

*Lakeside Plantation
Community Development District*

Agenda

March 21, 2018

AGENDA

Lakeside Plantation

Community Development District

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

March 14, 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, March 21, 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. Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2020
 - B. Administration of Oath of Office to Newly Appointed Board Member
 - C. Consideration of Resolution 2018-05 Electing an Assistant Secretary
- IV. District Engineer's Report
- V. Unfinished Business Items
- VI. New Business Items
 - A. Rule Hearing
 - i. Consideration of Resolution 2018-06 Adopting Rule Governing Road Verge
 - B. Consideration of Proposal from Solitude Lake Management to Provide Larvicide Treatment
- VII. Business Administration
 - A. Approval of Minutes of February 21, 2018 Meeting
 - B. Approval of Check Register
 - C. Balance Sheet and Income Statement
- VIII. General Audience Comments
- IX. Staff Reports
 - A. District Counsel
 - B. District Manager – Action Items
 - C. Amenities Manager – Monthly Report
- X. Other Business
- XI. Supervisors' Requests
- XII. Adjournment

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

The third order of business is Organizational Matters. Section A is the appointment of an individual to fulfill the Board vacancy with a term ending November 2020 and Section B is the administration of the Oath of Office to the newly appointed Board member. There is no back-up material. Section C is the consideration of Resolution 2018-05 electing an Assistant Secretary. A copy of the Resolution is enclosed for your review.

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

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

The sixth order of business is New Business Items. Section A opens the rule hearing. Sub-section 1 is the consideration of Resolution 2018-06 adopting a rule governing road verge. A copy of the Resolution and proposed rule is enclosed for your review. Section B is the consideration of proposal from Solitude Lake Management to provide a larvicide treatment in Lake #10. A copy of the proposal is enclosed for your review.

The seventh order of business is Business Administration. Section A is the approval of the minutes of the February 21, 2018. The minutes are enclosed for your review. Section B is approval of the check register enclosed for your review and Section C includes the balance sheet and income statement for your review.

The eighth order of business is General Audience Comments.

The 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,



George S. Flint
District Manager

Cc: Michael Eckert, District Counsel
Lindsay Whelan, District Counsel
David Robson, District Engineer
Nathan Trates, Amenities Manager
Heather Alexandre, Vesta
Darrin Mossing, GMS

Enclosures

SECTION III

RESOLUTION 2018-05

A RESOLUTION OF THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT ELECTING _____ AS ASSISTANT SECRETARY OF THE BOARD OF SUPERVISORS

WHEREAS, the Board of Supervisors of the Lakeside Plantation Community District desires to elect _____ as an Assistant Secretary.

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

1. _____ is elected Assistant Secretary of the Board of Supervisors.

Adopted this 21st day of March, 2018.

Secretary/ Assistant Secretary

Chairman/Vice Chairman

SECTION V

A

1

RESOLUTION 2018-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
LAKESIDE PLANTATION COMMUNITY DEVELOPMENT
DISTRICT ADOPTING RULE ADDRESSING THE
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 has authorized the district staff to undertake rule development and rulemaking by adoption of Resolution 2018-01 to develop a rule for addressing the maintenance of Road Verge; and

WHEREAS, the District has caused to be published in a newspaper of general circulation in the District the Notice of Rule Development on February 12, 2018 and the Notice of Rulemaking on February 15, 2018, in accordance with Chapter 190, Florida Statutes; and

WHEREAS, the District desires to adopt 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. **ADOPTION OF RULE.** The Rule Governing Road Verge attached hereto as **Exhibit A** is hereby adopted pursuant to this resolution as necessary to address 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.

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 the Rule Governing Road Verge attached hereto as **Exhibit A**, or any part thereof.

4. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 21st day of March, 2018.

ATTEST:

**LAKESIDE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____
Its: _____

EXHIBIT A: Rule Governing Road Verge

EXHIBIT A

Lakeside Plantation Community Development District *Rule Governing Road Verge*

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

Effective Date: March 21, 2018

In accordance with Chapters 190 and 120 of the Florida Statutes, and on March 21, 2018 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.

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B

SERVICE ORDER MIDGE FLY TREATMENT

PROPERTY NAME: Lakeside Plantation

CONTRACT DATE: April 2018

SUBMITTED TO: Nathan Trates

SUBMITTED BY: Jeff Moding

SPECIFICATIONS: Treatment of Midge Fly's in Lake #10- 5.08 Acres at Lakeside Plantation

Midge Fly Treatment's:

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

Permitting:

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

Client Responsibilities:

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

P.O. BOX 969, VIRGINIA BEACH, VA 23451 | 888.480.LAKE (5253) | SOLITUDELAKEMANAGEMENT.COM

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

General:

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

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- other plants as a result of treated water being used by the customer for irrigation without the consent or knowledge of the contractor.
9. Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, any time there is an extreme infestation of algae and aquatic weeds, there is a risk of dissolved oxygen drops as a result of large masses of algae and aquatic weeds dying and decomposing simultaneously. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Often times lakes and ponds will experience natural fish kills under these conditions even if no treatment is performed. Every effort, to include the method and timing of application, the choice of products, and the skill and training of the applicators is made to avoid such problems. This risk is especially mitigated by the use of systemic herbicides wherever possible, which results in a very slow steady control of the target weed species. However, the customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of the contractor that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain if the algae or submersed invasive vegetation present in the lake goes uncontrolled, as it will over time interfere with the health and well being of the existing fish population. The customer agrees to hold the contractor harmless for any issues with fish or other aquatic life which occur as described above or are otherwise outside the direct control of the contractor, unless there is willful negligence on the part of the contractor.
 10. Contractor is not responsible for treatment failures that result from dam or other structural failures, severe storms, flooding, or other acts of God that are outside of the control of the contractor.
 11. Contractor shall be reimbursed by the client for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on the contractor by the client that are not covered specifically by the written specifications of this contract.
 12. The customer agrees to pay penalties and interest in the amount of 2% per month for all past due invoices and related account balances in excess of 30 days past due from the due date as specified by the contract and as stated on the relevant invoice presented to the customer.
 13. The customer covenants and agrees to pay reasonable attorney's fees and all other related costs and expenses of SŌLitude Lake Management® for collection of past due invoices and account balances and for any other actions required to remedy a material breach of this contract.



CONTRACT PRICE: \$1223.00

PAYMENT TERMS: 30 Days Net:

APPROVED:

SOLitude Lake Management®

(Authorized Signature)

Lakeside Plantation CDD

(Print Name and Title)

(Date)



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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, February 21, 2018 at 7:00 p.m. at the Lakeside Plantation Clubhouse, 2200 Plantation Boulevard, North Port, Florida.

Present and constituting a quorum were:

Joe Szewczyk	Chairman
Alan (Bud) Sabol	Assistant Secretary
Camille Stephens	Assistant Secretary

Also present were:

George Flint	District Manager
Michael Eckert	District Counsel by phone
Michelle Kim	District Counsel by phone
David Robson	District Engineer
Mallory Clancy	Johnson Engineering
Nathan Trates	Amenities Manager
Heather Alexandre	Vesta
Rudy Seurattan	Vesta
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 with the exception of Mr. Smith.

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 is for audience comments on specific agenda items. We have a speaker card if you want to speak on a specific agenda item. The Board allows an opportunity at the beginning of the meeting for that. If there is something that's not on the agenda that you want to bring to the Board's attention, there will be an opportunity for general audience comments later

on in the meeting agenda. If anyone has any comments on an agenda item, now would be the time to provide that. No comments were provided.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation from Sharon Moore

Mr. Flint: After the last Board meeting, we received a resignation from Sharon Moore. I understand that she is either in the process of selling her home or sold it; therefore, she is no longer able to serve on the Board. She submitted a letter of resignation, which I provided to the Board in their agenda package.

On MOTION by Mr. Szewczyk, seconded by Mr. Sabol, with all in favor, Sharon Moore's resignation was accepted.

B. Discussion of Process to Fill Vacancy

Mr. Flint: Any time there is a vacancy in a Board seat during the term of that seat, the remaining Board Members have the authority to appoint a replacement for the remainder of that term. I believe that Ms. Moore's seat expires in November 2020. I included on the agenda, the discussion of the process to fill the vacant seat, because the Board has discretion on how you go about filling it and the timing. If there's any discussion, we can have it at this time. You can continue to operate with four Board Members, if you are not sure how to handle the appointment to that vacant seat, or we can solicit letters of interest, as we have done in the past.

Mr. Szewczyk: George, Sharon was just elected to the Board and there should be three-and-a-half years remaining. Right?

Mr. Flint: No, it expires in November 2020.

Mr. Szewczyk: So if we appoint someone, that person will be in that seat until that date.

Mr. Flint: Correct.

Mr. Szewczyk: What if we decided to operate with four Board Members? Could that seat come up for election in November? Could it be on the ballot?

Mr. Flint: No, it would still have a term ending in 2020.

Mr. Szewczyk: Either way, if we want a five-member Board, we would have to appoint. There's no way that can go to election.

Mr. Flint: Correct. You have three seats that are coming up in November and two seats in 2020. That doesn't change, whether it's vacant or not.

Mr. Szewczyk: Are there any other comments?

Ms. Stephens: Yes. I don't see a sense of urgency to fill the vacancy right now. That is just my feeling, especially with three seats coming up. In June, they have to apply and then the actual election is in November. Sharon and I share the same time period for our seats and we have three years left. I just think that we don't need to rush into anything. That's just my personal opinion.

Mr. Sabol: The way that I feel about the vacancy is right now I would rather defer until the end of the year and then make a decision at that time, maybe at the November meeting.

Mr. Szewczyk: The November meeting will be after the election, right? With three new faces on the Board, leaving it up to those three, plus Camille, might make for a more cohesive arrangement, rather than appointing someone at this point. I am in favor of deferring. I would rather just leave the time frame open in case we change our minds. I would like to defer the decision for now.

Mr. Flint: We can continue each month to have organizational matters and if, at that time you decide to move forward with filling it, you would have the option of doing that or you can continue to defer it.

FOURTH ORDER OF BUSINESS

District Engineer's Report

Mr. Flint: Dave Robson, the District Engineer is here. The lucky guy is retiring.

Mr. Robson: Good evening, Dave Robson, Johnson Engineering. We have two activities that we were asked to perform. One was the stormwater preserve evaluation. The documents set before you illustrate the work that was done. We are going to come back next month and provide a few options that we would continue before we would go out for Request for Proposals (RFP) for the agreed upon repairs. Nothing jumped out as needing to be done immediately. We will walk our way through that with you next month and decide how to proceed. Mallory Clancy is here with me this evening. Mallory has two degrees in engineering. She is a registered Professional Engineer in Florida and has been with Johnson Engineering for seven months now.

Ms. Clancy: Actually eight months.

