

*Lakeside Plantation
Community Development District*

Agenda

January 17, 2018

AGENDA

Lakeside Plantation

Community Development District

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

January 10, 2018

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, January 17, 2018 at 7:00 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. Organizational Matters
 - A. Election of Officers
 - B. Consideration of Resolution 2018-03 Electing Officers
- IV. District Engineer's Report
- V. Unfinished Business Items
 - A. Consideration of Resolution 2018-01 Authorizing Notice of Rule Development and Rule Making
- VI. New Business Items
 - A. Consideration of Resolution 2018-04 Designating the Primary Administrative Office and Principal Headquarters
- VII. Business Administration
 - A. Approval of Minutes of November 15, 2017 Meeting
 - B. Approval of Check Registers
 - C. Balance Sheet and Income Statement
- VIII. General Audience Comments
- IX. Staff Reports
 - A. District Counsel
 - B. District Manager – Action Items
 - C. Amenities Manager – Monthly Report
- X. Other Business
- XI. Supervisors' Requests
- XII. Adjournment

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

The third order of business is Organizational Matters. Section A is the election of officers and Section B includes Resolution 2018-03 electing officers for consideration.

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

The fifth order of business is Unfinished Business. Section A is the consideration of Resolution 2018-01 authorizing the notice of rule development and rule making for a proposed rule addressing maintenance of the road verge. A copy of the Resolution and proposed rule is enclosed for your review.

The sixth order of business New Business Items. Section A is the consideration of Resolution 2018-04 designation the primary administrative office and principal headquarters of the District. A copy of the Resolution is enclosed for your review.

The seventh order of business is Business Administration. Section A is the approval of the minutes of the November 15, 2017 meeting. The minutes are enclosed for your review. Section B is approval of the check registers enclosed for your review and Section C includes the balance sheet and income statement for your review.

The eighth order of business is General Audience Comments.

The ninth 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,

A handwritten signature in black ink, appearing to read 'G. S. Flint', with a stylized, cursive script.

George S. Flint
District Manager

Cc: Jere Earlywine, District Counsel
Lindsay Whelan, District Counsel
David Robson, District Engineer
Nathan Trates, Amenities Manager
Joe Montagna, Vesta
Darrin Mossing, GMS

Enclosures

SECTION III

1

B

RESOLUTION 2018-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
LAKESIDE PLANTATION COMMUNITY DEVELOPMENT
DISTRICT ELECTING THE OFFICERS OF THE DISTRICT AND
PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Lakeside Plantation Community Development District (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District (“Board”) desires to elect the Officers of the District.

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

Section 1. _____ is elected Chairperson.

Section 2. _____ is elected Vice-Chairperson.

Section 3. _____ is elected Secretary.

Section 4. _____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.

Section 5. _____ is elected Treasurer.

Section 6. _____ is elected Assistant Treasurer.

Section 7. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 17th day of January, 2018.

ATTEST:

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

SECTION V

A

RESOLUTION 2018-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
LAKESIDE PLANTATION COMMUNITY DEVELOPMENT
DISTRICT AUTHORIZING DISTRICT STAFF TO NOTICE
RULE DEVELOPMENT AND RULEMAKING FOR A
PROPOSED RULE ADDRESSING MAINTENANCE OF THE
ROAD VERGE; AND PROVIDING FOR SEVERABILITY AND
AN EFFECTIVE DATE.**

WHEREAS, the Lakeside Plantation Community Development District ("**District**") is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes ("**Act**"), by the City of North Port and by virtue of the adoption of Ordinance No. 99-1; and

WHEREAS, pursuant to the Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services including, but not limited to, roadway systems and related improvements; and

WHEREAS, Section 190.012(3), Florida Statutes authorizes the District to:

"adopt and enforce appropriate rules following the procedures of chapter 120, in connection with the provision of one or more services through its systems and facilities;" and

WHEREAS, the District constructed certain public right-of-ways ("**District Right-of-Ways**") adjacent to the lots located within the community known as Lakeside Plantation, and such District Right-of-Ways include the areas abutting lots and extending from the right-of-way line to the road curbs ("**Road Verge**"); and

WHEREAS, in addition to the District, portions of the Lakeside Plantation community are served by a variety of homeowners associations, including Lakeside Plantation Village Association, Inc., the Carriage Homes of Lakeside Plantation Homeowners Association, Inc., the Towns at Lakeside Association, Inc., and the Villas at Lakeside Plantation Homeowners Association, Inc. (together, "**Associations**"); and

WHEREAS, the Associations' declarations of covenants (together, "**Declarations**") address the maintenance of the Road Verge differently, with certain Declarations requiring the homeowner to maintain the Road Verge; and

WHEREAS, the District desires to undertake rule development and rulemaking, and in order to establish a rule for addressing the installation, maintenance, repair, replacement and removal of landscaping and other improvements within the Road Verge that present a threat to the health, safety or welfare of the District's residents/landowners or the general public.

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

1. **RECITALS.** The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. **AUTHORIZATION FOR RULE DEVELOPMENT AND RULEMAKING.** District Staff is hereby directed to undertake rule development and rulemaking pursuant to the provisions of Chapters 190 and 120, Florida Statutes and for the proposed rule attached hereto as **Exhibit A**.

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

4. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this ____ of November, 2017.

ATTEST:

**LAKESIDE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____
Its: _____

EXHIBIT A: Proposed Road Verge Rule

Lakeside Plantation Community Development District
Rule Governing Road Verge

Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat. (2017)

Effective Date: _____, 2017

In accordance with Chapters 190 and 120 of the Florida Statutes, and on _____, 2017 at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Lakeside Plantation Community Development District adopted the following rules / policies to govern the operation of the Road Verge. All prior rules / policies of the District governing this subject matter are hereby rescinded.

1. **INTRODUCTION & FINDINGS.** This Rule Governing Road Verge (“Rule”) addresses the installation, maintenance, repair, replacement and removal of improvements such as grass, landscaping and other improvements (together, “Improvements”) within the Road Verge, as defined herein. The following findings are made and determined, and incorporated herein as the factual basis for this Rule:

- a. The Lakeside Plantation Community Development District (“District”) is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes (“Act”), by the City of North Port by virtue of the adoption of Ordinance No. 99-1.
- b. Pursuant to the Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services including, but not limited to, roadway systems and related improvements.
- c. Section 190.012(3), Florida Statutes specifically provides the District with the authority to:

“adopt and enforce appropriate rules following the procedures of chapter 120, in connection with the provision of one or more services through its systems and facilities;” and
- d. The District constructed and owns certain public right-of-ways (“District Right-of-Ways”) adjacent to the lots located within the community known as Lakeside Plantation, and such District Right-of-Ways include lawns extending from the right-of-way line to the road curbs (“Road Verge”).
- e. In addition to the District, portions of the Lakeside Plantation community are served by a variety of homeowners associations, including Lakeside Plantation Village Association, Inc., the Carriage Homes of Lakeside Plantation Homeowners Association, Inc., the Towns at Lakeside Association, Inc., and the Villas at Lakeside Plantation Homeowners Association, Inc. (together, “Associations”).
- f. The Associations’ declarations of covenants (together, “Declarations”) address the maintenance of the Road Verge differently, with certain Declarations requiring the homeowner to maintain the Road Verge.
- g. It is in the best interests of the District to establish a rule for addressing landscaping and other improvements within the Road Verge that present a threat to the health, safety or welfare of the District’s residents/landowners or the general public.

2. **EASEMENT.** Owners of individual lots and/or the Associations (as applicable, "**Responsible Party**"), as dictated by the applicable Declarations, are hereby granted the non-exclusive, revocable right to install, maintain, repair, replace and remove improvements such as grass, landscaping, and other improvements (together "**Improvements**") within the Roadway Verge. Such grant of rights is subject to the following conditions:

- a. The Responsible Party shall be fully responsible for the installation, maintenance, repair, replacement and removal of the Improvements.
- b. The Responsible Party shall be responsible for ensuring that the installation, maintenance, repair, replacement, and removal of the Improvements are conducted in compliance with all applicable laws (including but not limited to building codes, set back requirements, etc.).
- c. District, by adopting this Rule, does not represent that District has authority to provide all necessary approvals relating to the Improvements. Instead, the Responsible Party shall be responsible for obtaining any and all applicable permits and approvals relating to the work.
- d. The Responsible Party shall ensure that the installation, maintenance, repair, replacement and removal of the Improvements does not damage any property of District or any third party's property. In the event of any such damage, the Responsible Party shall immediately repair the damage or compensate the District for such repairs, at the District's option.
- e. Responsible Party's exercise of rights hereunder shall not interfere with other existing rights (e.g., drainage easements, utility easements, etc.). It shall be the Responsible Party's responsibility to locate and identify any such improvements and/or utilities.
- f. Upon completion of the installation, the Improvements will be owned by the Responsible Party, subject to the provisions of this Rule. The Responsible Party shall be responsible for such Improvements, and agrees to maintain the Improvements in good condition and consistent with applicable law.
- g. Additionally, the Responsible Party shall keep the Road Verge free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Responsible Party's exercise of rights under this Agreement, and the Responsible Party shall immediately discharge any such claim or lien.

3. **RESERVATIONS; ENFORCEMENT.**

- a. The District hereby acknowledges its right, but not any obligation, to maintain the Road Verge for the limited purpose of addressing any issues that, in the District's sole discretion, may endanger the health, safety or welfare of the District's residents/landowners or the general public. By its adoption of this Resolution, the District shall not be obligated nor is it affirmatively agreeing to monitor or otherwise assess the condition of the Road Verge. The maintenance obligation assumed by the District herein shall be undertaken on a case-by-case basis as the District may become aware or is made aware of any health, safety or welfare concern.
- b. Without notice, the District may maintain, repair, replace or remove, all or any portion or portions of the Improvements, or otherwise take action, to address any issues within the Road Verge that endanger the health, safety or welfare of the District's

residents/landowners or the general public. In such case, the District is not obligated to re-install the Improvements and is not responsible for any damage to the Improvements, or its supporting structure as a result of the removal.

- c. For any violation of this Rule, the District shall additionally have the right to impose a fine of up to the amount of \$1,000 and collect such fine and attorney's fees as a contractual lien or as otherwise provided pursuant to Florida law. Additionally, if any person is found to have committed any violation of this Rule, such person may additionally be subject to any applicable legal action, civil or criminal in nature.

4. **INDEMNIFICATION.** The Responsible Party agrees to indemnify, defend and hold harmless Sarasota County, the City of North Port, and the District, as well as any officers, supervisors, managers, lawyers, engineers, agents and representatives of the foregoing, against all liability for damages and expenses resulting from, arising out of, or in any way connected with, the exercise of the rights granted hereunder.

5. **NOTICE.** This Rule, and all rights and obligations contained herein, shall run with the land and be deemed appurtenant to all lots adjoining the District Right-of-Ways. The District shall record a notice in the public records of Sarasota County, Florida informing third parties of the existence of this Rule.

6. **SOVEREIGN IMMUNITY.** Nothing herein shall constitute or be construed as a waiver of the Districts' limitations on liability contained in Section 768.28, F.S., or other statutes or law.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of these policies shall not affect the validity or enforceability of the remaining provisions, or any part of the policies not held to be invalid or unenforceable.

8. **AMENDMENTS; WAIVERS.** The District in its sole discretion may amend or rescind this Rule, including any license or other rights granted hereunder, at any time and without further notice. Further, the District's Board by vote at a public meeting may elect in its sole discretion at any time to grant waivers to any of the provisions of this Rule on a case-by-case basis, and where doing so is in the best interests of the District.

SECTION VI

A

RESOLUTION 2018-04

**A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE
LAKESIDE PLANTATION COMMUNITY DEVELOPMENT
DISTRICT DESIGNATING THE PRIMARY ADMINISTRATIVE
OFFICE AND PRINCIPAL HEADQUARTERS OF THE DISTRICT
AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Lakeside Plantation Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of North Port, Sarasota County, Florida; and

WHEREAS, the District desires to designate its primary administrative office as the location where the District’s public records are routinely created, sent, received, maintained, and requested, for the purposes of prominently posting the contact information of the District’s Record’s Custodian in order to provide citizens with the ability to access the District’s records and ensure that the public is informed of the activities of the District in accordance with Chapter 119, *Florida Statutes*; and

WHEREAS, the District additionally desires to specify the location of the District’s principal headquarters for the purpose of establishing proper venue under the common law home venue privilege applicable to the District.

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

SECTION 1. The District’s primary administrative office for purposes of Chapter 119, Florida Statutes, shall be located at. 135 W. Central Boulevard, Suite 320, Orlando, Florida 32801.

SECTION 2. The District’s principal headquarters for purposes of establishing proper venue shall be located at 2200 Plantation Boulevard, North Port, Florida 34289 within the City of North Port, Sarasota County, Florida.

SECTION 3. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS ____ day of _____, 2017.

ATTEST:

**LAKESIDE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION VII

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, November 15, 2017 at 7:00 p.m. at the Lakeside Plantation Clubhouse, 2200 Plantation Boulevard, North Port, Florida.

Present and constituting a quorum were:

Harry Smith	Chairman
Joe Szewczyk	Vice Chairman
Alan (Bud) Sabol	Assistant Secretary
Camille Stephens	Assistant Secretary
Sharon Moore	Assistant Secretary

Also present were:

George Flint	District Manager
Jere Earlywine	District Counsel by phone
David Robson	District Engineer by phone
Nathan Trates	Amenities Manager
Roy Deary	Vesta
Heather Alexandre	Vesta
Timothy Bolden	GMS
Residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order at 7:00 p.m., called the roll, and lead 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: This would be the opportunity, if anyone in the audience has any comments on any agenda item, to provide that input to the Board. Please fill out a speaker form if you have any comments. Not hearing any, we will hear from the District Engineer.

THIRD ORDER OF BUSINESS

District Engineer Report

Mr. Flint: Dave Robson, the District Engineer is available by phone. Dave, do you have anything for the Board?

Mr. Robson: Good evening George and Board of Supervisors. I haven't had any activity in the last month. Unless there are any questions, I will present the lake bank and preserve evaluations at the January meeting.

Mr. Flint: Supervisor Moore pointed out that there's an erosion issue behind 2624 Peach Circle. I don't know if it is anything that can't wait until January.

Mr. Robson: If you think the erosion is not severe enough to cause any public safety and health issues, we will wait until January.

Mr. Flint: Maybe Nathan can go by and take some pictures, email it to you and me and from the pictures, you can determine whether you believe you need to come out earlier.

Mr. Robson: That sounds like a good plan. Are there any questions from the Board?

Mr. Flint: Not hearing any, thanks Dave.

Mr. Robson left the meeting.

FOURTH ORDER OF BUSINESS

Unfinished Business Items

A. Consideration of Resolution 2018-01 Authorizing Notice of Rule Development and Rule Making

Mr. Flint: District Counsel is on the phone. At the last meeting, this issue was deferred. This is for the area behind the back of curb and the sidewalk. At the last meeting, the Board asked for additional information. I will turn it over to Jere because he's been doing the research. I don't believe that we are ready to take action, at this point.

Mr. Earlywine: At the last meeting, the Board asked us to see what kind of City standards might apply to that curb strip. We looked at all of the City Ordinances that we could find. We found a few and I sent some to the Board that pertained to Chapter 21. At the same time, I reached out to City Staff, because oftentimes, when you are doing research on local Ordinances, they don't always show up on Municode or on some of these high profile resources that are available online. I wanted to make sure that we had everything and Staff didn't have any guidance or some sort of plan that they were abiding by, with respect to the community. Those are the inquiries that I have with the City, right now. I called the Planning Department, as well as the City Attorney's office and they are working on it together. It was at the very end of

October, when I first spoke with them. I contacted them earlier this week, and they are still looking into it. I imagine that by the time we get to January, we will have more information. I think it will be good information to have, because it will give you better context for whether we need to do anything, see what the City is doing and find out the standards. I am happy to answer any questions that you have at this point, but otherwise I recommend that we defer this matter until our January meeting.

Mr. Flint: Are there any comments from the Board?

Mr. Smith: I am fine with deferring it.

Ms. Moore: I'm good.

Mr. Flint: Hearing no comments, it appears that the consensus of the Board is to defer action on this item.

FIFTH ORDER OF BUSINESS

New Business Items

Mr. Flint: We have no new business items.

SIXTH ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of October 18, 2017 Meeting

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

Mr. Sabol: You had me listed by phone. I was present.

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

On MOTION by Mr. Smith, seconded by Mr. Szewczyk with all in favor, the minutes of the October 18, 2017 meeting were approved, as amended.

B. Approval of Check Register

Mr. Flint: You have the Check Register for October for the General Fund and automatic drafts for your utility accounts, totaling \$38,975.96. The detailed register and invoices are behind the summary.

Mr. Smith: I don't know where we are with Sparkling Kleen Pools. I thought we paid a 25% deposit to hold the date and the price. I did not see that. Has that not been done?

Mr. Flint: This is October's Check Register. I think it will show up next month. They wanted a down payment. If there are no other questions, we need a motion to approve the Check Register.

On MOTION by Mr. Sabol, seconded by Mr. Smith, with all in favor, the Check Register was approved.

C. Balance Sheet and Income Statement

Mr. Flint: You also have the Unaudited Financial Statements through October 31, 2017. Were there any questions on the financials? This was the first month of the new fiscal year.

SEVENTH ORDER OF BUSINESS

General Audience Comments

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

Mr. Pavolaitis: Joseph Pavolaitis, 2035 Scarlett Avenue. What I am complaining about, and have been complaining about since after the hurricane, is where I live, the grass at the edge of the pond is not being cut. Now the grass is getting higher and higher. They are trying to cut as close to the edge as they can, but they are not cutting the edge itself. I received a reply stating that they could not do it after the hurricane because the water was too high. I understood that, but after I waited awhile, nothing happened. I called the office again and they said, "It's on the agenda". When was it on the agenda? I didn't see when it was on the agenda, so I called the office again and was told that I must send an email. Then they turned around and told me that they couldn't get any answers from anyone and gave me a phone number to call. I told them that I wasn't going to call that phone number and decided to come here. I want the Board to tell me why it is not being cut. Thank you.

Mr. Flint: Are there any other comments?

Mr. Pavolaitis: I want to know when it is going to be cut.

Mr. O'Brien: Dennis O'Brien, 2623 Peach Circle. I am a member of the Villas HOA Board. Thank you very much for looking into the lake erosion issue behind 2624 Peach Circle. We appreciate that. The sidewalks in the Villas area are very slippery in some areas, due to black mildew. It's a safety hazard. We understand that it's the CDD's responsibility to power wash the sidewalks. We were hoping that you could power wash the sidewalks. Lastly, we

noticed that we have a lot of midges in our area. It's our understanding that the District needs to spray, aerate or larvate the areas around the lakes, to reduce the number of insects that are flying around. We were wondering when and if you were going to be doing that in the near future. Thank you.

Ms. Tyler: Ann Tyler, 1835 Scarlett Avenue. Woodlands is on the rear of our property, and as residents here know, we have quite a bit of construction from Woodlands along the border of the lake. Before they started construction, a wide fence was separating the properties. Woodlands owns the fence and are going to take it down, so now we have no barrier for where Lakeside ends and Woodlands starts. If they are not going to put the fence back up, I would like the Board to consider planting a natural barrier, between the two properties. For most developments, when the property ends, there's some kind of natural border. That should be considered for the springtime during the rainy season. Thank you.

Ms. Reid-Smith: Ann Reid-Smith, 1542 Scarlett Avenue. I wasn't at last month's meeting, but I understand that there was discussion about a recurring issue of parking in the single-family homes on the right-of-way (ROW), between the sidewalk and the road. Mr. Flint says that the CDD could reach agreement with the HOA regarding that property, even though the CDD owns it, for the HOA to enforce no parking on grassy areas within the single-family homes. District Counsel was going to review the Traffic Enforcement Agreement that we have with the City, and I just wanted to know whether he did that to see if that's addressed. I have a copy of that agreement and I didn't see it mentioned in there, so I wondered if I missed something or if he found something else. Thanks!

Mr. Earlywine: George, I'm happy to speak to that if you would like.

Mr. Flint: We are going to try to address these items under "Other Business" or as we work through the agenda. Maybe under your report we can address a couple of these items.

Mr. Earlywine: I'm happy to do that George.

Mr. Flint: We can address the remaining items under the District Manager's Report. Are there any other audience comments?

Ms. Brupbacher: Lois Brupbacher, 2475 Magnolia Circle. I just wanted to expand on what Dennis mentioned about the midges. They are so bad that you can't walk outside of your lanai. I came back on September 2nd, and they've been there until recently. It is so bad that they cover the entire lanai and bedroom windows. I know that something was done in the past. I

assume that you can't answer on what was done several years ago. I remember Monica Lewis standing up here and talking about that. At least 12 of us have lanais that are covered with them. They are supposed to only have a very short lifespan. I remember them being there before I left in June. Each year there are more and more of them. Thank you.

Mr. Flint: Are there any other public comments? We will address all items that were brought up during public comment as we work through the agenda.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Flint: Jere, you may want to address the parking issues. There were some discussions after the last meeting with the HOA President. Regarding the sidewalk issue in the Villas, you received a memorandum on all of the Codes, Covenants and Restrictions for each community, but I don't know about the Villas. If you could address that, we will address the other items under my report.

Mr. Earlywine: I'm happy to do that. With respect to the parking issue, the lady was absolutely correct. The Traffic Agreement doesn't exclusively use the word "parking", but it does reference the State Uniform Traffic Control Statute, which is Chapter 316, Florida Statutes. It authorizes the City to enforce those Statutes. Part of the Statutes actually deal with parking. The traffic control enforcement language that is in the Agreement, covers Chapters 316, 318, 320 and 322. I think parking is addressed at the end of that Enforcement Agreement. When we have the Police Officers in the community, maybe we should touch base with them to ensure that they are enforcing the parking regulations.

Mr. Flint: The issue is not street parking. The issue is that cars on the shoulder between the back of curb and sidewalk, are blocking emergency vehicles. The prior research from your office, indicated that the City's actual ordinance allows it, as long as you are facing traffic. I think Lindsay had done that research and the finding was that the City Ordinance allows that.

Mr. Earlywine: You are absolutely right, George and I should've clarified that point. To the extent that you have parking issues within the ROW, I think the agreement covers it. George's point is that parking is allowed on these streets. That's the bottom line, unless there's an illegal parking situation where they are blocking a driveway. If you were to change that, I think you would have to reach out to the City and have them adopt a new Ordinance for your

community. I don't know if the City's done that. In other Counties and jurisdictions, they've done that on occasion, but that would be something you would have to talk to the City about. Of course, we are happy to help with that.

Mr. Flint: I think the County has done some specialized Ordinances. The issue that Ms. Reid-Smith was referring to was the discussion with the HOA as to whether the HOA could enforce parking under their CCNRs. I think you indicated that it was possible that an agreement could be entered into with the HOA to do that, but it was apparent that the HOA had no desire to enter into that agreement, from your discussion.

Mr. Earlywine: That's my understanding.

Ms. Reid-Smith: I know that I may be out of line, but I have additional information related to the City. May I speak?

Mr. Flint: It's up to the Chairman.

Mr. Smith: I will allow it.

Ms. Reid-Smith: Thank you for letting me speak. This has been a tough issue for so many of us for so long. I attended a City Council meeting on October 5th and made a presentation about the parking situation at Lakeside on the ROWs. The Commissioners had a four or five-minute discussion over that. There was also an officer from the Police Department who spoke. It was mentioned that an HOA has the right to enforce their covenants on their streets, regardless of what the City Law says. Laws inside of an HOA community can be more stringent than what the City says. We cannot make them broader, but the meeting is online if you would like to view it. I also have a transcription of my presentation and the City's responses. Everyone was involved. I think all of us learned a lot, because a couple of Commissioners didn't even know that it was legal in North Port to park on those easements. As far as the HOA communities, the City Law does not hold more weight or override an HOA covenant. That was made very clear at the meeting, and I intend to speak with the HOA about that, because I heard that you discussed it and that the HOA decided not to enforce it. They are going against a covenant that was written for this community, and there are many of us in this community, who have a real problem with people parking on lawns and damaging sprinkler systems. The HOA told me many times, that the parking issue was dead, but I am finding out that that issue is dead in the minds of our HOA Board Members. It is not dead with the

residents, and it is certainly not dead with me. That's what the City said, and I can give you proof if you would like.

