pool	\$ 498.85
	TECO Peoples Gas	2200 Plantation Blvd - Pool	\$ 12.13
	Frontier Communications	2200 Plantation Blvd - Clubhouse	\$ 369.57
			\$ 3,739.26
			\$ 54,736.57

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT
5/02/19	00066	4/22/19	106708	201903	310-51300-31500	ENCROACHMENT/CONCRETE		HOPPING GREEN & SAMS	*	4,201.50	4,201.50 001995
5/02/19	00193	4/22/19	42	201903	310-51300-31100	MTG/TENNIS COURT/TRENCH		JOHNSON ENGINEERING, INC.	*	990.00	990.00 001996
5/02/19	00271	5/01/19	1648724	201905	330-53800-48600	POOL PHONE 5/1/19-7/31/19		KINGS III OF AMERICA, LLC	*	106.08	106.08 001997
5/02/19	00077	4/15/19	1298	201904	320-53800-46900	LANDSCAPE INSPEC 4/12/19		PERFORMANCE STANDARD ASSURANCE, INC	*	550.00	550.00 001998
5/08/19	00032	5/02/19	54883-15	201904	320-53800-43400	GARBAGE COLLECTION APR19		NORTH PORT SOLID WASTE DISTRICT	*	168.47	168.47 001999
5/13/19	00001	5/01/19	83	201905	310-51300-34000	MANAGEMENT FEES-MAY19		GOVERNMENTAL MANAGEMENT SERVICES	*	3,094.33	3,413.35 002000
		5/01/19	83	201905	310-51300-35200	INFO TECH-MAY19		ALEX'S POOL HEATING &	*	83.33	208.00
		5/01/19	83	201905	310-51300-31300	DISSEMINATION-MAY19		ARROW ENVIRONMENTAL SERVICES	*	83.33	150.00
		5/01/19	83	201905	310-51300-51000	OFFICE SUPPLIES		BLOOMINGS LANDSCAPE & TURF MGMT, INC	*	.66	150.00 002002
		5/01/19	83	201905	310-51300-42000	POSTAGE			*	85.60	7,655.00
		5/01/19	83	201905	310-51300-42500	COPIES			*	28.95	7,655.00 002003
		5/01/19	83	201905	310-51300-41000	TELEPHONE			*	37.15	
5/16/19	00153	4/22/19	9641-QB	201904	330-53800-48102	REPLACE CAPACITOR			*	208.00	
5/16/19	00273	5/01/19	9891592	201905	330-53800-48300	QTRLY PEST CONTROL MAY19			*	150.00	
5/16/19	00010	5/01/19	2019-008	201905	320-53800-46400	LANDSCAPE MAINT MAY19			*	7,655.00	

LKSD LAKESIDE PLANT KOSTA

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
5/16/19	00014	4/11/19	497098	201904	330-53800-48101	WATER COOLER APR19			*	36.99	
5/16/19	00014	4/26/19	499052	201904	330-53800-48101	WATER COOLER APR19			*	31.24	
5/16/19	00260	3/29/19	WO-0718	201903	330-53800-51000	REPAIR POOL PUMP			*	155.00	68.23 002004
5/16/19	00260	4/30/19	88899	201905	330-53800-51100	POOL CLEANING MAY19			*	810.00	
5/16/19	00104	5/09/19	88938	201905	330-53800-48102	QTRLY EQUIP MAINT MAY19		DART POOL SOLUTIONS, INC	*	145.00	965.00 002005
5/16/19	00041	5/01/19	203742	201905	330-53800-48400	ALARM MONIT-MAY19-JUL19		FITNESS LOGIC	*	147.00	145.00 002006
5/16/19	00272	4/01/19	PI-A0025	201904	320-53800-46000	LAKE MAINT APR19		SECURITY ALARM CORP.	*	966.00	147.00 002007
5/16/19	00106	5/01/19	3678324	201905	310-51300-48000	NOT OF MTG 5/15/19		SOLITUDE LAKE MANAGEMENT LLC	*	108.68	1,932.00 002008
5/16/19	00257	5/01/19	355593	201905	330-53800-12000	AMEINTY CENTER MGMT MAY19		THE SUN	*	14,558.81	108.68 002009
5/16/19	00052	4/22/19	51807	201904	330-53800-52000	HYRDOBLEND BAGS/DELIVERY		VESTA PROPERTY SERVICES, INC.	*	526.89	14,558.81 002010
5/20/19	00200	5/15/19	AS051519	201905	310-51300-11000	SUPV FEE 5/15/19		WELCH TENNIS COURTS, INC.	*	200.00	526.89 002011
5/20/19	00055	5/15/19	CS051519	201905	310-51300-11000	SUPV FEE 5/15/19		ALAN SABOL	*	200.00	200.00 002012
								CAMILLE STEPHENS			200.00 002013

LKSD LAKESIDE PLANT K COSTA

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/20/19	00056	5/15/19	JS051519	201905	310-51300-11000		JOE SZEWCZYK	*	200.00	200.00 002014
5/20/19	00028	5/20/19	052019	201905	300-20700-10000		FY19 DEBT SERVICE ASSESS	*	7,999.50	
5/20/19	00282	5/15/19	MC051519	201905	310-51300-11000		LAKESIDE PLANTATION C/O USBANK	*	200.00	7,999.50 002015
5/20/19	00290	5/15/19	RK051519	201905	310-51300-11000		MARIA J CHICHELLI	*	200.00	200.00 002016
5/22/19	00220	5/21/19	58-BID-4	201905	330-53800-51000		RENA A KOONTZ	*	400.00	200.00 002017
		5/21/19	58-BID-4	201905	330-53800-51000		POOL PERMIT-MAY19	*	275.00	
		5/21/19	58-BID-4	201905	330-53800-51000		SPA PERMIT MAY19	*		
FLORIDA DEPARTMENT OF HEALTH									675.00	002018

TOTAL FOR BANK A 45,568.51
 TOTAL FOR REGISTER 45,568.51

LKSD LAKESIDE PLANT KCOSTA

CHECK DATE	VEND#	.....INVOICE DATE	.....INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK#	.....AMOUNT
5/08/19	00008	4/30/19	2673	201904	600-53800-61000				RPLC FOUNTAIN PUMP/MOTOR	*	1,939.80		1,939.80
5/31/19	00037	5/21/19	052119	201905	600-53800-61000				JOHN'S ELECTRIC MOTOR INSTALL TWO METER BANKS	*	3,489.00		3,489.00
SERGEANT'S ELECTRIC											3,489.00	000090	
TOTAL FOR BANK C											5,428.80		
TOTAL FOR REGISTER											5,428.80		

LKSD LAKESIDE PLANT KCOSTA

Hopping Green & Sams

Attorneys and Counselors

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

===== STATEMENT =====

April 22, 2019

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

Bill Number 106708
Billed through 03/31/2019

General Counsel/Monthly Meeting
LPCDD 00001 MCE

GG
1-21-19-215
Elv. Jachmann / complete 1/1/19

FOR PROFESSIONAL SERVICES RENDERED

03/04/19	MCE	Follow-up from board meeting.	0.20 hrs
03/04/19	SRS	Prepare services agreement regarding concrete grinding and fountain painting.	1.30 hrs
03/04/19	APA	Research division of corporations regarding corporation name; prepare agreement regarding concrete grinding with Bradley A. Ray, Inc.	1.60 hrs
03/04/19	APA	Update district status chart.	0.10 hrs
03/05/19	MCE	Review outstanding tasks; prepare for board meeting.	0.20 hrs
03/08/19	MCE	Confer with Stephens and Flint.	0.10 hrs
03/10/19	MCE	Review draft audit.	0.80 hrs
03/10/19	SRS	Confer with staff regarding concrete services and fountain painting agreements.	0.30 hrs
03/11/19	APA	Prepare e-mails to Trates regarding status of pickleball agreement with Farmer; prepare agenda memorandum.	0.80 hrs
03/12/19	APA	Update auditor letter response regarding fiscal year 2017-2018.	0.80 hrs
03/13/19	MCE	Review draft meeting minutes.	0.40 hrs
03/13/19	SRS	Review draft agenda.	0.50 hrs
03/18/19	SRS	Prepare for board meeting; confer with Flint regarding encroachment agreement.	1.70 hrs
03/19/19	SRS	Prepare for board meeting.	1.90 hrs
03/20/19	SRS	Prepare for and attend board meeting; follow-up regarding same.	4.20 hrs
03/20/19	APA	Update ownership and maintenance responsibility memorandum regarding trees.	0.80 hrs
03/21/19	SRS	Meeting follow-up.	0.10 hrs
03/21/19	APA	Update district status chart; research division of corporations regarding Stephens Installers; prepare agreement with Stephens Grading Services, Inc.	1.40 hrs

regarding playground improvements.

03/22/19	APA	Review proposal regarding annual conservation maintenance.	0.50 hrs
03/26/19	APA	Prepare budget approval resolution regarding fiscal year 2019/2020.	0.30 hrs
03/27/19	SRS	Research status regarding district agreements and budget documents.	0.40 hrs
03/27/19	APA	Prepare form encroachment agreement.	0.80 hrs
03/28/19	APA	Research official records; prepare form encroachment agreement regarding yard drainage.	1.40 hrs
03/29/19	SRS	Review budget documents.	0.20 hrs
03/29/19	CGS	Monitor proposed legislation which may impact district.	0.30 hrs
03/31/19	JLK	Research Americans with Disabilities Act regulations on records compliance; continue negotiating ADA website and records agreements.	0.10 hrs
03/31/19	SRS	Prepare lake maintenance agreement.	0.50 hrs
Total fees for this matter			\$4,201.50

MATTER SUMMARY

Papp, Annie M. - Paralegal	8.50 hrs	145 /hr	\$1,232.50
Stuart, Cheryl G.	0.30 hrs	395 /hr	\$118.50
Kilinski, Jennifer L.	0.10 hrs	225 /hr	\$22.50
Eckert, Michael C.	1.70 hrs	325 /hr	\$552.50
Sandy, Sarah R.	11.10 hrs	205 /hr	\$2,275.50
TOTAL FEES			\$4,201.50

TOTAL CHARGES FOR THIS MATTER \$4,201.50

BILLING SUMMARY

Papp, Annie M. - Paralegal	8.50 hrs	145 /hr	\$1,232.50
Stuart, Cheryl G.	0.30 hrs	395 /hr	\$118.50
Kilinski, Jennifer L.	0.10 hrs	225 /hr	\$22.50
Eckert, Michael C.	1.70 hrs	325 /hr	\$552.50
Sandy, Sarah R.	11.10 hrs	205 /hr	\$2,275.50
TOTAL FEES			\$4,201.50

TOTAL CHARGES FOR THIS BILL \$4,201.50

Please include the bill number on your check.