Mr. Robson: She has been shadowing me for months. We work with a dozen CDDs and she participated in the reserve and lake evaluations. In Lakeside Plantation, one of the major functions is your stormwater system. The other task we had was that we were asked to look at the playground drainage. Of course, it's dry now and we expect it to be dry, because this is the dry season. An irrigation problem was alluded to earlier and that has been fixed. We are not having any water problems, unless it rains. What we observed is that it is built in a hole, so it's lowest point all the way around, is between sidewalks and tennis courts, where water has channeled to that area, partially blocking the flow to the nearby inlet. Water has winded its way past it so it gets trapped in there. I believe that Joe, at the last meeting, suggested French draining. There are variations of that, such as channels with gray tops. We will come with an option list on that also, at the next meeting. One of the things that we want to do is to give you an idea of what it would take to install it. One of those would be to have a good Topographical Map of where they would measure the rails all the way around, so we would be able to provide the elevations a drain would have to be installed to collect the water from going inside the playground. That would be a multi-step process. As long as we are advising you, we don't have a problem. The installation probably needs to be completed by mid to early June. Those were the assignments that we had. You can see that there are comments with the photos on what we saw as minor problems. The biggest problem is at the north end of T-bone Lake, which is one area that may need similar or even possibly a more expensive fix than we had last year, but I think that all-in-all, you have a smaller project, depending on what you choose to do, versus what you did in 2015/2016, where we spent almost \$50,000. I think you budgeted \$14,000 for lake maintenance, and I think a portion of that, at least, is incorrectly matched to the lake banks, and so forth. We will keep that budget in mind when we look at recommendations. If you want a minute or two to look at that summary and see how you want us to prepare all options and a selection of what to do, I would be happy to answer any questions.

Mr. Sabol: Wait a minute, Dave. Is Photo 5 where we have one of the major problems?

Mr. Robson: It is stable and there's a sharp drop-off. As I talked about in the past, we use a tiered level of hazard. If it was right behind a private residential unit or a townhome or something, and is an area that's fairly close to the house and would be easily accessible by small children, I would raise the hazard level. The biggest problem is on the bank on the other side. Somebody would have to walk all the way up and around and get on the preserve side, to even

take the chance of stepping off and having any kind of tripping hazard. It's not actively eroding. Do you see how grass is covering the base in the photograph? I would put that on the wants list.

Ms. Clancy: One thing to point out is where the photo was taken doesn't actually show you what direction it was taken. That photo was taken north; facing up that channel, so the side on the right would be your east side. What he's referring to is the portion against the preserve area. That's why it's not urgent.

Mr. Robson: The second factor to reduce the hazard is that's not a deep-water spot. Even in the rainy season, there's only about a foot-and-a-half of water in there. It's not like if it gets into the lake, its dropping down to where its 8 to 10 feet deep from 10 feet away. To me, I would give it a fairly low hazard rating.

Ms. Stephens: It makes me nervous if we wait. How much more is it going to cost us to repair?

Mr. Robson: Almost no difference in cost.

Ms. Clancy: What we will do is by the next meeting, I will put together a more detailed list of recommendations based on each one of these issues and you can let me know what you want to address and when.

Mr. Sabol: What about the Brazilian Pepper situation?

Mr. Robson: That was going to be my next item. A year and half ago, we discussed the Brazilian Peppers when we removed exotics from the sea bank. The ones that were there, especially the ones that got fairly tall that were cut down and treated, we killed, but there are seeds underneath. We can go back to a semi-annual or annual maintenance cycle if you want to prevent continued regrowth. If you treat it semi-annually or annually over a course of three to five years, you get the seed bank wiped out. Then you can lengthen out your maintenance events, because you are not having recurring seed sprouting. A year-and-a-half later, we would have re-sprouts of the seed. The recommendation is to prepare a scope for just that north side. We had them go out into the middle. We were not observing a problem, except for along the perimeter, so we could structure it, like I did, on the south side, but we determined that the landscape company had an obligation to treat all the way to the property line. They came in and cleaned out the Brazilian Peppers. I don't believe that the landscapers have the same commitment on the north side, because that is more of a natural area. They are only mowing up to the property line, whereas, a resident lot. Then you have a stormwater flow-way about 30 to

40 feet wide and vegetation on the property line. The contract with the CDD was that they were supposed to be maintaining that flow-way. We worked with them and they came in and cut those out on their dime and not on ours, because it was within their contract. Once they knew that, they went ahead and pursued it. It was more of an education for them and a reminder of what's in their contract. George, correct me if I'm wrong, but that doesn't exist. The landscapers are not CDD landscapers. Residential landscapers are treating only to the property line on the north side and not the flow-way. That's the difference between the north side and the south side. Right up to treating 10 to 15 feet within, we basically have the same criteria. We can just pull the scope back out and give them an exhibit showing the north side area that we want treated, and get a price for the Board to review. You are not under an obligation by a regulatory agency to remove those Brazilian Peppers. It's an aesthetic feature problem that is easy to treat now, then more expensively in the future and we recommend, at least an annual or bi-annual (once a year or every other year) to keep that seed bank back, but it would be a Board decision.

Mr. Sabol: Remind me of the main growing season. When do they start?

Mr. Robson: The rainy season is when the vegetation in Florida is a major growing season. If it gets some rain in the spring, and there are decent temperatures, they will grow a lot in the spring, but in the rainy season, they are a happy camper.

Mr. Sabol: We should be thinking about doing something in the next three or four months.

Mr. Robson: I don't know your time restriction. It's easier to do it before the rainy season. It would be almost worthwhile to ask if they have a recommended or preferred period. It would be a lower cost. Let them tell us when they would rather do it, since you are not under an obligation, timewise.

Mr. Flint: I like that idea.

Mr. Szewczyk: Let's go that route.

Mr. Robson: Okay.

Mr. Flint: So then next month you will be coming back with a more detailed list of the repairs and at that point we would bid out those repairs?

Ms. Clancy: Yes. We will put together a scope RFP for those issues to be addressed.

Ms. Stephens: That sounds reasonable.

Mr. Szewczyk: Do we even want to include in the scope future areas?

Mr. Robson: No.

Ms. Clancy: That will be something we will keep in our records for the next time, so we know to monitor those areas.

Mr. Szewczyk: Okay.

Mr. Flint: Only the high priority areas that they believe need to be addressed now, would be included in the scope. Is there anything else for the engineers?

Mr. Szewczyk: I don't have anything.

Mr. Flint: Dave, good luck with your retirement.

Mr. Robson: Thank you. It's been a pleasure serving this Board.

Mr. Szewczyk: Thank you very much. Mallory, welcome aboard.

Mr. Robson and Ms. Clancy left the meeting.

FIFTH ORDER OF BUSINESS

Unfinished Business Items

Mr. Flint: We have a number of items for discussion on the Action Items List.

Mr. Szewczyk: That's fine.

SIXTH ORDER OF BUSINESS

New Business Items

A. Consideration of Proposals Related to Repair of Pergola at Entrance

i. Bloomings Landscape & Turf Management, Inc.

ii. Berry Construction, Inc.

Mr. Flint: After the hurricane, it was difficult to find contractors that were interested in doing that kind of work. The other issue is the unknowns. Because the Bougainvillea covers the structure and the wood columns that support the structure are covered by a fiberglass or plastic column, we can't see what's going on with the structure. We had a number of contractors come out. Some declined, while others said that it needs to be completely dismantled and reconstructed to meet current hurricane standards, which one contractor estimated anywhere from \$80,000 to \$100,000. I brought out a contractor, Chuck Berry from Berry Construction. He has done a lot of work for Disney and resorts in the Central Florida area and built a lot of pergolas and gazebos. He's been around for a long time. He can be creative and is not afraid to take on projects like this. The problem with this project, though, is because of the unknowns; he can't give a fixed number until he gets into it. He proposes to use metal jacks to jack up the

pergola, so it takes the tension off of the columns, remove the column cover, expose the wood columns, see how its fastened to the concrete and if the column itself is rotted, because the column tops are wide open. That was the way it was designed. It goes right down inside of the column. If they didn't properly waterproof the wood column, there's the potential for rotting. The Bougainvillea will need to be removed. Once the Bougainvillea is removed, it will expose the wood underneath. There could be rot there, based on the age of the structure. Again, you don't really know until its exposed. I have a lot of confidence in this contractor. He's not going to take advantage of you and is not going to bill the District for work you don't need. The problem is that he can't give a fixed number, because of the unknowns, so what he provided, is a cost per day for a five-person crew, which includes one Supervisor, two skilled workers and two semi-skilled workers for \$2,563 per day. On the outside, the worst case would be five days, but you won't know until he sees what the issues are. It doesn't include materials, so again, materials are an unknown, based on what he's going to find once he gets into the job. We asked Bloomings for a proposal to remove the Bougainvillea and they provided a per day rate, including the rental of a boom lift and flat man team of \$30 per hour. A 10-hour day will cost \$2,000. We would estimate probably a day-and-a-half to two days to install the Bougainvillea. What I will try to get Bloomings to do is not to remove the Bougainvillea all the way down to the ground, but remove it to the top of the pergola and see if they can pull it back and stake it out of the way. Then once the repairs were made, it could be fastened back and trained back to the pergola, instead of having to regrow from the ground up. Some of the trunks are significant. They are maybe five inches around. Some of those will have to be taken out, but we would ask them to save what they can, stake it out of the way and then re-train it, so at least it would grow back more quickly.

Mr. Sabol: George, I looked at these two proposals carefully. As you just mentioned, it could be up to 10 days and we could be looking at \$10,000 to \$11,000 to find out what the problem is.

Ms. Stephens: It's \$13,000.

Mr. Flint: That's why I don't like bringing forward a time and material proposal. The problem is that without some exploratory work, he can't give a firm price, because he doesn't know what the issue is, until he jacks it up and exposes the columns.

Mr. Sabol: Both of these proposals will take care of the Bougainvillea problem and the situation later on, right?

Mr. Flint: The Bloomings proposal is to remove the Bougainvillea and Berry Construction would do the repair work. Keep in mind, the architect that helped us with the master plan, referred a contractor that he does a lot of work with that specializes in pergolas. Harry met with him onsite. He was the one saying that it would have to be taken all the way down to the ground and built up at a cost of \$100,000. I don't think we need to do that. I think it can be repaired without doing that and incurring that type of expense. The problem is that I can't tell you specifically, until the contractor gets in there and works on it. All I can say is that this contractor is very trustworthy, reputable and we do a lot of work with them. I have faith in the guy. I don't think he's going to take advantage of the District.

Mr. Sabol: I can see, George, taking the Bougainvillea off and cutting them at the top. Probably the answer is to put turnbuckles in there. Maybe this is what he has in mind, I don't know. I could see spending maybe \$20,000 on this whole thing, but nowhere near \$100,000.

Mr. Flint: I agree.

Mr. Szewczyk: It's a potential safety issue. Something has to be done.

Mr. Flint: That's correct.

Mr. Szewczyk: So, it will cost \$100,000 to knock it down and redo it, or potentially \$15,000 to \$20,000.