Mr. Flint: I think the gray area here, for the Board's prospective, is the fact that, although this is an HOA community, the roads are not HOA owned roads. You have Codes, Covenants and Restrictions addressing parking in those areas, but the HOA does not own the road or the ROW in those areas. That's the difference. The law is correct, that HOA covenants can be more restrictive than local or State law. It can't be less restrictive, but the problem is that the HOA doesn't own the ROW or the road. I think Jere indicated that there have been instances where that has been the case; however, even though the HOA has an agreement with the CDD, the HOA did enforce their documents. I think the issue falls on the HOA as to whether they would be willing enter into that type of agreement.

Mr. Earlywine: To be clear, it is a gray area, but we can certainly try it, if the HOA is interested in doing that.

Mr. Szewczyk: The first step in this entire process would be the HOA wanting to enforce it. From what has been stated recently, they don't want that responsibility, but if they decide to do it, it be up to us to give them that right because it's our property.

Mr. Flint: Right.

Mr. Earlywine: Right. We would enter into an easement or agreement and work that out with their lawyer. I'm sure that we can start there.

Mr. Szewczyk: So they have to take the first step. Right?

Mr. Earlywine: I would think so, if you want them to be the enforcement entity.

Mr. Smith: They would have to enforce it, because the City of North Port will not enforce the parking, because its above their requirements. It's a more restrictive law than what the City of North Port requires. The HOA Covenants already say that there's no parking, but they would have to enforce that. I think that's the key.

Mr. Earlywine: Right.

Ms. Moore: But, according to what Jere has said in the past, we would have to give them the right as owners, even though it's a public road.

Mr. Smith: We would give them the right to enforce.

Ms. Stephens: Keeping in mind with what Ann said, I know for a fact that there's one house on Scarlett Avenue, that cannot be sold, because people come to look at it and see all of these cars parked all over and that's a deterrent. It is a very sad situation.

Mr. Flint: Have you had a chance to find that memo on the sidewalks?

Mr. Earlywine: You and I corresponded recently. Joe, remember the original declaration from 1999 spoke to sidewalks and parking areas. It does require them to be maintained by the District, according to Section 8.01. That's in the Master Declaration. Homeowners are responsible for maintaining their driveways and the portion of the property that is a ROW between the lot boundary and their street curb. That's what the original declaration said. Each of the individual HOAs have their own take on it. Let me see if I can find something.

Mr. Flint: While Jere is looking for that, I wasn't aware that there was an issue about mowing around the ponds. If Nathan is not getting satisfaction from Bloomings on that issue, I'll step in and get Tom Picciano involved and we will find out what's going on. During high water periods, it is wet along that edge and they are not able to get in there, but if that's no longer the case, we will find out what the story is.

Ms. Moore: Do you have Joseph Pavolaitis' address?

Mr. Smith: Yes.

Ms. Moore: I didn't notice it on my lake, but it's probably scattered throughout.

Mr. Smith: It seems like about once a month, they come through with the weed whip and get as close to the water as they can. Of course, they can't get into the water, because it would spray water all over the place.

Ms. Moore: Is it the lake with all of the stones on it?

Mr. Pavolaitis: It's the lake in back of my house?

Ms. Moore: Does it have white stones all around the edging?

Mr. Pavolaitis: No. Your mowers don't go to the edge of the pond. They never went to the edge of the pond. Bloomings used to walk around there with a weed whacker and do the edge of the pond. A mower is not going to do it.

Mr. Flint: That's not what I said. I said that we will look into it and Nathan will get back to you within the next couple of days.

Mr. Pavolaitis: Fine.

Mr. Flint: Regarding the midges, last year we treated a lake, but I don't recall what lake it was.

Mr. Smith: I thought we treated all lakes two or three years ago.

Mr. Flint: There are three ways to deal with the midge problem. One is stocking the lake with additional fish to eat the larvae, another is through aeration to try to improve oxygen levels in the water, so the larvae don't survive and the third way is through chemical treatment. We added fish and did a chemical treatment. We looked at aeration, but getting electrical out there and all of the things that it involved, we decided to take a step-wise approach. I think it ended up addressing it, because the problem went away for a period of time, so if that problem is coming back, then we will have to get a proposal from our lake maintenance contractor again for the chemical treatment and stocking of the pond. We will go back and look at that.

Ms. Moore: I think it's been two or three years, George. I think she's talking about Lake 2, the lake in the middle.

Ms. O'Brien: Yes.

Ms. Moore: I don't know if anyone else has any problems. I haven't heard any complaints.

Mr. Smith: I thought LakeMasters treated last year for the midges, but I might be wrong.

Mr. Flint: We did two treatments. I don't believe we have done any treatments this year.

Mr. Sabol: George, there's a natural breeding cycle for those midge flies at a certain time of year and they are going to continue to do it for the next 20 years, unless we do something about it each year, such as spraying and aeration. Was someone here from the fisheries department?

Mr. Flint: We had someone come and do a presentation.

Mr. Sabol: I don't know what his recommendation was.

Mr. Flint: I just came from another District where they are spending \$165,000 a year on chemical treatment for midge flies. It's an issue that's everywhere, not just here. You either stock the pond with additional fish, aerate or chemical treat or you do all three or two of the three. I think we did everything short of the aeration. It was effective for a period of time.

Mr. Sabol: If we have a problem right now, will the chemical be the best way to go?

Mr. Flint: No. The problem is once it starts hatching. The chemical spraying will help the next breeding cycle. It's not spraying for mosquitos where it has an instant effect by killing them in the air. This is getting at the larvae.

Ms. Moore: Are you going to research it? We not going to wait two months to do something, are we?

Mr. Flint: The issue is that the next meeting is in January.

Ms. Moore: We can certainly stock more fish, and if we need to, start a chemical treatment.

Mr. Flint: I don't have the dollar amounts. If the Board wanted to authorize an amount similar to what was previously done, we can move forward with doing that. If you can make a motion tying it to what we previously did, that's enough authority for us to move forward.

On MOTION by Ms. Moore, seconded by Mr. Szewczyk, with all in favor, authorizing midge fly treatments on Lake 2, in an amount similar to what was approved in 2014, was approved.

Mr. Earlywine: Regarding the sidewalk issue, the original memo that my firm prepared in October 2016, referred to a similar issue, which were maintenance responsibilities for trees in ROWs. Obviously, we are still dealing with that curb strip area, but I think the focus was on landscaping and trees. As I look at the covenants, there's a provision in the Carriage Homes declaration, and a similar one in the Villas, that says the Association is responsible for the maintenance of any and all streets, roads, driveways and sidewalks throughout the common areas, where such road areas have not been dedicated to the public or any governmental body. In the first place, the CDD actually owns the fee simple title to the ROW, which include the sidewalk. There are some inspection requirements. Mike said in the past that there should be an annual inspection process for the sidewalks. The question is whether the declarations give that responsibility either to the HOA or homeowners. If you look at the original declaration, I think it gave the driveway responsibility to homeowners. The individual documents for the Villas and Carriage Homes have language that basically says that the HOA is responsible for sidewalks, unless its dedicated to the public or an entity. Given that we are a governmental entity, I think there's a question about whether we would be responsible or not. I would like to touch base with the HOAs to see how they treated them in the past. Have they been doing the maintenance in the

past; if so, I would continue on with that arrangement. If it did not exercise that authority in their declarations, then I think we certainly want to maybe look further at whether we want to take on that maintenance. I don't think, historically, we have done that, if I'm hearing you correctly.

Ms. Moore: Is the same issue coming up with the Carriage Homes?

Mr. Flint: It's come up in the past two years, and the Board has taken the position not to pressure wash sidewalks throughout the community, unless there's a health, safety issue. It's similar to the way that we inspect for raised panels or trip hazards, which we just completed. We have the proposal for the contractor to do the concrete repairs. If there are areas that are safety hazards, we probably should address them. I think the Carriage Homes requested that we pressure wash the entire community sidewalks and the Board took the position not to do that. As a practice, we don't pressure wash sidewalks throughout the community, but if there's a health, safety issue, we should probably look at it and make a determination as to whether we need to do something.

Mr. Earlywine: I agree.

Ms. Moore: I heard that there were slippery ones. Can you look at those specific areas to see if there's a safety issue because of the slipperiness?

Mr. Flint: Yes.

Mr. Szewczyk: What if you determine that there is a problem?

Mr. Flint: We will address it.

Mr. Smith: The problem that I see is you can let them go for five years and they will be slippery. At some point, I think the individual Associations need to address them. That's what we said before, if I recall correctly, that the individual Associations are responsible to maintain those sidewalks.

Mr. O'Brien: No. You own the sidewalks.

Mr. Flint: We have maintenance responsibilities. The Carriage Homes decided to pressure wash all of the sidewalks, because they were more concerned about the aesthetics of it. In doing that, they resolved the safety issue. If there's a safety issue, we have some responsibility, but not because it doesn't look good and needs to be cleaned. Back when Hopping, Green did the research, some communities put the responsibility on the homeowner to pressure wash the sidewalks in front of their homes.

Ms. Moore: I always had the understanding as a single-family homeowner, that we had to pressure wash our driveway and sidewalks.

Mr. Smith: In the three years that I have served on the Board, we haven't done any pressure washing. We maintained the common grounds by the fountains, but not in the communities themselves.

Mr. Flint: In the area where this was raised in the past was in the Carriage Homes. They did the entire community. They asked us to pay a portion of the cost, but we never paid anything.

Ms. Stephens: Why doesn't the homeowner take responsibility for the front of their house? I'm a homeowner and take that responsibility. I don't get it.

Mr. Flint: We will look at the Villas documents one more time, but if there isn't any language in there, then it falls back on us. We are not going to do all of the areas in the Villas, but if there's an area that needs to be done, we will do it. That's been the direction that I received from the Board in the past.

Mr. Earlywine: That's what your insurance carrier told us in similar circumstances.

Ms. Moore: Are you going to address the fence issue at some point?

Mr. Flint: We can do that now if you want to. The request is for a barrier between Woodlands and Lakeside.

Ms. Moore: That's a long stretch to do.

Mr. Flint: Normally, during development approval, if you have incompatible uses that are next to each other, local governments will typically require some sort of landscape barrier, such as a wall or fence. When you have a residential use against a residential use, they typically do not require a buffer or barrier. This is an instance where you have similar land uses next to each other, so you typically don't expect that local governments would require a landscape buffer in that instance. If it was commercial and industrial or other use than residential, a lot of times you will see that built into the plans. I don't know that you could go to the City of North Port, especially not now, because its already all been approved, and require the developer to put a barrier up.

Ms. Moore: Can we find out from Cypress Falls, if they have any intention to place a barrier when they finish? They are rushing two models, but they are also clearing land, putting

streets in and sewer lines. Who knows what the ultimate plan is to replace that fence and put more buffer in.

Mr. Flint: We can check with the City and look at the approved plans. Maybe I will task the District Engineer to do that, to see if the approved plans include any buffer requirements.

Mr. Szewczyk: If I am buying a house over there and I can see the water, I don't want a barrier. My house is one of those affected. Thirteen years ago, I work up one Saturday morning to see Pine trees getting ripped up. Then they put up that fence. Now the fence is down and my wife wants to do what was suggested. I said figure out how much footage and check with the neighbors, but I doubt very much that the CDD wants to get involved with that. Maybe the CDD would approve a fence if they weren't paying for it.

Mr. Smith: Is there room on the other side, between our property and Cypress Falls property?

Mr. Szewczyk: Yes. There is a barb wire fence there. That fence was on the other side of that. There is room for a fence or natural barrier.

Ms. Moore: Once you look at the City approved plans, we will at least know what if anything they are going to do there. To me, that's the starting point. Then we can figure out if that means there is an issue there or not.

Mr. Sabol: I think Sharon is right to do it that way, because the way we used to do it, my wife and I had several acres up north and we made an agreement with a neighbor to fix the fence to a certain point and they would fix it to a certain point. You can do that with natural plants. Maybe that would be the solution. It will look good and everyone will be happy.

A Resident: I paid \$75 for approved plantings on my property, on the other side of the lake, so you are allowed to plant there. I paid for three trees before I could have a fence.

Ms. Moore: The only ones who can get approval to plant a tree on CDD owned property is the CDD. I think this should be our first step.

Mr. Flint: Alright. That was everything that was brought up under public comments, so we will move to the District Manager's Report.

B. District Manager – Action Items

Mr. Flint: You have the Action Items List. The District Engineer is going to complete the preserve maintenance in January, in conjunction with the pond inspection. We are going to alternative months on the traffic enforcement and re-evaluate in January. Nathan will address

the options for the additional eating area at the pool. We already talked about the parking on the swale. Nathan has information on the Landscape Design Plan and will present it in his report, along with adjusting the elevation of the ground around the pickleball court. We want to defer the cost comparison of repairing the koi pond versus eliminating it to the January meeting. I'm not sure if we made any progress on evaluating the drainage in the playground area. We were waiting for it to dry out.

Mr. Szewczyk: I can tell you now that its dry as can be right now. My big concern is that I don't think there's anything that can be done, short of raising it up and putting dirt in there.

Mr. Flint: We were going to wait to see if it dried out to make sure that the irrigation leak was properly repaired, and it appears that's been done.

Mr. Smith: Its fixed.

Mr. Flint: Another option might be to do a French drain or something like that around the outside.

Ms. Moore: Did we have an Engineer evaluate what options we have, so when we are in the rainy season, we already fixed what needs to be fixed.

Mr. Smith: Can he look at that also?

Mr. Flint: I would be happy to task Dave Robson with that. For Kings III, we have a proposal that Nathan will present. Harry was going to cover the streetlight replacement.

Mr. Smith: Regarding the streetlights, I have two people coming out this month to give me prices. I received a call back from one guy. He asked if we wanted to stay with the same type of lamp that's out there now. He suggested a single head with an LED. Maybe you wouldn't need as many of them, since you are going to LEDs. I reached out to the City to make sure that we were within their code or requirements. As Jere said, after a month of talking to 15 people, I finally reached someone who said we can basically do anything we want. I said, "Are you sure about that?". He said, "Let me make some phone calls and I'll get back to you". So that's where I am with that. I am still waiting for the City to tell me exactly what type of pole, what type of lighting and how much lighting, so the guys can go out. He said that to reproduce these poles here, he would have to have somebody reproduce each pole individually, which would cost a fortune.

Ms. Moore: I think the smart thing to do is to evaluate and see what we need. Half of those lights are hidden by Magnolia trees, so they are not affected anyway. I think we have to be

open to see what the requirement is and then consider putting in what makes the most sense with the grown-up landscaping that's affecting it.

Mr. Smith: Once I have the requirements from the City, I can go back to these guys and say, "Okay, here's exactly what we need". As we did with the pool, we need to tell them how many lumens and candlelights and go from there. Then they can evaluate it and say, "You know what, instead of 80 poles, you can get away with 65 and we will do this or maybe use a higher pole". It's going to be up to the City.

Ms. Moore: We lost at least two light poles.

Mr. Smith: I think we lost four.

Ms. Moore: What we are finding is that the bases are rusting away, so they are all going to come tumbling down soon, because they really aren't the quality that we need to last a long time.

Mr. Szewczyk: Harry, has any thought been given to solar lights on the Avenue?

Mr. Smith: No.

Mr. Szewczyk: Why not? Why can't we put in LED lights and solar lights? Are they too expensive?

Mr. Flint: They make some solar street lights, but they are smaller. Kind of like what you see in the neighborhoods.

Mr. Szewczyk: They don't make a regular street light with solar?

Mr. Flint: Not to this extent. All of the power companies are now using LEDs. They are not using traditional bulbs. You can reduce from two heads to one head with an LED and then reduce the number of poles to be way ahead of the game, because the LED bulbs last longer and use less energy. I think the maintenance is a lot lower on those. I also emailed you a draft streetlight lease. Most of our communities use them and don't actually own the streetlights. I was looking into the cost of replacing them, versus the cost of entering into a Streetlight Lease with Florida Power & Light (FP&L). Unfortunately, FP&L has a policy of not installing streetlights in medians. They will do them on the sides. I guess that's probably a liability issue. For some reason, they have a written policy, so we don't have that option. I think I emailed that to the Board. What about the pergola repair?

Mr. Smith: I went through about 30 people, trying to get someone to come out here. One guy came out, looked at it and told me that he would get me a price. Then he called back and

said that they couldn't do it because they have big jobs to do and wouldn't be able to get to it until next year. I sent him back an email saying, "Next year's fine. If you are still interested, let me know", but I never heard another word from them. I have three other people that will be out here this month to give me prices. They told me that they will be here, but a lot of people say that they will be here and not show up. This happens to Nathan all the time. We will see if we can get them to show up. That's where this matter stands.

Ms. Moore: Can you give a history on that since we have so many new people here?

Mr. Smith: If you look at the entrance pergolas, the side towards Toledo Blade is leaning. I think it's a combination of the Bougainvilleas, rain and wind, which is starting to push them over. Bloomings looked at cutting down some of the Bougainvilleas, so we can at least get them standing back up to where they are supposed to be. For those of you who are here that weren't here last month, the Bougainvilleas will probably be cut back drastically.

C. Amenities Manager – Monthly Report

Mr. Trates: This month we welcomed our new Tennis Pro, Matt Ruggerman. He is going to be starting or may have already started. He has been a USTPA Professional for over 20 years. We are excited to have him as an asset to the tennis programs. We added convertible benches in the front for an eating area. The benches remain upright, but it has handles on it to flip it down. It turns into a tabletop that can be put back upright. It flows with the area. The issue with the drainage by the pickleball court was handled by our maintenance man, in-house. We want to thank everyone that attended our Halloween party and Veterans Day barbeque and made them both a success. The December calendar and newsletter will be in the office and online this Friday. We have some exciting events coming up in December, including Acoustics Unplugged again, which is a free live music event. We are also having a quarter action and our annual New Year's Eve party. Under Amenity Management, I have five proposals to discuss. There is a quote for the replacement/repair of the Boulevard streetlights, as Harry discussed. The two companies that I was working with, Bolt Electric and Michael J. Looney, do not have their proposals at the moment, but I'm hoping to have them for the January meeting. For the koi pond refurbishment, Moving Water's Pond and Garden provided a cost to restore the pond, not including the bridge, which is between \$3,000 to \$3,500. They would have to survey the area to see what type of pump would work for that system. They estimated \$450 to \$1,100 for a new pump system. The monthly maintenance cost to have it professionally maintained is \$200 a

month for two visits. We also received a quote from Bloomings for the removal of the koi pond and the bridge and installing sod in that area for \$4,980. The second item that I have for your approval is the picnic benches for the back area. There are many different options and styles including wheelchair accessible tables.

Ms. Moore: Are we going to talk about the koi pond and make a decision?

Mr. Smith: Why don't you just present everything and then we can go back over it.

Mr. Trates: The next quote is from Loyalty Lawn and Landscape, for the front Clubhouse center island landscaping renovation and new landscaping for the center island near the flagpole for \$12,282.50. This does not include the pergola and pavers that are depicted. We had a quote from last month. We were waiting on them to give a price for the pergola and the pavers, but he hasn't gotten back to me with that price yet, unfortunately. This is just for the landscaping that is depicted in the three renderings that were included in the agenda package. I have prices for the installation of the Kings III emergency call box that George mentioned at last month's meeting. There is a one-time connection fee of \$245 and a monthly service cost of \$34. They also offer a no-money-down option, but the monthly rate goes up to \$44 a month and they lock you into a three-year contract to make up the difference of the no-money-down payment. Lastly, we have the proposals from Bradley Ray Concrete for sidewalk grinding and replacements. We have all of the specifications for where the grindings and replacements will take place. They went through the neighborhoods and were very thorough. It took about three-and-a-half hours. They provided a very in-depth proposal for everything, so nothing was overlooked. I believe that there are two separate prices, one for \$2,312 and the second for \$8,309, which included a lot of replacements, because the sidewalks were grinded two years in a row, so it's time to replace a lot of them. They won't be able to take more grindings. That is all I have for you.

Mr. Smith: On the koi pond, did you say that the cost was between \$3,000 and \$3,500?

Mr. Trates: That is correct.

Mr. Smith: That does not include the motor, which is between \$450 and \$1,100.

Mr. Trates: The pump is separate. This is to repair the liner. When they took a look at what's out there, there were a lot of holes and issues in the line, so that has to be replaced.

Mr. Sabol: What is the maintenance fee?

Mr. Trates: \$200 for twice a month maintenance, and \$350 for four-time maintenance.

Mr. Smith: So we are looking at \$4,600 to tear it out and re-do it.

Mr. Trates: You would have a maintenance fee as well.

Mr. Smith: There would be a \$200 a month maintenance fee on top of that. That does not include the bridge that's there now. If we want to put the bridge back in, we would have to build it.

Mr. Trates: That is correct.

Ms. Moore: This proposal is not to remove it. It is to repair it.

Mr. Smith: Yes. Its \$4,600 to repair it and \$5,000 to tear it up, put sod down and then put picnic tables in there.

Ms. Stephens: It's nice to think about redoing it, but then there's the ongoing maintenance. It's like the fountains out front. You get them going and then all of a sudden, they are off again. I would remove it and install sod.

Mr. Sabol: When we do decide something, Harry, I agree with Camille. Forget about the pond. Fill it in, sod it, put the tables in and not worry about it. That would take care of the problem. We wouldn't have to pay a regular maintenance fee. It would be eliminated.

Mr. Smith: At one point I heard that they were going to put chlorine tabs in there to keep the water clean, so there would never be fish or plants or anything in it. Would it just be a waterfall?

Mr. Trates: No. This is to bring it back to a koi pond.

Mr. Smith: And then we are back to having raccoons.

Ms. Stephens: I think it's a waste. I think we are better doing away with it.

Mr. Smith: I have always been in favor of having a picnic area back there, but I'm conflicted because I know that a lot of people in the community like that koi pond. They liked that water back there, but I know for the last two or three years, it has not worked. It's been sitting back there, just growing algae. It's nice to have, but at the same time, I think that we really need to have someplace for people to have picnics back there and to come up here and enjoy themselves.

Ms. Stephens: I agree with Harry.

Mr. Szewczyk: I still feel that we have a picnic area back there that we need to maintain a little better. I like the aesthetic part of having the koi pond. I wasn't aware of the maintenance

level of \$100 per visit. Is that normal, Nathan? Do we know if other koi ponds require two visits a month and for that kind of money?

Mr. Trates: That's the minimum that most of the companies that I found require, which is two visits a month.

Mr. Szewczyk: Okay. Our new maintenance guy is a lot more skilled than ones we had in the past. I don't know if he would be qualified to do any of that maintenance work.

Mr. Trates: There's also the issue of still having to get new pumps for it. Judging by how we dealt with pumps in the past and always going down, personally, I would get an expert.

Ms. Stephens: Not only that, but if you have someone that is not contracted to do it, does that void your contract with them?

Mr. Szewczyk: We would have to look at that too.

Ms. Stephens: What we think is the right thing, isn't always the right thing. We just can't keep throwing money on top of money.

Ms. Moore: I don't think we need that koi pond. It hasn't had koi in it for three years. For a few years, we had somebody come in and trap the raccoon that were eating the koi. I'm in favor of taking it out.

Mr. Sabol: I also feel the same way.

Mr. Smith MOVED to approve the proposal from Bloomings to remove the koi pond and install sod, in the amount of \$4,980, and Ms. Stephens seconded the motion.

Mr. Earlywine: George, there's always a gray area, because this wasn't expressly listed on the agenda. Do you want to take any audience comment?

Mr. Smith: We can do that.

Mr. Flint: This item was not on the Action Items List, but the proposal was distributed. It wasn't in the agenda package. If any members of the public want to provide comment on removal of the koi pond before the Board acts, please speak now. Hearing no comments,

On VOICE VOTE, with Mr. Sabol, Mr. Smith, Ms. Moore and Ms. Stephens voting aye, and Mr. Szewczyk dissenting, the proposal from Bloomings to remove the koi pond and install sod, in the amount of \$4,980, was approved. (Motion Passed 4-1)

Mr. Trates: The next proposal is for new picnic tables in the back.

Ms. Moore: Do you have one to recommend and do you know how many you need?