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

Invoice

April 22, 2019
 Project No: 20150050-000
 Invoice No: 42

Project Manager Andrew Tilton

FEID #59-1173834

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

143
 For 7/3/11
 M/Sy/T/MS/ 1/1/11

Project 20150050-000 Lakeside Plantation CDD
 20150050-000

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

Professional Services through April 14, 2019

PROFESSIONAL SERVICES

Phase No.	Phase Description	Contract Amount	Fee Type	%	Total Inv To-Date	Previously Invoiced	Current Inv Amount	Balance to Complete
1.	General Engineering	34,479.65	T&M	100 %	34,479.65	33,489.65	990.00	0.00
3.	Lake Bank Erosion Report 2016	7,040.00	T&M	129 %	9,103.75	9,103.75	0.00	-2,063.75
4.	Pond Bank Restoration	3,500.00	T&M	108 %	3,785.00	3,785.00	0.00	-285.00
5.	Recertify SFWMD ERP	1,500.00	NTE	100 %	1,500.00	1,500.00	0.00	0.00
6.	Preserve Area Evaluation	4,800.00	LS	100 %	4,800.00	4,800.00	0.00	0.00
7.	Public Facilities Report	3,600.00	LS	100 %	3,600.00	3,600.00	0.00	0.00
8.	4-Way Stop Sign Warrant Study	3,450.00	LS	100 %	3,450.00	3,450.00	0.00	0.00
Totals		58,369.65			60,718.40	59,728.40	990.00	-2,348.75

SUB-TOTAL PROFESSIONAL SERVICES:

990.00

INVOICE TOTAL:

990.00

Summary of professional services

Phase No. / Description	Bill Hours	Bill Rate	Billable Amount
1. - General Engineering Technician II Keen, Cynthia	4/8/2019 .25	Hrs @ 65.00	16.25
04-17-2019 Regular Board Meeting agenda book reviewed for engineering items, sent to B Burford, A Tilton for meeting prep			

Project	20150050-000	Lakeside Plantation CDD			Invoice	42
Engineer Intern III						
Burford, Brent		3/19/2019	1.00	Hrs @	115.00	115.00
Prepare for CDD meeting.						
Burford, Brent		3/20/2019	3.75	Hrs @	115.00	431.25
Met onsite with George and Bud to discuss tennis court drainage issue. Attend Lakeside Plantation CDD Board of Supervisors meeting.						
Burford, Brent		3/21/2019	.25	Hrs @	115.00	28.75
Contact						
Burford, Brent		3/26/2019	2.50	Hrs @	115.00	287.50
Review trench drain designs. Contact Stephens Installers and Earth Balance with results from Board of Supervisors March 20, 2019 meeting.						
Engineer IX						
Tilton, Andrew		4/12/2019	.50	Hrs @	190.00	95.00
discussion with Brent about agenda items for next meeting						
Technician II						
Marino, Brian		3/26/2019	.25	Hrs @	65.00	16.25
located trench drain details						
1. - General Engineering Total			8.50			990.00

Outstanding Invoices

Number	Date	0 - 30	31 - 60	61 - 90	91 - 120	121 +	Balance
40	2/20/2019	0.00	0.00	-90.00	0.00	0.00	-90.00
	Total	0.00	0.00	-90.00	0.00	0.00	-90.00

Billings to Date

	Current	Prior	Total	Received	A/R Balance
Fee	0.00	11,850.00	11,850.00		
Labor	990.00	49,872.50	50,862.50		
Unit	0.00	98.40	98.40		
Totals	990.00	61,820.90	62,810.90	61,910.90	900.00



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 1648724
Invoice Date 05/01/2019
Terms Net 20
P.O. Number

Summary of Charges

Description	Quantity	Rate	Months	Amount
<i>Lakeside Plantation CDD, 2200 Plantation Blvd, North Port, FL</i>				
Swimming Pool Phone(s) - Complete Service 05/01/2019 - 07/31/2019	1	35.36	3.00	106.08
Sales Tax				0.00
Payments/Credits Applied				0.00
Invoice Balance Due:				\$106.08

Date	Invoice #	Description	Amount	Balance Due
05/01/2019	1648724	Recurring Charges	\$106.08	\$106.08

Important Messages

Test Your Telephones Regularly

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

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

*116
1-73 588-486
Pool phone 5/1/19-7/31/19*

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 7460 1 MB 0.428
007429
LAKESIDE PLANTATION CDD
9145 NARCOOSSEE RD STE A206
ORLANDO FL 32827-5768

INVOICE

Customer Number 42876
Invoice Number 1648724
Date 05/01/2019
Terms Net 20
Amount Due \$106.08

Amount Enclosed: \$ _____

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

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

REMIT TO:

8383
1
001
1648724
62



PSA

720 Brooker Creek Blvd. #206
Oldsmar, FL 34677

Invoice

Date	Invoice #
4/15/2019	1298

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

RECEIVED
APR 18 2019
BY: _____

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	April 12th Inspection 77 Landscape Insp. 4/12/19 197-965-069	550.00	550.00
Total			\$550.00

NORTH PORT SOLID WASTE DISTRICT



SERVICE ADDRESS			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
2200 PLANTATION BLVD SWD	55-55	5/02/19	6/03/19

54883-159826 55-55 5/02/19 6/03/19
 Total Current Charges 168.47
 PAST DUE - MUST PAY NOW .00
 Total Amount Due 168.47



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

3d
1-32-536-424
Garbage Collection 1/1/19

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT 000054883000159826000000168479

SERVICE ADDRESS			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
2200 PLANTATION BLVD SWD	55-55	5/02/19	6/03/19

54883-159826 55-55 5/02/19 6/03/19
 Rate Class : COMMERCIAL WASTE
 Last payment amount/date: 168.47 4/22/19

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

Service	Consumption	Charge	Total
GB DUMPSTER4YD/1 PICKUP	3/31/19 4/30/19	156.80	
GB 95 GAL RECY 1PU 1MON	3/31/19 4/30/19	7.00	
GB EXTRA RECY 1XMONTH	3/31/19 4/30/19	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 ****

 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.

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

Invoice

Invoice #: 83
 Invoice Date: 5/1/19
 Due Date: 5/1/19
 Case:
 P.O. Number:

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

RECEIVED

MAY 09 2019

BY: _____

Description	Hours/Qty	Rate	Amount
Management Fees - May 2019 1.31.513 .34		3,094.33	3,094.33
Information Technology - May 2019 352		83.33	83.33
Dissemination Agent Services - April 2019 313		83.33	83.33
Office Supplies 510		0.66	0.66
Postage 42		85.60	85.60
Copies 425		28.95	28.95
Telephone 41		37.15	37.15

Total	\$3,413.35
Payments/Credits	\$0.00
Balance Due	\$3,413.35



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

Pool Maintenance

Invoice

BILL TO

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

SHIP TO

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

INVOICE # 9641-QB

DATE 04/22/2019

DUE DATE 05/02/2019

ACTIVITY	QTY	RATE	AMOUNT
Unit Make/Model P/H: Symbiont: Model: PH090ARAEWNE: Serial: 1082583-B07.	1	0.00	0.00
Description Compressor capacitor weak. Replaced capacitor. System checked - OK.	1	0.00	0.00
Pool Heating Capacitor :	1	118.00	118.00
Pool Heating:Service Call/Diagnostic Fee. Service / diagnostic :	1	90.00	90.00

BALANCE DUE

\$208.00

*153
1-53-56-45102
Replace capacitor*



Arrow Environmental Services
 PO Box 600730
 Jacksonville, FL 32260-0730
 941-377-0888

INVOICE / Inspection Report

INVOICE #: 9891592

WORK DATE: 5/1/19

BILL-TO **625070**
 C/O GOVERNMENTAL MANAGEMENT SERVICES
 9145 narcoossee rd
 suite a206
 Orlando, FL 32827

LOCATION **625070**
 Lakeside Plantation Comm.
 2200 Plantation Blvd.
 North Port, FL 34289

Time In: 5/1/19 9:09 AM
Time Out: 5/1/19 9:49 AM
Customer Signature

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

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

Customer is unavailable to sign
Technician Signature

Handwritten: 133-508/163
 Utility Installation May 14

RECEIVED

MAY 2 2019

Miguel Alegria
 License #:

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

GENERAL COMMENTS / INSTRUCTIONS

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

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

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

Thank you for choosing us for your pest management needs.

CONDITIONS / OBSERVATIONS	Reported	Severity	Responsibility	Reviewed
None Noted.				

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
CONTRAC ALL WEATHER BLOX Target Pests: Rats		12455-79	0.0050%	n/a	Bromadiolone	12.0000 Dry Ounc	
INTICE 10 PERIMETER BAIT Target Pests: Ants		73079-6	10.0000%	n/a	Orthoboric Acid	6.0000 Dry Ounce	
TANDEM Target Pests: Ants		100-1437	15.1000%	0.0325	Thiamethoxam; Lambda-cyhalothrin	4.0000 Gallon	1.1000 Fluid Ounc

PEST ACTIVITY	# Areas	# Devices	Pest Totals
None Noted.			

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



Arrow Environmental Services
 PO Box 600730
 Jacksonville, FL 32260-0730
 941-377-0888

INVOICE / Inspection Report

INVOICE #: 9891592

WORK DATE: 5/1/19

DEVICE INSPECTION SUMMARY

AREA COMMENTS

None Noted.

DEVICE INSPECTION EXCEPTIONS

None Noted.

INSPECTION DETAIL

None Noted.

PRODUCTS APPLIED

Material EPA #	A.I. % A.I. Concentration	Finished Qty Undiluted Qty	Application Equipment Application Method	Application Rate Sq/Cu/L Ft	Time Lot #
CONTRAC ALL WEATHER BLOX 12455-79	0.0050%	12.0000 Dry Ounce	Hand Placement		9:47:30 AM
Target Pests: Rats	n/a				
Weather: 0°, 0 MPH					
INTICE 10 PERIMETER BAIT 73079-6	10.0000%	6.0000 Dry Ounce	Spreader Perimeter Broadcast		9:47:48 AM
Target Pests: Ants	n/a				
Weather: 0°, 0 MPH					
TANDEM 100-1437	15.1000% 0.03250000	4.0000 Gallon 1.1000 Fluid Ounce	Power Sprayer		9:48:04 AM
Target Pests: Ants					
Weather: 0°, 0 MPH					

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



5824 Bee Ridge Road #165, Sarasota, FL 34233

Invoice

RECEIVED

Date: 5/1/2019
Invoice #: 2019-00846

MAY 14 2019

Bill To:

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

BY: _____

100
1-32-535-464
Landscape Maint May/A

Terms: Net 30
Due Date: 5/31/2019

Description	Qty	Amount
Month of May 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



better water. pure and simple.®

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

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

PLEASE CHECK BOX TO ENROLL IN AUTOMATIC BILL PAYMENT

CARD NUMBER _____ V. CODE _____

SIGNATURE _____ EXP. DATE _____

DATE: 04/30/2019 PAY THIS AMOUNT: 68.23 ACCOUNT NUMBER: 1017805

AMOUNT PAID \$ _____

Pay By Date: May 15

15*3827 1 MB 0.425*
LAKESIDE PLANTATION
9145 Narcoossee Rd Ste A206
Orlando FL 32827-5768



14
133-976-4661
water

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



Balance Forward Statement

RETURN THIS TOP PORTION WITH YOUR PAYMENT

Page: 1

InvDate	InvNum	Location		Billed	Tax	Balance
			Previous Balance: 03/31/2019			91.23
Location 1017805		LAKESIDE PLANTATION		2200 PLANTATION BLVD		
04/11/2019	497098	1017805	PO#			36.99
2413	5 GALLON DRINKING WATER		6.000 @	5.75	34.50	0.00
2704	BOTTLE DEPOSIT		-1.000 @	0.00	0.00	0.00
4201	DELIVERY CHARGE		1.000 @	2.49	2.49	0.00
04/22/2019		1017805	PO#			-91.23
	PAYMENT		@			
04/26/2019	499052	1017805	PO#			31.24
2413	5 GALLON DRINKING WATER		5.000 @	5.75	28.75	0.00
4201	DELIVERY CHARGE		1.000 @	2.49	2.49	0.00
04/30/2019		1017805	PO#			0.00
	PAYMENT		@			

ACCOUNT IS CURRENT

Current	68.23	30day	0.00	60day	0.00	90day	0.00	Balance	68.23
---------	-------	-------	------	-------	------	-------	------	---------	-------

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

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

DART Pool Solutions, Inc.