Ms. Stephens: I agree with you. At a cost of \$100,000 to tear it down, its staying down. I'm not spending \$100,000 to rebuild it.

Mr. Szewczyk: No.

Ms. Stephens: That's insane.

Mr. Sabol: I don't know how you look at it Joe, but I think that Berry Construction Company, in my opinion, should be the one we pick, even though they are a little more expensive.

Mr. Szewczyk: We have to pick both; Bloomings to take care of the Bougainvillea and Berry to do the work.

Mr. Flint: There are two different things. One is removing the Bougainvillea and the other one is doing the repair work.

Mr. Szewczyk: Does the price that Bloomings has given for the removal, include the re-training of it?

Mr. Flint: Yes. We haven't had that discussion, but if the Board approved moving forward with that, that would be the discussion that I would have. We would have to meet onsite and look at it. We want to limit the impact to the Bougainvillea as much as we can, but it has to be out of the way. It's going to cost us more in the long run, but the best that we can do is to stake it back out of the way, leave as much as we can, but understand that we are going to have to take a significant amount of it out.

Mr. Sabol: George, if we choose both of them, we are looking at \$10,000 to \$12,000.

Mr. Flint: If you assume two-and-a-half days for Bloomings, that's \$5,000. It should be less than that. It should be a day-and-a-half. I think that's what they estimated. If you look at five days, the cost is \$12,815. That doesn't include materials. Those two together is \$18,000. Then you want to add materials in there. My suggestion would be to set a not-to-exceed of \$25,000 and we will see how it goes. The worst thing that you want to do is to approve something, they open it up and we have to wait another month to get further approvals. I would rather that you set a higher not-to-exceed amount and that way, we don't have to come back. We obviously don't want to spend more than we need to spend.

Mr. Szewczyk: Do you need two motions; one for Bloomings and one for Berry Construction?

Mr. Flint: Yes.

Ms. Stephens: Before you make that motion, hypothetically, if when Berry Construction starts their work and realize that it really can't be fixed, then what?

Mr. Flint: I will ask them to stop work. In the first day, they are going to know. Once they expose the columns, they jack it off. If it's going to be something that can't be reconstructed, obviously, they will stop the work and we will have to go to Plan B.

On MOTION by Mr. Szewczyk, seconded by Mr. Sabol, with all in favor, the proposal from Bloomings Landscape & Turf Management, Inc. to remove Bougainvillea from the pergola at the entrance, in an amount not-to-exceed \$5,000, was approved.

On MOTION by Mr. Szewczyk, seconded by Ms. Stephens, with all in favor, the proposal from Berry Construction, Inc. to repair the pergola at the entrance, in an amount not-to-exceed \$20,000, was approved.

B. Discussion of Amenity Facility Policies

Mr. Flint: There were a couple of reasons why we put this on the agenda. The main reason was because we received complaints from homes on Scarlett that were in the vicinity of the tennis courts. They were complaining about yelling tennis players and noise. These complaints have been going on for some time. A homeowner recorded a tennis player making a grunting sound when striking a ball. The player has been a member here for a number of years. We've consulted with the Tennis Pro and think that the noise, based on the feedback we received, is acceptable from a perspective of the amenity being surrounded by homes, but we also want to protect the interest of homeowners and their quiet enjoyment of their houses. As a result, we have some proposed revisions, one of which addresses the noise issue. We've also added a section dealing with the pickleball courts, because previously we did not have pickleball courts. We've also added some language dealing with vaping. We have no smoking policies, but we don't have anything specifically addressing vaping, so Nathan suggested that we add some language in the policy. If you refer to what we provided you tonight, on top of Page 5, it said *"Smoking at any of the amenity facilities, except within designated smoking areas is prohibited."* We added *"Smoking and/or vaping."* On Page 6, we added Section 27. This language was suggested by District Counsel's office, which states *"All patrons and guests acknowledge that the Amenity Facility is in close proximity to private homes within the District. In order to ensure that Patrons' use of the Amenity Facility do not interfere with homeowners' right to use or quiet enjoyment of their homes, Patrons and Guests further acknowledge that they will refrain from all behaviors that may constitute a nuisance to the homeowners, such as making loud noises. This policy shall be in effect during all hours of Amenity Facility operation."* On Page 9, there is a reference to vaping. On Page 10, there is a reference to vaping. I think on Page 11, that language was already in there. Nathan highlighted it. In the Tennis Facility Policy section, there was reference to prohibiting the use of profanity, yelling or loud disruptive behavior. We added *"yelling."* On Page 12, there is a new Pickleball Facility Policy, which was based off of the Tennis Policy. I recommend making all of these suggested

changes, subject to District Counsel's review. He has not had a chance to review these. If the Board has any questions or comments, we can take those.

Mr. Sabol: On Page 12, you have a Horseshoe Policy. We no longer have horseshoes.

Mr. Flint: That will be removed.

Mr. Sabol: What are we going to do about the current noise problems on the tennis courts? Are we going to let it go and take its natural course and treat it that way? Has this person been warned?

Mr. Flint: Yes. Part of the reason for this being on the agenda tonight, is because, first of all, they proposed some language in the policy that would allow us to enforce it, if we need to enforce it. Secondly, we wanted to get some feedback from the Board as to whether you believe it's an issue or not.

Mr. Sabol: It is an issue. I received three calls this week. It's very disturbing. A gentleman on a Sunday morning told me that he can't sleep in. It starts early in the morning and wakes the entire neighborhood.

Mr. Flint: We've talked with them a number of times. I think one of the last communications was that he said that he was going to confer with his attorney. If the Board thinks it's an issue, once we get this policy in place, we will enforce it per the policy that we have. There's an enforcement progression in here, which could result, in this case, with him losing his tennis membership, because he's not a resident.

Mr. Sabol: So his membership can be revoked at any time and we don't have to go through the procedure.

Mr. Flint: My suggestion would be that we revoke it and refund his membership. It's not a lot of money and it would avoid us spending legal fees in excess of what the membership fees are.

Mr. Szewczyk: What do you need from us?

Mr. Flint: If you are okay with the proposed changes, my suggestion would be to approve them subject to District Counsel's review, and authorize the Chairman or another Board Member to approve the final version, assuming that they are substantially similar to what we provided to you. Mike, do you have any other input on that?

Mr. Eckert: No.

On MOTION by Mr. Szewczyk, seconded by Ms. Stephens, with all in favor, the amended Amenity Center Policies, subject to District Counsel's review, were approved.

C. Review and Acceptance of Draft Fiscal Year 2017 Audit Report

Mr. Flint: The District as a governmental entity is required to have an annual independent audit. We went through a competitive selection process to select your Auditor. A draft of the Fiscal Year 2017 Audit is included in your agenda. I will refer you to Page 27, which is the Report to Management. The first finding at the top where it says "2016-01", should say "2017-01." This is a draft. This has been a comment on each one of the audits since we had the default with The Towns section of the community. At one point, the developer of The Towns quit paying their debt service assessments. There was a default. There is a Debt Service Reserve Fund that was set up when the bonds were issued, which are basically equal to one year's maximum annual debt service payment. During the time of the default, the bondholders directed the Trustee to take money out of that Debt Service Reserve Fund to pay them interest. That Debt Service Reserve Fund was depleted and there is a requirement in the District's Master Trust Indenture, requiring us to have one year's maximum annual debt service. There is a flow of funds in that Trust Indenture that does not obligate us to proactively go out and replenish the Debt Service Reserve. We don't have a proactive requirement to replenish that Debt Service Reserve Fund. This is a determination that's supported by District Counsel. If over time it gets replenished through that flow of funds from other accounts, that's fine, but our position has been that we don't have to go out and assess the remainder of the community to build the Debt Service Reserve back up. There's a letter to the Joint Legislative Auditing Committee (JLAC) with our position. It's similar to what's been sent to them in prior years. Until the bonds are paid off or we are able to refinance them and either reduce the debt service requirement or replenish it somehow, we are going to continue to get this one comment. As District Counsel stated in their response to the JLAC, we don't have a proactive obligation to replenish it. That's the only comment in the audit. It's been there in the past several years. Once it's in there for three years in a row, the JLAC starts sending letters. They have done that in the past. We've responded and they apparently have been satisfied with our response and we will send a response again this year. I think District Counsel sent it. Are there any questions on the audit?

Mr. Szewczyk: No.

Ms. Stephens: No.

Mr. Flint: If not, we need a motion to accept it and authorize it to be transmitted to the State of Florida.

On MOTION by Mr. Sabol, seconded by Mr. Szewczyk, with all in favor, the Fiscal Year 2017 Audit Report was accepted and staff was authorized to transmit the final report to the State of Florida.

D. Ratification of Correspondence to JLAC

Mr. Eckert: It's the same letter that this Board has seen before. We usually send the letter and we get a call from the JLAC. We explain to them what has happened and we've never seen them take it any further than that. It's not an indication of financial emergency or anything like that. We are not required to assess residents who have been paying to make up the shortfall that was caused by a landowner that didn't pay.

Mr. Flint: I think District Counsel is asking for a ratification of his sending that response letter to JLAC.

Mr. Eckert: That's correct.

Mr. Flint: We need a motion to that effect.

On MOTION by Mr. Szewczyk, seconded by Ms. Stephens, with all in favor, the action of District Counsel sending the letter to the Joint Legislative Auditing Committee, was ratified.

SEVENTH ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of January 17, 2018 Meeting

Mr. Flint: Does the Board have any additions, deletions or corrections to the minutes?
Not hearing any,

On MOTION by Mr. Szewczyk, seconded by Mr. Sabol, with all in favor, the minutes of the January 17, 2018 meeting, were approved, as presented.

B. Approval of Check Register

Mr. Flint: You have the Check Registers for January, totaling \$102,280.95 for the General Fund, Capital Reserve Fund and automatic draft utility bills. The detailed register and invoices are behind the summary. Are there any questions on the Check Registers?

Ms. Stephens: I don't have any.

Mr. Szewczyk: No.

Mr. Flint: Mr. Szewczyk had a couple of questions last month about the water bills. One month, the bill was higher because we had a problem with a leaking backflow preventer, which increased our water bill. Then the next month, because of the hurricane we drained the pool as a precaution before the hurricane. Then there was the cost of refilling it. We are looking into trying to get a credit on the sewer portion of refilling the pool. I'm not sure if we received an answer back from the City.

Mr. Sabol: One of the problems on the electric bill, George, were the tennis lights. I observed them being on at 2:00 a.m. or 3:00 a.m. We did that for two or three weeks. Apparently, they fixed it now.

Mr. Flint: I will follow up on that. If there are no other questions on the Check Register, we need a motion to approve it.

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

C. Balance Sheet and Income Statement

Mr. Flint: You also have the Unaudited Financial Statements through January 31, 2018. No action is required by the Board, but if you have any questions, we can discuss those. We collected \$549,000 of the \$656,000 in on-roll assessments so far, this year. Our prorated expenses for administrative operations and Clubhouse are in line with our prorated budgets. Are there any questions on the financial statements?