Mr. Trates: It depends on whether the new area will be expanded to a larger area and we can fit more tables in. As it stands now, four tables are what we had before.

Mr. Flint: You can always start at four and add more if you wanted to.

Mr. Sabol: I think the best way is to get rid of the pond and once the sod is in, we can see what we need for that area.

Mr. Smith: Do you any idea what the delivery time for the tables are?

Mr. Trates: When I talked to them on the phone, they said that the shipping time was three to five days.

Ms. Moore: I was concerned because a technician was out there because someone had bought wood ones and they were removed.

Mr. Trates: They were removed as a safety issue.

Ms. Moore: We should consider getting some tables now and then evaluate the entire area to see whether we want to keep those four where we always had them, or move them over to the koi pond. We have nothing out there now because the wood ones rotted.

Mr. Smith: We can do that, but I would still like to know from Bloomings when they would start and finish this project. I don't think they are going to have this done before January.

Ms. Moore: I think we could vote on it and let Nathan choose when to order them.

Mr. Smith: We can do that.

Ms. Moore: I don't know how much they get used.

Mr. Trates: There are a lot of families that asked me why there were no picnic benches back there.

Mr. Szewczyk: Nathan, if you can find out how much area Bloomings is going to take over, we can at least put a couple towards the back end of that area, even if it's not four and it's just two, just to have something back there for people to have picnics. I think we should proceed with that.

Mr. Smith: I would like to see at least, one or two handicapped tables back there. We have people in the neighborhood that are disabled. I think if we are going to do it, we need to make sure that we let everyone have an opportunity to sit there. It looks like we have the choice between an octagon or square table. The square table is not handicapped accessible. Correct?

Mr. Trates: Not the square one, but they have the elongated one that I would recommend, because it has the extended-out sections for a wheelchair. It can fit quite a few people.

Ms. Moore: That looks good to me.

Mr. Flint: Do you want to get two of those.

Mr. Smith: Are you talking about the BarcoBoard™ Walk-Thru Wheelchair Accessible Table?

Mr. Trates: Yes for \$879.85.

Mr. Smith: Should we purchase two or four tables?

Ms. Moore: Two.

Mr. Szewczyk: Two for now.

On MOTION by Mr. Smith, seconded by Ms. Stephens, with all in favor, authorizing the Amenities Manager to purchase two BarcoBoard™ Walk-Thru Wheelchair Accessible Tables, in the amount of \$879.85 each, was approved.
--

Mr. Trates: The next quote is for the front and flagpole landscaping from Loyalty Lawn and Landscape.

Ms. Moore: \$12,000 is a lot of money. Does that seem reasonable George?

Mr. Flint: No.

Ms. Moore: I think we need to get some other proposals.

Mr. Flint: We will address that with Bloomings.

Mr. Smith: Do we have a proposal for the sidewalks?

Mr. Flint: Yes for the sidewalk repair. It's a health, safety issue. You have money in your Reserve Fund and that is where we would expense it.

Mr. Smith: Why is Plantation Boulevard included?

Mr. Flint: Plantation Boulevard should not be included.

Mr. Trates: We didn't go through Plantation Boulevard at all.

Mr. Smith: It says grinding Plantation Boulevard, at the no soliciting sign and at the intersection of Plantation Boulevard and Jonah Drive.

Mr. Trates: It was at the connecting street, which is Tara Drive.

Mr. Smith: So it's a side street. Okay, I saw Plantation Boulevard and I thought that was a City roadway.

Ms. Moore: I noticed one sidewalk that is pronounced slightly to where it's now lower than the apron on someone's driveway. We will not be touching their driveway, right? You can't sand down our sidewalk. It sucks that they are going to have to replace it. One is at 1544, where the driveways are not on our property and we don't maintain them.

Mr. Smith: I did not see that on here.

Mr. Trates: When we went through, we made sure that was not included. It might have been the way that they wrote down the different sections. It might have been between two addresses. I will definitely double check with them just to make sure.

Mr. Flint: We will not be grinding the driveway.

Ms. Moore: No, but do we need to raise our sidewalks? That should be on the proposal.

Mr. Flint: If it's not, it should be. 1344 needs to be on there.

On MOTION by Mr. Smith, seconded by Mr. Szewczyk, with all in favor, the Bradley Ray Concrete Proposal for sidewalk grinding and replacements, in the amount of \$8,309, was approved, as amended.

Mr. Trates: The last proposal is the Kings III emergency call box with the two different options. It has an emergency call button that dials this company, who determines if it's an emergency or not, so people are not calling 911 or making personal calls. They will decipher if it isn't working. They have been great to work with so far. I have been working with Kevin, the Manager, who is very informative. I personally think it's a great option.

Ms. Moore: Where is this going?

Mr. Trates: He said that we could have two boxes, one at the pool area where the gazebo is because there's a power source to connect it to and the other where we have the old phone line near the gym, but lower, so that it's accessible to children.

Ms. Moore: What brought all of this up, Nate?

Mr. Trates: The phone line that we currently have is not working. I have a new phone where you can dial 911. I know that there were concerns with people who would call randomly and we would get billed. I think George brought that up at the last meeting. This call box worked at other properties.

Mr. Flint: It's not a requirement. A lot of people have cellphones these days, but many communities want an emergency phone. I talked about a comparison. That was a situation where there wasn't an existing phone line, but there's an existing phone line here, and we are paying for that phone line. If there wasn't an existing phone line and we added it, the cost would be an additional \$30 a month. In this case, you have a phone line there, so you don't have that additional cost. You can do the hardwire version of it, versus the wireless if you chose to do that.

Mr. Sabol: How does that work, George? Does it go to a central operator and the operator sorts it out or does the machine sort it?

Mr. Flint: No, it's a person. When you pick the phone up, it rings to Kings III, and they determine if it's an actual emergency, and call 911. The reason that is valuable is like Nathan said, you don't end up getting false alarms. If you have a phone that automatically dials 911, you are asking for problems.

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

Ms. Moore: Can you explain the two pricing options? It's confusing.

Mr. Trates: I was a little confused when I first received it. I called Kevin and he explained it to me. The first option is \$34 a month, with a one-time connection of \$245. The second option, which is the zero-down option, you don't have to pay the \$245 connection fee, but the monthly service fee is \$10 more and they would lock us into a contract. It evens out that price, but instead of a one-time sum of money, it's going to be over the course of a few years.

Mr. Smith: With Option 2, it would be paid for, but then we would still be paying \$44 a month.

Mr. Flint: Right.

Mr. Smith: If we choose to do this, I would definitely prefer Option 1, pay the \$245 and \$34 a month. I was confused because it said net investment and \$16 a month. I wondered if we were paying \$16 or \$34. It looks like what they are saying is right now we are paying \$50 a month for monitoring.

Mr. Trates: I believe that's for the phone.

Ms. Moore: It's a phone line expense.

Mr. Trates: He said that he can take that phone line out and connect it to another line that we have, to eliminate that cost. I think that's why he added that when he came out to examine it.

Ms. Stephens: With the second option, there would nothing down. Is it a two year or three-year contract?

Mr. Trates: I believe he said it was a three-year contract, when I spoke to him over the phone.

Ms. Stephens: At the end of the three years, what would the monthly service fee be?

Mr. Trates: I believe it goes back down to \$34.

Mr. Flint: At that point, you would enter into a new agreement and it could be more.

Mr. Smith: We are still paying an extra \$10 a month.

Mr. Flint: If you are going to do it, I would pay the money upfront, versus the higher monthly rate. It's not a cashflow issue for us.

Mr. Smith: We don't need it, but I think it's a good thing to have, as far as security and safety for us, if something happens out there or something happens in the weight room. There might be somebody up here who does not have a phone at that particular time. For \$34 a month, we have that protection. That's a small amount to pay for what we get.

Ms. Moore: Are we eliminating any phone line expenses by going with that phone? Are we paying anything for that phone line now?

Mr. Trates: I believe that it's an active phone line, but he says that we can probably eliminate it when he was checking it and connecting it to a different line that we currently have.

Ms. Moore: So the net cost is \$32 a month but there will be savings.

Mr. Smith: Yes. Do we need public comment?

Mr. Flint: It was in his report. It's up to you.

Mr. Smith: We should do it, just to make sure. Then we are safe.

Mr. Flint: Is there any public comment on the issue of the emergency phone with Kings III, before the Board considers it? Hearing none,

On MOTION by Mr. Smith, seconded by Mr. Szewczyk, with all in favor, Option 1 of the Proposal from Kings III to provide an emergency call box was approved.

Mr. Trates: That is all I have for you, but I'm willing to take any other questions that you have.

Mr. Sabol: Nathan, did we get the air conditioner looked at? I looked at it with Brad and it was all rusted out. There are wires that should be looked at.

Mr. Trates: That is one of the quotes that we are trying to get. We should have it by the next meeting; however, the next meeting isn't until January, but it's a safety issue.

Mr. Flint: That's not going to be a significant dollar amount. Is it just the shut off?

Mr. Sabol: It's the breaker box.

NINTH ORDER OF BUSINESS

Other Business

Mr. Flint: Is there any other business from the Board? Not hearing any,

TENTH ORDER OF BUSINESS

Supervisor's Requests

Ms. Moore: We need a different fencing option. In front of Subway, along Toledo Blade, there is fencing along the sidewalk. If you look at it, you will see where a couple of slats came out of their slots.

Mr. Trates: I will check that.

Mr. Flint: Is there anything else? If not, we need a motion to adjourn.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Szewczyk, seconded by Mr. Smith, with all in favor the meeting was adjourned.
--

Secretary/Assistant Secretary

Chairman/Vice Chairman

B

Lakeside Plantation

Community Development District

Summary of Invoices

November 1, 2017 to November 30, 2017

Fund	Date	Check No.'s		Amount
General Fund	11/6/17	1570-1574	\$	19,233.46
	11/15/17	1575	\$	260.00
	11/17/17	1576-1585	\$	5,194.72
	11/21/17	1586-1590	\$	1,000.00
	11/29/17	1591	\$	17,488.42
			\$	43,176.60
Capital Reserve Fund	11/10/17	50	\$	340,000.00
			\$	340,000.00
Automatic Drafts	<u>October 2017</u>			
Florida Power & Light	2200 Plantation Blvd - Clubhouse	\$	1,413.18	
	2200 Plantation Blvd - Fountain	\$	666.82	
	2200 Plantation Blvd - Tennis Courts/Pool	\$	821.77	
North Port Utilities	2200 Plantation Blvd - Clubhouse	\$	4,970.56	
	2200 Plantation Blvd - Fountain	\$	18.77	
	2200 Plantation Blvd - Tennis Courts/Pool	\$	113.29	
TECO Peoples Gas	2200 Plantation Blvd - Pool	\$	12.77	
Frontier Communications	2200 Plantation Blvd - Clubhouse	\$	365.23	
		\$	8,382.39	
			\$	391,558.99

AP300R

*** CHECK DATES 11/01/2017 - 11/30/2017 *** YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/10/18 PAGE 1

LAKESIDE PLANTATION - GENERAL
BANK A LAKESIDE PLANTATION

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	EXPENSED TO DFT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
11/06/17	00001	11/01/17	65	201711 310-51300-34000		MANAGEMENT FEES NOV17	*	3,004.17	
11/01/17	65	201711 310-51300-35200		INFO TECHNOLOGY NOV17			*	58.33	
11/01/17	65	201711 310-51300-31300		DISSEMINATION FEE NOV17			*	83.33	
11/01/17	65	201711 310-51300-51000		OFFICE SUPPLIES			*	1.56	
11/01/17	65	201711 310-51300-42000		POSTAGE			*	57.01	
11/01/17	65	201711 310-51300-42500		COPIES			*	16.05	
GOVERNMENTAL MANAGEMENT SERVICES									
11/06/17	00005	10/12/17	SPE36306	201710 330-53800-48102		RK34-975XLR WILKINS 975XL	*	134.30	3,220.45 001570
11/06/17	00266	11/02/17	11022017	201711 330-53800-48102		BATTERY FOR MAINTENANCE	*	6.99	134.30 001571
11/06/17	00066	9/30/17	96773	201709 310-51300-31500		AMTY AGH/BRD MTG	*	1,863.40	6.99 001572
11/06/17	00257	11/01/17	336045	201711 330-53800-12000		AMENITY CENTER MGMT-NOV17	*	14,008.32	1,863.40 001573
11/15/17	00265	10/18/17	10182017	201710 300-36900-10300		TENNIS MEMBERSHIP-REFUND	*	260.00	14,008.32 001574
11/17/17	00003	10/31/17	107135	201710 330-53800-48300		QTRLY PEST CONTROL-OCT17	*	150.00	260.00 001575
11/17/17	00005	10/04/17	SPE36053	201710 330-53800-48102		REPAIR/SVC FIRE SPRINKLER	*	871.18	150.00 001576
11/17/17	00014	10/31/17	288068	201710 330-53800-48101		WATER COOLER - OCT 17	*	29.99	871.18 001577
10/31/17	291620	201710 330-53800-48101		WATER COOLER - OCT 17			*	18.99	
CULLIGAN WATER									
									48.98 001578

LKSD LAKESIDE PLANT KCOSTA

AP300R
 *** CHECK DATES 11/01/2017 - 11/30/2017 ***
 YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
 LAKESIDE PLANTATION - GENERAL
 BANK A LAKESIDE PLANTATION

PAGE 2

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
11/17/17	00260	9/29/17	87915	201710	330	53800	51100			*	810.00	
			POOL CLEANING-OCT17									
10/16/17		WO-7103	201710	330	53800	51000				*	405.00	
		INSTALL NEW MOTOR										
11/01/17		5094	201711	330	53800	51100				*	810.00	
		POOL CLEANING - NOV 17										
11/17/17	00104	11/10/17	77990	201711	330	53800	48102		DART POOL SOLUTIONS, INC	*	145.00	2,025.00 001579
		QRTLY EQUIPT MAINT - NOV17										
11/17/17	00027	11/01/17	17-09261	201711	320	53800	46000		FITNESS LOGIC	*	966.00	145.00 001580
		MTHLY LAKE MAINT-NOV17										
11/17/17	00032	11/02/17	54883-15	201710	320	53800	43400		LAKE MASTERS AQUATIC WEED CONTROL	*	158.62	966.00 001581
		GARBAGE COLLECTION-OCT17										
11/17/17	00041	10/25/17	181353	201711	330	53800	48400		NORTH PORT SOLID WASTE DISTRICT	*	147.00	158.62 001582
		ALARM MONIT-NOV17-JAN18										
11/17/17	00106	11/03/17	3513188	201711	310	51300	48000		SECURITY ALARM CORP.	*	82.94	147.00 001583
		NOTICE OF MEETING-11/15										
11/17/17	00205	11/16/17	11162017	201711	330	53800	48000		THE SUN	*	600.00	82.94 001584
		DJ SVC-NEW YEARS PARTY										
11/21/17	00200	11/15/17	AS111520	201711	310	51300	11000		WAYNE STEIER	*	200.00	600.00 001585
		SUPERVISOR FEES-11/15/17										
11/21/17	00055	11/15/17	CS111520	201711	310	51300	11000		ALAN SABOL	*	200.00	200.00 001586
		SUPERVISOR FEES-11/15/17										
11/21/17	00211	11/15/17	HS111520	201711	310	51300	11000		CAMILLE STEPHENS	*	200.00	200.00 001587
		SUPERVISOR FEES-11/15/17										
11/21/17	00054	11/15/17	SM111520	201711	310	51300	11000		HARRY SMITH	*	200.00	200.00 001588
		SUPERVISOR FEES-11/15/17										
									SHARON MOORE			200.00 001589

LKSD LAKESIDE PLANT KCOSTA

AP300R
 *** CHECK DATES 11/01/2017 - 11/30/2017 ***
 YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
 LAKESIDE PLANTATION - GENERAL
 BANK A LAKESIDE PLANTATION
 RUN 1/10/18
 PAGE 3

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
11/21/17	00056	11/15/17 JS111520	201711 310-51300-11000			*	200.00	
		SUPERVISOR FEES-11/15/17						
		JOE SZEWCZYK						
11/29/17	00028	11/29/17 11292017	201711 300-20700-10000			*	17,488.42	
		FY18 DEBT SERVICE ASSES						
		LAKESIDE PLANTATION C/O USBANK						
							200.00	001590
							17,488.42	001591

TOTAL FOR BANK A	43,176.60
TOTAL FOR REGISTER	43,176.60

LKSD LAKESIDE PLANT KCOSTA

AP300R
 *** CHECK DATES 11/01/2017 - 11/30/2017 *** YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/10/18 PAGE 1
 LAKESIDE PLANTATION - CAP RES
 BANK C CHECKING ACTIVITIES

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	EXPENSED TO.... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
11/10/17	00028	11/09/17	11092017 201711 600-15100-10000			*	340,000.00	
FUNDS TO OPEN SBA ACCT								
LAKESIDE PLANTATION CDD							340,000.00	000050

TOTAL FOR BANK C 340,000.00
 TOTAL FOR REGISTER 340,000.00

LKSD LAKESIDE PLANT KCOSTA

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

Invoice

Invoice #: 65
Invoice Date: 11/1/17
Due Date: 11/1/17
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - November 2017 1.310 513.34		3,004.17	3,004.17
Information Technology - November 2017 .352		58.33	58.33
Dissemination Agent Services - November 2017 .313		83.33	83.33
Office Supplies .51		1.56	1.56
Postage .42		57.01	57.01
Copies .425		16.05	16.05
Total			\$3,220.45
Payments/Credits			\$0.00
Balance Due			\$3,220.45

Invoice



Date: 10/12/2017
Customer ID: 3941
Invoice No.: SPE36306
Reference: Work Order 48800 / Field Invoice FS71576

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

Bill to:

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

**Service at:**

Lakeside Plantation Clubhouse
2200 Plantation Blvd
North Port, FL 34286

Description:

Work Order 48800 Backflow Potable Repair

P.O. Number:

Terms: DUE UPON RECEIPT

Item	Description	Quantity	Unit Price	Amount
Parts				
	RK34-975XLR Wilkins 975XL 3/4-1" Repair Kit	1.00	\$39.3000	\$39.30
Parts Subtotal:				\$39.30
Flat Rate				
	SVC-1STHHR First Half Hour	1.00	\$95.0000	\$95.00
<i>Service: customer reported backflow leaking from bottom of device. *Leak coming from relief valve at bottom of device. Installed repair kit to stop leak. Device passed re-certification testing. Repair complete.</i>				
Flat Rate Subtotal:				\$95.00

Additional Notes:

Subtotal:	\$134.30
Sales Tax:	\$0.00
Payments:	\$0.00
Total Due:	\$134.30



Thank You For Your Business

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

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



Phone: 941-485-5402
Facsimile: 941-483-3321
Toll Free: 877-664-6612

BACKFLOW TEST AND MAINTENANCE REPORT

Owner Name/ Business Name: LAKESIDE PLANTATION

Property Address: 2200 PLANTATION BLVD NP FL 34286

Location of Assembly: AT FOUNTAIN

Hazard# _____
Confirmation# _____
Date Entered _____

Customer # 3941 Work Order # 48800 Repair WO # _____

AHJ: NPUTT

Type of Assembly:	☐ DCA	☐ DCVA	☒ CRPBA	☐ DDCA	☐ RPDA	☐ Other
Type of Service	☐ Potable Water	☒ Irrigation	☐ Fire Service	☐ Fire ByPass	☐ Other	
Size:	3/4 ☐	1 ☒	1.5 ☐	2 ☐	3 ☐	4 ☐
				6 ☐	8 ☐	Meter # _____
Manufacturer:	<u>WILKINS</u>	Model #	<u>975XC</u>	Serial #	<u>923441</u>	
Check Valve #1	☐ Leaked ☒ Closed Tight	Relief Valve	Opened at: <u>3.2</u> PSI or Did Not Open ☐	Check Valve #2	☐ Leaked ☒ Closed Tight	Pressure Vacuum Breaker
Gauge Pressure Across Check Valve	<u>10.1</u> PSI	Outlet Shut-off Valve:	☐ Leaked ☒ Closed Tight	Gauge Pressure Across Check Valve	<u>1.0</u> PSI	Air Inlet: did Not Open ☐ or Opened at _____ PSI
						Check Valve: Leaked ☐ Held at _____ PSI
PASSED ☒		FAILED ☐		TEST BUFFER:		PSI
Remarks: _____						
INITIAL TEST BY: <u>T. OSBORNE</u>		CERT # <u>V06178469</u>		DATE: <u>10/12/17</u>		
GAUGE MANUFACTURER: <u>MIDWEST</u>		GAUGE SERIAL#: <u>12061023</u>		Calibration Date: <u>4/18</u>		

REPAIR & RETEST RESULTS

☐ Cleaned Only	☐ RV Cleaned Only	☐ Cleaned Only	☐ Cleaned Only
Replaced:	Replaced:	Replaced:	Replaced:
rubber Kit ☒	RV rubber kit ☒	rubber Kit ☒	rubber kit ☐
CV Assembly ☐	RV assembly ☐	CV Assembly ☐	CV Assembly ☐
or ☐	or ☐	or ☐	disc, air inlet ☐
disc ☐	disc ☐	disc ☐	disk, CV ☐
O-Rings ☐	diaphragm(s) ☐	O-Rings ☐	seat, CV ☐
seat ☐	seat ☐	seat ☐	spring, air inlet ☐
spring ☐	spring ☐	spring ☐	spring, CV ☐
stem/ Guide ☐	stem/ guide ☐	stem/ Guide ☐	retainer ☐
retainer ☐	O-Rings ☐	retainer ☐	guide ☐
lock Nuts ☐	Other ☐	lock Nuts ☐	O-rings ☐
Other ☐		Other ☐	Other ☐
Check Valve #1	Relief Valve	Check Valve #2	Pressure Vacuum Breaker
☐ Leaked ☐ Closed Tight	Opened at: _____ PSI or Did Not Open ☐	☐ Leaked ☐ Closed Tight	Air Inlet: did Not Open ☐ or Opened at _____ PSI
Gauge Pressure Across Check Valve	Outlet Shut-off Valve:	Gauge Pressure Across Check Valve	Check Valve: Leaked ☐ Held at _____ PSI
_____ PSI	☐ Leaked ☐ Closed Tight	_____ PSI	
PASSED ☐		FAILED ☐	
TEST BUFFER:		PSI	
Remarks: _____			
REPAIR TECH: <u>T. OSBORNE</u>		CERT # <u>R1468</u>	
FINAL TEST BY: _____		DATE: <u>10/12/17</u>	
GAUGE MANUFACTURER: _____		DATE: _____	
		Calibration Date: _____	



Maintenance

FIELD WORK ORDER
FA / FS 71576

Division: APS / SPE / RES
CUST #: 5117 WO#: 101217
TECH # 100 DATE: 10/12/17
PO#

P.O. Box 637 Venice, FL 34284 phone: 941.485.5402 fax: 941.483.3321 toll free: 877.664.6612

EF #20000299 Contractor II #7085650001199 CFC #1426701 Class A #10995300012008 Class D #4825410002004 DOT R.I.N. C343

Customer Information:

Site Name: Colosier
Address: _____
City, State, Zip: _____
Contact: _____ Mob.: _____
Phone: _____ Fax: _____
Email: _____

Bill-to Information:

Bill-to Name: _____
Address: _____
City, State, Zip: _____
Contact: _____ Mob.: _____
Phone: _____ Fax: _____
Email: _____

Type of Work: Work Order Quoted Repair ER Service Change Order Other

Call Type / Reason: _____
Problem / Scope: Repaired leaking

Resolution / Scope Complete: _____

DATE	TECH #	LABOR DESCRIPTION	Drive Start	START	FINISH	QTY	UNIT PRICE	EXT PRICE
		1st Half Hour - minimum labor charge				0.5	\$95.00	

Additional labor listed on next pg □

FLAT rate / PART #	DESCRIPTION	QTY	UNIT PRICE	EXT PRICE
3 TFL	1 1/2" C R	1		

Additional parts listed on next pg □

LABOR SUB TOTAL:

PARTS SUB TOTAL:

Monitor Co.: _____	Panel Loc.: _____	Panel Log sgnd off: Yes / No	Off Line: _____ OP#: _____	Labor Total: _____ Total: _____
Monitor Co. Ph.: _____	Acct #: _____		On Line: _____ OP#: _____	Parts Total: _____
Panel: Normal / Off Normal	Start Static: _____ psi Residual: _____ psi	Tag: Red ☐ Green ☐		Subtotal: _____
Seal #: _____ Seal #: _____	End Static: _____ psi	Red Tag Repairs sgnd off on tag? Yes / No		Tax/Other: _____
Seal #: _____ Seal #: _____	# of Valves Closed _____ Open _____			Total: _____

1. IS SYST. IMPAIRED? Yes / No: _____
IMPAIRMENT QUOTE# _____
2. RTN NEEDED ON THIS WO? Yes / No: _____ Return Date: _____ #HRS _____ TECHS _____
3. NEW WO or QTE NEEDED? Yes / No: _____ New: WO#QTE# _____ #HRS _____ TECHS _____

Return Notes: _____

Technician Signature: _____ Date: 10/12/17 CLIF: ☒ Yes No

Acknowledgement of Work Completed

Deposits and Payments

Printed Name: _____
Title: _____
Signature: Annie Skelton Date: 10/12/17

Deposit Required \$ _____
Payment Received \$ _____
Cash ☐ Check ☐ # _____
Customer PO#: _____

I HEREBY ACKNOWLEDGE THE SATISFACTORY COMPLETION OF THE ABOVE DESCRIBED WORK. MY SIGNATURE CONSTITUTES FULL ACCEPTANCE OF THE WORK PERFORMED AS INDICATED ABOVE. MERCHANDISE REMAINS PROPERTY OF SELLER UNTIL PAID FOR IN FULL. 1 1/2% FEE ADDED TO BALANCE AFTER 30 DAYS.