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

RECEIVED

MAY 14 2019

Invoice

Date	Invoice #
3/29/2019	WO-0718

BY: _____

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

Service Location
2200 Plantation Blvd North Port, FL 34289 260 1-335-511

repair pool pump

P.O. No.	Terms	Due Date	Tech	Date of Service
	Due On Receipt	5/15/2019	RK	3/29/2019

Description	Qty	Rate	Amount
When I arrived I found the pool pump had tripped the breaker. After resetting the system the pool pump came on and started running. Because the pool pump was off, the spa heater could not get any water to heat the spa			
Diagnostic/Trip Fee	1	95.00	95.00
Labor	0.5	120.00	60.00
FL Sales Tax		7.00%	0.00

Thank you for your business!

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

Total	\$155.00
Payments/Credits	\$0.00
Balance Due	\$155.00

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

DART Pool Solutions, Inc.

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

RECEIVED

MAY 1 2019

Invoice

Date	Invoice #
4/30/2019	88899

BY: _____

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

Service Location
2200 Plantation Blvd North Port, FL 34289

P.O. No.	Terms	Due Date	Tech	Date of Service
	Due On Receipt	5/10/2019	RK	4/30/2019

Description	Qty	Rate	Amount
May pool cleaning	1	810.00	810.00
FL Sales Tax		7.00%	0.00
<i>1-2013-511</i> <i>Pool cleaning</i>			

Thank you for your business!

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

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

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



Fitness Logic

380 Scarlet Blvd.
Oldsmar, FL
34677

Phone #
727-784-4964

Fax #
727-784-0223

E-mail
fitlogic@aol.com

RECEIVED

MAY 9 2019

Invoice

Date	Invoice #
5/9/2019	88938

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

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

P.O. Number	Terms	Rep	Work Order #	Completed
	Net 10	MAN	87427	5/8/2019

Item Code	Description	Quantity	Price Each	Amount
Maintenance	Quarterly General Maintenance and cleaning of all equipment - Labor Only Maintenance completion during May	1 <i>104 1-39-57-4102 allly equip mnt. in may 14</i>	145.00	145.00

Thank you for your business. Invoices over 30 Days will incur 1.5% Interest per month	Subtotal	\$145.00
	Sales Tax (0.0%)	\$0.00
	Total	\$145.00

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



Invoice Number 203742 **CSID** 2564
Sale Date 5/1/2019
Due Date 5/11/2019
Terms NET: 10 Days

Lakeside Plantation CDD
 Care Of: GMS
 9145 Narcoossee Rd, STE. A206
 Orlando, FL 32827

41
 1-305-921-6111
 Alarm month - May 14 - Jul 14

Description	Qty	Price	Net	Tax	Total
CSID: 2564 Monitoring-Commercial-Fire-Basic For: Lakeside Plantation-F at 2200 Plantation Blvd. North Port, FL 34286 Period Covered: 05/01/2019 to 07/31/2019 Inclusive.	3	\$28.00	\$84.00	\$0.00	\$84.00
CSID: 2582 Monitoring-Commercial-Security-Basi For: Lakeside Plantation at 2200 Plantation Blvd. North Port, FL 34289 Period Covered: 05/01/2019 to 07/31/2019 Inclusive.	3	\$21.00	\$63.00	\$0.00	\$63.00

TOTALS \$147.00 \$0.00 \$147.00

Your Balance as of 5/1/2019 \$147.00

Deposits On Account: \$0.00

To ensure proper credit please include the invoice number on your check or pay online at www.securityalarmcorp.com
 Did you know Security Alarm offers Personal Medical buttons to be used in home or nationwide. Please call our office for details.

-----Return Stub Below-----

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

Customer : Lakeside Plantation CDD



Acct. Bal. \$147.00	Amount Remitted	<input type="text"/>	Invoice Number 203742
Payment Method Check <input type="checkbox"/>	Check Number	<input type="text"/>	Bill Payer ID: 11765
Charge* <input type="checkbox"/>	Card Number	<input type="text"/>	(Primary) CSID:
Name On Card	<input type="text"/>	Billing Zipcode	<input type="text"/>
Signature	<input type="text"/>	Exp Date	<input type="text"/>
		Card ID	<input type="text"/>
		Date Remitted	<input type="text"/>

*Please Note : If paying by charge card, we can only accept payment by : American Express, Discover, Mastercard, Visa

Please remit to : Security Alarm Corp. 17776 Toledo Blade Blvd, Port Charlotte, FL 33948 Tel. (941) 625-9700 Fax. (941) 625-980 Inv. No 203742

SOLITUDE

LAKE MANAGEMENT

INVOICE

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

Invoice Number: PI-A00260179
 Invoice Date: 05/01/19

JFD
LA 5378-46
Lakemant May 19
RECEIVED

PROPERTY: Lakeside Plantation CDD

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

MAY 8 2019

BY: _____

CUSTOMER ID L2077	CUSTOMER PO	Payment Terms Due upon receipt	
Sales Rep ID Bill Kurth	Shipment Method	Ship Date	Due Date 05/01/19

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR06010 05/01/19 - 05/31/19 Lake & Pond Management Services		966.00	966.00

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
 Little Rock, AR 72202

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

SOLITUDE

LAKE MANAGEMENT

INVOICE

Invoice Number: PI-A00251031
 Invoice Date: 04/01/19

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

RECEIVED PROPERTY:

Lakeside
 Plantation CDD

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

2/3
 1-31-19-06
 Lakeside Plantation
 APR 25 2019
 BY: _____

CUSTOMER ID	CUSTOMER PO	Payment Terms	
L2077		Due upon receipt	
Sales Rep ID	Shipment Method	Ship Date	Due Date
Bill Kurth			04/01/19

Qty	Item / Description	Unit Price	Extension
1	Lake & Pond Management Services SVR06010 04/01/19 - 04/30/19 Lake & Pond Management Services	966.00	966.00

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
 Little Rock, AR 72202

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

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

05/01/19

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

Acct#: 297693	Date: 05/01/19
JORGI ALGARD	Ad Date: 05/06/19
LAKESIDE PLANTATION CDD	Class: 3126
GOV MGMT SERVICES - CF, LLC	Ad ID: 3678324
135 WEST CENTRAL BLVD STE 320	Ad Taker: MDICKINSON
ORLANDO, FL 32801	Sales Person: 200
Telephone: (407) 841-5524	Words: 297
	Lines: 76
	Agate Lines: 102
	Depth: 10.75
	Inserts: 1
	Blind Box:

Other Charges:	\$0.00	Gross:	\$108.68
Discount:	\$0.00	Paid Amount:	- \$0.00
Surcharge:	\$0.00	Amount Due:	\$108.68
Credits:	\$0.00		
Bill Depth:	10.75		

Publication	Start	Stop	Inserts	Cost
Charlotte Sun (CS)	05/06/19	05/06/19	1	\$108.68

✓ JA
 JRG
 1-71519 CS
 will be mg: 5/15/19

Ad Note:

Customer Note:

**LAKESIDE PLANTATION
 COMMUNITY
 DEVELOPMENT DISTRICT
 NOTICE OF
 BOARD OF SUPERVISORS'
 AND AUDIT COMMITTEE
 MEETING**

The Lakeside Plantation Community Development District Board of Supervisors ("Board") Meeting will be held on Wednesday, May 15, 2019 at 6:00 PM at the Lakeside Plantation Clubhouse, 2200 Plantation Blvd., North Port, Florida 34289. The Audit Committee ("Committee") of the Lakeside Plantation Community Development District will hold a meeting immediately following the conclusion of the Board of Supervisors meeting. The meetings are open to the public and will be conducted in accordance with the provision of Florida Law related to Special Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. A copy of the agendas may be obtained at the offices of the District Manager, 135 W. Central Blvd., Suite 320, Orlando, FL 32801, during normal business hours.

There may be occasions when one or more Supervisors, Staff or other individuals will participate by speaker 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: 05/06/2019
 297693 3678324

We Appreciate Your Business!
Thank You JORGI ALGARD!



Invoice

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

Invoice # 355593
Date 5/1/2019
Terms Net 30
Due Date 5/31/2019
Memo May 2019 Fees

Handwritten: 1-433-12

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

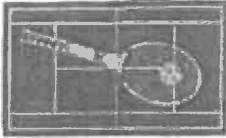
RECEIVED
Handwritten: Amenity center mgmt
MAY 8 2019

BY: _____

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

Thank you for your business.

Total \$14,558.81



Tennis Maintenance Invoice

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

Date	Invoice #
4/22/2019	51807


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

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

Terms	PO #	Due Date
Net 30	Nathan	5/22/2019
Sales Rep	Ship Via	Ship Date
Shannon Wilder		4/22/2019

Notes

Quantity	Units	Description	Options	Unit Price	Amount
1.4		HydroBlend in 80# bags. Each pallet is 1.4 tons or 35 bags.	Size: 80lb	283.49	396.89
1		Delivery to Hernando, Citrus, Charlotte, Orange, Lee, Collier		130.00	130.00

Thank you for your business.		Total	\$526.89
------------------------------	--	--------------	-----------------

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

52
 1-25-52
 Hydroblend / delivery
 bags

Attendance Confirmation
for
BOARD OF SUPERVISORS

L2/5/19-11

District Name: Lakeside Plantation CDD

Board Meeting Date: May 15, 2019

	<i>Name</i>	<i>In Attendance</i> <i>Please ✓</i>	<i>Fee Involved</i> <i>Yes / No</i>	
1	Joe Szewczyk	✓	Yes (\$200)	56
2	Camille Stephens	✓	Yes (\$200)	53
3	Bud Sabol	✓	Yes (\$200)	200
4	Pina Chichelli	✓	Yes (\$200)	252
5	Rena Koontz	✓	Yes (\$200)	290

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

Approved for Payment:


District Manager Signature

5/15/19
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

Lg 5/13/11

District Name: Lakeside Plantation CDD

Board Meeting Date: May 15, 2019

	Name	In Attendance Please ✓	Fee Involved Yes / No	
1	Joe Szewczyk	✓	Yes (\$200)	56
2	Camille Stephens	✓	Yes (\$200)	53
3	Bud Sabol	✓	Yes (\$200)	200
4	Pina Chichelli	✓	Yes (\$200)	252
5	Rena Koontz	✓	Yes (\$200)	240

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

Approved for Payment:


District Manager Signature

5/15/19
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

L2/5/19-11

District Name: Lakeside Plantation CDD

Board Meeting Date: May 15, 2019

	<i>Name</i>	<i>In Attendance Please ✓</i>	<i>Fee Involved Yes / No</i>	
1	Joe Szewczyk	✓	Yes (\$200)	56
2	Camille Stephens	✓	Yes (\$200)	53
3	Bud Sabol	✓	Yes (\$200)	200
4	Pina Chichelli	✓	Yes (\$200)	252
5	Rena Koontz	✓	Yes (\$200)	290

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

Approved for Payment:


District Manager Signature

5/15/19
Date

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

CHECK REQUEST FORM

DISTRICT/ASSOCIATION: Lakeside Plantation CDD DATE: 05/20/19

PAYABLE TO: Lakeside Plantation CDD c/o USBANK

AMOUNT REQUESTED: \$ 7999.50

REQUESTED BY: Katie Costa

ACCOUNT # 001-300-207-100

DESCRIPTION OF NEED: FY19 Debt Service Assessment

APPROVED BY: Aniel Lovera

SIGNATURE: 

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2019

TAX COLLECTOR

Gross Assessments \$ 880,463 \$ 694,731 \$ 185,733
Net Assessments \$ 832,038 \$ 656,520 \$ 175,517