Mr. Szewczyk: No.

EIGHTH ORDER OF BUSINESS

General Audience Comments

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

Mr. Tyler: Bill Tyler, 1835 Scarlett Avenue. I would like to comment about the tennis courts and the noise level. We have lived here since 2004. I've known this gentleman for over 10 years. Why today is it mentioned that he is grunting or screaming when he hits the ball? I understand every one of you here watches tennis on TV. Did you hear grunting when they play tennis? It's part of the game. On the other hand, if you buy property next to a tennis or basketball court, you are going to have some noise from these facilities. You are not going to have peace and quiet back there. If this gentleman is doing his workout, you are going to have noise. When the ladies play tennis, do you hear the noise?

Mr. Sabol: Not necessarily.

Mr. Tyler: You should go there and watch them.

Mr. Sabol: I sit there every morning and listen.

Mr. Tyler: Its part of the game.

Mr. Sabol: It may be part of the game, Bill, but this community was here before the tennis courts.

Mr. Tyler: Shut them down.

Mr. Sabol: Wait a minute. It is only fair to the patrons of this community to not have noise there. The noise level is too high.

Mr. Tyler: That's my point.

Mr. Flint: Are there any other comments?

Mr. Woods: Clifton Woods, 1726 Scarlett Avenue. Were the streetlights in the middle that fell down, back up?

Mr. Flint: No.

Mr. Woods: Exactly. They are just lying there.

Mr. Flint: The Board approved a contractor to replace all of the streetlights. That's why they haven't been reinstalled. Right now, we are in permitting and waiting for the poles to be manufactured.

Mr. Woods: Fantastic. When you re-do the front entrance, have you thought about putting recycled plastic planks up there rather than wood? You will never have to replace them. They don't deteriorate, rot or mold. They don't do anything. They cost 20% more in the beginning, but you will never have to replace it. Its 100% plastic. Take a look at it. There is a

recycled plastic factory in Englewood that makes planks. Did you get a second opinion on the landscaping on that or did we just accept Bloomings proposed?

Mr. Flint: We received one proposal from Bloomings for the Bougainvillea.

Mr. Woods: Did you get another one?

Mr. Flint: No. Their hourly rate is reasonable. They are proposing a five-person crew at \$30 an hour, per person, which is a reasonable labor rate. We did not get a second proposal. Are there any other comments?

Mr. Aldunate: Diego Aldunate, 2386 Pecan Drive. I just want to comment on the tennis courts. One person makes a lot of noise. I went by the tennis courts and I will never complain about the ladies or kids playing, because of this teacher. Nobody makes the noise that this guy makes at 8:00 a.m. I work from home and I like to work on the lanai in the morning. I have the right to have a quiet environment to work. I complained to Nathan several times, because I feel that I have the right to be at home with a quiet environment to work. One of my children is being homeschooled and they can't work because it's too loud. It's not about the tennis and the regular noise of the tennis courts. It's about this person who has a problem with the sound of his voice. It should not be the problem of the residents. It's his problem. He doesn't stop shouting.

Mr. Flint: Is there any other public comment?

Mr. Alfonso: Stephen Alfonso, 2153 Boxwood Street. I just want to say that the tennis courts are fine 99% of the time. I frequently use the pool every morning and literally dozens of tennis players go by in the course of a week. There's only one person that's a problem. I don't understand why they are allowed to be a member anymore. Can you refund his money and say, "*Sorry you lost your privileges.*" He has to be ruining the lives of people who live right next to the tennis courts. They cannot enjoy their homes. I only visit the pool for an hour, hour-and-a-half in the morning doing exercises and he's so annoying on Sunday mornings. I can't imagine being on your lanai trying to read the Sunday newspaper. It is only one guy that we are dealing with here.

Mr. Flint: Are there any other comments? Hearing none, we will close Audience Comments and bring it back to the Board for Staff Reports.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Eckert: I have no report.

Mr. Flint: Are there any questions for Mike?

Mr. Szewczyk: No.

Ms. Stephens: No.

B. District Manager – Action Items

Mr. Flint: You have the Action Items List. Many items will be covered in Nathan's report. Item 1 we discussed under the District Engineer's Report, dealing with preserve maintenance and lake bank work. Regarding the enhanced traffic enforcement, we had North Port Police onsite on three different days, towards the end of January and early February. I have their reports and I apologize for not providing those to you in advance of the meeting. I will get their reports to you. I had a number of discussions with the Detail Coordinator, because it appears, from Board discussion, that one of the higher priorities are with some of the single-family home areas on Scarlett Avenue. Based on the reports that I am getting back, on the initial day, they were extremely focused on Plantation Boulevard and Sycamore Street. The first day, they were stationed at Sycamore Street and Plantation Boulevard. There were a number of warnings and some tickets were issued. I explained that is not necessarily where I believe the focus should be. In the next two days, they were closer to the area of Jonah Drive and Plantation Boulevard. That is The Towns area. The Towns have already contracted with the City for some enhanced enforcement on parking within the townhome section of the community. I am trying to get them to focus. Obviously, The Towns and the residents of the community are paying assessments, but what I heard from the Board is that there were concerns about families and kids, safety playing in front of their house and with some of the parking issues in the single-family home areas. So, I communicated with them to try to make them re-prioritize at least part of the time where they are focusing. We asked month-to-month, whether the Board wanted to continue with this or not. Right now, we have three-hour shifts, three days a week for four hours, alternating between morning, afternoon and evening during the week.

Mr. Szewczyk: I think we should continue with it.

Ms. Stephens: Definitely, especially as we get closer to school ending at the end of May. Then you are going to have the kids running into the street. Where I live, as you are come around the bend, some people will be driving like they are in the Indy 500. It's scary. I'm just worried about the kids. I am not worried about anything else but the kids.

Mr. Flint: He was explaining to me where Scarlett Avenue is curved, it is hard for them to shoot radar because of the geometry involved in how the radar guns calculate speed. It's been a problem for them when they tried to focus in those areas, being able to actually enforce speeding, because radar guns don't work on those curbs.

A Resident: Can we have more unmarked cars, instead of the big police cars sitting out there?

Mr. Flint: I can ask. We are fairly limited. We can try to tell them what our goals are and where to focus, but the individual officer has the discretion as to whether they give a ticket or a warning or how they choose to proceed based on the driver's record and other issues.

Mr. Szewczyk: I think the feeling is that we continue the program and, like you said, get them to refocus, not necessarily so far down Plantation Boulevard, but further up. Will you get that report to us?

Mr. Flint: Yes. I will make copies before we leave. Harry is working on the landscape plan for the front entrance. We obviously have other issues with the pergola. We don't have any new proposals. I understand that the koi pond was being worked on today, and there has been progress. The engineer is going to come back next month with some additional information on the playground. Regarding the options for streetlight replacement, the Board approved an agreement with Energy Savers International and is currently going through the permitting. We are waiting for the manufacturer of the light poles. We are also waiting for the panel that has to be replaced, which I understand is the first thing that needs to be done, before they can do anything else. We discussed the pergola repair. We haven't done anything on the midge fly situation, other than Nathan speaking with our aquatic contractor and getting proposals. How would the Board like to proceed?

Mr. Szewczyk: I personally haven't seen it as an issue, at least not on my lake. The big lake that has always been a major issue has been T-bone Lake. If there are any residents on T-Bone Lake right now that have any comments, I would be happy to hear from them on whether or not there is a problem right now.

Mr. Sabol: I haven't seen any midge flies.

Ms. Stephens: I think we are good.

Mr. Szewczyk: We don't see them now.

Ms. Stephens: They will be there, so let's treat them.

Mr. Szewczyk: What have been the possible treatments in the past?

A Resident: Did you do it last year?

Mr. Flint: We did a treatment. In the past, we introduced fish.

The Resident: Two years ago it was really bad. Whatever you did last year was so much better. I used to pull into my driveway and the entire garage would be filled with them, but that hasn't happened.

Mr. Szewczyk: Are you referring to a larvicide?

Mr. Flint: Larvicide is the chemical treatment of the pond. We also introduced additional fish near the pond, which eat the midge larvae. Other options would be aeration. We haven't done that. The big problem with aeration is typically the electrical service. We are doing that in another District right now, and we are actually doing a solar powered aeration. There are not a lot of options. There is larvicide, aeration, introducing fish and aquatic plants on the edge of lakes, which also help, but you have to have littoral shelves to be able to do that.

Mr. Szewczyk: Can we get a proposal on the larvicide treatment?

Mr. Flint: Yes. Do you want it just for T-Bone Lake? It's going to be very expensive to do all of the lakes and I wouldn't suggest it.

Mr. Szewczyk: I would suggest that we just do T-Bone Lake. That's been the major point of concern over the last couple of years. I would like to get a proposal for the larvicide for that lake.

Mr. Sabol: That's a very good idea.

A Resident: I live on T-Bone Lake and I have never experienced any problems with it this year. None whatsoever.

Mr. Szewczyk: We will keep our fingers crossed.

Mr. Flint: We would like to keep it that way.

The Resident: It's been good so far, this year. Last year was good. Two years ago, it was rampant. Whatever you did last year, worked.

Mr. Flint: Everything we did two years ago, once they hatch, there's not a lot you can do about it. The idea is preventative, so that the larvae don't hatch. We will get a proposal for T-Bone Lake for the larvicide. Nathan is working on getting a proposal from Dart for re-doing the pool equipment in conjunction with the re-marcing. I am also getting a proposal from a company called Spies. We should have those for you at the March meeting for the Board to

consider. At that point, you can decide how you want to proceed. I think there's still enough time, if you deal with it in March to time it with the re-marcing, which is scheduled to start on May 1.

A Resident: How long is it going to take?

Mr. Trates: Two to three weeks.

Mr. Flint: We are going to assume worst case, that the pool will be shut down for the entire month of May.

Mr. Sabol: We should time it with the draining of the pool.

Mr. Flint: I will let Nathan address the fitness equipment and pool furniture. The last item has to do with water management. We probably should've talked about it while they were still here. We will have to deal with it next month. There is a Water Management District permit that covers the area where Imagine School is on Sycamore Street. Part of the area covered by that permit is actually outside of the boundaries of the CDD. There was originally was a pond designed where Imagine School ended up putting a parking lot. They amended the Water Management Permit. They did some things that allowed them not to construct that pond, but there is area outside of the District that is part of that permit. That permit is in the CDDs name. We received a notice that every five years or so, you have to submit a report. We received notice that, that report was late. We started looking into it and realized that it covers areas outside of the CDD, so we are trying to work through that with Water Management, right now.

Mr. Sabol: George, can we go back to the Police Department issue?

Mr. Flint: Sure.

Mr. Sabol: Can you speak to the Police Department about coming in with an unmarked car? If they would do that.