Note: Terms and Conditions on reverse side are integral parts of this Contract.

Office Use Only: RTB ☐ WTB ☐

Ver. 07-2015

Updated 3/2K 12/2017

By _____



Check Request

District	<u>Lakeside Plantation</u>	Date	<u>11/2/17</u>
Payable to	<u>Brad Feltz</u>		
Amount Requested	<u>\$6.99</u>	Account Number	<u>Maintenance</u>
Requested By	<u>Jamie Stauble</u>		
Description of Need	<u>Battery for maintenance</u>		
Approved By	<u>Nathan Trates</u>	Signature	<u>[Signature]</u>
Received By		Signature	

330 5th Unit

* Please send to Clubhouse *

**WELCOME TO
OUR STORE**

125578
NORTH PORT
1060 PLANTATION BLVD
NORTHPORT FL 34288

Description	Qty	Amount
T DURACELL ALK MN1604	1	6.99
Subtotal		6.99
Tax		
TOTAL		7.48
CASH	\$	10.00
Change	\$	-2.52

ST# AB123 TILL XXXX DR# 1 TRAN# 1025740
CSH: 4 10/25/17 09:47:55

Hopping Green & Sams

Attorneys and Counselors

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



STATEMENT

October 31, 2017

Lakeside Plantation Community Development District
c/o GMS, LLC
135 West Central Avenue, Suite 320
Orlando, FL 32801

Bill Number 96773
Billed through 09/30/2017

General Counsel/Monthly Meeting
LPCDD 00001 JLE

FOR PROFESSIONAL SERVICES RENDERED

09/15/17	JLE	Review and update amenity services agreement; confer with District Staff regarding the same; further revise based on comments from Deary.	1.40 hrs
09/19/17	JLE	Review contractor proposal, and insurance certificate; Incorporate the same into form of agreement; e-mail correspondence regarding the same.	1.20 hrs
09/20/17	JLE	Review agenda package; review ASG agreement and District amenity rates and rules; confer with Flint regarding Board meeting; review meeting minutes regarding maintenance question; prepare for and attend Board meeting; follow-up with Flint.	1.90 hrs
09/25/17	JLE	Confer with amenity manager regarding contract requirements; confer with District Staff regarding pool proposals; begin to draft resolution and policy regarding road verge maintenance.	2.20 hrs

Total fees for this matter \$1,775.50

DISBURSEMENTS

Travel	77.43
Travel - Meals	5.66
Conference Calls	4.81

Total disbursements for this matter \$87.90

MATTER SUMMARY

Earlywine, Jere L.	6.70 hrs	265 /hr	\$1,775.50
--------------------	----------	---------	------------

TOTAL FEES	\$1,775.50
TOTAL DISBURSEMENTS	\$87.90

TOTAL CHARGES FOR THIS MATTER **\$1,863.40**

BILLING SUMMARY

=====

Earlywine, Jere L.	6.70 hrs	265 /hr	\$1,775.50
--------------------	----------	---------	------------

TOTAL FEES

\$1,775.50

TOTAL DISBURSEMENTS

\$87.90

TOTAL CHARGES FOR THIS BILL**\$1,863.40**

Please include the bill number on your check.

,



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



Invoice

Invoice # 336045
Date 11/1/2017
Terms Net 30
Due Date 12/1/2017
Memo Fees Nov. 2017

Bill To

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

330-538-120

Item Description	Quantity	Rate	Amount
Facility Manager Services at Lakeside Plantation Amenity Center	1	4,856.25	4,856.25
Office Administrative Assistant Services at Lakeside Plantation Amenity Center	1	2,109.16	2,109.16
Facility Attendants Services at Lakeside Plantation Amenity Center	1	2,415.83	2,415.83
Facility Maintenance Services at Lakeside Plantation Amenity Center	1	4,597.08	4,597.08
Cell Phone Reimbursement for Facility Manager	1	30.00	30.00

Thank you for your business.

Total \$14,008.32



Check Request

District	<u>Lakeside Plantation</u>	Date	<u>10/18/17</u>
Payable to	<u>Lora Richichi</u>	Account Number	<u>OGM account</u>
Amount Requested	<u>\$260.⁰⁰</u>		
Requested By	<u>Tamie Staubly</u>		
Description of Need	<u>Refund for Seasonal Tennis membership. She broke her wrist a few days after signing up.</u>		
Approved By	<u>Nathan Trates</u>	Signature	<u>[Signature]</u>
Received By		Signature	<u>[Signature]</u>

** Please send to clubhouse **

A-1 Superior Pest Control
340 Tamiami Trl
Port Charlotte, FL 33953
941-624-2111



INVOICE 107135 Dated 10/31/2017

If payment has already been made, please
disregard. Thank You!

30 538 413
C/O GOVERNMENTAL MANAGEMENT SERVICES
135 W Centra Blvd Suite 320
Orlando, FL 32801

Acct # 2112
Lic#:
Purchase order

DESCRIPTION	INVOICE	DISCOUNT	TAX	QUANTITY	AMOUNT DUE
-------------	---------	----------	-----	----------	------------

For service at: Lakeside Plantation Comm. 2200 Plantation Blvd. North Port, FL 34289

Pest Control - Quarterly	\$150.00	\$0.00	\$0.00		\$150.00
--------------------------	----------	--------	--------	--	----------

Total Payment Amount: \$0.00
Previous Program Balance \$0.00

PLEASE REMIT	\$150.00
---------------------	-----------------

A-1 Superior Pest Control

340 Tamiami Trl
Port Charlotte, FL 33953

Acct # 2112
C/O GOVERNMENTAL MANAGEMENT SERVICES

INVOICE 107135 Dated 10/31/2017
PLEASE REMIT \$150.00

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

☐ Check Enclosed ☐ Charge my Visa/Mastercard/Discover/Amex

Card # _____

Exp. Date _____ Billing Zip Code: _____

Amount Paid: \$ _____ Signature _____

☐ Email my invoices to: _____

Comments _____

A-1 SUPERIOR

PEST CONTROL

340 Tamiami Tr., Ft. Charlotte, FL 33953 • WWW.A1SPC.COM
PChar/P.G. (941) 624-2111 • Sara (941) 906-8333 • Eng./Ven (941) 475-0044

SERVICE ADDRESS

Lakeside Plantation Comm.
2200 Plantation Blvd.

North Port, FL 34289-

135 W Central Blvd Suite 320

SERVICE INVOICE

WO#: 107135

Account: 2112

Schedule service: 10/16/2017

Route 1

LSD: 7/31/2017

FORM/PC/RODENT X 6 BOXES/anyday but Wed 423-5500 CODE:FLRM- 8072 /BIRM - GET KEY FROM OFFICE
/CardGRm 1776

SERVICE TYPE	AMOUNT
Pest Control - Quarterly	\$150.00
Tax:	\$0.00
Total:	\$150.00
Credits /Prepay:	\$0.00
PREVIOUS BALANCE	\$0.00
TOTAL DUE	\$150.00

COMMENTS:

THANK YOU
MARK

TOTAL PAID ☒ CASH ☐ CK#
☒ BILL ☐ CREDIT CARD
ARE YOU SATISFIED? ☒ YES ☐ NO DATE 10/31/17
ACCEPTED BY:

FLAG LEFT? ☒ YES ☐ NO

TREATMENT AREA	PESTS
☐ LANAI	☒ ANTS
☐ ATTIC	☐ SUBTERRANEAN TERMITES
☐ GARAGE	☐ CARPENTER ANTS
☐ BASEBOARDS	☐ DRYWOOD TERMITES
☒ PERIMETER	☐ WEEDS
☐ KITCHEN	☐ FUNGUS
☐ BATHROOMS	☐ SCALE
☐ FOUNDATION	☐ APHIDS
☐ LAWN	☐ OTHER: _____
☐ ORNAMENTALS	☐ OTHER: _____
☐ CRAWLSPACE	☒ ROACHES
☐ WALL VOIDS	☐ RODENTS
☐ STATION # _____	☐ FLEAS
☐ LAWN MOWING: _____	☒ SILVERFISH
☐ SHRUB TRIMMING: _____	☐ FIRE ANTS
☐ TREE TRIMMING: _____	☐ CHINCH BUGS
☒ OTHER: ROYENT BOXES	☐ SOD WEBWORMS
☐ OTHER: _____	☐ ARMY WORMS
	☐ MOLE CRICKETS

CHEMICALS:

Phantom	Delta Dust	Merit 75 W/P	Fertilizer
Flusher	Borid Dust	Cyper T/C	Fungicide
Evercide	Cyonara	Bifenthrin	1st Line GT Plus
Gentrol	Termidor SC	Atrazine	Miracle Grow
Maxforce Ant Gel	Termidor 80WG	Basagran	Other
Maxforce Roach Gel	Premise 75	Manor	Other
Contra Blox	Onslaught	Bifen XTS	Other

ZA PC

Invoice



Date: 10/4/2017
Customer ID: 3941
Invoice No.: SPE36053
Reference: Work Order 47530 / Field Invoice

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

Bill to:

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

**Service at:**

Lakeside Plantation Clubhouse
2200 Plantation Blvd
North Port, FL 34286

Description:
Work Order 47530 Sprinkler Fire Repair C

Terms: **DUE UPON RECEIPT**

Item	Description	Quantity	Unit Price	Amount
Labor				
	Repair/Service Fire Sprinklers	5.50	\$95.0000	\$522.50
Labor Subtotal:				522.50
Parts				
	F1FR56P1W F1FR56,PENDENT,155,5.6K,1/2,PLY WHITE	7.00	\$20.2900	\$142.03
	ESRMBW50 MODEL B-RECESSED STD - WHITE - 1/2"	7.00	\$1.7000	\$11.90
	GAAWSS350 Guage SS 3.5" - AIR/WATER - 300 PSI	2.00	\$22.0000	\$44.00
	4LWCS STAR,C-3,4",COUP,LIGHT	1.00	\$19.7500	\$19.75
	FDC-YMS FDC Sign, Yard Mount	1.00	\$36.0000	\$36.00
Parts Subtotal:				253.68
Miscellaneous				
	1st Half Hour Labor	1.00	\$95.0000	\$95.00
	Scope	1.00	\$0.0000	\$0.00
<i>*5-Year Inspection items per NFPA-25 and completed per quote. Adjusted invoice to reflect actual time and materials use to complete scope of work per quote.</i>				
Miscellaneous Subtotal:				95.00



Visa and Master Card Accepted

Thank You For Your Business

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

Invoice



Date: 10/4/2017
Customer ID: 3941
Invoice No.: SPE36053
Reference: Work Order 47530 / Field Invoice

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

Bill to:

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

Service at:

Lakeside Plantation Clubhouse
2200 Plantation Blvd
North Port, FL 34286

Description:
Work Order 47530 Sprinkler Fire Repair C

Terms: **DUE UPON RECIEPT**

Item	Description	Quantity	Unit Price	Amount
------	-------------	----------	------------	--------

Subtotal:	\$871.18
Sales Tax:	\$0.00
Payments:	\$0.00
Total Due:	\$871.18



Visa and Master Card Accepted

Thank You For Your Business

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



better water. pure and simple.®

1099 Enterprise Court

Nokomis, FL 34275

941-485-7526

IF PAYING BY CREDIT CARD, PLEASE CHECK CORRECT CARD AND FILL OUT BELOW			
☐	☒	☐	☐
			☐ PLEASE CHECK BOX TO ENROLL IN AUTOMATIC BILL PAYMENT
CARD NUMBER		V. CODE	
SIGNATURE		EXP. DATE	
DATE	PAY THIS AMOUNT	ACCOUNT NUMBER	
10/31/2017	48.98	1017805	
Pay By Date: Nov 15		AMOUNT PAID \$	

17*3932 1 MB 0.420*
LAKESIDE PLANTATION
135 W Central Blvd Ste 320
Orlando FL 32801-2435



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



Balance Forward Statement

RETURN THIS TOP PORTION WITH YOUR PAYMENT

48101

Page: 1

InvDate	InvNum	Location	Billed	Tax	Balance
Previous Balance: 09/30/2017					95.48
Location 1017805					
LAKESIDE PLANTATION 2200 PLANTATION BLVD					
10/12/2017	288068	1017805	PO#		29.99
2413	5 GALLON DRINKING WATER		5.000 @	5.50	27.50
4201	DELIVERY CHARGE		1.000 @	2.49	2.49
10/23/2017		1017805	PO#		-95.48
	PAYMENT		@		
10/27/2017	291620	1017805	PO#		18.99
2413	5 GALLON DRINKING WATER		3.000 @	5.50	16.50
4201	DELIVERY CHARGE		1.000 @	2.49	2.49
10/31/2017		1017805	PO#		0.00
	PAYMENT		@		



ACCOUNT IS CURRENT

Current	48.98	30day	0.00	60day	0.00	90day	0.00	Balance	48.98
---------	-------	-------	------	-------	------	-------	------	---------	-------

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

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

DART Pool Solutions, Inc.

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

RECEIVED

OCT 16 2017

Invoice

Date	Invoice #
9/29/2017	87915

BY: _____

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

		P.O. No.	Terms	Due Date	Tech	Date of Service
			month's end	10/31/2017	SB	10/1/2017
Item	Description	Qty	Rate	Amount		
Pool Cleaning	October pool cleaning		810.00	810.00		
	Invoice 10/17/2017 to new email address					
	FL Sales Tax		7.00%	0.00		
21-370-558-511						

Thank you for your business!

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

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

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

DART Pool Solutions, Inc.

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

RECEIVED**Invoice**

BY: _____

Date	Invoice #
10/16/2017	WO-7103

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

Service Location
2200 Plantation Blvd North Port, FL 34289

P.O. No.	Terms	Due Date	Tech	Date of Service
	month's end	10/16/2017	SB	10/16/2017

Item	Description	Qty	Rate	Amount
Parts & Labor	I found 120 going to the pump but its still not working. needs new motor.			
	I returned with a new motor and installed it.			
	1hp motor installed with shaft seal FL Sales Tax	1	405.00 7.00%	405.00 0.00
330-538-51				

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	\$405.00
Payments/Credits	\$0.00
Balance Due	\$405.00

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

Invoice

Date	Invoice #
11/1/2017	5094

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

Service Location
2200 Plantation Blvd North Port, FL 34289

P.O. No.	Terms	Due Date	Tech	Date of Service
	month's end	11/30/2017	SB	11/1/2017

Item	Description	Qty	Rate	Amount
Pool Cleaning	November pool cleaning FL Sales Tax		810.00 7.00%	810.00 0.00
 330-528-511				

Thank you for your business!

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

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

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

Fitness Logic

380 Scarlet Blvd.
Oldsmar, FL 34677

Phone #

727-784-4964

Fax #

727-784-0223

E-mail

fitlogic@aol.com



Invoice

Date	Invoice #
11/10/2017	77990

Bill To
GMS - Lakeside Plantation 135 W. Central Blvd Suite 320 Orlando, FL 32801

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

P.O. Number		Terms	Rep	Work Order #	Completed
		Net 10	CD	77581	11/9/2017
Item Code	Description	Quantity	Price Each	Amount	
Maintenance	Quarterly General Maintenance and cleaning of all equipment - Labor Only Maintenance completion during November	1	145.00	145.00	
330-538-4810					
Thank you for your business					

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

LAKE MASTERS AQUATIC WEED CONTROL, LLC
P.O. BOX 2300
PALM CITY, FL 34991
TOLL FREE: 1-877-745-5729

Invoice

DATE	INVOICE #
11/1/2017	17-09261

BILL TO

LAKESIDE PLANTATION CDD
135 WEST CENTRAL BLVD. STE 320
ORLANDO, FL 32801

RECEIVED
NOV 03 2017

BY:_____

521 460

E-mail		P.O. NO.	TERMS	REP	MAIL STOP ID
susan.oraczewski@lakemasters.com			Net 30		4696
QUANTITY	DESCRIPTION		RATE		AMOUNT
	Monthly Service-Treatment of Waterways & Canals as per map		966.00		966.00
Thank you for your business.			Payments/Credits		\$0.00
			Balance Due		\$966.00

NORTH PORT SOLID WASTE DISTRICT

SERVICE ADDRESS			
2200 PLANTATION BLVD SWD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
54883-159826	55-55	11/02/17	12/01/17



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



LAKE SIDE PLANTATION CDD
 C/O GOVERNMENTAL MGT SVCS-CF
 135 W CENTRAL BLVD STE 320
 ORLANDO FL 32801-2435

320-538-784

000054883000159826000000158621

43

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

SERVICE ADDRESS

2200 PLANTATION BLVD SWD

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
54883-159826	55-55	11/02/17	12/01/17

Rate Class : COMMERCIAL WASTE
 Last payment amount/date:

158.62 10/13/17

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

Service
 GB DUMPSTER 4YD/1 PICKUP 9/30/17 10/31/17
 GB BINS ONCE PER MONTH 9/30/17 10/31/17
 TOTAL COMMERCIAL GARBAGE

Consumption
 Charge
 156.80
 1.82
 Total
 158.62

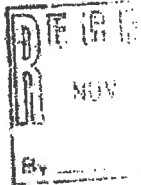
Total Current Charges
 PAST DUE - MUST PAY NOW
 Total Amount Due

158.62
 :00
 158.62

**** OUR MAILING ADDRESS HAS CHANGED ****
 **** 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**

Ask us about our Hurricane Irma Neighbors Helping Neighbors program



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

Security Alarm Corp.

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

**Invoice Number****181353****Sale Date****10/25/2017****Due Date****11/4/2017****Terms NET****10 Days**

Lakeside Plantation CDD
Care Of: GMS
135 W. Central Blvd, Suite 320
Orlando, FL 32801

RECEIVED**BY:****Description****CSID: 2564**

Monitoring-Commercial-Fire-Basic

Qty**Price****Net****Tax****Total**

3

\$28.00

\$84.00

\$0.00

\$84.00

For: Lakeside Plantation-F at 2200 Plantation Blvd. North Port, FL 34286
Period Covered: 11/01/2017 to 01/31/2018 inclusive.

CSID: 2582

Monitoring-Commercial-Security-Basi

3

\$21.00

\$63.00

\$0.00

\$63.00

For: Lakeside Plantation at 2200 Plantation Blvd. North Port, FL 34289
Period Covered: 11/01/2017 to 01/31/2018 inclusive.

TOTALS

\$147.00

\$0.00

\$147.00

Deposits On Account: \$0.00

Your Balance as of 10/24/2017

\$147.00

SAC will no longer paper bill monthly invoices.

They have been changed to quarterly. If you keep a credit card or ACH bank info on file, we can continue monthly billing.

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**Payment Method**Check ☐**Check Number****Invoice Number**

181353

Bill Payer ID:

11765

(Primary) CSID:**Date Remitted**Charge* ☐**Card Number****Name On Card****Billing Zipcode****Exp Date****Card ID****Signature**

*Please Note : If paying by charge card, we can only accept payment by : American Express, Discover, Mastercard, Visa
Please remit to : Security Alarm Corp. 17776 Toledo Blade Blvd, Port Charlotte, FL 33948 Tel. (941) 625-9700 Fax. (941) 625-9800

Inv. No

181353

Page 1

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

11/03/17

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

Acct#: 297693	Date: 11/03/17
STACIE VANDERBILT	Ad Date: 11/06/17
LAKESIDE PLANTATION CDD	Class: 3126
GOV MGMT SERVICES - CF, LLC	Ad ID: 3513188
135 W. CENTRAL BLVD., SUITE 320	Ad Taker: MBERNSEN-
ORLANDO, FL 32801	TX
Telephone: (407) 841-5524	Sales Person: 200
	Words: 268
	Lines: 58
	Agate Lines: 73
	Depth: 7.708
	Inserts: 1

Other Charges:	\$0.00	Gross:	\$82.94
Discount:	\$0.00		
Surcharge:	\$0.00	Paid Amount:	- \$0.00
Credits:	\$0.00		
Bill Depth:	7.708	Amount Due:	\$82.94

Publication	Start	Stop	Inserts	Cost
Charlotte Sun (CS)	11/06/17	11/06/17	1	\$82.94

Ad Note:

Customer Note:



We Appreciate Your Business!
Thank You STACIE VANDERBILT!

NOTICE OF MEETING
LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT

The regular meeting of the Board of Supervisors of the Lakeside Plantation Community Development District will be held on **Wednesday, November 15, 2017** at 7:00 PM at the Lakeside Plantation Clubhouse, 2200 Plantation Blvd., North Port, FL 34289. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 135 W. Central Blvd., Suite 320, Orlando, FL 32801. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

There may be occasions when one or more Supervisors, Staff or other individuals will participate by telephone.

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

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

George S. Flint
 Governmental Management Services - Central Florida, LLC
 District Manager
 Publish: November 6, 2017
 297693 3513188

NOV 16 2017

Check Request

District	<u>Lakeside Plantation</u>	Date	<u>11/16/17</u>
Payable to	<u>Wayne Steier</u>		
Amount Requested	<u>\$600.00</u>	Account Number	<u>New years eve party</u>
Requested By	<u>Jamie Staubly</u>		<u>DJ</u>
Description of Need	<u>New years eve party DJ for 5 hours</u>		
Approved By	<u>Nathan Trades</u>	Signature	<u>[Signature]</u>
Received By		Signature	

Please Send to Clubhouse

330-538-4720



JimmyMac's JukeBox • 19555 Midway Blvd. • Port Charlotte, FL 33948

Tel: (727) 569-8349 • Cell: (941) 228-7370

e-mail: wsteier@hotmail.com • Please make out all checks to Wayne Steier

www.facebook.com/JimmyMacs.Karaoke.DJ

DJ/KJ Karaoke Contract/Agreement

Client LAKESIDE PLANTATION Address 2200 PLANTATION BLVD.

City NORTH PORT State FL Zip 34289 Phone 941-423-5500

Event time 8pm to 1am Day of week Sunday

Start date NEW YEAR'S EVE 2017 ~~ DECEMBER 31st, 2017

Agreement Amount Total: \$ 600.00 for 5 (five) hours.

Number of hours	Standard Rate	After Discount	Reason For Discount
4 hours		\$ _____	_____
5 hours		\$ _____	_____

DJ will play music at the above time and place, and perform any announcements needed for the event.

Overtime will be based on tips and DJ/Company availability; minimum of \$XX in tips per additional hour of services. JimmyMac's JukeBox and its DJs will finish out any rotation, within reason currently in progress, at the end of the specified time. Overtime will only be provided if the DJ/Company is available to extend time.