Date Received	Dist	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	1999		Total 100%
							General Fund 78.91%	Debt Svc Fund 21.09%	
11/20/18	18-01	\$ 109,405.71	\$ 4,494.48	\$ 1,573.67	\$ -	\$ 103,337.56	\$ 81,538.63	\$ 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

**Attendance Confirmation
for
BOARD OF SUPERVISORS**

L2/5/19-11

District Name: Lakeside Plantation CDD

Board Meeting Date: May 15, 2019

	<i>Name</i>	<i>In Attendance Please ✓</i>	<i>Fee Involved Yes / No</i>	
1	Joe Szewczyk	✓	Yes (\$200)	56
2	Camille Stephens	✓	Yes (\$200)	55
3	Bud Sabol	✓	Yes (\$200)	200
4	Pina Chichelli	✓	Yes (\$200)	252
5	Rena Koontz	✓	Yes (\$200)	290

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

Approved for Payment:



 District Manager Signature

5/15/19
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

L2/5/19-11

District Name: Lakeside Plantation CDD

Board Meeting Date: May 15, 2019

	Name	In Attendance Please ✓	Fee Involved Yes / No	
1	Joe Szewczyk	✓	Yes (\$200)	56
2	Camille Stephens	✓	Yes (\$200)	55
3	Bud Sabol	✓	Yes (\$200)	200
4	Pina Chichelli	✓	Yes (\$200)	252
5	Rena Koontz	✓	Yes (\$200)	290

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

Approved for Payment:


District Manager Signature

5/15/19
Date

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



**Florida Department of Health
in Sarasota County
Notification of Fees Due - Invoice**



58-BID-4140074

Permit Number
58-60-01251

Fee Amount: \$400.00
Previous Balance: \$0.00
Total Amount Due: \$400.00

For: Swimming Pools - Public Pool > 25000 Gallons

Payment Due Date: 06/30/2019 or Upon Receipt

Payments received after June 30, 2019 are subject to a \$100 Late Fee

*J200
1-23-2019-51
Pool permit - May 19*

**Mail To: Attention: Governmental Management Services
Lakeside Plantation CDD
135 W Central Boulevard, Suite 320
Orlando, FL 32801**

Do we have your correct email address?

Notice: This bill is due and payable in full upon receipt and must be received by the local office by (06/30/2019) If you need to make changes to the information on the invoice, call 941-861-6675. Online changes will delay receipt of the permit.

Account Information:

Name: Lakeside Plantation Community Pool
Location: 2200 Plantation Boulevard
North Port, FL 34289

Pool Volume: 76,442 gallons
Bathing Load: 52
Flow Rate: 260

Owner Information:

Name: Lakeside Plantation CDD
Address: 135 W Central Boulevard, Suite 320
(Mailing) Orlando, FL 32801
Phone1: (941) 423-5500 Phone2: (941) 423-5500

Circle One: Visa MC Disc

Name on Card: _____

Account #: _____

Exp Date: ___/___ Security Code (CVV): _____

Card's Billing Address: _____

City: _____ State: ___ Zip: _____

I Authorize Florida Department of Health in Sarasota County to charge my credit card account for the following:

Payment Amount: \$ _____ For: _____

Please go online to pay fee at:

www.MyFloridaEHPermit.com

Permit Number: 58-60-01251 Bill ID: 58-BID-4140074

Billing questions, call FL DOH Sarasota at 941.861.6675 or 941.861.6133

If you don't want to pay online, make checks payable to FL DOH Sarasota

Mail check & complete invoice to:

Florida Department of Health in Sarasota County
1001 Sarasota Center Boulevard
Sarasota, FL 34240

Signature _____

Date _____

[Please RETURN invoice with your payment]

Batch Billing ID:18426

NOTE: Payments made online are assessed a convenience fee. Visit the site for more information. Online Bill Pay does not accept VISA -- Online Bill Pay does accept AMEX To pay with VISA, call 941-861-6675 OR 941-861-6133

PERMIT HOLDERS CAN NOW

pay invoices online!

The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

- No sign-up cost
- Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- Our safe and secure system will keep your information protected.
- Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

Pay this invoice online at www.myfloridaehpermit.com





**Florida Department of Health
in Sarasota County
Notification of Fees Due - Invoice**



58-BID-4140548

Permit Number
58-60-01252

For: Swimming Pools - Spa-Type Pools

Payment Due Date: 06/30/2019 or Upon Receipt

Fee Amount: \$275.00

Previous Balance: \$0.00

Total Amount Due: \$275.00

Payments received after June 30, 2019 are subject to a \$100 Late Fee

**Mail To: Attention: Governmental Management Services
Lakeside Plantation CDD
135 W Central Boulevard, Suite 320
Orlando, FL 32801**

Do we have your correct email address?

Notice: This bill is due and payable in full upon receipt and must be received by the local office by (06/30/2019). If you need to make changes to the information on the Invoice, call 941-861-6675. Online changes will delay receipt of the permit.

Account Information:

Name: Lakeside Plantation Community Spa
Location: 2200 Plantation Boulevard
North Port, FL 34289

Pool Volume: 1,400 gallons
Bathing Load: 8
Flow Rate: 50

Owner Information:

Name: Lakeside Plantation CDD
Address: 135 W Central Boulevard, Suite 320
(Mailing) Orlando, FL 32801
Phone1: (941) 423-5500 Phone2: (941) 423-5500

Circle One: Visa MC Disc

Name on Card: _____

Account #: _____

Exp Date: ___/___ Security Code (CVV): _____

Card's Billing Address: _____

Please go online to pay fee at:

www.MyFloridaEHPermit.com

Permit Number: 58-60-01252 Bill ID: 58-BID-4140548

Billing questions, call FL DOH Sarasota at 941.861.6675 or 941.861.6133

If you don't want to pay online, make checks payable to FL DOH Sarasota

Mail check & complete invoice to:

Florida Department of Health in Sarasota County
1001 Sarasota Center Boulevard
Sarasota, FL 34240

City: _____ State: _____ Zip: _____

I Authorize Florida Department of Health in Sarasota County to charge my credit card account for the following:

Payment Amount: \$ _____ For: _____

Signature _____

Date _____

[Please RETURN invoice with your payment]

Batch Billing ID:18426

NOTE: Payments made online are assessed a convenience fee. Visit the site for more information.
Online Bill Pay does not accept VISA – Online Bill Pay does accept AMEX
To pay with VISA, call 941-861-6675 OR 941-861-6133

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- No sign-up cost
- Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- Our safe and secure system will keep your information protected.
- Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

Pay this invoice online at www.myfloridaehpermit.com



RECEIVED

MAY 1 2019

BY: _____

105
1-24-505-51
Rite Conkrip Pump/valve
31
8
1-6-505-61

Check Request

District	<u>Lakeside Plantation</u>	Date	<u>4/30/19</u>
Payable to	<u>John's Electric Motors</u>	Account Number	<u>Lakeside Capital</u>
Amount Requested	<u>\$1,930.00</u>		
Requested By	<u>Alanna Teals</u>		
Description of Need	<u>Replacement of pit side entrance foundation motor, submersible pump, float switch pump, 0-liners and install.</u>		
Approved By	<u>Alanna Teals</u>	Signature	<u>[Signature]</u>
Received By		Signature	<u>[Signature]</u>

Work Completed 4/30/19

Please send to:

John's Electric Motors and Material World Pool Supply
3616 Tomison Trail, Unit 18
Port Charlotte, Florida 33952



John's Electric Motors and WaterWorld Pool Supply
 9616 Tamiami Trail, Unit 1B
 Port Charlotte, Florida 33952
 www.johnselectricmotors.com
 941-629-0240

Lakeside Plantation
 2290 Plantation Boulevard
 North Port, FL 34289

Invoice # 2673
 Invoice Date 04-30-19
 Balance Due \$1,939.80

Item	Description	Unit Cost	Quantity	Line Total
Well Pumps and Misc	LSP Fountain Motor	\$769.95	1.0	\$769.95
Well Pumps and Misc	Small Submersible Pump	\$269.95	1.0	\$269.95
Well Pumps and Misc	Speck 690 Pump	\$399.95	1.0	\$399.95
Misc Item	O Rings and Seal	\$49.95	1.0	\$49.95
Labor Service Calls	Service Call Labor	\$150.00	3.0	\$450.00

Disclaimer

Electrical parts are best case only and are not returnable. Items that have been installed or show evidence of installation are non-refundable. For items that may be returned, customers may receive an exchange or credit for such items that are in original components, a full refund for a defective item or a partial refund which may include a restocking fee equal to 15% of the total parts cost unless any additional taxes. Rebuilt motors do not carry any warranty either expressed or implied and John's Electric Motors makes no warranty as to the length of time any rebuilt motor or other electrical item may continue to function correctly, if at all. Name brand electrical parts may have a factory or manufacturer's warranty, and manufacturer's policy concerning all terms of that warranty are between the purchaser and the manufacturer. Repair items, whole or whole parts, motors, or parts of motors, may need replacement parts due to complications of disassembly and failure of part integrity due to age or exposure and such repairs may exceed the value of a new replacement item. John's Electric Motors shall not be responsible for parts, motors or other items that fail or use otherwise damaged during disassembly or reassembly. Parts, whether electrical or otherwise, installed by the customer may not be covered by any warranty or pre-assembly installation by a licensed contractor to recommended. Special order parts and whole parts are non-refundable. Customer supplied parts shall not be warranted for failure of that part or, in the event that part causes damage to or failure of a whole part, John's Electric Motors shall not be responsible for any parts supplied by the customer or any damage resulting therefrom. Repair items not returned by the customer or unless otherwise notified by phone, text or email of their completion shall be taken and become the sole property of John's Electric Motors and be disposed of, sold, or transferred in any way deemed appropriate by management with no recourse from and no reimbursement due to the customer. John's Electric Motors is not responsible for shipping delays or price increases. The customer hereby warrants that they have read and understand these terms and conditions and by any way, making payment, or completing this transaction, agree to all terms and conditions as outlined above and/or terms or conditions available pursuant to Florida law.

Subtotal	\$1,939.80
Tax	\$0.00
Invoice Total	\$1,939.80
Payments	\$0.00
Credits	\$0.00
Balance Due	\$1,939.80

Signed: _____



Date: 4/30/19




RECEIVED

MAY 22 2019

BY: _____

Check Request

31
37
191-6-513-49

District	<u>Lakeside Plantation</u>	Date	<u>5/21/19</u>
Payable to	<u>Sergeant's Electric</u>	Account Number	<u>Capital</u>
Amount Requested	<u>\$3,499.00</u>		
Requested By	<u>Yolann Tash</u>		
Description of Need	<u>Installed two staircases 3 phase nickel breaks (EPAC) and two grounding systems.</u>		
Approved By	<u>Melba Tash</u>	Signature	
Received By		Signature	

* RUSH *

work complete 5/17/19

Please send to:
Sergeant's Electric
1075 Innovation Ave.
Unit 111
North Port, FL 34889





2 075968 / 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

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

B 5 5517 5

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	\$1,077.80	May 15 2019	\$

Your electric statement

Account number: 57421-67439

For: Mar 25 2019 to Apr 24 2019 (30 days)

Statement date: Apr 24 2019

Customer name: LAKESIDE PLANTATION COMM

Next meter reading: May 23 2019

Service address: 2200 PLANTATION BLVD # CLBHSE

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (-)	New charges due by
959.60	959.60 CR	0.00	0.00	1,077.80	\$1,077.80	May 15 2019

Meter reading - Meter KLL2848

Current reading 53597
Previous reading - 52834
kWh constant x 10
kWh used 7630

Demand reading 5.20
kW constant x 10.00
Demand kW 52

Energy usage

	Last Year	This Year
kWh this month	7210	7630
Service days	29	30
kWh per day	248	254