Mr. Flint: I will ask them.

Mr. Szewczyk: It can't hurt to ask.

Mr. Flint: That's all of the items on the Action Items List.

C. Amenities Manager – Monthly Report

Mr. Trates: This month we replaced the front entrance gazebo topper. All of the pool deck chairs were deep cleaned and treated. We are also going to be repainting the majority of the pool furniture in stages, over the next couple of weeks. The entrance side fountain was

repaired, again. The pool lift wheelchair accessible chairs were completely upgraded and replaced with brand new systems. The tennis light timers were also fixed. Our daily activities remain the same. We would like to thank everyone that attended our Valentine's Day dinner and made it a huge success. Our caterer helped us out with that. The March calendar will be out on Friday, February 23. We will be having a St. Patrick's Day dance on Saturday, March 17, from 6:00 p.m. to 9:00 p.m., as well as our annual Easter Egg Pool Dive and a hunt on Saturday, March 31 at 11:00 a.m. The removal of the koi pond began on February 19 and should be completed by the end of the week. They made quite a bit of progress in the back area in a short amount of time. Regarding the Boulevard lighting replacement project, we are waiting on the manufacturer for the 51 light poles and the permits from the City of North Port. The re-marciting of the pool starts on May 1 and the pool will be closed for two to three weeks during that time. We ordered a replacement elliptical for the gym. I remember from last month there was the concern about the water bill and contacting the City regarding the refilling of the pool. I contacted the City regarding a credit for refilling the pool, when we drained it down a foot for Hurricane Irma and for this project that would be occurring in May. Under Amenity Management, I have two quotes for the resealing of the parking lot and repainting the parking lines. The first is from Suncoast Asphalt and Seal Coating for \$3,200, which includes clean up and prep of the area, edging back the grass and vegetation to ensure a smooth finish, removing the concrete parking blocks prior to the seal coating, applying the chosen sealer and additives, repainting all of the spaces and reinstalling all concrete blocks. Some of our concrete blocks would probably need replacement because of their age, and Suncoast offers a price for 10 blocks. They are a really nice company that has done a lot of commercial work in North Port, Venice, Punta Gorda and Port Charlotte. The second bid is from Asphalt Sealers Inc. for \$3,290, which is similar. They also have good references. I recommend Suncoast Asphalt based on meeting with both companies and the knowledge and taking the time to explain the process to me, as I really didn't know much about parking lots. They were very professional about it.

Mr. Szewczyk: Nathan, have these companies done that work here before?

Mr. Trates: No. Asphalt Sealers Inc. worked with Rob a few years ago.

Mr. Szewczyk: When was the last time that we did this?

Mr. Trates: I've been here three years and it was before I got here. I apologize for not having the specific date.

Mr. Szewczyk: That's okay. George, how often is this normally done?

Mr. Flint: Five to eight years. It's probably been about five years. We can go back and research when it was done.

Ms. Stephens: I think it's been more than five years. I don't think we did it while I was on the Board.

Mr. Szewczyk: Is it needed?

Mr. Trates: Definitely. I know Brad was looking at the area too and was saying that it was getting to the point of where it was breaking down completely. If we don't reseal it in a reasonable amount of time, it is going to turn to dust and then we are going to have to repave everything. It would be a much bigger expense, versus maintenance.

Mr. Szewczyk: Are you recommending Suncoast?

Mr. Trates: Yes.

A Resident: What sealer are they using?

Mr. Trates: It says that it was a specifically chosen sealer and additives that were determined to be the best product for the condition and preservation of your asphalt. They will be applying two coats of coal tar sealer, palmer additives and sand to the front and rear of the property.

Ms. Stephens: That's fine.

Mr. Szewczyk: Does that sound like it's reasonable?

The Resident: Yes. Tar sealer is good. You don't want to use anything with oil because it will go into the lakes.

On MOTION by Mr. Szewczyk, seconded by Mr. Sabol, with all in favor, the proposal from Suncoast Asphalt & Seal Coating to reseal the parking lot, in an amount not-to-exceed \$3,200, was approved.
--

Mr. Trates: That's all I have for you and I would be happy to take any questions.

Mr. Flint: Are there any questions for Nathan?

Mr. Sabol: Yes. Let's talk about the tennis courts. The tennis courts changed drastically in eight months. They are not playable and the water is not working properly on the courts. Some of them are dry part of the time. There is too much clay on them. We need some attention

in that area. I don't know exactly who is in charge and I don't want to point fingers at anybody, but it's not being taken care of properly.

Mr. Trates: Brad and Juan are working on the water issue. I had Welch out about three to four weeks ago. They surveyed the area and said that the courts looked fine. Some of them needed more material, which we have. We just have to pack it down. I believe the rolling is going to be scheduled.

Mr. Sabol: The brushes that you put the lines on with are not working properly. They need oil or you need new ones. I don't know what the problem is. It should be looked at.

Mr. Trates: I will take care of it.

Mr. Flint: Is there anything else? Not hearing any,

TENTH ORDER OF BUSINESS

Other Business

Mr. Flint: Is there any other business that was not on the agenda that the Board would like to discuss? Not hearing any,

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Flint: If there is nothing else, we need a motion to adjourn.

TWELFTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

B

Lakeside Plantation

Community Development District

Summary of Invoices

February 1, 2018 to February 28, 2018

Fund	Date	Check No.'s		Amount
General Fund	2/6/18	1632-1638	\$	9,942.80
	2/7/18	1639	\$	3,359.90
	2/13/18	1640-1642	\$	903.21
	2/20/18	1643-1645	\$	520.60
	2/27/18	1646-1653	\$	2,588.58
			\$	17,315.09
Automatic Drafts	<u>January 2018</u>			
	Florida Power & Light	2200 Plantation Blvd - Clubhouse	\$	1,184.99
		2200 Plantation Blvd - Fountain	\$	945.82
		2200 Plantation Blvd - Tennis Courts/Pool	\$	1,273.38
	North Port Utilities	2200 Plantation Blvd - Clubhouse	\$	188.09
		2200 Plantation Blvd - Fountain	\$	215.23
		2200 Plantation Blvd - Tennis Courts/Pool	\$	445.46
	TECO Peoples Gas	2200 Plantation Blvd - Pool	\$	12.77
	Frontier Communications	2200 Plantation Blvd - Clubhouse	\$	375.70
			\$	4,641.44
			\$	21,956.53

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
 LAKESIDE PLANTATION - GENERAL
 BANK A LAKESIDE PLANTATION

CHECK DATE	VEND#	INVOICE..... DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT	#
2/13/18	00014	1/12/18	326118	201801	330-53800-48101				WATER COOLER-JAN18	*	35.49		
		1/29/18	329978	201801	330-53800-48101				WATER COOLER-JAN18	*	35.49		
									CULLIGAN WATER			70.98	001640
2/13/18	00260	10/23/17	WO-7250	201710	330-53800-51000				RPLC TORO VALVE/FLOAT ASB	*	432.23		
									DART POOL SOLUTIONS, INC			432.23	001641
2/13/18	00267	2/04/18	20180204	201801	330-53800-52100				TENNIS PROGRAMS-JAN18	*	200.00		
		2/11/18	20180211	201802	330-53800-52100				TENNIS PROGRAMS-FEB18	*	200.00		
									MATTHEW B. LIVERMAN			400.00	001642
2/20/18	00267	2/18/18	20180218	201802	330-53800-52100				TENNIS PROGRAMS-FEB18	*	200.00		
									MATTHEW B. LIVERMAN			200.00	001643
2/20/18	00178	2/09/18	10119	201802	320-53800-47000				SVC CALL-CUT WIRE/REFASTN	*	149.00		
									SIGNS R US, LLC			149.00	001644
2/20/18	00106	2/08/18	3547032	201802	310-51300-48000				NOT.OF MEETING-02/21/18	*	82.94		
		2/08/18	3547188	201802	310-51300-48000				NOT.RULE DVLPT-03/21/18	*	88.66		
									THE SUN			171.60	001645
2/27/18	00200	2/21/18	AS022120	201802	310-51300-11000				SUPERVISOR FEES-02/21/18	*	200.00		
									ALAN SABOL			200.00	001646
2/27/18	00266	2/22/18	02222018	201802	330-53800-48000				SUPPLIES FOR BINGO NIGHT	*	21.00		
									BRAD FOLTZ			21.00	001647
2/27/18	00055	2/21/18	CS022120	201802	310-51300-11000				SUPERVISOR FEES-02/21/18	*	200.00		
									CAMILLE STEPHENS			200.00	001648
2/27/18	00077	2/12/18	1131	201802	320-53800-46900				LANDSCAPE INSPCT-02/08/18	*	550.00		
									PERFORMANCE STANDARD ASSURANCE, INC			550.00	001649

LKSD LAKESIDE PLANT KCOSTA

*** CHECK DATES 02/01/2018 - 02/28/2018 *** LAKESIDE PLANTATION - GENERAL BANK A LAKESIDE PLANTATION

CHECK DATE	VEND#	INVOICE.....	DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
2/27/18	00056	2/21/18 JS022120	201802	310-51300-11000						JOE SZEWczyk	*	200.00	
				SUPERVISOR FEES-02/21/18									
2/27/18	00272	2/01/18 PI-A0015	201802	320-53800-46000						MTHLY LAKE MAINT-FEB18	*	966.00	
										SOLITUDE LAKE MANAGEMENT LLC			200.00 001650
2/27/18	00106	2/08/18 3547190	201802	310-51300-48000						NOT.RULE MAKING-03/21/18	*	151.58	
										THE SUN			
2/27/18	00205	2/22/18 02222018	201802	300-15500-10000						DJ SRVCS-ST.PATRICKS DAY	*	300.00	151.58 001652
										WAYNE STEIER			
												300.00	001653

TOTAL FOR BANK A 17,315.09
TOTAL FOR REGISTER 17,315.09

LKSD LAKESIDE PLANT KCOSTA

Check Request

District	<u>Lakeside Plantation</u>	Date	<u>2/5/2018</u>
Payable to	<u>Brad Foltz</u>		
Amount Requested	<u>120.51</u>	Account Number	<u>Maintenance</u>
Requested By	<u>Jamie Staubly</u>		
Description of Need	<u>Supplies for maintenance</u>		
Approved By	<u>Nathan Trates</u>	Signature	<u>[Signature]</u>
Received By		Signature	<u>[Signature]</u>

* Please send to clubhouse *



LOWE'S HOME CENTERS, LLC
5501 TUSCOLA BOULEVARD
NORTH PORT, FL 34287 (941) 257-2200

- SALE -

SALES#: 62727DU1 2171192 TRANS#: 14485360 02-01-18

498853 KOB 14-PC SAE HEX KEY SET	12.97
136768 3/8INTRNL LCK WHSR CT-2	1.28
136777 1/2INTRNL LCK WHSR CT-2	1.28
176218 48 LOCTITE REL ULTRA	4.98