- Client shares no less than 50% of costs incurred for special events and contests.
- If JimmyMac's JukeBox cannot perform this Agreement due to a fire or other casualty, act of God, or other cause beyond the control of the parties, then JimmyMac's JukeBox shall try to make arrangements for another DJ or company to cover for them for the specified dates under this Agreement, or will waive fees for specified night(s).
- JimmyMac's JukeBox provides no guarantees or warranties in conjunction with its services. The parties specifically agree that the damages for non-performance of this proposal are uncertain and speculative. The parties, as a reasonable mode of determining damages, agree that the maximum amount of damages available for a breach of any of JimmyMac's JukeBox obligations to the Client shall be the Total Agreement Amount stated above... ie. if Client chooses to end show early, JimmyMac's JukeBox receives full agreed upon amount for that day's show.

- JimmyMac's JukeBox reserves the right to substitute for an assigned DJ in the event of unforeseen circumstances or scheduled private event(s) and will provide reasonable notice of changes under such circumstance to the client(s).
- The Client shall be responsible for any damage caused to the equipment of JimmyMac's JukeBox or its DJs or other substitutions by any of its patrons or by malfunction of client's premises. Client assumes responsibility for all JimmyMac's JukeBox's equipment while equipment is stored on client's property.
- The Client shall be responsible for all costs of collection, including reasonable attorney's fees should The Client breach the Agreement by failure to pay the Agreement amount.
- Cancellation of this Agreement must be made in writing and received at least 14 days before the event date. The Client agrees to pay _____ the Agreement amount if notice of cancellation is not received at least 14 days prior to the event.

Details (Items Listed ARE included in the above cost.)

Do You Want

- ☒ • Just DJ or Both DJ and Karaoke
- ☐ • Multi-colored disco ball
- ☐ • Fog machine
- ☒ • Red and/or blue rotating lights
- ☐ • Grab-bag/Prizes (with Karaoke only)
- ☒ • Other lights (specify) _____
- ☐ • Other items (specify) _____
- ☐ • Is there a specific type of music you want, ie. doo-wop, classic rock, 70s, 80s, 90s, holiday, etc?

Please Specify by type of music or specific song titles and artist.

Acceptance of Agreement

JimmyMac's JukeBox Representative: Wayne Steier Date: 11/08/2017

Client: Nathan Trates - [Signature] Date: 11/8/17

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: November 15, 2017

513-110

	<i>Name</i>	<i>In Attendance Please ✓</i>	<i>Fee Involved Yes / No</i>
1	Harry Smith	✓	Yes (\$200)
2	Joe Szewczyk	✓	Yes (\$200)
3	Camille Stephens	✓	Yes (\$200)
4	Bud Sabol	✓	Yes (\$200)
5	Sharon Moore	✓	Yes (\$200)

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

Approved for Payment:



District Manager Signature

11/15/17

Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: November 15, 2017

513-110

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District Manager Signature

11/15/17
Date

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Attendance Confirmation
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BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: November 15, 2017

513-110

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District Manager Signature

11/15/17
Date

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BOARD OF SUPERVISORS

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Board Meeting Date: November 15, 2017

513-110

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Approved for Payment:


District Manager Signature

11/15/17
Date

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for
BOARD OF SUPERVISORS

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

Approved for Payment:



District Manager Signature

11/15/17

Date

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

CHECK REQUEST FORM

DISTRICT/ASSOCIATION: Lakeside Plantation CDD DATE: 1/20/17

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

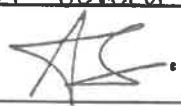
AMOUNT REQUESTED: \$17,488.42

REQUESTED BY: Katie Costa

ACCOUNT # 001-300-20700-10000

DESCRIPTION OF NEED: FY18 Debt Service Assessment

APPROVED BY: Ariel Lovera

SIGNATURE: 

DATE RECEIVED	Check Num	DUE DATE	AMOUNT BILLED	NET AMOUNT RECEIVED	AMOUNT DUE	GENERAL FUND	SERIES 1999 DEBT
10/16/17	3961	11/1/17	\$ 8,842.03	\$ 8,842.03	\$ -	\$ -	\$ 8,842.03
			<u>\$ 8,842.03</u>	<u>\$ 8,842.03</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 8,842.03</u>

CHECK REQUEST FORM

DISTRICT/ASSOCIATION: Lakeside Plantation CDD DATE: 11/09/17

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

AMOUNT REQUESTED: \$340,000.00

REQUESTED BY: Katli Costa

ACCOUNT # 031-600-16100-10000

DESCRIPTION OF NEED: Fund Capital Reserve SBA Account

APPROVED BY: Ariel Lovera

SIGNATURE: 



FPL

2 110062

/ 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 8



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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Do not pay	New charges due by	Amount enclosed
57421-67439	\$1,413.18	Nov 15 2017	\$

Your electric statement

For: Sep 25 2017 to Oct 25 2017 (30 days)

Customer name: LAKE SIDE PLANTATION COMM

Service address: 2200 PLANTATION BLVD # CLBHSE

Account number: 57421-67439

Statement date: Oct 25 2017

Next meter reading: Nov 22 2017

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (=)	New charges due by
1,292.41	1,292.41 CR	0.00	0.00	1,413.18	\$1,413.18	Nov 15 2017

Meter reading - Meter KLL2846

Current reading 38244
Previous reading - 37035
kWh constant x 10
kWh used 12090

Demand reading 5.92
kW constant x 10.00
Demand kW 59

Energy usage

	Last Year	This Year
kWh this month	9910	12090
Service days	29	30
kWh per day	341	403

Amount of your last bill 1,292.41
Payment received - Thank you 1,292.41 CR
Balance before new charges \$0.00

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

Electric service amount 1,290.56**
Storm charge 9.91
Gross receipts tax 33.35
Franchise charge 79.36
Total new charges \$1,413.18

Total amount you owe \$1,413.18

FPL automatic bill pay - DO NOT PAY

- Payment received after **January 12, 2018** is considered **LATE**; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after **November 05, 2017**. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

****The electric service amount**

includes the following charges:

Customer charge: \$25.00
Fuel: \$340.94
(\$0.028200 per kWh)
Non-fuel: \$299.22
(\$0.024750 per kWh)
Demand: \$625.40
(\$10.60 per kW)

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



FPL



/ 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 **C0 0116
1 110062

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



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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Do not pay	New charges due by	Amount enclosed
04126-05586	\$666.82	Nov 15 2017	\$

Your electric statement

For: Sep 25 2017 to Oct 25 2017 (30 days)

Customer name: LAKESIDE PLANTATION

Service address: 2200 PLANTATION BLVD # FNTN

Account number: 04126-05586

Statement date: Oct 25 2017

Next meter reading: Nov 22 2017

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (=)	New charges due by
503.92	503.92 CR	0.00	0.00	666.82	\$666.82	Nov 15 2017

Meter reading - Meter KN46183

Current reading 20230
Previous reading - 13028
kWh used 7202

Demand reading 18.85
Demand kW 19

Energy usage

	Last Year	This Year
kWh this month	6873	7202
Service days	29	30
kWh per day	237	240

**The electric service amount includes the following charges:

Customer charge: \$25.00
Fuel: \$203.10
(\$0.028200 per kWh)
Non-fuel: \$178.24
(\$0.024750 per kWh)
Demand: \$201.40
(\$10.60 per kW)

Amount of your last bill 503.92
Payment received - Thank you 503.92 CR
Balance before new charges \$0.00

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

Electric service amount 607.74**
Storm charge 5.90
Gross receipts tax 15.73
Franchise charge 37.45
Total new charges \$666.82

Total amount you owe \$666.82

FPL automatic bill pay - DO NOT PAY

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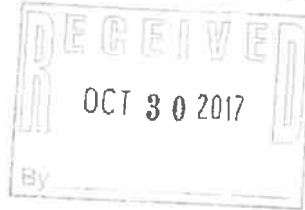
FPL

3 110062

/ 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
135 W CENTRAL BLVD STE 320
ORLANDO FL 32801-2435

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Do not pay	New charges due by	Amount enclosed
84595-15071	\$821.77	Nov 15 2017	\$

Your electric statement

For: Sep 25 2017 to Oct 25 2017 (30 days)

Account number: 84595-15071

Customer name: LAKESIDE PLANTATION COMM

Statement date: Oct 25 2017

Service address: 2200 PLANTATION BLVD # POOL

Next meter reading: Nov 22 2017

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (=)	New charges due by
436.90	436.90 CR	0.00	0.00	821.77	\$821.77	Nov 15 2017

Meter reading - Meter KL84533

Current reading 05344
Previous reading - 98250
kWh used 7094

Demand reading 33.44
Demand kW 33

Energy usage

	Last Year	This Year
kWh this month	10157	7094
Service days	29	30
kWh per day	350	236

Amount of your last bill 436.90
Payment received - Thank you 436.90 CR
Balance before new charges \$0.00

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

Electric service amount 750.42**
Storm charge 5.81
Gross receipts tax 19.39
Franchise charge 46.15
Total new charges \$821.77

Total amount you owe**\$821.77****FPL automatic bill pay - DO NOT PAY******The electric service amount includes the following charges:**

Customer charge: \$25.00
Fuel: \$200.05
(\$0.028200 per kWh)
Non-fuel: \$175.57
(\$0.024750 per kWh)
Demand: \$349.80
(\$10.60 per kW)

- Payment received after **January 12, 2018** is considered **LATE**; a late payment charge of 1% will apply.
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FPL

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Online at: www.FPL.com



SERVICE ADDRESS			CURRENT CHARGES DUE DATE
2200 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	
43123-156052	18-29	10/26/17	11/16/17

Total Current Charges 4,970.56
 PAST DUE - MUST PAY NOW :00
 Bank acct will be drafted 4,970.56



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

\$
 AMOUNT ENCLOSED

FREE 24/7 PAYMENT OPTIONS:

Pay By Phone:
1-855-941-INFO (4636)

Pay online:
www.cityofnorthport.com

Check Here For:

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

*H2O Program Donation: \$

000043123000156052000004970566

2199 LAKE

SERVICE ADDRESS			
2200 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-156052	18-29	10/26/17	11/16/17

Rate Class : COMMERCIAL

Last payment amount/date: 2,432.65 10/19/17

Service Period Days Meter Number Mult Units
 WA 9/21/17 10/20/17 29 80000038 1.000 TGAL

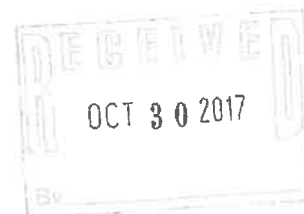
Service	Consumption	Charge	Total
WA Base facility chg		43.72	
WA Usage block 1	10.00	40.00	
WA Usage block 2	10.00	60.00	
WA Usage block 3	10.00	84.30	
WA Usage block 4	10.00	112.40	
WA Usage block 5	10.00	144.30	
WA Usage block 6	140.00	2,808.40	
TOTAL WATER			3,293.12
SE Base facility chg		72.34	
SE Consumption	190.00	1,195.10	
TOTAL SEWER			1,267.44
FP 4 INCH FIRE LINE	10/26/16 10/25/17	410.00	410.00

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

Last Bill Amount 2,432.65
 Payments 2,432.65-
 Adjustments :00
 BALANCE FORWARD :00

Current	Previous	Usage
1176	986	190
USAGE FOR 10/16		12.00

Continued on next page.



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

AFTER HOURS/EMERGENCY
 water or sewer service call
 941.240.8000



SERVICE ADDRESS			CURRENT CHARGES DUE DATE
2200 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	
43123-156052	18-29	10/26/17	11/16/17

Total Current Charges 4,970.56
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 4,970.56



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

\$ _____
 AMOUNT ENCLOSED

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☐ Paper copy of the Consumer Confidence Report

*H2O Program Donation: \$ _____

000043123000156052000004970566

2199 LAKE

SERVICE ADDRESS			
2200 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-156052	18-29	10/26/17	11/16/17

Rate Class : COMMERCIAL

Last payment amount/date: 2,432.65 10/19/17

Continued from previous page.

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

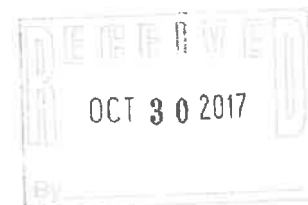
Last Bill Amount 2,432.65
 Payments 2,432.65-
 Adjustments .00
 BALANCE FORWARD .00

Total Current Charges 4,970.56
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 4,970.56

**** OUR MAILING ADDRESS HAS CHANGED ****
 **** 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**

Ask us about our Hurricane Irma Neighbors Helping Neighbors program



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

AFTER HOURS/EMERGENCY
 water or sewer service call
 941.240.8000



SERVICE ADDRESS			CURRENT CHARGES
2200 PLANTATION BLVD FICT			DUE DATE
ACCOUNT NUMBER	CYCLE	BILL DATE	
43123-154658	18-29	10/26/17	11/16/17

Total Current Charges 18.77
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 18.77



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

\$ _____
 AMOUNT ENCLOSED

FREE 24/7 PAYMENT OPTIONS:

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

Check Here For:

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

*H2O Program Donation: \$ _____

000043123000154658000000018779

2198 LAKE

SERVICE ADDRESS		2200 PLANTATION BLVD FICT
ACCOUNT NUMBER	CYCLE	BILL DATE
DUE DATE	43123-154658	18-29
10/26/17		11/16/17

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

Last Bill Amount 18.42
 Payments 18.42
 Adjustments .00
 BALANCE FORWARD .00

Rate Class : COMMERCIAL

Last payment amount/date: 18.42 10/19/17

WA	9/21/17	10/20/17	29	83717471	1.000	TGAL	Current	Previous	Usage
							1698	1698	0
							USAGE FOR 10/16		22.00

Service
 WA Base facility chg

Consumption

Charge 18.77
 Total 18.77

Total Current Charges 18.77
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 18.77

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

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AFTER HOURS/EMERGENCY
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 941.240.8000



SERVICE ADDRESS			CURRENT CHARGES DUE DATE
2200 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	
43123-154656	18-29	10/26/17	11/16/17

Total Current Charges 113.29
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 113.29



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

\$ _____
 AMOUNT ENCLOSED

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

Check Here For:

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

*H2O Program Donation: \$ _____

000043123000154656000000113296

2197 LAKE

SERVICE ADDRESS		2200 PLANTATION BLVD		
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE	
43123-154656	18-29	10/26/17	11/16/17	

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

Last Bill Amount 146.58
 Payments 146.58-
 Adjustments .00
 BALANCE FORWARD .00

Rate Class : COMMERCIAL

Last payment amount/date: 146.58 10/19/17

WA	Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
	9/21/17 10/20/17	29	80005382	1.000	TGAL	1908	1901	7
						USAGE FOR 10/16		10.00

Service	Consumption	Charge	Total
WA Base facility chg		85.29	
WA Usage block 1	7.00	28.00	
TOTAL WATER			113.29

Total Current Charges 113.29
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 113.29

**** OUR MAILING ADDRESS HAS CHANGED ****
 **** 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**

Ask us about our Hurricane Irma Neighbors Helping Neighbors program



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 and for water restrictions visit www.cityofnorthport.com

AFTER HOURS/EMERGENCY
 water or sewer service call
 941.240.8000



ACCOUNT STATEMENT

peoplesgas.com



Statement Date: 10/20/2017

Account: 211014212750

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

Current month's charges:	\$12.77
Total amount due:	\$12.77
Current month's charges due:	11/10/2017

Your Account Summary

Previous Amount Due	\$12.77
Payment(s) Received Since Last Statement	-\$12.77
Current Month's Charges Due By 11/10/2017	\$12.77
Total Amount Due	\$12.77

DO NOT PAY. Your account will be drafted on 11/10/2017

Safety tip: ask for identification

Please remember, if someone visits your home or business and claims to be an employee of Peoples Gas, ask to see his or her company badge.



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



Billing and payments made easy!

We offer many convenient and free ways to receive and pay your natural gas bill, such as Paperless Billing and Direct Debit. For more on our convenient options, log into tecoaccount.com or visit peoplesgas.com and select **Pay Your Bill**.

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:	\$12.77
Total amount due:	\$12.77
Current month's charges due:	11/10/2017

Amount Enclosed \$

625456935674 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 11/10/2017

00001688 01 AV 0.37 32801 FTECO110211700020510 00000 05 00100000 008 08 36542 002



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

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

625456935674 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 11/10/2017



Contact Information

Residential Customer Care

813-223-0800 (Tampa)
863-299-0800 (Lakeland)
352-622-0111 (Ocala)
954-453-0777 (Broward)
305-940-0139 (Miami)
727-826-3333 (St. Petersburg)
407-425-4662 (Orlando)
904-739-1211 (Jacksonville)
877-832-6747 (All other counties)

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY

711

Natural Gas Outage

877-832-6747

Natural Gas Energy Conservation Rebates

877-832-6747

Mail Payments to

TECO
P.O. Box 31318
Tampa, FL 33631-3318

All Other Correspondence

Peoples Gas
P.O. Box 111
Tampa, FL 33601-0111

Understanding Your Natural Gas Charges

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

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

Buried Piping Notification - Federal regulations require that Peoples Gas notify our customers who own buried piping of the following: 1) When excavating near buried gas piping, the piping should be located in advance; 2) The gas supplier does not own or maintain the customer's buried piping; 3) Buried piping that is not maintained may be subject to corrosion and/or leakage. Buried piping should be inspected periodically and any unsafe conditions repaired. Licensed plumbers, heating and air conditioning contractors, or Peoples Gas can conduct inspections.

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

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

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

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

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

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

For more information about your bill, please visit peoplesgas.com.

Your payment options are:

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

When making your payment, please have your bill or account number available.

Please note: If you choose to pay your bill at a location not listed on our website or provided by Peoples Gas, you are paying someone who is not authorized to act as a payment agent of Peoples Gas. You bear the risk that this unauthorized party will relay the payment to Peoples Gas and do so in a timely fashion. Peoples Gas is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

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



ACCOUNT STATEMENT



Account: 211014212750
 Statement Date: 10/20/2017
 Current month's charges due 11/10/2017

Details of Current Month's Charges – Service from - 09/15/2017 to 10/13/2017

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	10/13/2017	404		404		0 CCF		1.039		1.0000	0.0 Therms	29 Days

Customer Charge

\$12.00

Peoples Gas Usage History

Natural Gas Service Cost

\$12.00

Franchise Fee

\$0.77

Therms Per Day
(Average)

Total Natural Gas Cost, Local Fees and Taxes

\$12.77

Total Current Month's Charges

\$12.77

OCT 2017 0.0
 SEP 0.0
 AUG 0.0
 JUL 0.0
 JUN 0.0
 MAY 0.0
 APR 0.0
 MAR 0.0
 FEB 0.0
 JAN 0.0
 DEC 0.0
 NOV 0.0
 OCT 2016 0.0

00001688-0003922-Page 3 of 4

Important Messages



TEXT CODE: FLBBB
PIN: 7332

PAGE 1 OF 4

Date of Bill 11/01/17
New Charges Due Date 11/27/17

Account Number 941/423-5501 Total Amount Due \$365.23

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

Amount Paid

347710000 0

172009941423550102191300000000000000365235

www.frontier.com
Business

1-800-921-8102

Account Number 941/423-5501 Date of Bill 11/01/17

Previous Balance	365.23
Payments Received Thru 10/24/17	-365.23
Thank you for your payment]	
Balance Forward	.00
New Charges	365.23

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 \$365.23

CURRENT BILLING SUMMARY

Qty Description	941/423-5501.0	Charge
Local Service from 11/01/17 to 11/30/17		
Basic Charges		
Frontier Additional Line - Basic 2 Year		35.00
Addl Line Unlimited 2 Yr		80.00
Solutions Bundle 2 Yr		87.00
3 Acc Rec Chrg Multi-Ln Ctx		6.39
3 Federal Subscriber Line Charge		25.56
Federal USF Recovery Charge		6.00
FCA Long Distance - Federal USF Surcharge		3.76
Total Basic Charges		243.71
Non Basic Charges		
FiOS Internet 50/50 2Yr - Business		94.99
Data Protection		7.99
Other Charges-Detailed Below		-77.46
Partial Month Charges-Detailed Below		-30.00
FCA Long Distance - Federal USF Surcharge		1.23
Total Non Basic Charges		-3.25
Video		
FiOS TV Extreme HD Priv		78.99
4 HD Set Top Box		47.96
Other Charges-Detailed Below		6.00
Partial Month Charges-Detailed Below		-14.99
FCC Regulatory Recovery Fee		.08
Broadcast TV Surcharge		1.99
Total Video		120.03
Toll/Other		
Other Charges-Detailed Below		3.99
FCA Long Distance - Federal USF Surcharge		.75
Total Toll/Other		4.74

TOTAL 365.23

** ACCOUNT ACTIVITY **

Qty Description

Order Number Effective Dates

941/423-5501

Date of Bill 11/01/17

1 Federal Primary Carrier Centrex Line	AUTOCH 11/01	2.20
941/423-5500	Subtotal	2.20
1 Business High Speed Internet Fee	AUTOCH 11/01	1.99
1 Regional Sports Fee	AUTOCH 11/01	6.00
1 Frontier Road Work Recovery Surcharge	AUTOCH 11/01	.95
Additional Line Discount	AUTOCH 11/01	-30.00
Solutions Bundle Discount	AUTOCH 11/01	-22.00
Promo Discount	AUTOCH 11/01	-35.00
1 Federal Primary Carrier Centrex Line	AUTOCH 11/01	2.20
1 Carrier Cost Recovery Surcharge	AUTOCH 11/01	3.99
941/423-5501	Subtotal	-71.87
1 Federal Primary Carrier Centrex Line	AUTOCH 11/01	2.20
941/429-8648	Subtotal	2.20
Partial Month Charges		
FiOS Video Discount 99 MO	PROMOTION 11/01 11/30	-14.99
FiOS Internet Bus 99 MO	PROMOTION 11/01 11/30	-30.00
941/423-5501	Subtotal	-44.99
	Subtotal	-112.46

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	OCT 03	6:18P	1.0	DD	BRADENTON FL (941)447-2654	.00 U
E 2	OCT 04	12:48P	5.0	DD	TAMPANTH FL (813)279-5108	.00 U
E 3	OCT 04	1:25P	1.0	DD	BRADENTON FL (941)592-5610	.00 U
E 4	OCT 05	3:12P	2.0	DD	TAMPACEN FL (813)638-7057	.00 U
E 5	OCT 30	10:30A	1.0	DD	TAMPANTH FL (813)279-5108	.00 U
			941/423-5500		Subtotal	.00
Subtotal Minutes:			10.0	***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
E 6	OCT 03	9:50A	1.8	DD	KALAMAZOO MI (269)377-1504	.00 U
E 7	OCT 03	11:18A	16.2	DD	PUNTAGORDA FL (941)916-4030	.00 U
E 8	OCT 04	10:19A	1.6	DD	PUNTAGORDA FL (941)505-2778	.00 U
E 9	OCT 18	9:53A	71.1	DD	REDFIELD SD (605)468-8020	.00 U
E 10	OCT 25	11:53A	.8	DD	KIRKWOOD MO (314)852-7066	.00 U
E 11	OCT 31	4:00P	.6	DD	FORT MYERS FL (239)410-1001	.00 U
E 12	OCT 31	4:31P	.8	DD	ATLANTA NE GA (678)234-4787	.00 U
			941/423-5500		Subtotal	.00
Subtotal Minutes:			92.9	***REP LINE ONLY		

*****Resume printing of detail

Detail of Frontier Com of America Charges

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

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
E 13	OCT 11	3:00P	1.3	DD	TWINCITIES MN (952)674-2720	.00 U

941/423-5501

Date of Bill 11/01/17

Detail of Frontier Com of America Charges

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
E 14	OCT 11	3:03P	1.1	DD	TWINCITIES MN (952)674-2720	.00 U
E 15	OCT 11	3:04P	2.1	DD	TWINCITIES MN (952)674-2720	.00 U
E 16	OCT 11	3:09P	.6	DD	TWINCITIES MN (952)674-2720	.00 U
E 17	OCT 11	3:10P	.6	DD	TWINCITIES MN (952)674-2720	.00 U
E 18	OCT 11	3:12P	1.7	DD	TWINCITIES MN (952)674-2720	.00 U
E 19	OCT 11	3:14P	1.6	DD	TWINCITIES MN (952)674-2720	.00 U
E 20	OCT 11	3:16P	.7	DD	TWINCITIES MN (952)674-2720	.00 U
E 21	OCT 30	10:52A	.8	DD	BALTIMORE MD (410)539-3549	.00 U
E 22	OCT 30	10:53A	1.8	DD	BALTIMORE MD (410)539-3549	.00 U

Subtotal Minutes: 12.3 941/423-5501 Subtotal .00
 *****Resume printing of detail ***REP LINE ONLY
 Legend Call Types:
 DD - Day

Caller Summary Report

	Calls	Minutes	Amount
941/423-5500	12	102	.00
Main Number	10	12	.00
***Customer Summary	22	115	.00

Caller Summary Report

	Calls	Minutes	Amount
Intra-Lata	5	10	.00
Interstate	14	86	.00
Intrastate	3	18	.00
***Customer Summary	22	115	.00

941/423-5501

Date of Bill 11/01/17

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 \$205.23 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.