Amount of your last bill 959.60
Payment received - Thank you 959.60 CR
Balance before new charges \$0.00

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

Electric service amount	985.58**
Storm charge	6.26
Gross receipts tax	25.43
Franchise charge	60.53
Total new charges	\$1,077.80

Total amount you owe

\$1,077.80

FPL automatic bill pay - DO NOT PAY

**The electric service amount includes the following charges:

Customer charge:	\$26.32
Fuel:	\$195.58
(\$0.025830 per kWh)	
Non-fuel:	\$179.22
(\$0.023490 per kWh)	
Demand:	\$584.48
(\$11.24 per kW)	

- Payment received after July 15, 2019 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after May 05, 2019. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

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 (488-8243)
Hearing/speech impaired: 711 (Relay Service)
Online at: www.FPL.com





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

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

B 5 5517 5
AUTO **CO 2764
1 075968



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	\$386.56	May 15 2019	\$

Your electric statement

Account number: 04126-05586

For: Mar 25 2019 to Apr 24 2019 (30 days)

Statement date: Apr 24 2019
Next meter reading: May 23 2019

Customer name: LAKESIDE PLANTATION
Service address: 2200 PLANTATION BLVD # FNTN

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (=)	New charges due by
638.73	638.73 CR	0.00	0.00	386.56	\$386.56	May 15 2019

Meter reading - Meter KN46183

Current reading 37000
Previous reading - 33250
kWh used 3750

Amount of your last bill 638.73
Payment received - Thank you 638.73 CR
Balance before new charges \$0.00

Energy usage	Last Year	This Year
kWh this month	7646	3750
Service days	29	30
kWh per day	263	125

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

Electric service amount	351.57**
Storm charge	4.18
Gross receipts tax	9.12
Franchise charge	21.71
Total new charges	\$386.56

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

Customer charge:	\$10.54
Fuel:	\$96.11
(\$0.025630 per kWh)	
Non-fuel:	\$244.92
(\$0.065310 per kWh)	

Total amount you owe

\$386.56

FPL automatic bill pay - DO NOT PAY

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- The amount due on your account will be drafted automatically on or after May 05, 2019. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Please have your account number ready when contacting FPL
 Customer service: 1-800-375-2434
 Outside Florida: 1-800-228-3545
 To report power outages: 1-800-4OUTAGE (488-8243)
 Hearing/speech impaired: 711 (Relay Service)
 Online at: www.FPL.com





FPL

3 075968

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

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

B 5

5517 6

LAKESIDE PLANTATION COMM
DEVELOPMENT DIST
ATTN LAKESIDE PLANTATION COMMUNITY
9145 NARGOOSSEE 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	\$1,048.59	May 15 2019	\$

Your electric statement

For: Mar 25 2019 to Apr 24 2019 (30 days)

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

Account number: 84595-15071

Statement date: Apr 24 2019
Next meter reading: May 23 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (-)	New charges due by
1,162.23	1,162.23 CR	0.00	0.00	1,048.59	\$1,048.59	May 15 2019

Meter reading - Meter KL84533

Current reading	20545
Previous reading	- 08852
kWh used	11693

Amount of your last bill	1,162.23
Payment received - Thank you	1,162.23 CR
Balance before new charges	\$0.00

Demand reading	31.64
Demand kW	32

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

Electric service amount	955.45**
Storm charge	9.51
Gross receipts tax	24.74
Franchise charge	58.89
Total new charges	\$1,048.59

Energy usage	Last Year	This Year
kWh this month	12211	11593
Service days	29	30
kWh per day	421	388

Total amount you owe

\$1,048.59

FPL automatic bill pay - DO NOT PAY

**The electric service amount includes the following charges:

Customer charge:	\$26.32
Fuel:	\$297.13
(\$0.025630 per kWh)	
Non-fuel:	\$272.32
(\$0.023490 per kWh)	
Demand:	\$359.68
(\$11.24 per kW)	

- Payment received after July 15, 2019 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after May 05, 2019. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

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





SERVICE ADDRESS			CURRENT CHARGES	DUE DATE
2200 PLANTATION BLVD				
ACCOUNT NUMBER	CYCLE	BILL DATE		
43123-156052	18-29	4/26/19		5/17/19

\$ _____
AMOUNT ENCLOSED

FREE 24/7 PAYMENT OPTIONS:

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

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

- 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

000043123000156052000000304990

2093 LAKE

SERVICE ADDRESS			
2200 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-156052	18-29	4/26/19	5/17/19

↑ Please return this paper with Draft ↑

Rate Class : COMMERCIAL
Last payment amount/date: 304.99 4/17/19

Last Bill Amount 304.99
Payments 304.99-
Adjustments .00
BALANCE FORWARD .00

WA	Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
WA	3/21/19 4/19/19	29	80000038	1.000	TGAL	112	95	17
						USAGE FOR	4/18	5.00

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**

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

AFTER HOURS/EMERGENCY
water or sewer service call
941.240.8000



SERVICE ADDRESS			CURRENT CHARGES
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
2200 PLANTATION BLVD FICT			
43123-154658	18-29	4/26/19	5/17/19

\$ _____
AMOUNT ENCLOSED

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

Total Current Charges 40.77
 PAST DUE - MUST PAY NOW :00
 Bank acct will be drafted 40.77

- 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

000043123000154658000000040771

2092 LAKE

SERVICE ADDRESS			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
2200 PLANTATION BLVD FICT			
43123-154658	18-29	4/26/19	5/17/19

↑ Please return this information with your payment. ***

Rate Class : COMMERCIAL
 Last payment amount/date: 30.77 4/17/19

Last Bill Amount 30.77
 Payments 30.77-
 Adjustments .00
 BALANCE FORWARD .00

WA	Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
	3/21/19 4/19/19	29	36607560	1.000	TGAL	588	583	5
						USAGE FOR 4/18		43.00

Service	Consumption	Charge	Total
WA Base facility chg		18.77	
WA Usage block 1	4.00	16.00	
WA Usage block 2	1.00	6.00	
TOTAL WATER			40.77

Total Current Charges 40.77
 PAST DUE - MUST PAY NOW :00
 Bank acct will be drafted 40.77

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

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

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



SERVICE ADDRESS			CURRENT CHARGES
2200 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154656	18-29	4/26/19	5/17/19

\$ _____
AMOUNT ENCLOSED

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

Total Current Charges 498.85
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 498.85

- 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

000043123000154656000000498852

2091 LAKE

SERVICE ADDRESS			
2200 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154656	18-29	4/26/19	5/17/19

↑ Please return this copy to the Department of Public Works ↓ **

Rate Class : COMMERCIAL
 Last payment amount/date: 510.09 4/17/19

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

WA	Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
	3/21/19 4/19/19	29	80005382	1.000	TGAL	2964	2900	64
						USAGE FOR	4/18	84.00

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	4.00	44.96	
TOTAL WATER			498.85

Total Current Charges 498.85
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 498.85

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

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

RECEIVED

APR 29 2019

IX: _____

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

AFTER HOURS/EMERGENCY
 water or sewer service call
 941.240.8000



ACCOUNT INVOICE

peoplesgas.com



Statement Date: 04/22/2019
Account: 211014212750

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

Current month's charges:	\$12.13
Total amount due:	\$12.13
Payment Due By:	05/13/2019

Your Account Summary

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

DO NOT PAY. Your account will be drafted on 05/13/2019

Go paperless for perks!

Goodbye clutter. Hello convenience.
Paperless Billing is free, secure and a good way to help the environment.

Learn more and sign up > peoplesgas.com/paperless

RECEIVED

APR 26 2019

BY: _____

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

Yard project? Avoid damage and fines

Learn more at peoplesgas.com/811



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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211014212750

Current month's charges:	\$12.13
Total amount due:	\$12.13
Payment Due By:	05/13/2019

Amount Enclosed \$ _____
615580693809 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 05/13/2019

00001674 01 AV 0.98 32801 FTCC1042318015805910 00000 07 00020000 010 00 98008 009

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

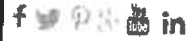
615580693809 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 05/13/2019

00001674-0005082-Page 1 of 6





ACCOUNT INVOICE



Account: 211014212750
Statement Date: 04/22/2019
Current month's charges due 05/13/2019

Details of Current Month's Charges – Service from - 03/19/2019 to 04/16/2019

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	04/16/2019	405		405		0 CCF		1.039		1.0000		0.0 Therms	29 Days

Customer Charge

\$11.40

Natural Gas Service Cost

\$11.40

Franchise Fee

\$0.73

Total Natural Gas Cost, Local Fees and Taxes

\$12.13

Total Current Month's Charges

\$12.13

Peoples Gas Usage History

Therms Per Day
(Average)

APR 2019	0.0
MAR	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 2018	0.0

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Conciencia acerca de la seguridad de las tuberías de gas natural

Propósito y fiabilidad de las tuberías

El objetivo de la tubería de transporte de gas natural es llevar uno de los combustibles más eficientes y ecológicos del mundo a empresas y hogares como el suyo. Estas tuberías ayudan a satisfacer las necesidades energéticas de la región. Según las estadísticas federales, las líneas de tuberías son los sistemas de transporte de energéticos más seguros y confiables de la nación.

Aunque los incidentes con el gas son raro, este medio de transporte conlleva algún riesgo en caso de presentarse una fuga. Estos riesgos incluyen incendios y explosiones que pueden tener un impacto significativo no solo en los bienes sino también en la vida. Por esta razón, Peoples Gas, considera una fuga de gas natural como primera prioridad. Nos capacitamos ampliamente en respuestas en caso de fuga y trabajamos conjuntamente con los equipos de intervención inmediata para encontrar la manera de responder con eficiencia a las emergencias de los gasoductos. Este trato permanente ayuda a prevenir incidentes y a garantizar la preparación para casos de emergencia, si se llegan a presentar.

Manténgase alerta ante cualquier señal de fugas en la tubería

El gas natural es más ligero que el aire y puede suponer un riesgo, especialmente si se escapa en espacios confinados. Es importante poder identificar las señales de una fuga de gas natural, especialmente el olor a huevo podrido que emite el gas natural. Si está cerca de un gasoducto, esté atento de que no vuele polvo, haya agua burbujeante, lugares secos en zonas húmedas o plantas muertas rodeadas de plantas verdes, vivas. Esté atento al sonido de un silbido. Todas estas cosas podrían ser un indicativo de que hay una fuga de gas natural cerca.

Si sospecha que hay una fuga de gas, salga inmediatamente, no trate de encontrar o detener la fuga. No toque nada eléctrico antes de salir, no utilice el teléfono, ni siquiera un teléfono móvil. No fume, no encienda aparatos o prenda y apague las luces y no opere ningún vehículo o equipo que pueda crear una chispa. Una vez fuera de la zona de



sospecha, llame inmediatamente al **877-832-6747 (877-TECO PGS)**. Si el olor del gas natural es especialmente fuerte, llame al **9-1-1**.

Cómo identificar los oleoductos en su zona

Peoples Gas instala marcadores de líneas de tubería de color amarillo a lo largo del trayecto de la tubería, incluyendo los cruces de carreteras, cercas e intersecciones de calles. Los marcadores de tuberías indican el nombre del propietario de la línea de tubería, el producto que contiene la tubería y el número para llamar en caso de emergencia. Tenga presente que los marcadores de tuberías indican que hay una instalación de gas en el área general y no necesariamente se colocan directamente sobre el sistema de tuberías ni indican la profundidad de la tubería. Es posible que en las zonas de alta densidad, tales como zonas residenciales y distritos céntricos no haya marcadores, sin embargo, es posible que haya gasoductos situados en los derechos de vía de calles y autopistas. Tenga en cuenta que las infracciones no autorizadas del derecho de vía del gasoducto inhiben nuestra capacidad de responder, realizar el mantenimiento de rutina, proporcionar vigilancia, responder a daños de terceros y realizar las inspecciones federales y estatales requeridas.