SUBTOTAL:	20.51
TOTAL TAX:	0.00
INVOICE 14624 TOTAL:	20.51
DEBIT:	20.51

DEBIT:XXXXXXXXXXXX3377 AMOUNT:20.51 AUTHCD:
SWIPE REFID:272714219103 02/01/18 06:42:29
TRACE:00320926
PURCHASE CASH BACK TOTAL DEBIT
20.51 0.00 20.51

STORE: 2727 TERMINAL: 14 02/01/18 06:43:17
OF ITEMS PURCHASED: 4
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



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STORE MANAGER: JOSH WILCENSKI

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* VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. *
* OFFICIAL RULES & WINNERS AT: WWW.LOWES.COM/SURVEY *

STORE: 2727 TERMINAL: 14 02/01/18 06:43:17



Invoice

5824 Bee Ridge Road #165, Sarasota, FL 34233

Date 1/31/2018 Invoice # 2018-00181

Bill To:

Lakeside Plantation CDD
c/o Governmental Management Services
135 West Central Blvd, Suite 320
Orlando, FL 32801

RECEIVED

BY: _____

Description	Terms	Due on receipt
	Qty	Amount
Replace valve assembly at Plantation Blvd & Scarlett Avenue		
2" Valve W/Flow Control	1	205.00
24 Volt Solenoid	1	18.00
King Blk & White Silicone Filled Wire Nut	4	4.00
2" PVC SCH40 Male Adapter Slip X Mipt	2	6.00
2" PVC SCH40 Coupling Slip	1	2.50
2" Slip Fix	1	20.00
Labor - Technician	2.5	137.50
Labor - Helper	2.5	87.50
PAYMENT ACCEPTED: CHECK AND CREDIT CARD.		Total
Please contact our office to pay by credit card.		\$480.50
Make check payable to:		Payments/Credits
Bloomings Landscape & Turf Management, Inc.		\$0.00
Please include invoice number on your check.		Balance Due
Thank You For Your Business		\$480.50

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



5824 Bee Ridge Road #165, Sarasota, FL 34233

Invoice

Date

Invoice #

2/1/2018

2018-00339

Bill To:

Lakeside Plantation CDD
c/o Governmental Management Services
135 West Central Blvd, Suite 320
Orlando, FL 32801

RECEIVED

BY: _____

Terms

Due Date

Net 30

3/3/2018

Description	Qty	Amount
Month of February Monthly Grounds Maintenance Fee		7,354.17

PAYMENT ACCEPTED: CHECK AND CREDIT CARD.

Please contact our office to pay by credit card.

Make check payable to:

Bloomings Landscape & Turf Management, Inc.

Please include invoice number on your check.

Thank You For Your Business

Total

\$7,354.17

Payments/Credits

\$0.00

Balance Due

\$7,354.17

Phone #

Fax #

E-mail

Web Site

(941) 927-9765

(941) 929-9356

carla@bloomingslandscape.com

www.bloomingslandscape.com



P.O. Box 110 • Brandon, FL 33509
(813) 684-9799 Telephone/Fax

NAME _____
ADDRESS _____
CITY _____ DATE _____
PERSON CONTACTED _____ PHONE _____
PO# _____

RECEIVED

BY: _____

Unit #		Service Required	TOTAL
	1-5	1000	1000
	1-7	1000	1000
	1-8	1000	1000
	1-9	1000	1000
	1-10	1000	1000
	1-11	1000	1000
	1-12	1000	1000
	1-13	1000	1000
Remarks:		Sub Total	10000
		Service Tax	1000
		AMT. DUE	11000

ABOUT FURNITURE MOVING: This is a courtesy, not an obligation... although extreme care is used in handling furniture and bric-a-brac... we cannot assume responsibility for any breakage.

ABOUT CARPET CLEANING: Because of fading, color change, shrinking, dry rot, traffic area wear, manufacturer's defect, and deteriorated material which may disintegrate in the process of cleaning, we cannot assume responsibility for any injuries due to conditions existing prior to cleaning. The very nature of some stains makes it impossible to restore original color or texture. Spotting oxidized rust, liquor, cosmetics, ink, urine stains, etc. is at the customer's risk. Removal of spots are not guaranteed, neither is change in shadings, appearance or texture or loss of pile. We are not responsible for shrinkage or seams pulling apart or carpet pulling off tackstrip, or tackstrip pulling out of the floor.

ABOUT CARPET DYEING: We cannot guarantee results because of problems which cannot be anticipated. We do guarantee the benefits of superior knowledge, experience and ultra-modern professional dyeing methods.

No verbal statements, promises or opinions of our technicians shall be binding.

In the event it shall become necessary to collect the herein described sums, or any part thereof, the purchaser agrees to pay all the cost thereof, including reasonable attorneys fees.

PAYMENT IN FULL DUE upon completion of work, unless prior credit arrangements are approved. Past Due Invoices assessed at 11% per month Finance Charge.

I have read and fully understand the company's limitations as stated above.

Customer: _____ **Carpet Technician**

Kings III Of America, LLC

751 Canyon Dr Suite 100
Coppell, TX 75019
(972) 462-0611

Invoice

Customer	Lakeside Plantation CDD
Customer Number	42876
Invoice Number	1470874
Invoice Date	2/1/2018
PO Number	
PAYMENTS APPLIED THRU	1/23/2018
Job / Service Ticket #	

CURRENT CHARGES

Quantity	Description	Rate	Amount
Lakeside Plantation CDD, 2200 Plantation Blvd, North Port, FL			
3.00	Swimming Pool Phone(s) - Complete Service 2/1/2018 - 4/30/2018	34.00	102.00
	Subtotal:		\$102.00
	Tax		0.00
	Payments/Credits Applied		0.00
	Invoice Balance Due:		\$102.00

IMPORTANT MESSAGES

Test Your Telephones
Regularly

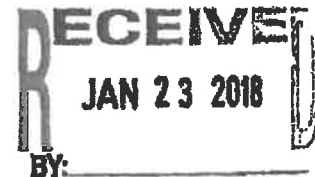
Sales
(866) 354-6473

Service
(800) 766-2029

Billing
(866) 632-5884

Visit www.kingsiii.com to view and pay invoices online.

#271
Pool Phones - 02/01 - 04/30/18
1.330.578.486



Page 1

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

REMITTANCE INFORMATION

Customer Number	42876
Invoice Number	1470874
Invoice Date	2/1/2018
Terms	Net 20
Invoice Balance Due	\$102.00
TOTAL DUE	\$102.00
Amount Enclosed:	

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

Kings III of America, Inc.
751 Canyon Drive, Ste 100
Coppell, TX 75019

NORTH PORT SOLID WASTE DISTRICT



SERVICE ADDRESS			
2200 PLANTATION BLVD SWD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
54883-159826	55-55	2/02/18	3/01/18

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

RECEIVED
 FEB 05 2018



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

BY: _____

000054883000159826000000158621

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

42

SERVICE ADDRESS

2200 PLANTATION BLVD SWD

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
54883-159826	55-55	2/02/18	3/01/18

Rate Class : COMMERCIAL WASTE

Last payment amount/date: 158.62 1/17/18

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

Service	Consumption	Charge	Total
GB DUMPSTER 4YD/1 PICKUP	12/31/17 1/31/18	156.80	
GB BINS ONCE PER MONTH	12/31/17 1/31/18	1.82	
TOTAL COMMERCIAL GARBAGE			158.62

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

**** 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**

You can showcase your business/organization at the 2018 Public Works Road-E-O on February 24th! Last year, over 2,000 people attended. Call 942-240-8050 for more information.

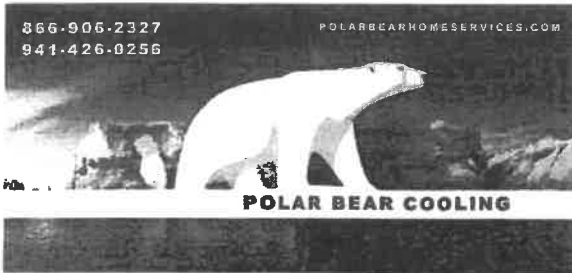
A LATE CHARGE WILL BE APPLIED IF PAYMENT IS NOT RECEIVED ON OR BEFORE THE DUE DATE PRINTED ON THIS BILL. IF PAYMENT IS NOT RECEIVED WITHIN TEN DAYS AFTER BECOMING DELINQUENT, SERVICE MAY BE TERMINATED WITHOUT FURTHER NOTICE.

RECEIVED
FEB 05 2018

Polar Bear Cooling & Heating L.L.C.

BY:-----

Invoice



Polar Bear Cooling and Heating
1090 Innovation Ave # A103
North Port, FL 34289

(941) 426-4411
info@polarbearhomeservices.com
polarbearhomeservices.com

Date	Invoice #
09/12/2017	16429
Terms	Due Date
Due on receipt	09/12/2017

Bill To

LAKESIDE PLANTATION CDD
135 W Central Blvd, Ste 320
Orlando, FL 32801

Ship To

LAKESIDE PLANTATION CDD
2200 Plantation Blvd
North Port, FL 34289

Date	Activity	Quantity	Rate	Amount
09/07/2017	Replaced belt on blower motor.	1	86.00	86.00

Belt: \$26

Labor 1 hr @ \$60/hr: \$60

Thank you for your business. We do expect payment within 30 days, so please process the invoice within that time. There will be a 1.5% interest charge per month on late invoices.