Frontier negotiates with video content providers for great entertainment at the best possible price. Due to the continuous rising cost of programming, beginning with your next bill the rate for video services will increase by \$6 per month. Increase does not apply to customers with promotion or price protection plan until their term expires.

Important Equipment Information...

To continue providing you with quality service and product innovation, on or after 30 days from the date of your bill, the monthly rate for High Definition and Standard Definition Set Top Boxes (non-DVR), digital adapters, and cable cards will increase \$1 per box, including Set Top Boxes that are part of an equipment package. This rate increase will not apply to Set Top Boxes that are subject to an equipment promotional offer. If you would like to review your current services and equipment options, please contact customer service.

Upon termination of service, you must return equipment owned by Frontier. Failure to return Frontier Equipment, or returning Equipment in a damaged condition (subject only to reasonable wear and tear) will result in the imposition of an Equipment fee that may be substantial.

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 1-304-344-0435, by email to Video.Closed.Caption@ftr.com, or by mail to Frontier, 1500 MacCorkle Avenue, Charleston, WV 25396, Attn: Anthony Kasey, Manager.

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

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

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

REMITTANCE: FRONTIER
PO BOX 740407
CINCINNATI OH 45274-0407

CDPIFLBBB94194142334771FLFT-FLABUSCX 5342NY 00000000000000365.23
NNNNNNNNNNNNNNNNNNNNNNNNNNNNNNNNNN 1-800-921-8102

Lakeside Plantation

Community Development District

Summary of Invoices

December 1, 2017 to December 31, 2017

Fund	Date	Check No.'s		Amount
General Fund	12/7/17	1592	\$	3,183.71
	12/11/17	1593-1595	\$	14,706.94
	12/13/17	1596	\$	23,277.83
	12/27/17	1597	\$	90,654.77
	12/28/17	1598-1602	\$	6,262.92
			\$	138,086.17
Capital Reserve Fund	12/11/17	51	\$	2,361.87
			\$	2,361.87
Automatic Drafts				
	<u>November 2017</u>			
Florida Power & Light		2200 Plantation Blvd - Clubhouse	\$	1,131.82
		2200 Plantation Blvd - Fountain	\$	615.29
		2200 Plantation Blvd - Tennis Courts/Pool	\$	1,213.63
North Port Utilities		2200 Plantation Blvd - Clubhouse	\$	157.22
		2200 Plantation Blvd - Fountain	\$	18.77
		2200 Plantation Blvd - Tennis Courts/Pool	\$	231.29
TECO Peoples Gas		2200 Plantation Blvd - Pool	\$	12.77
Frontier Communications		2200 Plantation Blvd - Clubhouse	\$	375.23
			\$	3,756.02
			\$	144,204.06

LAKESIDE PLANTATION - GENERAL
 BANK A LAKESIDE PLANTATION

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
12/07/17	00001	12/01/17	66	201712	310-51300-34000				MANAGEMENT FEES DEC17	*	3,004.17	
12/01/17	66	201712	310-51300-35200						INFO TECHNOLOGY DEC17	*	58.33	
12/01/17	66	201712	310-51300-31300						DISSEMINATION FEE DEC17	*	83.33	
12/01/17	66	201712	310-51300-51000						OFFICE SUPPLIES	*	.75	
12/01/17	66	201712	310-51300-42000						POSTAGE	*	22.73	
12/01/17	66	201712	310-51300-42500						COPIES	*	14.40	
GOVERNMENTAL MANAGEMENT SERVICES												
12/11/17	00267	11/22/17	20171122	201711	330-53800-52100				TENNIS PROGRAMS - NOV 17	*	220.00	3,183.71 001592
12/03/17	20171203	201712	330-53800-52100						TENNIS PROGRAMS - NOV 17	*	120.00	
12/10/17	20171210	201712	330-53800-52100						TENNIS PROGRAMS - DEC 17	*	200.00	
MATT LIVERMAN												
12/11/17	00032	12/02/17	54883-15	201711	320-53800-43400				GARBAGE COLLECTION-NOV17	*	158.62	540.00 001593
12/11/17	00257	12/01/17	336412	201712	330-53800-12000				AMENITY CENTER MGMT-DEC17	*	14,008.32	158.62 001594
12/13/17	00028	12/13/17	12132017	201712	300-20700-10000				FY18 DEBT SERVICE ASSESS	*	23,277.83	14,008.32 001595
12/27/17	00028	12/27/17	12272017	201712	300-20700-10000				FY18 DEBT SERVICE ASSESS	*	90,654.77	23,277.83 001596
12/28/17	00260	12/01/17	88102	201712	330-53800-51100				POOL CLEANING - DEC 17	*	810.00	90,654.77 001597
12/28/17	00104	11/21/17	78143	201711	330-53800-48102				REPAIRED ELLIPTICAL	*	168.00	810.00 001598
12/13/17	78567	12/13/17	201712	330-53800-48102					FIX INCLINE/QCK ST/SPEED	*	42.00	168.00 001599
FITNESS LOGIC												
LAKESIDE PLANTATION C/O USBANK												
DART POOL SOLUTIONS, INC												

LKSD LAKESIDE PLANT KCOSTA

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	EXPENSED TO.... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
12/28/17	00066	11/30/17 97283	201710 310-51300-31500		ROAD VERGE/MTG/POOL	*	3,901.92	
12/28/17	00105	12/07/17 36725	201712 330-53800-51000		HOPPING GREEN & SAMS	*	375.00	3,901.92 001600
12/28/17	00027	12/01/17 17-10193	201712 320-53800-46000		REPLACE VENT FAN MOTOR	*	966.00	375.00 001601
					JOHN'S ELECTRIC MOTORS			
					MTHLY LAKE MAINT-DEC17			
					LAKE MASTERS AQUATIC WEED CONTROL			966.00 001602
					TOTAL FOR BANK A		138,086.17	
					TOTAL FOR REGISTER		138,086.17	

LKSD LAKESIDE PLANT KCOSTA

AP300R
 *** CHECK DATES 12/01/2017 - 12/31/2017 ***
 YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
 LAKESIDE PLANTATION - CAP RES
 BANK C CHECKING ACTIVITIES

CHECK DATE	VEND#	INVOICE.....	DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
12/11/17	00350	11/21/17	BP006767	201711	600-53800-62000					BARCO PRODUCTS	*	2,361.87	2,361.87 000051

TOTAL FOR BANK C 2,361.87
 TOTAL FOR REGISTER 2,361.87

LKSD LAKESIDE PLANT KCOSTA

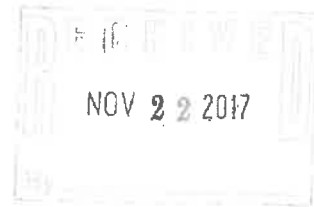
GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 66
Invoice Date: 12/1/17
Due Date: 12/1/17
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - December 2017 1.310.513.34		3,004.17	3,004.17
Information Technology - December 2017 .352		58.33	58.33
Dissemination Agent Services - December 2017 .313		83.33	83.33
Office Supplies .51		0.75	0.75
Postage .42		22.73	22.73
Copies .425		14.40	14.40
Total			\$3,183.71
Payments/Credits			\$0.00
Balance Due			\$3,183.71



INVOICE FOR LAKESIDE PLANTATION

Matt Liverman
3939 Mediterranea Circle
Sarasota, FL 34233
512-797-6615
Matt_Liverman@hotmail.com

11/22/2017

220 521

Invoice: 20171122LSP

Reimbursement:

11/14-Tuesday 10:00 am- 12:00 pm

Tennis Clinic for Ladies 3.5 team: Kathy, Terry, Jan, Judy, Sharon, Shirley, Darlis, Marteen

Amount: \$160

Amount paid: \$80

Amount owed: \$80

11/20-Monday 1:00 pm- 2:30 pm

Tennis Clinic for Ladies 3.0 team: Sue, Susan, Dottie, Shirley, Amy

Amount: \$120

Amount paid: \$60

Amount owed: \$60

11/21-Tuesday 10:00 am- 12:00 pm

Tennis Clinic for Ladies 3.5 team: Kathy, Terry, Jan, Judy, Sharon, Shirley, Darlis, Jackie

Amount: \$160

Amount paid: \$80

Amount owed: \$80

Total Due: \$220.00

Make check payable to: Matt Liverman

Mail to: Matt Liverman 3939 Mediterranea Circle, Sarasota, FL 34233

DEC 11 2017

INVOICE FOR LAKESIDE PLANTATION

Matt Liverman
3939 Mediterranea Circle
Sarasota, FL 34233
512-797-6615
Matt_Liverman@hotmail.com

12/03/2017

33521

Invoice: 20171203LSP

Reimbursement:

11/27-Monday 1:00 pm- 2:00 pm

Tennis Clinic for Ladies 3.0 team: Sue, Susan, Dottie, Kathy, Amy, Nancy

Amount: \$80

Amount paid: \$40

Amount owed: \$40

11/28-Tuesday 10:00 am- 12:00 pm

Tennis Clinic for Ladies 3.5 team: Kathy, Terry, Jan, Judy, Sharon, Shirley, Peggy, Jackie

Amount: \$160

Amount paid: \$80

Amount owed: \$80

Total Due: \$120.00

Make check payable to: Matt Liverman

Mail to: Matt Liverman 3939 Mediterranea Circle, Sarasota, FL 34233

DEC 11 2017

INVOICE FOR LAKESIDE PLANTATION

Matt Liverman
3939 Mediterranean Circle
Sarasota, FL 34233
512-797-6815
Matt_Liverman@hotmail.com

12/10/2017

Invoice: 20171210LSP

Reimbursement:

12/04-Monday 1:00 pm- 2:00 pm
Tennis Clinic for Ladies 3.0 team: Dottie, Susan, Amy, Sue
Amount: \$80
Amount paid: \$40
Amount owed: \$40

12/04-Monday 2:00 pm- 3:00 pm
Tennis Clinic for Ladies 3.0 team: Lynn, Brenda, Kathy, Nancy
Amount: \$80
Amount paid: \$40
Amount owed: \$40

12/05-Tuesday 10:00 am- 12:00 pm
Tennis Clinic for Ladies 3.5 team: Kathy, Terry, Jan, Judy, Sharon, Shirley, Peggy, Jackie
Amount: \$160
Amount paid: \$80
Amount owed: \$80

12/05-Tuesday 12:00 pm- 1:00 pm
Tennis Clinic for Mens 3.0 team: joe, bill, plus (4) other guys
Amount: \$80
Amount paid: \$40
Amount owed: \$40

Total Due: \$200.00

Make check payable to: Matt Liverman

Mail to: Matt Liverman 3939 Mediterranean Circle, Sarasota, FL 34233

NORTH PORT SOLID WASTE DISTRICT

SERVICE ADDRESS			
2200 PLANTATION BLVD SWD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
54883-159826	55-55	12/02/17	1/02/18

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



LAKE SIDE PLANATATION CDD
 C/O GOVERNMENTAL MGT SVCS-CF
 135 W CENTRAL BLVD STE 320
 ORLANDO FL 32801-2435

000054883000159826000000158621

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

41

SERVICE ADDRESS

2200 PLANTATION BLVD SWD

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
54883-159826	55-55	12/02/17	1/02/18

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

Rate Class : COMMERCIAL WASTE

Last payment amount/date: 158.62 11/22/17

Service	Consumption	Charge	Total
GB DUMPSTER 4YD/1 PICKUP	10/31/17 - 11/30/17	156.80	
GB BINS ONCE PER MONTH	10/31/17 - 11/30/17	1.82	
TOTAL COMMERCIAL GARBAGE			158.62

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

**** OUR MAILING ADDRESS HAS CHANGED ****
 **** 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**

Ask us about our Hurricane Irma Neighbors Helping Neighbors program

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

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

934



Invoice

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

Invoice # 336412
Date 12/1/2017
Terms Net 30
Due Date 12/15/2017
Memo Fees Dec. 2017

Bill To

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

DEC 5 2017

120

Description	Quantity	Rate	Amount
Facility Manager Services at Lakeside Plantation Amenity Center	1	4,856.25	4,856.25
Office Administrative Assistant Services at Lakeside Plantation Amenity Center	1	2,109.16	2,109.16
Facility Attendants Services at Lakeside Plantation Amenity Center	1	2,415.83	2,415.83
Facility Maintenance Services at Lakeside Plantation Amenity Center	1	4,597.08	4,597.08
Cell Phone Reimbursement for Facility Manager	1	30.00	30.00

Thank you for your business.

Total \$14,008.32

CHECK REQUEST FORM

DISTRICT/ASSOCIATION: Lakeside Plantation CDD DATE: 12/13/17

PAYABLE TO: Lakeside Plantation CDD db USBANK #28

AMOUNT REQUESTED: \$23,277.83

REQUESTED BY: Katie Costa

ACCOUNT # 001-300-20700-10000

DESCRIPTION OF NEED: FY18 Debt Service Assessments

APPROVED BY: Ariel Lopera

SIGNATURE: 

DATE RECEIVED	CHECK Num	DUE DATE	AMOUNT BILLED	NET AMOUNT RECEIVED	AMOUNT DUE	GENERAL FUND	SERIES 1999 DEBT
10/16/17	3961	11/1/17	\$ 8,842.03	\$ 8,842.03	\$ -	\$ -	\$ 8,842.03
			<u>\$ 8,842.03</u>	<u>\$ 8,842.03</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 8,842.03</u>

CHECK REQUEST FORM

DISTRICT/ASSOCIATION: Lakeside Plantation CDD

DATE: 12/27/17

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

AMOUNT REQUESTED: \$90,1654.77

REQUESTED BY: Katie Costa

ACCOUNT # 001-300-20700-10000

DESCRIPTION OF NEED: FY18 Debt service Assessment

APPROVED BY: Ariel Llovera

SIGNATURE: 

DATE RECEIVED	CHECK Num	DUE DATE	AMOUNT BILLED	NET AMOUNT RECEIVED	AMOUNT DUE	GENERAL FUND	SERIES 1999 DEBT
10/16/17	3961	11/1/17	\$ 8,842.03	\$ 8,842.03	\$ -	\$ -	\$ 8,842.03
			\$ 8,842.03	\$ 8,842.03	\$ -	\$ -	\$ 8,842.03

DART Pool Solutions, Inc.

1181 S. Sumter Blvd - PMB 324

North Port, FL 34287

CPC1457408

DEC 1 2017

Invoice

Date	Invoice #
12/1/2017	88102

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

Service Location
2200 Plantation Blvd North Port, FL 34289

P.O. No.	Terms	Due Date	Tech	Date of Service
	month's end	12/31/2017	SB	12/1/2017

Item	Description	Qty	Rate	Amount
Pool Cleaning	December pool cleaning FL Sales Tax		810.00 7.00%	810.00 0.00

Thank you for your business!

330 511

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

DEC 18 2017

Invoice

Phone # 727-784-4964 Fax # 727-784-0223 E-mail fitlogic@aol.com

Date	Invoice #
11/21/2017	78143

Bill To
GMS - Lakeside Plantation 135 W. Central Blvd Suite 320 Orlando, FL 32801

48107

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

P.O. Number		Terms	Rep	Work Order #	Completed
		Net 10	GA	77664	11/20/2017
Item Code	Description	Quantity	Price Each	Amount	
Labor	Repaired Life Fitness elliptical, model 95Xi. User right fly wheel shaft and mount came loose. Repaired unit on site.	2	84.00	168.00	
Thank you for your business. Invoices over 30 Days will incur 1.5% Interest per month					
Subtotal					\$168.00
Sales Tax (0.0%)					\$0.00
Total					\$168.00

Fitness Logic

380 Scarlet Blvd.
Oldsmar, FL 34677

Phone # 727-784-4964 Fax # 727-784-0223 E-mail fitlogic@aol.com

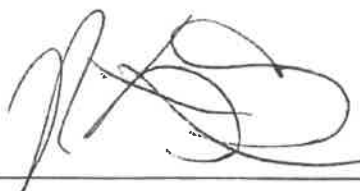
DEC 21 2017

Invoice

Date	Invoice #
12/13/2017	78567

Bill To
GMS - Lakeside Plantation 135 W. Central Blvd Suite 320 Orlando, FL 32801

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	AB	78654	12/12/2017
Item Code	Description	Quantity	Price Each	Amount
Labor	Open front console and fixed incline, quick start and speed level	0.5	84.00	42.00
				
Thank you for your business. Invoices over 30 Days will incur 1.5% Interest per month			Subtotal \$42.00	
			Sales Tax (0.0%) \$0.00	
			Total \$42.00	

FITNESS LOGIC

380 Scarlet Blvd.
Oldsmar, FL 34677
P: 727 784-4964
F: 727 784-0223



No 78654

Next Maintenance Due:

NAME: Rose Lakeside Plantation
ADDRESS: 2700 Plantation Blvd
North Port FL

CONTACT: Nathan Teates
PHONE: 941-423-5500
DATE: 12/12/17

☐ Warranty ☐ Non-Warranty ☐ Courtesy ☐ Install ☐ Sales

DESCRIPTION OF WORK

- Open Front Console Fixed Incline Quick Start 1
year level "mother board"

DEC 21 2017

48102

QTY. PART NO. WTY. PRICE EA. PARTS DESCRIPTION

Date Completed:

Time In: 1226

Time Out:

Service Technician: Tate

☐ Paid in full:

Maintenance:

Compliance Fee:

Parts:

Service Call:

Labor: \$14200

Shipping:

Sub Total: \$14200

Tax:

TOTAL: \$14200

X [Signature]
Customer Signature

Invoice To Follow

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6528
Tallahassee, FL 32314
850.222.7500

STATEMENT

November 30, 2017

Lakeside Plantation Community Development District
c/o GMS, LLC
135 West Central Avenue, Suite 320
Orlando, FL 32801

Bill Number 97283
Billed through 10/31/2017

DEC 18 2017

General Counsel/Monthly Meeting

LPCDD 00001 JLE

FOR PROFESSIONAL SERVICES RENDERED

10/03/17	JLE	Review e-mail correspondence regarding trip and fall; review plats and related documents; confer with Flint regarding the same.	0.30 hrs
10/06/17	APA	Research updates requested by Florida DEO.	0.20 hrs
10/08/17	JLE	Prepare resolution and draft rule regarding road verge; review statutory provisions regarding the same.	1.60 hrs
10/08/17	JEM	Review proposed rule regarding right of way maintenance.	0.30 hrs
10/09/17	JEM	Continued review of provisions relating to proposed road verge rule.	0.10 hrs
10/09/17	KEM	Prepare resolution regarding sidewalk and landscaping maintenance.	0.40 hrs
10/10/17	JLE	Review revisions to ASG Agreement; confer with Deary regarding the same; finalize resolution regarding road verge; confer with District Staff regarding the same.	0.40 hrs
10/11/17	JLE	Prepare pool maintenance agreement; prepare pool resurfacing agreement.	3.30 hrs
10/11/17	KEM	Prepare pool maintenance agreement and pool resurfacing agreement.	0.90 hrs
10/17/17	JLE	Confer with Board Supervisor regarding resolution.	0.20 hrs
10/18/17	JLE	Prepare for, travel to and from, and attend Board meeting.	4.30 hrs
10/19/17	APA	Draft resolution designating primary administrative office.	0.30 hrs
10/25/17	APA	Prepare registered agent resolution.	0.30 hrs
10/29/17	JLE	Research local ordinances and standards regarding road verge; follow-up regarding the same; analyze traffic agreement regarding parking question; revise road verge resolution and rule to address comment from Board Supervisor; follow-up e-mail correspondence regarding the same; confer with Board Supervisor regarding inquiry; review insurance certificate; e-mail correspondence regarding amenity management agreement.	2.10 hrs
10/31/17	APA	Finalize signature pages for amenity services agreement FY 2018 and distribute	0.30 hrs

=====

to parties.

Total fees for this matter \$3,701.00

DISBURSEMENTS

Postage 0.92
Travel 200.00

Total disbursements for this matter \$200.92

MATTER SUMMARY

Papp, Annie M. - Paralegal	1.10 hrs	145 /hr	\$159.50
Merritt, Jason E.	0.40 hrs	300 /hr	\$120.00
Earlywine, Jere L.	12.20 hrs	265 /hr	\$3,233.00
Ibarra, Katherine E. - Paralegal	1.30 hrs	145 /hr	\$188.50

TOTAL FEES	\$3,701.00
TOTAL DISBURSEMENTS	\$200.92

TOTAL CHARGES FOR THIS MATTER -----
\$3,901.92

BILLING SUMMARY

Papp, Annie M. - Paralegal	1.10 hrs	145 /hr	\$159.50
Merritt, Jason E.	0.40 hrs	300 /hr	\$120.00
Earlywine, Jere L.	12.20 hrs	265 /hr	\$3,233.00
Ibarra, Katherine E. - Paralegal	1.30 hrs	145 /hr	\$188.50

TOTAL FEES	\$3,701.00
TOTAL DISBURSEMENTS	\$200.92

TOTAL CHARGES FOR THIS BILL -----
\$3,901.92

Please include the bill number on your check.

DEC 21 2017

FAX 423-5500



JOHN'S ELECTRIC MOTORS
 CPC 1458872
 4220 Whidden Blvd.
 CHARLOTTE HARBOR, FL 33980
 (941) 629-0240

CUSTOMER'S ORDER NO.		PHONE		DATE	
		423-5500		12/7/17	
NAME					
Lakeside Plantation					
ADDRESS					
Lakeside Blvd. N.P					
CASH	C.O.D.	CHARGE	ON ACCT.	NOSE, RETD.	PAID OUT
SERVICE CALL + LABOR					
TO REPLACE VENT					
FAN MOTOR IN POUNTAIN					
EQUIPMENT ROOM					
					375.00
TAX					EXEMPT
TOTAL					375.00
SOLD BY		RECEIVED BY			

E PRODUCT 009T

All claims and returned goods MUST be accompanied by this bill.