Zonas de alto riesgo y gestión de integridad

Según las regulaciones federales, Peoples Gas designa determinadas tramos de la tubería como zonas de alto riesgo (HCAs). Estos son, por lo general, lugares donde se congrega una gran cantidad

de personas a lo largo del sistema de tuberías de transmisión de Peoples Gas. Además, Peoples Gas tiene un programa de gestión de integridad que detalla las medidas de seguridad necesarias para mantener nuestros gasoductos seguros. Estas medidas de seguridad incluyen inspecciones programadas de corrosión y control, inspección de fugas, válvulas para aislar secciones de la tubería y el uso de equipo de detección de fugas.

People Gas está comprometida con la seguridad, por esta razón respetamos los reglamentos estatales y federales, y realizamos controles de calidad exhaustivos. Asimismo, trabajamos para instruir a los residentes sobre cómo reconocer y prevenir las fugas de gas natural.

Prevención de daños a las tuberías

La Ley de la Florida requiere que todo el que trabaje en un proyecto que suponga cualquier tipo de excavación, sea o no dueño de la propiedad donde la excavación se está llevando a cabo, llame al **8-1-1** dos días hábiles antes iniciarse la excavación. Profesionales capacitados visitarán la propiedad donde se llevará a cabo la excavación para ubicar y marcar todas líneas subterráneas de servicios públicos. El servicio es gratuito y el mensaje es sencillo: Llame antes de excavar. Para obtener más información, visite sunshine811.com.



Determina lo que está bajo tierra.
Llámalo antes de excavar.

Para más información

Para obtener más información acerca de los operadores de gasoductos en su área, visite npms.phmsa.dot.gov. Para obtener información adicional acerca de la seguridad del gas natural, visite peoplesgas.com/callbeforeyoudig o llame al **877-832-6747 (877-TECO PGS)**.



PGS100216



TEXT CODE: FLBBB
PIN: 7332

PAGE 1 OF 4

Date of Bill 5/01/19
New Charges Due Date 5/28/19

Account Number 941/423-5501 Total Amount Due \$369.57

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

Amount Paid

328270000 0

17200994142355010219130000000000000369575

www.frontier.com
Business

1-800-921-8102

Account Number 941/423-5501 Date of Bill 5/01/19

Previous Balance 375.92
Payments Received Thru 4/21/19 -375.92
Thank you for your payment!
Balance Forward .00
New Charges 369.57

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 \$369.57

CURRENT BILLING SUMMARY

Qty Description	05/01/19 to 05/31/19	941/423-5501.0	Charge
Local Service from			
Basic Charges			
2 OneVoice Nationwide			59.98
2 OneVoice Nationwide			7.44
2 Acc Rec Chrg Multi-Ln Bus			16.96
2 Federal Subscriber Line Charge			4.58
Federal USF Recovery Charge			88.96
Total Basic Charges			
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			15.86
FCA Long Distance - Federal USF Surcharge			1.62
Total Non Basic Charges			137.46
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			3.12
Other Charges-Detailed Below			4.99
FCA Long Distance - Federal USF Surcharge			1.53
Total Toll/Other			9.64
TOTAL			369.57

941/423-5501

Date of Bill 5/01/19

EAS PLAN/USAGE CHARGES for 941/423-5501

Minutes Used	2 Minutes	
Allowance	0 Minutes	
Minutes Billed	2 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	5/01	4.31
	941/423-5500		Subtotal	4.31
1	Business High Speed Internet Fee	AUTOCH	5/01	5.99
1	Regional Sports Fee	AUTOCH	5/01	6.00
1	Frontier Road Work Recovery Surcharge			
		AUTOCH	5/01	1.25
1	Federal Primary Carrier Multi Line Charge			
		AUTOCH	5/01	4.31
1	Carrier Cost Recovery Surcharge	AUTOCH	5/01	4.99
	941/423-5501		Subtotal	22.54
Partial Month Charges				
	FIOS Video Discount 99 MO	PROMOTION	5/01 5/31	-14.99
	941/423-5501		Subtotal	-14.99
			Subtotal	11.86

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 APR 03	9:37A	1.0	DD	BRADENTON FL (941)567-0015	.00 U
E	2 APR 10	10:59A	1.0	DD	BRADENTON FL (941)827-8776	.00 U
E	3 APR 11	12:07P	1.0	DD	TAMPASTE FL (813)641-7787	.00 U
E	4 APR 11	12:21P	3.0	DD	TAMPASTE FL (813)641-7787	.00 U
			941/423-5500		Subtotal	.00
Subtotal Minutes:			6.0	***REP LINE ONLY		

*****Resume printing of detail

Detail of Frontier Charges

Toll charged to 941/423-5501
*****Start suppression of detail

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
E	5 APR 10	11:44A	1.0	DD	BRADENTON FL (941)827-8776	.00 U
			941/423-5501		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
*****Start suppression of detail

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

941/423-5501

Date of Bill 5/01/19

Detail of Frontier Com of America Charges

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
E	6 APR 01	9:51A	1.0	DD	REED CITY MI (231)832-1888	.00 U
E	7 APR 12	9:47A	1.0	DD	CADILLAC MI (231)775-4978	.00 U
E	8 APR 12	10:35A	4.0	DD	ORLANDO FL (407)242-0501	.00 U
E	9 APR 16	2:45P	2.0	DD	BALTIMORE MD (410)458-8428	.00 U
E	10 APR 18	12:50P	1.0	DD	KALAMAZOO MI (269)377-1504	.00 U
E	11 APR 25	10:33A	3.0	DD	CATONSVL MD (410)530-3219	.00 U
E	12 APR 26	6:22P	2.0	DD	FTLAUDERDL FL (954)226-4678	.00 U
E	13 APR 28	1:42P	4.0	DD	HARTFORD CT (860)670-4971	.00 U
E	14 APR 29	11:21A	2.0	DD	MT CLEMENS MI (586)291-0233	.00 U
941/423-5500						Subtotal .00
Subtotal Minutes:			20.0	***REP LINE ONLY		

****Resume printing of detail

Detail of Frontier Com of America Charges

Toll charged to 941/423-5501

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
1	APR 10	9:59A	2.0	DI	TORONTO ON (647)715-6247	2.08
2	APR 10	3:36P	1.0	DI	SUDBURY ON (705)560-9567	1.04
****Start suppression of detail						
E	15 APR 01	9:50A	1.0	DD	REED CITY MI (231)832-1888	.00 U
E	16 APR 01	9:53A	1.0	DD	REED CITY MI (231)832-1888	.00 U
E	17 APR 01	9:56A	1.0	DD	REED CITY MI (231)832-1888	.00 U
E	18 APR 01	9:59A	1.0	DD	REED CITY MI (231)832-1888	.00 U
E	19 APR 01	2:15P	1.0	DD	MOKENA IL (708)478-0875	.00 U
E	20 APR 01	2:24P	1.0	DD	UTICA MI (586)566-8778	.00 U
E	21 APR 03	7:27P	1.0	DD	REED CITY MI (231)832-1888	.00 U
E	22 APR 03	7:29P	1.0	DD	REED CITY MI (231)832-1888	.00 U
E	23 APR 03	7:33P	1.0	DD	REED CITY MI (231)832-1888	.00 U
E	24 APR 03	7:34P	1.0	DD	REED CITY MI (231)832-1888	.00 U
E	25 APR 03	7:35P	1.0	DD	REED CITY MI (231)832-1888	.00 U
E	26 APR 03	7:39P	1.0	DD	REED CITY MI (231)832-1888	.00 U
E	27 APR 04	1:22P	1.0	DD	REED CITY MI (231)832-1888	.00 U
E	28 APR 04	1:24P	1.0	DD	REED CITY MI (231)832-1888	.00 U
E	29 APR 04	1:28P	2.0	DD	REED CITY MI (231)832-1888	.00 U
E	30 APR 04	1:30P	1.0	DD	REED CITY MI (231)832-1888	.00 U
E	31 APR 08	12:20P	1.0	DD	MOKENA IL (708)390-2911	.00 U
E	32 APR 08	2:01P	3.0	DD	OMAHA NE (402)496-8199	.00 U
E	33 APR 11	10:36A	1.0	DD	NEW HAVEN CT (203)239-6007	.00 U
E	34 APR 11	10:39A	2.0	DD	NEW HAVEN CT (203)239-6007	.00 U

****Resume printing of detail

941/423-5501 Subtotal 3.12

Subtotal Minutes: 27.0 ***REP LINE ONLY

Legend Call Types:
DD - Day
DI - International

Caller Summary Report

	Calls	Minutes	Amount
941/423-5500	13	26	.00
Main Number	23	28	3.12
***Customer Summary	36	54	3.12

Caller Summary Report

	Calls	Minutes	Amount
Intra-Lata	5	7	.00
Interstate	27	38	.00
Intrastate	2	6	.00
International	2	3	3.12
***Customer Summary	36	54	3.12

941/423-5501

Date of Bill 5/01/19

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 \$140.08 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.

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>

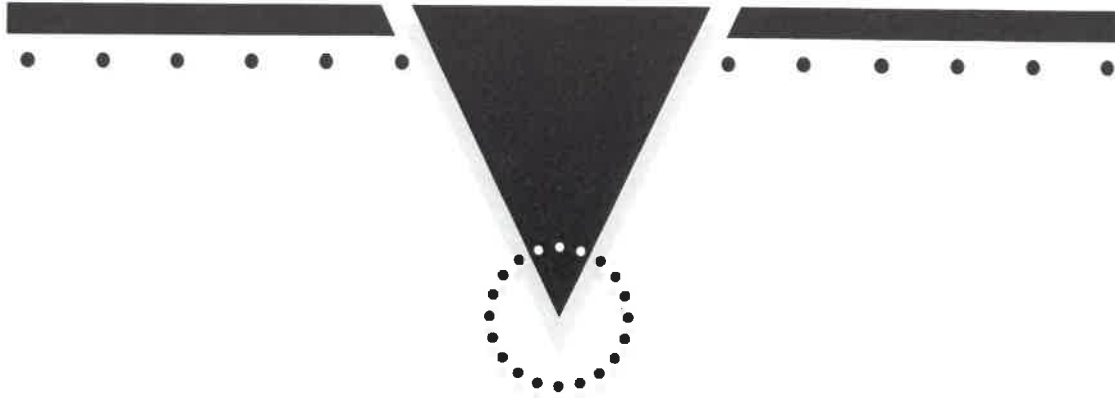
Local Franchise Authority - FIOS TV
Your FCC Community ID is: FL1334

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

REMITTANCE: FRONTIER
PO BOX 740407
CINCINNATI OH 45274-0407

CDPIFLBB94194142332827FLFT-FLABUSCX 5342NY 0000000000000369.57
NNNNNYNNNNNNNNNNNNNNNNNNNNNNNNNNNN 1-800-921-8102

SECTION C



Lakeside Plantation Community Development District

Unaudited Financial Reporting
May 31, 2019



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4	<hr/>	Debt Service Fund
5	<hr/>	Capital Reserve Fund
6-7	<hr/>	Month to Month
8	<hr/>	Long-Term Debt
9	<hr/>	Assessment Receipt Schedule

**Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT**

**COMBINED BALANCE SHEET
May 31, 2019**

	General	Debt Service	Capital Reserve	Totals
Assets				
<u>Cash:</u>				
Operating Account	\$ 76,479	\$ -	\$ -	\$ 76,479
Debit Card Account	1,422	-	-	1,422
Money Market Account	228,132	-	-	228,132
Petty Cash	50	-	-	50
Capital Reserve Account	-	-	105,420	105,420
<u>Investment - Operations:</u>				
Investment - SBA Fund	497	-	351,729	352,226
<u>Investment - Bonds:</u>				
Reserve Fund	-	57,824	-	57,824
Revenue Fund	-	46,366	-	46,366
Prepayment Fund	-	0	-	0
Prepaid Expenses	25	-	-	25
Due from Capital Reserve	1,495	-	-	1,495
Due from General Fund	-	1,960	-	1,960
	-	1,960	-	1,960
Total Assets	\$ 308,100	\$ 106,150	\$ 457,149	\$ 871,399
Liabilities & Fund Balances				
Liabilities				
Accounts Payable	\$ 3,360	\$ -	\$ -	\$ 3,360
Due to Debt	1,960	-	-	1,960
Due to General Fund	-	-	1,495	1,495
Customer Deposits	1,125	-	-	1,125
	1,125	-	-	1,125
Total Liabilities	\$ 6,445	\$ -	\$ 1,495	\$ 7,940
Fund Balances				
Restricted for Debt Service	\$ -	\$ 106,150	\$ -	\$ 106,150
Assigned for Capital Projects	-	-	455,654	455,654
Unassigned	301,654	-	-	301,654
	301,654	-	-	301,654
Total Fund Balances	\$ 301,654	\$ 106,150	\$ 455,654	\$ 863,459
Total Liabilities & Fund Balances	\$ 308,100	\$ 106,150	\$ 457,149	\$ 871,399

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

	Adopted Budget	Prorated Budget Thru 05/31/19	Actual Thru 05/31/19	Variance
Revenues:				
Tennis Club	\$ 20,000	\$ 13,333	\$ 12,452	\$ (881)
Activities	10,000	6,667	6,278	(389)
Clubhouse Rentals	3,000	2,000	3,500	1,500
Miscellaneous	1,500	1,000	772	(229)
Interest	50	33	32	(2)
Operations & Maintenance Assessments	656,520	656,520	604,638	(51,882)
Total Revenues	\$ 691,070	\$ 679,553	\$ 627,671	\$ (51,882)

Expenditures:				
Administrative				
Supervisor Fees	\$ 11,000	\$ 6,800	\$ 6,800	\$ -
District Manager	37,132	24,755	24,755	0
District Counsel	25,000	16,667	16,433	234
District Engineer	10,000	6,667	16,539	(9,872)
Disclosure Report	1,000	667	667	0
Trustee Fees	4,400	2,891	2,891	-
Audit Fees	3,700	3,700	3,700	-
Postage, Phone, Fax, Copies	1,500	1,000	654	346
General Liability Insurance	6,300	6,300	5,650	650
Legal Advertising	1,500	1,000	672	328
Dues, Licenses & Fees	175	175	175	-
Other Current Charges	1,900	1,267	1,252	14
Property Insurance	9,100	9,100	8,219	881
Information Technology	1,300	867	866	0
Total Administrative	\$ 114,007	\$ 81,854	\$ 89,273	\$ (7,418)

Operations				
Personnel Services (Management Contract)	\$ 168,100	\$ 112,067	\$ 115,920	\$ (3,853)
Road & Sidewalk Repairs & Maintenance	5,000	3,333	-	3,333
Common Area Renewal & Maintenance	10,000	6,667	-	6,667
Street Light/Decorative Light	10,000	6,667	319	6,348
Landscape Maintenance - Contract	91,860	61,240	61,160	80
Landscape Maintenance - Other	5,000	3,333	495	2,838
Mulch	10,740	7,160	-	7,160
Irrigation Maintenance	3,000	2,000	5,254	(3,254)
Lake Maintenance	14,000	9,333	10,662	(1,328)
Electric Utility Services - Entrance Feature	9,000	6,000	4,544	1,456
Water Utility Services - Entrance Feature	4,000	2,667	341	2,326
Repairs & Maintenance - Entrance Feature	3,000	2,000	-	2,000
Miscellaneous Tools & Equipment	1,000	667	-	667
Landscape Inspection Services	3,300	2,200	2,200	-
Traffic Enforcement	2,500	1,667	402	1,265
Total Operations	\$ 340,500	\$ 227,000	\$ 201,296	\$ 25,704

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

	Adopted Budget	Prorated Budget Thru 05/31/19	Actual Thru 05/31/19	Variance
Clubhouse				
Activities	\$ 19,000	\$ 12,667	\$ 18,867	\$ (6,201)
Licenses/Fees	1,140	608	608	-
General Supplies	10,000	6,667	5,745	922
Maintenance	15,000	10,000	11,247	(1,247)
Office Supplies	3,500	2,333	1,919	414
Public Communication	1,500	1,000	937	63
Pest Control	600	400	450	(50)
Security	1,500	1,000	566	434
AED	300	200	-	200
Telephone & Internet Services	5,500	3,667	3,665	1
Janitorial Supplies	3,000	2,000	1,862	138
Electric Utility Services - Clubhouse	16,000	10,667	8,302	2,365
Gas Utility	250	167	100	67
Garbage Collection	2,000	1,333	1,146	188
Water Utility Services - Clubhouse	4,400	2,933	2,128	805
Electric Utility Services - Pool	16,500	11,000	8,864	2,136
Pool Cleaning	9,720	6,480	6,480	-
Pool Maintenance - Other	10,000	6,667	6,441	226
Tennis Courts - Maintenance	5,000	3,333	4,303	(970)
Tennis Courts - Programs	3,500	2,333	2,920	(587)
Water Utility Services - Tennis Courts & Pool	4,000	2,667	4,065	(1,399)
Total Clubhouse	\$ 132,410	\$ 88,122	\$ 90,616	\$ (2,494)
Other Expenditures				
Transfer Out - Current Year	\$ 130,000	\$ 100,000	\$ 100,000	\$ -
Total Other Expenditures	\$ 130,000	\$ 100,000	\$ 100,000	\$ -
Total Expenditures	\$ 716,917		\$ 481,184	
Excess Revenues (Expenditures)	\$ (25,847)		\$ 146,487	
Fund Balance - Beginning	\$ 25,847		\$ 155,168	
Fund Balance - Ending	\$ -		\$ 301,654	

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

	Adopted Budget	Prorated Budget Thru 05/31/19	Actual Thru 05/31/19	Variance
Revenues:				
Assessments - On Roll	\$ 175,905	\$ 175,905	\$ 161,647	\$ (14,258)
Assessments - Direct Billed	8,842	8,842	8,842	-
Interest	-	-	1,817	1,817
Total Revenues	\$ 184,747	\$ 184,747	\$ 172,306	\$ (12,441)
Expenditures:				
Interest - 11/1	\$ 53,689	\$ 53,689	\$ 53,689	-
Principal - 5/1	75,000	75,000	75,000	-
Interest - 5/1	53,689	53,689	53,689	-
Total Expenditures	\$ 182,378	\$ 182,378	\$ 182,378	\$ -
Excess Revenues (Expenditures)	\$ 2,370		\$ (10,072)	
Fund Balance - Beginning	\$ 61,306		\$ 116,222	
Fund Balance - Ending	\$ 63,675		\$ 106,150	

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

	Adopted Budget	Prorated Budget Thru 05/31/19	Actual Thru 05/31/19	Variance
Revenues:				
Transfer In - Current Year	\$ 130,000	\$ 100,000	\$ 100,000	\$ -
Interest	-	-	5,957	(5,957)
Total Revenues	\$ 130,000	\$ 100,000	\$ 105,957	\$ (5,957)
Expenditures:				
Property Site Elements	\$ 103,718	\$ 69,145	\$ 46,560	\$ 22,586
Clubhouse Interior Elements	50,481	33,654	-	33,654
Pool Elements	24,725	16,483	-	16,483
Reserve Component Inventory	36,058	24,039	-	24,039
Reserve Study	3,500	2,333	-	2,333
Contingency	-	-	-	-
Total Expenditures	\$ 218,482	\$ 145,655	\$ 46,560	\$ 99,095
Excess Revenues (Expenditures)	\$ (88,482)		\$ 59,398	
Fund Balance - Beginning	\$ 387,121		\$ 396,257	
Fund Balance - Ending	\$ 298,639		\$ 455,654	

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	\$ 214	\$ -	\$ -	\$ -	\$ -	\$ 12,452
Activities	1,030	290	1,335	1,617	563	818	273	352	-	-	-	-	6,278
Clubhouse Rentals	900	(300)	950	650	-	300	750	250	-	-	-	-	3,500
Miscellaneous	125	163	152	63	-	37	93	139	-	-	-	-	772
Interest	2	2	5	6	4	5	4	4	-	-	-	-	32
Operations & Maintenance Assessments	-	188,762	332,362	14,514	31,745	14,234	15,688	7,332	-	-	-	-	604,638
Total Revenues	\$ 9,777	\$ 191,293	\$ 334,917	\$ 18,007	\$ 32,451	\$ 16,027	\$ 16,908	\$ 8,291	\$ -	\$ -	\$ -	\$ -	\$ 627,671

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Expenditures:													
Administrative													
Supervisor Fees	\$ 800	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ 6,800
District Manager	3,094	3,094	3,094	3,094	3,094	3,094	3,094	3,094	-	-	-	-	24,755
District Counsel	2,668	1,504	663	3,692	3,704	4,202	-	-	-	-	-	-	16,433
District Engineer	859	-	524	9,588	-	3,526	2,043	-	-	-	-	-	16,539
Disclosure Report	83	83	83	83	83	83	83	83	-	-	-	-	667
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	152	-	-	-	-	654
General Liability Insurance	5,650	-	-	-	-	-	-	-	-	-	-	-	5,650
Legal Advertising	-	94	93	93	94	94	94	109	-	-	-	-	672
Dues, Licenses & Fees	175	-	-	-	-	-	-	-	-	-	-	-	175
Other Current Charges	132	581	199	80	90	10	101	59	-	-	-	-	1,252
Property Insurance	8,219	-	-	-	-	-	-	-	-	-	-	-	8,219
Information Technology	108	108	108	108	108	108	108	108	-	-	-	-	866
Total Administrative	\$ 24,794	\$ 6,559	\$ 4,779	\$ 17,775	\$ 10,244	\$ 12,226	\$ 8,290	\$ 4,606	\$ -	\$ -	\$ -	\$ -	\$ 89,273

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations													
Personnel Services (Management Contract)	\$ 14,008	\$ 14,559	\$ 14,559	\$ 14,559	\$ 14,559	\$ 14,559	\$ 14,559	\$ 14,559	\$ -	\$ -	\$ -	\$ -	\$ 115,920
Road & Sidewalk Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Common Area Renewal & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Street Light/Decorative Light	-	-	-	-	-	-	-	319	-	-	-	-	319
Landscape Maintenance - Contract	7,655	7,655	7,575	7,655	7,655	7,655	7,655	7,655	-	-	-	-	61,160
Landscape Maintenance - Other	300	-	-	-	-	195	-	-	-	-	-	-	495
Mulch	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Maintenance	504	661	-	3,615	-	-	-	474	-	-	-	-	5,254
Lake Maintenance	966	966	966	1,666	1,756	966	1,798	1,578	-	-	-	-	10,662
Electric Utility Services - Entrance Feature	548	605	605	591	593	575	639	387	-	-	-	-	4,544
Water Utility Services - Entrance Feature	104	31	35	35	31	35	31	41	-	-	-	-	341
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	\$ 25,012	\$ -	\$ -	\$ -	\$ -	\$ 201,296