Total **\$86.00**



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

RECEIVED
FEB 01 2018

BY: _____

INVOICE

Invoice Number: **PI-A00150301**
Invoice Date: **01/01/18**

PROPERTY: **Lakeside
Plantation Cdd**

SOLD TO: **Lakeside Plantation Cdd
Lakeside Plantation Cdd
135 West Central Blvd Ste. 320
Orlando, FL 32801**

Customer ID
L2077

Customer PO

Payment Terms
Due upon receipt

Sales Rep ID
Bill Kurth

Shipping Method

Ship Date
Due Date
01/01/18

Qty	Item Description	Unit Price	Extension
1	01/01/18 - 01/31/18 Annual Lake & Pond Management Services SVR06010 Annual Lake & Pond Management Services	966.00	966.00

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
Little Rock, AR 72202

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

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

Invoice

Invoice #: 68
Invoice Date: 2/1/18
Due Date: 2/1/18
Case:
P.O. Number:

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

REC'D FEB 06 2018

Description	Hours/Qty	Rate	Amount
Management Fees - February 2018 1-310-513-34		3,004.17	3,004.17
Information Technology - February 2018 .352		58.33	58.33
Dissemination Agent Services - February 2018 .313		83.33	83.33
Office Supplies .51		3.18	3.18
Postage .42		82.34	82.34
Copies .425		128.55	128.55
Total			\$3,359.90
Payments/Credits			\$0.00
Balance Due			\$3,359.90



better water. pure and simple.®

1099 Enterprise Court

Nokomis, FL 34275

941-485-7526

RECEIVED
FEB 07 2018

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
01/31/2018	70.98	1017805
AMOUNT PAID \$		

Pay By Date: Feb 15

17*3954 1 MB 0.421*
LAKESIDE PLANTATION
135 W Central Blvd Ste 320
Orlando FL 32801-2435



BY: _____

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



Balance Forward Statement

RETURN THIS TOP PORTION WITH YOUR PAYMENT

Page: 1

InvDate	InvNum	Location	Billed	Tax	Balance
Previous Balance: 12/31/2017					136.46
Location 1017805					
LAKESIDE PLANTATION 2200 PLANTATION BLVD					
01/12/2018		1017805	PO#		-76.48
	PAYMENT		@		
01/12/2018	326118	1017805	PO#		35.49
2413	5 GALLON DRINKING WATER		6.000 @	5.50 33.00 0.00	
4201	DELIVERY CHARGE		1.000 @	2.49 2.49 0.00	
01/18/2018		1017805	PO#		-59.98
	PAYMENT		@		
01/29/2018	329978	1017805	PO#		35.49
2413	5 GALLON DRINKING WATER		6.000 @	5.50 33.00 0.00	
4201	DELIVERY CHARGE		1.000 @	2.49 2.49 0.00	
01/31/2018		1017805	PO#		0.00
	PAYMENT		@		

ACCOUNT IS CURRENT

Current	70.98	30day	0.00	60day	0.00	90day	0.00	Balance	70.98
---------	-------	-------	------	-------	------	-------	------	---------	-------

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

FEB 07 2018

Invoice

Date	Invoice #
10/23/2017	WO-7250

BY: _____

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	10/23/2017	SB	10/23/2017

Item	Description	Qty	Rate	Amount
	I replaced the failing Toro valve and tested. I also replaced the float assembly on the pool autofill.			
TOC-58-2276	TORO 1" FPT PIN TYPE VALVE WITH FC	1	134.58	134.58
VAK-601-7794	VALVE FLOAT RESERVOIR	1	124.01	124.01
	Reimbursable Expenses Subtotal			258.59
Discounts			-10.00%	-25.86
Diagnostic/Trip ...	Diagnostic/Trip Fee	1	95.00	95.00
AAA-000	Misc supplys	1	4.50	4.50
Labor	Labor	1	100.00	100.00
	Reinvoiced 02/07/2018			
	FL Sales Tax		7.00%	0.00

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	\$432.23
Payments/Credits	\$0.00
Balance Due	\$432.23

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

INVOICE FOR LAKESIDE PLANTATION

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

02/04/2018

Invoice: 20180204LSP

Reimbursement:

RECEIVED

01/29- Monday 1:00 pm- 2:00 pm
Tennis Clinic for Ladies 3.0 team:
Amount: \$80
Amount paid: \$40
Amount owed: \$40

BY: _____

01/30-Tuesday 9:00 am- 10:00 am
Tennis Clinic for mens B4 team:
Amount: \$80
Amount paid: \$40
Amount owed: \$40

01/30-Tuesday 10:00 am- 12:00 pm
Tennis Clinic for Womens 3.5 team:
Amount: \$160
Amount paid: \$80
Amount owed: \$80

01/30-Tuesday 12:00 pm- 1:00 pm
Tennis Clinic for mens 3.0 team:
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

INVOICE FOR LAKESIDE PLANTATION

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

02/11/2018

Invoice: 20180211LSP

Reimbursement:

02/05- Monday 1:00 pm- 2:00 pm
Tennis Clinic for Ladies 3.0 team:
Amount: \$80
Amount paid: \$40
Amount owed: \$40

02/06-Tuesday 9:00 am- 10:00 am
Tennis Clinic for mens B4 team:
Amount: \$80
Amount paid: \$40
Amount owed: \$40

02/06-Tuesday 10:00 am- 12:00 pm
Tennis Clinic for Womens 3.5 team:
Amount: \$160
Amount paid: \$80
Amount owed: \$80

02/06-Tuesday 12:00 pm- 1:00 pm
Tennis Clinic for mens 3.0 team:
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

RECEIVED

02/11/2018

BY: _____

INVOICE FOR LAKESIDE PLANTATION

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

02/18/2018

Invoice: 20180218LSP

Reimbursement:

02/12- Monday 1:00 pm- 2:00 pm
Tennis Clinic for Ladies 3.0 team:
Amount: \$80
Amount paid: \$40
Amount owed: \$40

02/13-Tuesday 9:00 am- 10:00 am
Tennis Clinic for mens B4 team:
Amount: \$80
Amount paid: \$40
Amount owed: \$40

02/13-Tuesday 10:00 am- 12:00 pm
Tennis Clinic for Womens 3.5 team:
Amount: \$160
Amount paid: \$80
Amount owed: \$80

02/13-Tuesday 12:00 pm- 1:00 pm
Tennis Clinic for mens 3.0 team:
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

RECEIVED

FEB 17 2018

BY: _____

SIGNS-R-US
 Electrical Sign Contractor Lic.# ET 0000721
DESIGN FABRICATION PERMITS INSTALLATION SERVICE
 VOTED BEST SIGNS SHOP
 23330 HARBORVIEW ROAD, #F
 PUNTA GORDA, FL 33980
(941) 766-1330
Fax: (941) 766-9057
 email: info@SignsRUsLLC.com WWW.SIGNS-R-US.COM

Invoice

Date	Invoice #
2/9/2018	10119

Terms
Due upon receipt

Bill To

LAKE SIDE PLANTATION
 Nathan Trates
 2200 PLANTATION BLVD.
 NORTH PORT, FL 34289
 PHONE: 941-423-5500 OR 941-204-8940

Ship To

RECEIVED
 FEB 19 2018
 BY: _____

Description	Qty	Rate	Amount
EXIT SIDE ON FOUNTAIN; LED BACKLIT LETTERS; PLANTATION; PLAION OUT; Service call/diagnostics only for survey of what is needed for the letters to light. Tech found corroded and broken wires due to moisture; when he was examining the wires a few broke off in his hand so he cut them down and refastened them. The letters need to be rewired due to the moisture causing corrosion to them from the fountain.		149.00	149.00
Please do not assume any items not mentioned in this invoice are included.			
Sub-Total			\$149.00
Deposits/Payments			\$0.00
Balance Due			\$149.00

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

RECEIVED
FEB 15 2018

02/08/18

BY: _____

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

Acct#: 297693	Date: 02/08/18
STACIE VANDERBILT	Ad Date: 02/12/18
LAKESIDE PLANTATION CDD	Class: 3126
GOV MGMT SERVICES - CF, LLC	Ad ID: 3547032
135 W. CENTRAL BLVD., SUITE 320	Ad Taker: MDICKINSON
ORLANDO, FL 32801	Sales Person: 200
Telephone: (407) 841-5524	Words: 268
	Lines: 58
	Agate Lines: 73
	Depth: 7.708
	Inserts: 1
	Blind Box:

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)	02/12/18	02/12/18	1	\$82.94

Ad Note:

Customer Note:

NOTICE OF MEETING
LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT

The regular meeting of the Board of Supervisors of the Lakeside Plantation Community Development District will be held on **Wednesday, February 21, 2018** 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: February 12, 2018
 297693 3547032

We Appreciate Your Business!
Thank You STACIE VANDERBILT!

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

02/08/18

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

Acct#: 297693	Date: 02/08/18
STACIE VANDERBILT LAKESIDE PLANTATION CDD GOV MGMT SERVICES - CF, LLC 135 W. CENTRAL BLVD., SUITE 320 ORLANDO, FL 32801	Ad Date: 02/12/18
	Class: 3124
	Ad ID: 3547188
	Ad Taker: MDICKINSON
	Sales Person: 200
	Words: 257
	Lines: 62
	Agate Lines: 78
	Depth: 8.25
	Inserts: 1
Telephone: (407) 841-5524	Blind Box:

Other Charges:	\$0.00	Gross:	\$88.66
Discount:	\$0.00		
Surcharge:	\$0.00	Paid Amount:	- \$0.00
Credits:	\$0.00		
Bill Depth:	8.25	Amount Due:	\$88.66

Publication	Start	Stop	Inserts	Cost
Charlotte Sun (CS)	✓02/12/18	✓02/12/18	1	\$88.66

RECEIVED
FEB 15 2018
GMS-CF, LLC

Ad Note:

Customer Note:

**NOTICE OF RULE DEVELOPMENT BY
THE LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

In accordance with Chapters 190 and 120, Florida Statutes, the Lakeside Plantation Community Development District ("District") hereby gives notice of intent to develop and adopt its rule to govern the operation of the Road Verge.

Among other things, the proposed rule would define the area termed "Road Verge," clarify who would be responsible for the installation, maintenance, repair, replacement and removal of the improvements within the Road Verge, clarify the District's reservation of rights with respect to Road Verge, clarify the District's limited authority to enforce installation, maintenance, repair, replacement and removal of improvements within the Road Verge, and determine ownership of improvements installed upon Road Verge.

The purpose and effect of the rule is to provide for efficient and effective District operations and enforcement in connection with the certain areas abutting the lots and extending to the from the right-of-way line to the road curbs located within community. Specific legal authority for the rule includes sections 190.011(5), 190.012(3), 120.54, 120.69 and 120.81, Florida Statutes.

A public hearing will be conducted by the District on **March 21, 2018 at 7:00 p.m. at the Lakeside Plantation Clubhouse located at 2200 Plantation Boulevard, North Port, Florida 34289**. A copy of the proposed rule may be obtained by contacting the District Manager, c/o Lakeside Plantation Community Development District, 135 West Central Boulevard, Suite 320, Orlando, Florida 32801 or at (407) 841-5524.

George S. Flint
Governmental Management Services - Central Florida, LLC
District Manager
Publish: February 12, 2018
297693 3547188

We Appreciate Your Business!
Thank You STACIE VANDERBILT!