36725

510

THANK YOU

LAKE MASTERS AQUATIC WEED CONTROL, LLC
P.O. BOX 2300
PALM CITY, FL 34991
TOLL FREE: 1-877-745-5729

Invoice

DATE	INVOICE #
12/1/2017	17-10193

BILL TO

LAKESIDE PLANTATION CDD
135 WEST CENTRAL BLVD. STE 320
ORLANDO, FL 32801

DEC 5 2017

E-mail		P.O. NO.	TERMS	REP	MAIL STOP ID
susan.oraczewski@lakemasters.com			Net 30		4696
QUANTITY	DESCRIPTION		RATE		AMOUNT
	Monthly Service-Treatment of Waterways & Canals as per map		966.00		966.00
Thank you for your business.			Payments/Credits \$0.00		
320-460			Balance Due \$966.00		



Capital Reserves
300-131-102

Order #BP00067672

Order Date: November 21, 2017

Shipping Address

Nathan Trates
Lakeside Plantation CDD
2200 PLANTATION BLVD
2200 PLANTATION BLVD
NORTH PORT, Florida, 34289-9472
United States
T: 941-423-5500
F: 941-423-5501

Billing Address

Nathan Trates
Governmental Management Services
135 W. Central Boulevard, Suite 320
Orlando, Florida, 32801
United States

Payment Method

Prepay (checks/moneyorders)

Send Payments To:

Barco Product

Send Check to:

Barco Products
24 N. Washington Ave.
Batavia, IL 60510

Items Ordered

Product Name

BarcoBoard™ Walk-Thru Wheelchair Accessible Table
Color Options Cedar

SKU	Price	Qty	Subtotal
KBM1440-CD	\$879.85	Ordered: 2	\$1,759.70
Subtotal			\$1,759.70
Shipping & Handling			\$552.17
Lift Gate			\$50.00
Grand Total			\$2,361.87

NOV 21 2017



2 104297

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

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

B

5517 0

NOV 28 2017

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Do not pay	New charges due by	Amount enclosed
57421-67439	\$1,131.82	Dec 13 2017	\$

Your electric statement

For: Oct 25 2017 to Nov 22 2017 (28 days)

Account number: 57421-67439

Customer name: LAKE SIDE PLANTATION COMM

Statement date: Nov 22 2017

Service address: 2200 PLANTATION BLVD # CLBHSE

Next meter reading: Dec 22 2017

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (-)	New charges due by
1,413.18	1,413.18 CR	0.00	0.00	1,131.82	\$1,131.82	Dec 13 2017

Meter reading - Meter KLL2846

Current reading 39070
Previous reading - 38244
kWh constant x 10
kWh used 8260

Demand reading 5.42
kW constant x 10.00
Demand kW 54

Energy usage

	Last Year	This Year
kWh this month	8280	8260
Service days	28	28
kWh per day	295	295

Amount of your last bill 1,413.18
Payment received - Thank you 1,413.18 CR
Balance before new charges \$0.00

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

Electric service amount 1,034.77**
Storm charge 6.78
Gross receipts tax 26.71
Franchise charge 63.56
Total new charges \$1,131.82

Total amount you owe \$1,131.82

FPL automatic bill pay - DO NOT PAY

- Payment received after **February 15, 2018** is considered **LATE**; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after **December 03, 2017**. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

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

Customer charge: \$25.00
Fuel: \$232.93
(\$0.028200 per kWh)
Non-fuel: \$204.44
(\$0.024750 per kWh)
Demand: \$572.40
(\$10.60 per kW)

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





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

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

B

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AUTO **CO 0116
1 104297

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



RECEIVED
NOV 28 2017

BY: _____

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	\$615.29	Dec 13 2017	\$

Your electric statement

For: Oct 25 2017 to Nov 22 2017 (28 days)

Customer name: LAKE SIDE PLANTATION

Service address: 2200 PLANTATION BLVD # FNTN

Account number: 04126-05586

Statement date: Nov 22 2017
Next meter reading: Dec 22 2017

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (=)	New charges due by
666.82	666.82 CR	0.00	0.00	615.29	\$615.29	Dec 13 2017

Meter reading - Meter KN46183

Current reading 26550
Previous reading - 20230
kWh used 6320

Demand reading 18.55
Demand kW 19

Energy usage

	Last Year	This Year
kWh this month	6872	6320
Service days	28	28
kWh per day	238	225

Amount of your last bill 666.82
Payment received - Thank you 666.82 CR
Balance before new charges \$0.00

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

Electric service amount 561.04**
Storm charge 5.18
Gross receipts tax 14.52
Franchise charge 34.55
Total new charges \$615.29

Total amount you owe \$615.29

FPL automatic bill pay - DO NOT PAY

- Payment received after February 15, 2018 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after December 03, 2017. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

**The electric service amount includes the following charges:

Customer charge; \$25.00
Fuel: \$178.22
(\$0.028200 per kWh)
Non-fuel: \$156.42
(\$0.024750 per kWh)
Demand: \$201.40
(\$10.60 per kW)

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





3 104297

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

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

B

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NOV 28 2017

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Do not pay	New charges due by	Amount enclosed
84595-15071	\$1,213.63	Dec 13 2017	\$

Your electric statement

For: Oct 25 2017 to Nov 22 2017 (28 days)

Customer name: LAKESIDE PLANTATION COMM

Service address: 2200 PLANTATION BLVD # POOL

Account number: 84595-15071

Statement date: Nov 22 2017
Next meter reading: Dec 22 2017

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (=)	New charges due by
821.77	821.77 CR	0.00	0.00	1,213.63	\$1,213.63	Dec 13 2017

Meter reading - Meter KL84533

Current reading 19144
Previous reading - 05344
kWh used 13800

Demand reading 33.47
Demand kW 33

Energy usage

	Last Year	This Year
kWh this month	14607	13800
Service days	28	28
kWh per day	521	492

Amount of your last bill 821.77
Payment received - Thank you 821.77 CR
Balance before new charges \$0.00

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

Electric service amount	1,105.51**
Storm charge	11.32
Gross receipts tax	28.64
Franchise charge	68.16
Total new charges	\$1,213.63

Total amount you owe**\$1,213.63****FPL automatic bill pay - DO NOT PAY**

- Payment received after **February 15, 2018** is considered **LATE**; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after **December 03, 2017**. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

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

Customer charge:	\$25.00
Fuel:	\$389.16
(\$0.028200 per kWh)	
Non-fuel:	\$341.55
(\$0.024750 per kWh)	
Demand:	\$349.80
(\$10.60 per kW)	

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	11/29/17	12/20/17

Total Current Charges 157.22
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 157.22

\$ _____
 AMOUNT ENCLOSED

FREE 24/7 PAYMENT OPTIONS:

Pay By Phone:

1-855-941-INFO (4636)

Pay online:

www.cityofnorthport.com

Check Here For:

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

*H2O Program Donation: \$ _____



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

000043123000156052000000157220

2190 LAKE

SERVICE ADDRESS		2200 PLANTATION BLVD		436
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE	
43123-156052	18-29	11/29/17	12/20/17	

↑ Please return this upper portion to your bank. *** Bank Draft ***

Rate Class : COMMERCIAL
 Last payment amount/date: 4,970.56 11/16/17

Last Bill Amount 4,970.56
 Payments 4,970.56-
 Adjustments .00
 BALANCE FORWARD .00

WA	10/20/17	11/21/17	32	80000038	1.000	TGAL	Current	Previous	Usage
							1180	1176	4
							USAGE FOR 11/16		13.00

Service	Consumption	Charge	Total
WA Base facility chg		43.72	
WA Usage block 1	4.00	16.00	
TOTAL WATER			59.72
SE Base facility chg		72.34	
SE Consumption	4.00	25.16	
TOTAL SEWER			97.50

Total Current Charges 157.22
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 157.22

**** OUR MAILING ADDRESS HAS CHANGED ****

**** 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**

Ask us about our Hurricane Irma Neighbors Helping Neighbors program

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

AFTER HOURS/EMERGENCY
 water or sewer service call
 941.240.8000



SERVICE ADDRESS			CURRENT CHARGES DUE DATE
2200 PLANTATION BLVD FICT			
ACCOUNT NUMBER	CYCLE	BILL DATE	
43123-154658	18-29	11/29/17	12/20/17

Total Current Charges 18.77
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 18.77

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

\$
 AMOUNT ENCLOSED

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

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

000043123000154658000000018779

2189 LAKE

SERVICE ADDRESS		2200 PLANTATION BLVD FICT 935		
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE	
43123-154658	18-29	11/29/17	12/20/17	

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

Last Bill Amount 18.77
 Payments 18.77-
 Adjustments .00
 BALANCE FORWARD .00

Rate Class : COMMERCIAL
 Last payment amount/date: 18.77 11/16/17

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
WA 10/20/17 11/21/17	32	83717471	1.000	TGAL	1698	1698	0

Service	Consumption	Charge	Total
WA Base facility chg		18.77	18.77

Total Current Charges 18.77
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 18.77

**** OUR MAILING ADDRESS HAS CHANGED ****
 **** 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**

Ask us about our Hurricane Irma Neighbors Helping Neighbors program

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

AFTER HOURS/EMERGENCY
 water or sewer service call
 941.240.8000



SERVICE ADDRESS			CURRENT CHARGES DUE DATE
2200 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	
43123-154656	18-29	11/29/17	12/20/17

Total Current Charges 231.29
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 231.29

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

\$ _____
 AMOUNT ENCLOSED

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

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

000043123000154656000000231293

2188 LAKE

SERVICE ADDRESS		2200 PLANTATION BLVD		437
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE	
43123-154656	18-29	11/29/17	12/20/17	

↑ Please return this upper portion to your bank.

Last Bill Amount 113.29
Payments 113.29
Adjustments .00
BALANCE FORWARD .00

Rate Class : COMMERCIAL
 Last payment amount/date: 113.29 11/16/17

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
WA 10/20/17 11/21/17	32	80005382	1.000	TGAL	1939	1908	31
						USAGE FOR 11/16	29.00

Service	Consumption	Charge	Total
WA Base facility chg		85.29	
WA Usage block 1	20.00	80.00	
WA Usage block 2	11.00	66.00	
TOTAL WATER			231.29

Total Current Charges 231.29
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 231.29

**** OUR MAILING ADDRESS HAS CHANGED ****
 **** 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**

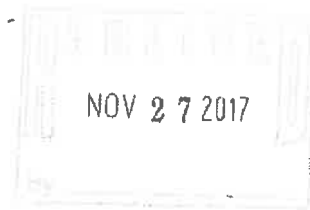
Ask us about our Hurricane Irma Neighbors Helping Neighbors program

RECEIVED
 DEC 01 2017

BY: _____

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

AFTER HOURS/EMERGENCY
 water or sewer service call
 941.240.8000



ACCOUNT INVOICE

peoplesgas.com



Statement Date: 11/17/2017

Account: 211014212750

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

Current month's charges:	\$12.77
Total amount due:	\$12.77
Payment Due By:	12/08/2017

Your Account Summary

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

DO NOT PAY. Your account will be drafted on 12/08/2017

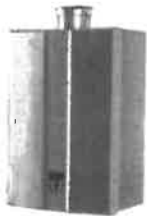
Help us avoid service interruptions



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

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

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



Endless hot water from this small unit?

Get one for \$24.99/month or a rebate up to \$675 after installation.
Learn more at peoplesgas.com/tanklessoffer.

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:	\$12.77
Total amount due:	\$12.77
Payment Due By:	12/08/2017

Amount Enclosed \$

604469319981 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 12/08/2017

00001654 01 AY 0.37 32801 FTECO111171723482210 00000 06 00000000 007 07 36517 002



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

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

604469319981 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 12/08/2017



Contact Information

Residential Customer Care

813-223-0800 (Tampa)
863-299-0800 (Lakeland)
352-622-0111 (Ocala)
954-453-0777 (Broward)
305-940-0139 (Miami)
727-826-3333 (St. Petersburg)
407-425-4662 (Orlando)
904-739-1211 (Jacksonville)
877-832-6747 (All other counties)

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY

711

Natural Gas Outage

877-832-6747

Natural Gas Energy Conservation Rebates

877-832-6747

Mail Payments to

TECO
P.O. Box 31318
Tampa, FL 33631-3318

All Other Correspondence

Peoples Gas
P.O. Box 111
Tampa, FL 33601-0111

Understanding Your Natural Gas Charges

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

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

Buried Piping Notification – Federal regulations require that Peoples Gas notify our customers who own buried piping of the following: 1) When excavating near buried gas piping, the piping should be located in advance; 2) The gas supplier does not own or maintain the customer's buried piping; 3) Buried piping that is not maintained may be subject to corrosion and/or leakage. Buried piping should be inspected periodically and any unsafe conditions repaired. Licensed plumbers, heating and air conditioning contractors, or Peoples Gas can conduct inspections.

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

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

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

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

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

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

For more information about your bill, please visit peoplesgas.com.

Your payment options are:

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

When making your payment, please have your bill or account number available.

Please note: If you choose to pay your bill at a location not listed on our website or provided by Peoples Gas, you are paying someone who is not authorized to act as a payment agent of Peoples Gas. You bear the risk that this unauthorized party will relay the payment to Peoples Gas and do so in a timely fashion. Peoples Gas is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

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



ACCOUNT INVOICE



Account: 211014212750
 Statement Date: 11/17/2017
 Current month's charges due 12/08/2017

Details of Current Month's Charges – Service from - 10/14/2017 to 11/14/2017

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	11/14/2017	404		404		0 CCF		1.042		1.0000		0.0 Therms	32 Days

Customer Charge	\$12.00	Peoples Gas Usage History
Natural Gas Service Cost	\$12.00	
Franchise Fee	\$0.77	
Total Natural Gas Cost, Local Fees and Taxes	\$12.77	
Total Current Month's Charges	\$12.77	

Therms Per Day (Average)

NOV 2017	0.0
OCT	0.0
SEP	0.0
AUG	0.0
JUL	0.0
JUN	0.0
MAY	0.0
APR	0.0
MAR	0.0
FEB	0.0
JAN	0.0
DEC	0.0
NOV 2016	0.0

00001954-0003964-Page 3 of 4



Customer-Owned Piping: Things to Know

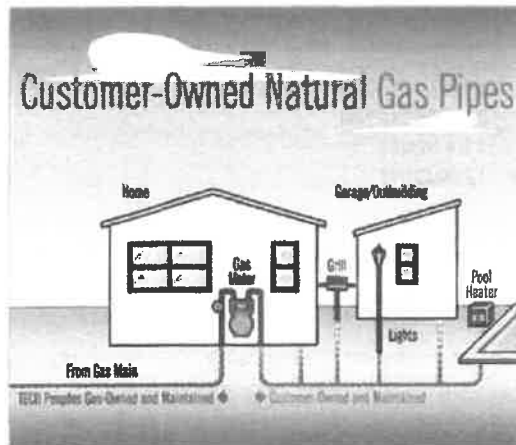
Peoples Gas owns the pipe from the natural gas mains up to the meter at your home or business. All natural gas lines from the meter to your appliances are owned by you, and their upkeep is your responsibility. Maintenance issues may arise depending on several things: whether pipe is buried, whether corrugated stainless steel tubing is installed, or the age or type of connector that is used.

Please review the related information on customer-owned piping to learn about your responsibilities for required maintenance and upkeep.

Customer-owned Piping

People using natural gas have pipes from the gas meter to the point of use. These lines may be above or below ground. For example:

- To a detached garage, shed or workshop.
- To a swimming pool heater, gas light or outdoor gas grill.
- Under some manufactured homes.



In all cases, customers are responsible for maintaining the gas line beyond the meter, NOT Peoples Gas.

Buried metal piping will corrode

Natural gas pipes that are buried in the ground can leak and metal pipes deteriorate with age, causing a potentially dangerous situation. For safety's sake, have your gas pipes inspected periodically, and repair them as needed.

Plumbing or heating contractors can provide assistance with inspection, maintenance and repairs, if necessary. Peoples Gas will be happy to discuss your situation with you.

Learn more at peoplesgas.com or call toll-free 877 TECO PGS (877-832-6747).



PG504251/

TEXT CODE: FLBBB
PIN: 7332

PAGE 1 OF 4

Date of Bill 12/01/17

New Charges Due Date 12/28/17

Account Number 941/423-5501

Total Amount Due \$375.23

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

Amount Paid

347710000 0

072008941423550102191300000000000000375235

www.frontier.com
Business

1-800-921-8102

Account Number 941/423-5501

Date of Bill 12/01/17

Previous Balance	365.23
Payments Received Thru 11/24/17	-365.23
Thank you for your payment]	
Balance Forward	.00
New Charges	375.23

DO NOT PAY - You are currently signed up for Auto Pay.
To view your Auto Pay, please log in at www.frontier.com.
Total Amount Due \$375.23

CURRENT BILLING SUMMARY

Qty Description	12/01/17 to 12/31/17	941/423-5501.0	Charge
Basic Charges			
Frontier Additional Line - Basic 2 Year			35.00
Addl Line Unlimited 2 Yr			80.00
Solutions Bundle 2 Yr			87.00
3 Acc Rec Chrg Multi-Ln Ctx			6.39
3 Federal Subscriber Line Charge			25.56
Federal USF Recovery Charge			6.00
FCA Long Distance - Federal USF Surcharge			3.76
Total Basic Charges			243.71
Non Basic Charges			
FiOS Internet 50/50 2Yr - Business			94.99
Data Protection			7.99
Other Charges-Detailed Below			-77.46
Partial Month Charges-Detailed Below			-30.00
FCA Long Distance - Federal USF Surcharge			1.23
Total Non Basic Charges			-3.25
Video			
FiOS TV Extreme HD Priv			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			.08
Broadcast TV Surcharge			1.99
Total Video			130.03
Toll/Other			
Other Charges-Detailed Below			3.99
FCA Long Distance - Federal USF Surcharge			.75
Total Toll/Other			4.74
TOTAL			375.23

** ACCOUNT ACTIVITY **

Qty Description

Order Number Effective Dates

941/423-5501

Date of Bill 12/01/17

1 Federal Primary Carrier Centrex Line			
941/423-5500	AUTOCH 12/01	2.20	
	Subtotal	2.20	
1 Business High Speed Internet Fee	AUTOCH 12/01	1.99	
1 Regional Sports Fee	AUTOCH 12/01	6.00	
1 Frontier Road Work Recovery Surcharge			
	AUTOCH 12/01	.95	
Additional Line Discount	AUTOCH 12/01	-30.00	
Solutions Bundle Discount	AUTOCH 12/01	-22.00	
Promo Discount	AUTOCH 12/01	-35.00	
1 Federal Primary Carrier Centrex Line			
	AUTOCH 12/01	2.20	
1 Carrier Cost Recovery Surcharge	AUTOCH 12/01	3.99	
941/423-5501	Subtotal	-71.87	
1 Federal Primary Carrier Centrex Line			
	AUTOCH 12/01	2.20	
941/429-8648	Subtotal	2.20	
Partial Month Charges			
Fios Video Discount 99 MO	PROMOTION 12/01 12/31	-14.99	
Fios Internet Bus 99 MO	PROMOTION 12/01 12/31	-30.00	
941/423-5501	Subtotal	-44.99	
	Subtotal	-112.46	

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	NOV 01	9:47A	1.0	DD	BRADENTON FL (941)705-0776	.00 U
					941/423-5500	Subtotal .00
Subtotal Minutes: 1.0						***REP LINE ONLY

*****Resume printing of detail

Detail of Frontier Com of America Charges

Toll charged to 941/423-5500

*****Start suppression of detail

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
E 2	NOV 02	4:00P	18.5	DD	AUSTIN TX (512)797-6615	.00 U
E 3	NOV 03	9:02A	1.3	DD	LA GRANGE IL (708)567-2573	.00 U
E 4	NOV 04	11:55A	.6	DD	WATERTOWN CT (860)417-8380	.00 U
E 5	NOV 14	5:44P	.7	DD	NEW HAVEN CT (203)747-1711	.00 U
E 6	NOV 24	12:38P	1.3	DD	NWYRCYZN08 NY (347)666-3894	.00 U
E 7	NOV 24	12:40P	1.1	DD	RAHWAY NJ (732)259-9304	.00 U
E 8	NOV 25	2:50P	.3	DD	CLEVELAND OH (216)299-6550	.00 U
E 9	NOV 28	4:11P	.6	DD	FORT MYERS FL (239)410-1001	.00 U
					941/423-5500	Subtotal .00
Subtotal Minutes: 24.4						***REP LINE ONLY

*****Resume printing of detail

Detail of Frontier Com of America Charges

Toll charged to 941/423-5501

*****Start suppression of detail

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
E 10	NOV 02	11:56A	1.2	DD	GEORGETOWN TX (512)686-1009	.00 U
E 11	NOV 10	3:37P	1.0	DD	PALOS PARK IL (708)274-3299	.00 U
E 12	NOV 10	3:39P	.9	DD	PALOS PARK IL (708)274-3299	.00 U
E 13	NOV 16	7:12P	.8	DD	JACKSONVL FL (904)485-8652	.00 U

941/423-5501

Date of Bill 12/01/17

Detail of Frontier Com of America Charges

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
E 14	NOV 30	10:09A	1.4	DD	COLUMBUS OH (614)278-7127	.00 U
			941/423-5501		Subtotal	.00
Subtotal Minutes:			5.3	***REP LINE ONLY		

*****Resume printing of detail
Legend Call Types:
DD - Day

Caller Summary Report

	Calls	Minutes	Amount
941/423-5500	9	25	.00
Main Number	5	5	.00
***Customer Summary	14	30	.00

Caller Summary Report

	Calls	Minutes	Amount
Intra-Lata	1	1	.00
Interstate	11	28	.00
Intrastate	2	1	.00
***Customer Summary	14	30	.00

941/423-5501

Date of Bill 12/01/17

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 \$205.23 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.

Frontier negotiates with video content providers for great entertainment at the best possible price. Due to the continuous rising cost of programming, beginning with this bill the rate for video services will increase by \$6 per month. Increase does not apply to customers with promotion or price protection plan until their term expires.

Upon termination of service, you must return equipment owned by Frontier. Failure to return Frontier Equipment, or returning Equipment in a damaged condition (subject only to reasonable wear and tear) will result in the imposition of an Equipment fee that may be substantial.

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 1-304-344-0435, by email to Video.Closed.Caption@ftr.com, or by mail to Frontier, 1500 MacCorkle Avenue, Charleston, WV 25396, Attn: Anthony Kasey, Manager.