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	\$ 1,034	\$ -	\$ -	\$ -	\$ -	\$ 18,867
Licenses/Fees	608	756	357	680	618	811	476	831	-	-	-	-	608
General Supplies	1,216	4,443	729	866	921	695	2,037	489	-	-	-	-	5,745
Maintenance	1,067	419	24	1,064	76	70	101	166	-	-	-	-	11,247
Office Supplies	64	83	64	83	83	381	83	93	-	-	-	-	1,919
Public Communication	-	150	-	-	150	-	-	150	-	-	-	-	937
Pest Control	125	147	-	-	147	-	-	147	-	-	-	-	450
Security	-	-	-	-	-	-	-	-	-	-	-	-	566
AED	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone & Internet Services	380	483	536	386	494	534	376	476	-	-	-	-	3,665
Janitorial Supplies	402	353	160	152	-	324	82	389	-	-	-	-	1,862
Electric Utility Services - Clubhouse	1,094	1,180	1,074	950	1,014	953	960	1,078	-	-	-	-	8,302
Gas Utility	13	13	13	13	12	12	12	12	-	-	-	-	100
Garbage Collection	159	159	159	164	168	168	168	-	-	-	-	-	1,146
Water Utility Services - Clubhouse	198	557	168	219	178	198	305	305	-	-	-	-	2,128
Electric Utility Services - Pool	688	800	1,164	1,403	1,420	1,179	1,162	1,049	-	-	-	-	8,864
Pool Cleaning	810	810	810	810	810	810	810	810	-	-	-	-	6,480
Pool Maintenance - Other	237	3,702	272	579	-	495	481	675	-	-	-	-	6,441
Tennis Courts - Maintenance	364	147	670	769	523	162	1,530	138	-	-	-	-	4,303
Tennis Courts - Programs	-	520	440	880	680	400	-	-	-	-	-	-	2,920
Water Utility Services - Tennis Courts & Pool	370	499	736	510	465	476	510	499	-	-	-	-	4,065
Total Clubhouse	\$ 9,781	\$ 17,256	\$ 13,675	\$ 12,649	\$ 9,590	\$ 9,473	\$ 9,851	\$ 8,340	\$ -	\$ -	\$ -	\$ -	\$ 90,616
Other Expenditures													
Transfer Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000
Total Other Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000
Total Expenses	\$ 59,612	\$ 48,292	\$ 42,744	\$ 58,545	\$ 44,978	\$ 45,683	\$ 43,372	\$ 137,958	\$ -	\$ -	\$ -	\$ -	\$ 481,184
Excess Revenues (Expenditures)	\$ (49,835)	\$ 143,001	\$ 292,173	\$ (40,637)	\$ (12,528)	\$ (29,657)	\$ (26,463)	\$ (129,667)	\$ -	\$ -	\$ -	\$ -	\$ 146,487

**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	\$ 57,824
BONDS OUTSTANDING - 9/30/13	\$ 1,860,000.00
LESS: PRINCIPAL PAYMENT 5/1/14	\$ (55,000.00)
LESS: PRINCIPAL PAYMENT 11/1/14 (PREPAYMENT)	\$ (5,000.00)
LESS: PRINCIPAL PAYMENT 5/1/15	\$ (60,000.00)
LESS: PRINCIPAL PAYMENT 5/1/16	\$ (60,000.00)
LESS: PRINCIPAL PAYMENT 5/1/17	\$ (65,000.00)
LESS: PRINCIPAL PAYMENT 5/1/18	\$ (70,000.00)
LESS: PRINCIPAL PAYMENT 5/1/19	\$ (75,000.00)
CURRENT BONDS OUTSTANDING	\$ 1,470,000.00

**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	1999		Total 100%
							General Fund 78.91%	Debt Svc Fund 21.09%	
11/20/18	18-01	\$ 109,405.71	\$ 4,494.48	\$ 1,573.67	\$ -	\$ 103,337.56	\$ 81,538.63	\$ 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
5/31/19	18-09	\$ 9,434.06	\$ -	\$ 141.51	\$ -	\$ 9,292.55	\$ 7,332.30	\$ 1,960.25	\$ 9,292.55
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals		\$ 806,609.38	\$ 29,690.02	\$ 11,653.78	\$ 1,018.96	\$ 766,284.54	\$ 604,637.74	\$ 161,646.80	\$ 766,284.54

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.

SECTION C

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

Date of Meeting: June 19th, 2019

Submitted by: Nathan Trates

➤ **Facility**

- Entrance fountain motor capacitor repaired by John's Electric Motors
- 2 FPL 3 phase meter banks and grounding system installed by Sergeant's Electric
- Solitude Lakes third larvacide treatment completed in lakes #3 and #10 for Midge flies
- Gym door sanded and repainted
- Speed limit sign on Scarlett Avenue re-located by SignMasters
- 11 street lights repaired by Sergeant's Electric
- 10 Fire extinguishers replaced by Pye & Barker
- Clubhouse backflow painted
- Emergency lights replaced in Library and Billiards room
- Annual fire inspection completed by City of North Port
- Lock replaced on backflow
- Signage added to pickle ball/basketball courts
- Bulbs replaced on 3 Blvd. lights
- 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
- Swlm Lessons – every Tuesday & Thursday at 4:00 PM
- Yogatology – Monday & Thursday - 10 AM

➤ **Special Events:**

- Pizza Night X 2
- Wine & Cheese
- Memorial Day BBQ
- Coffee & Donuts X 2
- Breakfast

Amenity Management:

1. Quote from Under Pressure for pressure washing of CDD owned sidewalks. (see Map)
2. Quote from Advanced Pressure Cleaning Solutions for pressure washing of all CDD sidewalks.
3. Quote from Florida Tier One Security for part time unarmed officer to patrol after hours.
4. Quote from Allied Universal for part time security professional to patrol afterhours.
5. Quote from Scott's Maintenance Services for pressure washing of CDD owned sidewalks. (Will be added)
6. Quote from CIAccess for 2 pool access gates systems with 1,800 magnetic fobs.



20801 69th Ave East
Lakewood Ranch, FL 34211
941-322-0550

May 24, 2019

Nathan Trates
2200 Plantation Blvd
North Port, FL 34289

Dear Nathan,

Thank you for giving Under Pressure the opportunity to bid on pressure cleaning the various areas of sidewalks in your development.

The following is a description of the services we will provide:

- A mixture of chlorine, greenwash and water will be used to clean all areas;
- All shrubs will be covered and sprayed with water before during and after cleaning to ensure no damage;
- Three pressure-cleaning units will be used to complete the work quickly with less interruption to your customers;
- My company is fully licensed and insured.
- All employees of Under Pressure are covered by workers comp.

Under Pressure prides itself in completing the work in a professional manner and leaving the grounds with a neat and clean appearance. The following is the cost of services:

Cost to pressure clean the various areas of sidewalks: \$2395

This price includes all labor, equipment, materials and taxes. If you should have any questions, please feel free to contact me at 941-322-0550.

Brian Lipker
Owner, www.pressurewashnow.com



Advanced Pressure Cleaning Solutions LLC
2375 N. Beach Rd 1B
Englewood, FL 34223
941-662-7310
Fax 941-474-7105
jgrippi33@gmail.com
www.advancedpressurellc.com

Proposal / Contract for Services

Date: June 1, 2019

<p>Lakeside Plantation CDD c/o Nathan Trates Facilities Manager 2200 Plantation Blvd North Port, FL34289 941.423.5500 ntrates@vestapropertyservices.com</p>	<p>Prepared By: Joe Grippi</p> <hr/> <p>Job Location: All streets within the boundaries of Lakeside Plantation CDD</p> <hr/> <p>Job Phone: 941-662-7310</p>
<p>JOB DESCRIPTION: Concrete Pressure Cleaning</p>	
<p>1. Hot Water Power Washing of all concrete sidewalks within the boundaries of Lakeside Plantation.</p>	
<p>Pricing Rational:</p>	
<p>1. Satellite measurements @ 121,056 sq. ft. @ \$0.06 sq. ft. @\$7,263.00. 2. North Port Utilities hydrant meter rental & water cost @\$375.00.</p>	
<p>Payment: Pursuant to Lakeside management's Contractor Payment process.</p>	<p style="font-size: 2em; font-weight: bold; text-align: center;">Bid: \$7,638.00</p>

Work Authorization / Acceptance of Contract

By _____ **Dated** _____



Security Services Proposal for Lakeside Plantation CDD Amenity Center

Prepared for: Lakeside Plantation CDD Board and Facility Manager

Prepared by: Gerry Berrios/Owner and Operator Florida Tier One Security Group

Thank you for taking the time to speak with us and allowing us an opportunity to present our proposal for security services for the Lakeside Plantation CDD Amenity Center and immediate area.

Please see below for the security proposal pricing for our services for Lakeside Plantation CDD. The below mentioned proposal covers all operating costs for our agency while work is conducted onsite. This includes the foot patrol of an unarmed officer on premise and providing nightly report logs to the Facility Manager. Please let me know if you have any questions regarding our proposal.

Unarmed Officer Rate \$25.00/Hourly

Lakeside Plantation CDD requirement to have an unarmed officer onsite for a minimum of 16 hours per week.

$\$25.00/\text{Hourly} * 16 \text{ Hours} = \400 Weekly

$\$400/\text{Weekly} * 4 = \$1,600 \text{ Monthly}$

Annual Investment / Lakeside Plantation CDD

POSITION	HPW	WAGE RATE	BILL RATE	ANNUAL INVESTMENT
Security Professional Main Gatehouse	16	\$13.00	\$19.84	\$16,506.88
Smart Phone / Tablet				\$900.00
Helliaus Technology Package	1		\$199.00	\$2,388.00
Sub-Total				\$19,794.88
Sales Tax (7%)				\$1,385.64
Total	16			\$21,180.52

Option Two / Patrol Stops

POSITION	HPW	BILL RATE	WEEKLY INVESTMENT	ANNUAL INVESTMENT
Security Professional (Roving Patrol)	8	\$50.00 Hr.	\$400.00	\$20,800.00
Sub-Total				\$20,800.00
Sales Tax (7%)				\$1,456.00
Total	8			\$22,256.00

Value-added and Affordable Security Officer Benefits (included in your rate)

By providing a benefits program designed to be of real value to our employees, we attract and retain employees interested in a career in security. We offer the following benefits that are included in your bill rate:

- Medical Insurance (full-time/benefit eligible)
- Dental insurance (full-time/benefit eligible)
- 401(k) plan
- Life and disability insurance
- Uniforms at no cost to you or the officer
- Training, including OJT and refresher training
- Background checks and drug screens on all officers



June 10, 2019

Lakeside Plantation
2200 Plantation Blvd.
North Port, FL 34289

Via email: ntrates@vestapropertyservices.com

Dear Nate:

Thank you for the opportunity to provide pricing for your gate and access needs. After our meeting, we purpose the following solutions for securing the two pool gates with magnetic locks and access controls.

- Linear eMerge Essential plus access controller. This will validate all fobs presented at the gate, enforce day/time restrictions (if any) and maintain a record of all accesses by user/date/time. Browser based management via embedded web server.
- Two 600lbs magnetic locks with Z brackets to lock the gates.
- Two fob readers for the gates.
- Two illuminated exit switches mounted to posts to exiting pool area.
- Two wireless connections from the access controller in the clubhouse to the gates.

The cost for the above installation, a one-year warranty on labor and various manufacturers' warranties on Parts is \$11,914.86. This price includes 1,800 waterproof fobs at \$3.80 each.

The price **DOES NOT** include bringing the power to the gates. There are several ways to accomplish this and further discussion is required.

Sincerely Yours,


Colin Skinner

1843 Barber Road
Sarasota FL 34240
Phone: 941-359-3707
Fax: 941-404-4648
Web: www.ciaaccess.com

CIA11724