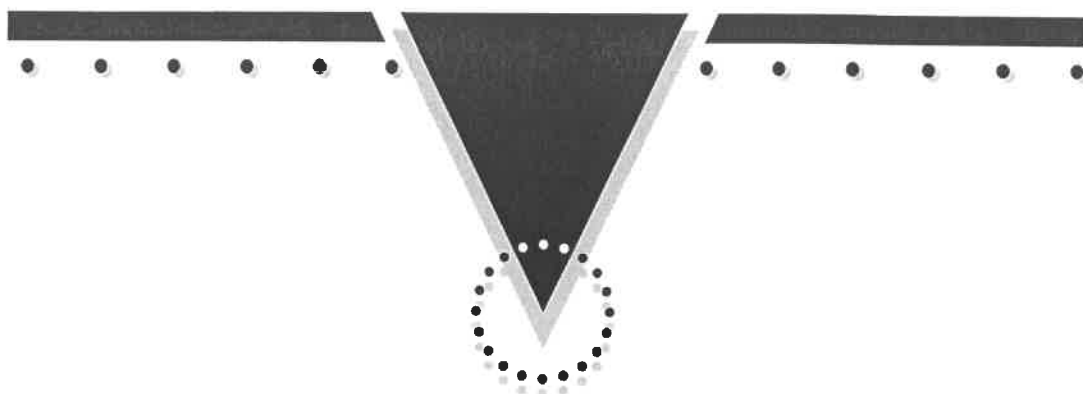
For up-to-date channel information please visit:
<http://frontier.com/channelupdates>

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

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

REMITTANCE: FRONTIER
PO BOX 740407
CINCINNATI OH 45274-0407

CDPIFLBBB94194142334771FLFT-FLABUSCX 5342NY 0000000000000375.23
NNNNNNNNNNNNNNNNNNNNNNNNNNNNNNNNNNNN 1-800-921-8102



Lakeside Plantation

Community Development District

Unaudited Financial Reporting
December 31, 2017



Table of Contents

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

**Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT**

COMBINED BALANCE SHEET

December 31, 2017

	<u>General</u>	<u>Debt Service</u>	<u>Capital Reserve</u>	<u>Totals</u>
Assets				
<u>Cash:</u>				
Operating Account	\$ 96,833	\$ -	\$ -	\$ 96,833
Debit Card Account	3,261	-	-	3,261
Money Market Account	493,050	-	-	493,050
Petty Cash	50	-	-	50
Capital Reserve Account	-	-	101,388	101,388
<u>Investment - Operations:</u>				
Investment - SBA Fund	481	-	340,454	340,935
<u>Investment - Bonds:</u>				
Reserve Fund	-	38,490	-	38,490
Revenue Fund	-	160,400	-	160,400
Prepayment Fund	-	0	-	0
Due from General Fund	-	7,302	-	7,302
Total Assets	<u>\$ 593,675</u>	<u>\$ 206,192</u>	<u>\$ 441,842</u>	<u>\$ 1,241,709</u>
Liabilities & Fund Balances				
Liabilities				
Accounts Payable	\$ 24,407	\$ -	\$ 9,471	\$ 33,878
Due to Debt	7,302	-	-	7,302
Customer Deposits	1,125	-	-	1,125
Total Liabilities	<u>\$ 32,834</u>	<u>\$ -</u>	<u>\$ 9,471.40</u>	<u>\$ 42,305</u>
Fund Balances				
Restricted for Debt Service	\$ -	\$ 206,192	\$ -	\$ 206,192
Assigned for Capital Projects	-	-	432,371	432,371
Unassigned	560,841	-	-	560,841
Total Fund Balances	<u>\$ 560,841</u>	<u>\$ 206,192</u>	<u>\$ 432,371</u>	<u>\$ 1,199,404</u>
Total Liabilities & Fund Balances	<u>\$ 593,675</u>	<u>\$ 206,192</u>	<u>\$ 441,842</u>	<u>\$ 1,241,709</u>

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending December 31, 2017

	Adopted Budget	Prorated Budget Thru 12/31/17	Actual Thru 12/31/17	Variance
Revenues:				
Tennis Club	\$ 20,000	\$ 5,000	\$ 10,693	\$ 5,693
Activities	10,000	2,500	1,020	(1,480)
Clubhouse Rentals	3,000	750	425	(325)
Miscellaneous	1,500	375	294	(81)
Interest	50	13	6	(6)
Operations & Maintenance Assessments	656,520	518,893	518,893	-
Total Revenues	\$ 691,070	\$ 527,530	531,331	\$ 3,801

Expenditures:

Administrative

Supervisor Fees	\$ 11,000	\$ 2,000	\$ 2,000	\$ -
District Manager	36,050	9,013	9,013	(0)
District Counsel	25,000	6,250	3,902	2,348
Reimbursable Expenses	600	150	-	150
District Engineer	10,000	2,500	150	2,350
Disclosure Report	1,000	250	250	0
Trustee Fees	4,400	2,891	2,891	-
Audit Fees	3,600	-	-	-
Postage, Phone, Fax, Copies	1,000	250	165	85
General Liability Insurance	6,100	6,100	5,650	450
Legal Advertising	1,500	375	83	292
Dues, Licenses & Fees	175	175	175	-
Other Current Charges	1,900	475	865	(390)
Property Insurance	9,000	9,000	8,201	799
Information Technology	1,000	250	250	0
Total Administrative	\$ 112,325	\$ 39,679	\$ 33,594	\$ 6,085

Operations

Personnel Services (Management Contract)	\$ 168,000	\$ 42,000	\$ 42,025	\$ (25)
Road & Sidewalk Repairs & Maintenance	5,000	1,250	-	1,250
Common Area Renewal & Maintenance	10,000	2,500	-	2,500
Street Light/Decorative Light	10,000	2,500	-	2,500
Landscape Maintenance - Contract	91,860	22,965	22,063	902
Landscape Maintenance - Other	5,000	1,250	-	1,250
Mulch	10,740	2,685	-	2,685
Irrigation Maintenance	1,000	250	85	165
Lake Maintenance	14,000	3,500	2,898	602
Electric Utility Services - Entrance Feature	9,000	2,250	1,786	464
Water Utility Services - Entrance Feature	1,500	375	56	319
Repairs & Maintenance - Entrance Feature	3,000	750	475	275
Miscellaneous Tools & Equipment	1,000	250	-	250
Landscape Inspection Services	3,300	825	1,100	(275)
Traffic Enforcement	2,500	625	268	357
Total Operations	\$ 335,900	\$ 83,975	\$ 70,755	\$ 13,220

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending December 31, 2017

	Adopted Budget	Prorated Budget Thru 12/31/17	Actual Thru 12/31/17	Variance
Clubhouse				
Activities	\$ 19,000	\$ 4,750	\$ 4,093	\$ 657
Licenses/Fees	1,140	625	596	29
General Supplies	10,000	2,500	2,540	(40)
Maintenance	10,000	2,500	3,099	(599)
Office Supplies	3,000	750	595	155
Public Communication	1,400	350	366	(16)
Pest Control	600	150	150	-
Security	1,500	375	858	(483)
AED	300	75	-	75
Telephone & Internet Services	5,000	1,250	1,106	144
Janitorial Supplies	2,500	625	925	(300)
Electric Utility Services - Clubhouse	16,000	4,000	3,837	163
Gas Utility	250	63	38	24
Garbage Collection	2,000	500	317	183
Water Utility Services - Clubhouse	3,500	875	7,560	(6,685)
Electric Utility Services - Pool	16,500	4,125	2,472	1,653
Pool Cleaning	10,000	2,500	2,430	70
Pool Maintenance - Other	10,000	2,500	1,570	930
Tennis Courts - Maintenance	10,000	2,500	264	2,236
Tennis Courts - Programs	3,000	750	700	50
Water Utility Services - Tennis Courts & Pool	4,000	1,000	491	509
Total Clubhouse	\$ 129,690	\$ 32,763	\$ 34,007	\$ (1,244)
Other Expenditures				
Transfer Out - Current Year	\$ 130,000	-	-	-
Total Other Expenditures	\$ 130,000	-	-	-
Total Expenditures	\$ 707,915		\$ 138,357	
Excess Revenues (Expenditures)	\$ (16,845)		\$ 392,974	
Fund Balance - Beginning	\$ 16,845		\$ 167,866	
Fund Balance - Ending	\$ -		\$ 560,841	

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE SERIES 1999
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending December 31, 2017

	Adopted Budget	Prorated Budget Thru 12/31/17	Actual Thru 12/31/17	Variance
<u>Revenues:</u>				
Assessments - On Roll	\$ 175,905	\$ 138,723	\$ 138,723	\$ -
Assessments - Direct Billed	8,842	8,842	8,842	0
Interest	10	3	156	153
Total Revenues	\$ 184,757	\$ 147,568	\$ 147,721	\$ 153
<u>Expenditures:</u>				
Interest - 11/1	\$ 56,121	\$ 56,121	\$ 56,121	\$ -
Principal - 5/1	70,000	-	-	-
Interest - 5/1	56,121	-	-	-
Total Expenditures	\$ 182,242	\$ 56,121	\$ 56,121	\$ -
Excess Revenues (Expenditures)	\$ 2,515		\$ 91,600	
Fund Balance - Beginning	\$ 75,191		\$ 114,592	
Fund Balance - Ending	\$ 77,706		\$ 206,192	

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL RESERVE FUND
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending December 31, 2017

	Adopted Budget	Prorated Budget Thru 12/31/17	Actual Thru 12/31/17	Variance
<u>Revenues:</u>				
Transfer In - Current Year	\$ 130,000	\$ -	\$ -	\$ -
Interest	-	-	454	(454)
Total Revenues	\$ 130,000	\$ -	\$ 454	\$ (454)
<u>Expenditures:</u>				
Property Site Elements	\$ 166,688	\$ 41,672	\$ -	\$ 41,672
Clubhouse Interior	28,115	7,029	2,362	4,667
Pool Elements	33,495	8,374	7,648	726
Total Expenditures	\$ 228,298	\$ 57,075	\$ 10,009	\$ 47,065
Excess Revenues (Expenditures)	\$ (98,298)		\$ (9,555)	
Fund Balance - Beginning	\$ 442,539		\$ 441,926	
Fund Balance - Ending	\$ 344,241		\$ 432,371	

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES & EXPENDITURES

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Tennis Club	\$ 6,730	\$ 3,963	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,693
Activities	760	260	-	-	-	-	-	-	-	-	-	-	1,020
Clubhouse Rentals	-	425	-	-	-	-	-	-	-	-	-	-	425
Miscellaneous	168	126	-	-	-	-	-	-	-	-	-	-	294
Interest	1	2	3	-	-	-	-	-	-	-	-	-	6
Operations & Maintenance Assessments	-	152,486	366,407	-	-	-	-	-	-	-	-	-	518,893
Total Revenues	\$ 7,659	\$ 157,261	\$ 366,411	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 531,331
Expenditures:													
Administrative													
Supervisor Fees	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000
District Manager	3,004	3,004	3,004	-	-	-	-	-	-	-	-	-	9,013
District Counsel	3,902	-	-	-	-	-	-	-	-	-	-	-	3,902
Reimbursable Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-
District Engineer	-	-	150	-	-	-	-	-	-	-	-	-	150
Disclosure Report	83	83	83	-	-	-	-	-	-	-	-	-	250
Trustee Fees	2,891	-	-	-	-	-	-	-	-	-	-	-	2,891
Audit Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage, Phone, Fax, Copies	52	75	38	-	-	-	-	-	-	-	-	-	165
General Liability Insurance	5,650	-	-	-	-	-	-	-	-	-	-	-	5,650
Legal Advertising	-	83	-	-	-	-	-	-	-	-	-	-	83
Dues, Licenses & Fees	175	-	-	-	-	-	-	-	-	-	-	-	175
Other Current Charges	64	483	318	-	-	-	-	-	-	-	-	-	865
Property Insurance	8,201	-	-	-	-	-	-	-	-	-	-	-	8,201
Information Technology	83	83	83	-	-	-	-	-	-	-	-	-	250
Total Administrative	\$ 25,106	\$ 4,811	\$ 3,677	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,594
Operations													
Personnel Services (Management Contract)	\$ 14,008	\$ 14,008	\$ 14,008	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42,025
Road & Sidewalk Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Common Area Renewal & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Street Light/Decorative Light	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Maintenance - Contract	7,354	7,354	7,354	-	-	-	-	-	-	-	-	-	22,063
Landscape Maintenance - Other	-	-	-	-	-	-	-	-	-	-	-	-	-
Mulch	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Maintenance	-	85	-	-	-	-	-	-	-	-	-	-	85
Lake Maintenance	966	966	966	-	-	-	-	-	-	-	-	-	2,898
Electric Utility Services - Entrance Feature	504	667	615	-	-	-	-	-	-	-	-	-	1,786
Water Utility Services - Entrance Feature	18	19	19	-	-	-	-	-	-	-	-	-	56
Repairs & Maintenance - Entrance Feature	-	-	475	-	-	-	-	-	-	-	-	-	475
Miscellaneous Tools, Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Inspection Services	550	-	550	-	-	-	-	-	-	-	-	-	1,100
Traffic Enforcement	268	-	-	-	-	-	-	-	-	-	-	-	268
Total Operations	\$ 23,669	\$ 23,099	\$ 23,988	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70,755

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES & EXPENDITURES

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Clubhouse													
Activities	\$ 1,795	\$ 1,781	\$ 517	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,093
Licenses/Fees	596	-	-	-	-	-	-	-	-	-	-	-	596
General Supplies	892	1,055	593	-	-	-	-	-	-	-	-	-	2,540
Maintenance	1,855	1,047	197	-	-	-	-	-	-	-	-	-	3,099
Office Supplies	153	365	76	-	-	-	-	-	-	-	-	-	595
Public Communication	276	45	45	-	-	-	-	-	-	-	-	-	366
Pest Control	150	-	-	-	-	-	-	-	-	-	-	-	150
Security	711	147	-	-	-	-	-	-	-	-	-	-	858
AED	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone & Internet Services	365	365	375	-	-	-	-	-	-	-	-	-	1,106
Janitorial Supplies	490	163	272	-	-	-	-	-	-	-	-	-	925
Electric Utility Services - Clubhouse	1,292	1,413	1,132	-	-	-	-	-	-	-	-	-	3,837
Gas Utility	13	13	13	-	-	-	-	-	-	-	-	-	38
Garbage Collection	159	159	-	-	-	-	-	-	-	-	-	-	317
Water Utility Services - Clubhouse	2,433	4,971	157	-	-	-	-	-	-	-	-	-	7,560
Electric Utility Services - Pool	437	822	1,214	-	-	-	-	-	-	-	-	-	2,472
Pool Cleaning	810	810	810	-	-	-	-	-	-	-	-	-	2,430
Pool Maintenance - Other	1,195	-	375	-	-	-	-	-	-	-	-	-	1,570
Tennis Courts - Maintenance	77	186	-	-	-	-	-	-	-	-	-	-	264
Tennis Courts - Programs	-	220	480	-	-	-	-	-	-	-	-	-	700
Water Utility Services - Tennis Courts & Pool	147	113	231	-	-	-	-	-	-	-	-	-	491
Total Clubhouse	\$ 13,844	\$ 13,676	\$ 6,487	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,007
Other Expenditures													
Transfer Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenses	\$ 62,619	\$ 41,586	\$ 34,151	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 138,357
Excess Revenues (Expenditures)	\$ (54,960)	\$ 115,675	\$ 332,259	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 392,974

**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	
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)
CURRENT BONDS OUTSTANDING	\$	1,615,000.00

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2018

TAX COLLECTOR

						Gross Assessments	\$	880,463	\$	694,731	\$	185,733		
						Net Assessments	\$	832,038	\$	656,520	\$	175,517		
												1999		
Date Received	Dist	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	General Fund 78.91%		Debt Svc Fund 21.09%		Total 100%			
11/17/17	17-01	\$ 84,166.10	\$ -	\$ 1,262.49	\$ -	\$ 82,903.61	\$ 65,415.19	\$ 17,488.42	\$ 82,903.61					
11/30/17	17-02	\$ 112,028.66	\$ -	\$ 1,680.43	\$ -	\$ 110,348.23	\$ 87,070.40	\$ 23,277.83	\$ 110,348.23					
12/18/17	17-03	\$ 436,292.12	\$ -	\$ 6,544.38	\$ -	\$ 429,747.74	\$ 339,092.97	\$ 90,654.77	\$ 429,747.74					
12/29/17	17-04	\$ 35,143.67	\$ -	\$ 527.16	\$ -	\$ 34,616.51	\$ 27,314.20	\$ 7,302.31	\$ 34,616.51					
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SECTION IX

B



Lakeside Plantation CDD

ACTION ITEMS as of 1/10/2018

Item #	Meeting Assigned	Action Item	Assigned To	Date Due	Status	Comments
1	11/16/16	Consideration of Proposals for Preserve Maintenance	Robson		Deferred	Deferred to January 2018
2	2/15/17	Enhanced Traffic Enforcement	Flint		Ongoing	Alternate months. Board to determine if program is to continue in January 2018.
3	8/16/17	Options for Additional Eating Area at Pool	Vesta		Completed	Two wheelchair accessible tables purchased and delivered
4	8/16/17	Review Landscape of Area between back of Curb and Sidewalk in Non-HOA Homes	HGS/Flint		In Process	
5	8/16/17	Develop Landscape Design Plan for Front of Clubhouse and Community Entrance	Vesta		In Process	
6	8/16/17	Adjust Elevation of Ground on Edge of Pickleball Court	Vesta		Completed	
7	9/20/17	Cost Comparison of Repair & Maintenance of Koi Pond vs. Elimination	Vesta		In Process	Proposal from Bloomings to eliminate koi pond and replace with sod approved
8	10/18/17	Evaluate Drainage in Playgournd Area	Robson		In Process	
9	10/18/17	Compare Costs of Regular Phone Line vs. Kings III Service	Flint		Completed	Kings III proposal approved to install emergency phone
10	10/18/17	Develop Options for Streetlight Replacement	Smith/Flint		In Process	Proposals to be considered at 1/17/18 meeting
11	10/18/17	Solicit Proposals for Pergola Repair	Vesta/Smith		In Process	

Lakeside Plantation CDD Community Development District

Amenity Center Management Report

Date of Meeting: January 17th, 2018

Submitted by: Nathan Trates

➤ Facility

- Kings III emergency call box installed
- New pool motor installed and pool repaired
- New picnic tables assembled and installed
- Entrance side fountain motor repaired
- Clubhouse exterior pressure washed (Ongoing)
- Back picnic area treated for fire ants
- Tennis court lights and timers repaired
- Gym equipment repaired
- New industrial rubber mats for Gym's interior/exterior
- Exterior clubhouse treated for spiders
- Straightened and painted street sign poles
- Painted parking lot handicap poles
- Fixed electric for the irrigation system
- Sidewalks grinded and repaired by Bradley Ray Concrete
- Fixed and re-wired electric by front entrance Gazebo
- Painted handrails around clubhouse exterior
- Repaired/re-glued bocce ball sport surface
- Repaired fire damage from light pole electrical fire
- Clubhouse exterior pillars painted
- Pot hole repaired near Jonah drive/Plantation Blvd entrance side
- Tennis courts surveyed by Welch Tennis

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

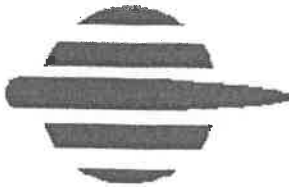
- Tennis – Daily
- Water Aerobics – Monday through Friday - 9:30 AM
- Bocce Ball - Monday, Wednesday and Friday – 10:00 AM
- Mahjongg – Tuesdays - 1:00 pm & Wednesdays – 12:30 PM
- Mexican Train – Wednesday's & Friday's – 12:30 PM
- Bridge – Thursdays – 7:00 PM
- Swim Lessons – every Tuesday & Thursday at 4:00 PM
- Yogatology – Monday & Thursday @ 10 AM

➤ Special Events:

- Bingo Night
- Wine & Cheese X 2
- Pizza Night X 2
- Acoustics Unplugged X 2
- Coffee & Donuts X 2
- New Years Eve Party
- Quarter Auction X 2
- Game Night Poluck

Amenity Management

1. Quote to replace electrical boxes near clubhouse.
2. Quote to replace/repair street lights along the Blvd.



ENERGY SAVERS INTL.

ENERGY EFFICIENT SYSTEMS AND ENVIRONMENTAL TECHNOLOGIES

CONSULTANTS ♦ DESIGNERS ♦ CONTRACTORS

1413 S. Patrick Drive * Suite 5 * Satellite Beach, Florida 32937

PH (321) 777-7193 * Fax (321) 777-2849 * E-Mail:energysaversintl@ensavinc.com

January 8, 2018

Lakeside Plantation Homeowners Association
2200 Plantation Blvd.
North Port, FL 34289
C/o Mr. Nathan Trates
Vesta Property Services

Sub: Street Lighting System

Project #217120-B

Lakeside Plantation CDD:

We are pleased to provide this proposal and quotation to replace the street lighting on Main Boulevard with new pole lighting. We have audited the entire existing street lighting system. Although only 7 fixtures were badly affected and damaged by the hurricane, the entire 51 pole lights are in deteriorated condition and need replacement. We have quoted doing all the poles lights and just the 7 only. The new pole lights shall be Modern Mark-15-BK Aluminum at approximately 15' height. Those that are twin head will remain that and the singles stay same. New lamp shall be an LED type equal to existing light output. We will place new poles in concrete base and provide re-wiring correctly. We will provide disposal of old poles and heads. Fixture head shall remain an 'Acorn' type similar to existing. City permits as may be required are included.

Quotation:

- | | |
|---|-------------|
| (1) Replace only 7 fixtures per above w/taxes ----- | \$6,615.00 |
| (2) Replace all 51 pole fixtures w/taxes----- | \$37,727.00 |

Terms: 30% deposit with order. Progress and final invoices net due 15 days.

We need the existing MDP panel serving this street lighting to be replaced for safety reasons and you have our proposal to complete same. Installation will require about 2-3 weeks and product is standard available with about a one week delivery ARO.

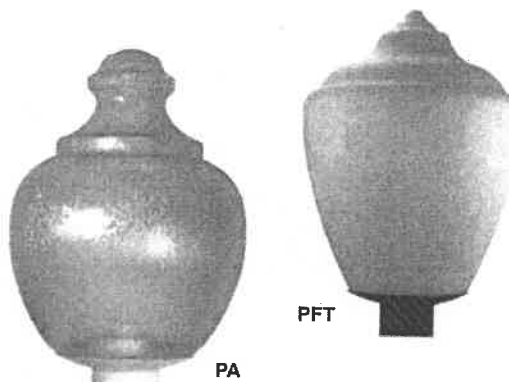
We look forward to serving you. Should you have any questions please let us know.

Respectfully submitted,

Steve DeLashmutt
FL LIC #EC0002928

FEATURES & BENEFITS

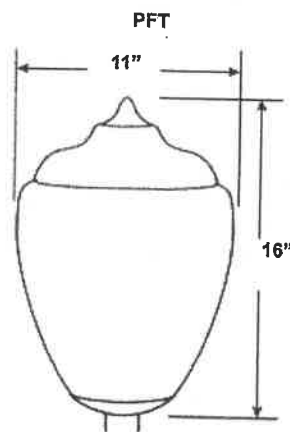
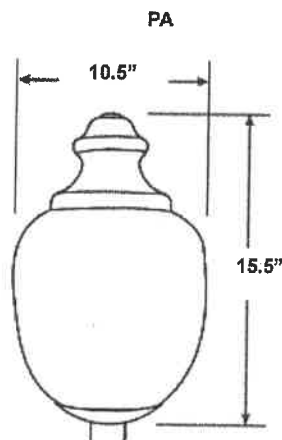
- ◆ 120V input voltage, 50/60Hz
- ◆ High power factor
- ◆ Ambient operating temperature -40°C (-40°F) to +50°C (122°F)
- ◆ Estimated 50,000 Hrs. L_{70}
- ◆ 5 year warranty
- ◆ Dimmable
- ◆ Molded of durable non-corrosive UV resistant resins
- ◆ Acrylic, polycarbonate & polyethylene diffusers
- ◆ Fits most 3 inch diameter posts (not included)
- ◆ UL Listed for wet locations
- ◆ Standard pack qty: 1



ORDERING DATA

EXAMPLE: MGPFTLED12BKAD12030

MG		LED						D120	
Series	Shape	Gear	Wattage & Lumens		Body Color		Lens	Driver	Color Temp
MG	PFT Flame Tip PA Acorn	LED	13	13 Watts 1000 Lumens	BK	Black	A Clear Acrylic	D120 Dimmable	30 3000K
			14	14 Watts 1400 Lumens	WH	White	C Clear Polycarbonate	120V	40 4000K
			23	23 Watts 1900 Lumens			W White Polyethylene		



Dimensions and specifications subject to change without notice.

◆ 800-444-WATT ◆ www.mobern.com ◆

8200 Slayton Dr., Ste. 500, Jessup, MD 20794

CAT#

JOB NAME

TYPE

APPLICATIONS

Round aluminum direct burial poles available in multiple lengths with 3" diameter. Designed to hold and accommodate multiple exterior light fixtures.

FEATURES & BENEFITS

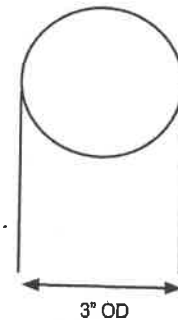
- ◆ Extruded Aluminum
- ◆ 3" Diameter
- ◆ Direct burial
- ◆ Made in the USA



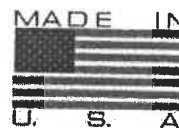
ORDERING DATA

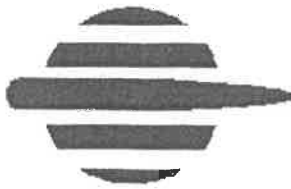
EXAMPLE: MARP10BK

MARP					
Series		Dimensions		Color Option	
MARP		7	7 ft. 3" Diameter	BK	Black
		10	10 ft. 3" Diameter		
		12	12 ft. 3" Diameter		
		15	15 ft. 3" Diameter		



Dimensions and specifications subject to change without notice.





ENERGY SAVERS INTL.

ENERGY EFFICIENT SYSTEMS AND ENVIRONMENTAL TECHNOLOGIES

CONSULTANTS ♦ DESIGNERS ♦ CONTRACTORS

1413 S. Patrick Drive * Suite 5 * Satellite Beach, Florida 32937

PH (321) 777-7193 * Fax (321) 777-2849 * E-Mail:energysaversintl@ensavinc.com

December 13, 2017

Lakeside Plantation Homeowners Association
2200 Plantation Blvd.
North Port, FL 34289
C/o Mr. Nathan Trates
Vesta Property Services

Sub: New Replacement Electric Panel
Street Lighting System

Project #217120

Lakeside Plantation CDD:

We are pleased to provide this proposal and pricing for a new electrical service MDP panel serving the street lighting system. We will provide and install the new panel to be NEMA 3 rated 480/277 input voltage matching existing square D service panel. New panel includes all new internal circuit breakers.

This new panel for 3 phase service loop is needed immediately due to existing panel age, deterioration, and condition. Existing panel presents a serious safety and electrical hazard and dangerous situation with potential for immediate and imminent failure. Our costs include necessary city electrical permits as may be required.

Total price for above including applicable tax etc.-----\$9,838.00

Terms: 30% deposit with order and balance net due 15 days from invoice date.

We look forward to the opportunity to serve you. Should you have any questions please let us know.

Respectfully submitted,

Steve DeLashmutt
FL LIC #EC0002928