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: February 21, 2018

	<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			()

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

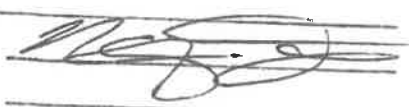
Approved for Payment:


District Manager Signature

2/21/18
Date

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

Check Request

District	<u>Lakeside Plantation</u>	Date	<u>2/22/18</u>
Payable to	<u>Brad Foltz</u>	Account Number	<u>Activities - Bingo</u>
Amount Requested	<u>\$21.00</u>		
Requested By	<u>Jamie Stubbly</u>		
Description of Need	<u>Supplies for bingo night</u>		
Approved By	<u>Nathan Trates</u>	Signature	
Received By		Signature	

* Please send to clubhouse *



Dollar Tree Stores, Inc.®

Store# 4542 (941) 429-2136
17909 Tamiami Trail
North Port, FL 34287-7294

DESCRIPTION	QTY	PRICE	TOTAL
BINGO MARKER	1	1.00	1.00T
BINGO MARKER	1	1.00	1.00T
BINGO MARKER	1	1.00	1.00T
BINGO MARKER	1	1.00	1.00T
BINGO MARKER	1	1.00	1.00T
BINGO MARKER	1	1.00	1.00T
BINGO MARKER	1	1.00	1.00T
BINGO MARKER	1	1.00	1.00T
BINGO MARKER	1	1.00	1.00T
BINGO MARKER	1	1.00	1.00T
BINGO MARKER	1	1.00	1.00T
BINGO MARKER	1	1.00	1.00T
BINGO MARKER	1	1.00	1.00T
BINGO MARKER	1	1.00	1.00T
BINGO MARKER	1	1.00	1.00T
BINGO MARKER	1	1.00	1.00T
BINGO MARKER	1	1.00	1.00T
BINGO MARKER	1	1.00	1.00T
ARIZONA TEA	1	1.00	1.00T

Sub Total
SALES TAX
Total

\$21.00
\$22.47

US DEBIT \$22.47
*****3377 Approved
Purchase Chip
Auth/Trace Number: 749098/034330
Chip Card AID: A0000000042203

Thank You for Shopping at Dollar Tree
Where Everything's \$1.00
Now Shop On-Line at dollartree.com

* We value your opinion! *
* Please provide your feedback at *
* www.dollartreefeedback.com *
* Receive chances to win \$1,000 daily plus *
* instant prizes valued at \$1,500 weekly *
* or by calling 1-877-368-2540. *
* For complete rules, eligibility and sweepstakes *
* period and previous winners please visit *
* www.dollartreefeedback.com *
* No purchase/survey required to enter. *
* Sweepstakes sponsored by Empathica, Inc. *
* across multiple international clients. *
* Survey Code: 2544 0486 5325 0108 *
* We will gladly exchange any unopened item *
* with original receipt. We do not offer refunds. *

4586 04542 03 032 21694357 2/15/18 18:27
Sales Associate:summer

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:

Lakeside Plantation CDD

Board Meeting Date:

February 21, 2018

	<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			()

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

Approved for Payment:


District Manager Signature

2/21/18
Date

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

PSA

720 Brooker Creek Blvd. #206
Oldsmar, FL 34677

Invoice

Date	Invoice #
2/12/2018	1131

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

RECEIVED
FEB 15 2018
BY: _____

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	February 8th Inspection #77 L. escape suspect 1-320-578-4669	550.00	550.00
Total			\$550.00

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:

Lakeside Plantation CDD

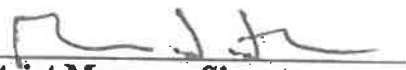
Board Meeting Date:

February 21, 2018

	<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			()

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

Approved for Payment:


District Manager Signature

2 / 21 / 18
Date

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

SOLITUDE

LAKE MANAGEMENT

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

INVOICE

RECEIVED
FEB 20 2018

Invoice Number: **PI-A00154175**
Invoice Date: **02/01/18**

PROPERTY: **Lakeside
Plantation Cdd**

SOLD TO: **Lakeside Plantation Cdd
Lakeside Plantation Cdd
135 West Central Blvd Ste. 320
Orlando, FL 32801**

BY: _____

Customer ID
L2077

Customer PO

Payment Terms
Due upon receipt

Sales Rep ID
Bill Kurth

Shipping Method

Ship Date
Due Date
02/01/18

Qty	Item Description	Unit Price	Extension
1	02/01/18 - 02/28/18 Annual Lake & Pond Management Services SVR06010 Annual Lake & Pond Management Services	966.00	966.00

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
Little Rock, AR 72202

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

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

RECEIVED
FEB 20 2018

02/08/18

BY:-----

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

Acct#: 297693	Date: 02/08/18
STACIE VANDERBILT	Ad Date: 02/15/18
LAKESIDE PLANTATION CDD	Class: 3124
GOV MGMT SERVICES - CF, LLC	Ad ID: 3547190
135 W. CENTRAL BLVD., SUITE 320	Ad Taker: MDICKINSON
ORLANDO, FL 32801	Sales Person: 200
Telephone: (407) 841-5524	Words: 488
	Lines: 106
	Agate Lines: 134
	Depth: 14.111
	Inserts: 1
	Blind Box:

Other Charges:	\$0.00	Gross:	\$151.58
Discount:	\$0.00		
Surcharge:	\$0.00	Paid Amount:	- \$0.00
Credits:	\$0.00		
Bill Depth:	14.111	Amount Due:	\$151.58

Publication	Start	Stop	Inserts	Cost
Charlotte Sun (CS)	02/15/18	02/15/18	1	\$151.58

Ad Note:

Customer Note:

We Appreciate Your Business!
Thank You STACIE VANDERBILT!

**NOTICE OF RULEMAKING BY
THE LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

A public hearing will be conducted by the Board of Supervisors of the Lakeside Plantation Community Development District ("District") on March 21, 2018 at 7:00 p.m. at the Lakeside Plantation Clubhouse located at 2200 Plantation Boulevard, North Port, Florida 34289.

In accordance with Chapters 190 and 120, Florida Statutes, the District hereby gives the public notice of its intent to adopt a Rule Governing Road Verge.

Among other things, the proposed rule would define the area termed "Road Verge," clarify who would be responsible for the installation, maintenance, repair, replacement and removal of the improvements within the Road Verge, clarify the District's reservation of rights with respect to Road Verge, clarify the District's limited authority to enforce installation, maintenance, repair, replacement and removal of improvements within the Road Verge, and determine ownership of improvements installed upon Road Verge.

Specific legal authority for the rule includes sections 190.01(5), 190.012(3), 120.54, 120.69 and 120.81, Florida Statutes.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.54(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice.

A HEARING WILL BE HELD AT THE TIME, DATE, AND PLACE SHOWN BELOW:

TIME AND DATE: 7:00 p.m., March 21, 2018

**PLACE:
Lakeside Plantation
Clubhouse**

**2200 Plantation Boulevard
North Port, Florida 34289**

A request for a public hearing by any affected person on the District's intent to adopt its proposed rule must be made in writing to the District Manager, c/o Lakeside Plantation Community Development District, 135 West Central Boulevard, Suite 320, Orlando, Florida 32801, and must be received within twenty-one (21) days after the date of this notice.

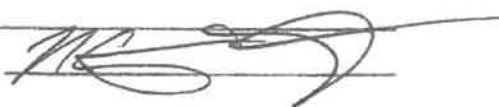
This public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing held in response to a request for such a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based.

One or more Supervisors may participate in the public hearing by telephone. At the above location, if a public hearing is requested, there will be present a speaker telephone so that any interested party can attend the public hearing at the above location and be fully informed of the discussions taking place either in person or by speaker telephone device.

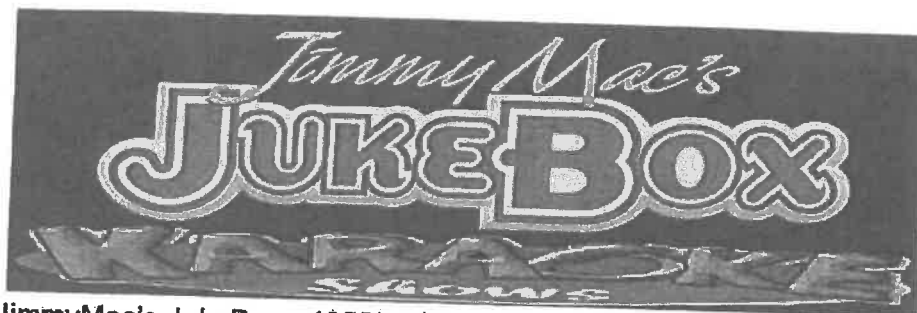
A copy of the proposed rule described herein may be obtained by contacting the District Manager at 135 West Central Boulevard, Suite 320, Orlando, Florida 32801 or by calling (407) 841-5524.

George S. Flint
Governmental Management Services - Central Florida, LLC
District Manager
Publish: February 15, 2018
297693 3547188

Check Request

District	<u>Lakeside Plantation</u>	Date	<u>2/22/18</u>
Payable to	<u>Wayne Steier</u>		
Amount Requested	<u>\$300.00</u>	Account Number	<u>Activities - St. Patrick's Day Dance</u>
Requested By	<u>Jamie Staybly</u>		
Description of Need	<u>DJ for St. Patrick's Day Dance</u>		
Approved By	<u>Nathan Trates</u>	Signature	
Received By		Signature	

* Please send to clubhouse *



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 6 to 9 or 10pm Day of week Saturday

Start date March 17th, 2018 ~ St. Patrick's Day

Agreement Amount Total: \$ 300.00 for 4 (four) 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: 2/22/2018

Client: Nathan Trates - [Signature] Date: 2/23/18

2 097246

/ 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

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Do not pay	New charges due by	Amount enclosed
57421-67439	\$1,184.99	Feb 15 2018	\$

Your electric statement

For: Dec 22 2017 to Jan 25 2018 (34 days)

Customer name: LAKESIDE PLANTATION COMM

Service address: 2200 PLANTATION BLVD # CLBHSE

Account number: 57421-67439

Statement date: Jan 25 2018

Next meter reading: Feb 23 2018

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (=)	New charges due by
1,104.76	1,104.76 CR	0.00	0.00	1,184.99	\$1,184.99	Feb 15 2018

Meter reading - Meter KLL2846

Current reading 40730
Previous reading - 39830
kWh constant x 10
kWh used 9000

Demand reading 5.45
kW constant x 10.00
Demand kW 55

Energy usage

	Last Year	This Year
kWh this month	9830	9000
Service days	34	34
kWh per day	289	264

Amount of your last bill 1,104.76
Payment received - Thank you 1,104.76 CR
Balance before new charges \$0.00

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

Electric service amount 1,081.66**
Storm charge 8.82
Gross receipts tax 27.96
Franchise charge 66.55
Total new charges \$1,184.99

Total amount you owe \$1,184.99**FPL automatic bill pay - DO NOT PAY******The electric service amount includes the following charges:**

Customer charge: \$25.23
Fuel: \$238.95
(\$0.026550 per kWh)
Non-fuel: \$222.93
(\$0.024770 per kWh)
Demand: \$594.55
(\$10.81 per kW)

- Payment received after **April 16, 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 **February 05, 2018**. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- The number of days included in your bill can vary month to month. So even if you use the same amount of energy per day, your bill may be higher this month due to greater number of service days. Visit www.FPL.com for more information.

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:



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

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

RECEIVED

B 5 5517 1



AUTO **CO 0116
1 097246

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	\$945.82	Feb 15 2018	\$

Your electric statement

For: Dec 22 2017 to Jan 25 2018 (34 days)

Customer name: LAKESIDE PLANTATION

Service address: 2200 PLANTATION BLVD # FNTN

Account number: 04126-05586

Statement date: Jan 25 2018

Next meter reading: Feb 23 2018

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (-)	New charges due by
639.39	639.39 CR	0.00	0.00	945.82	\$945.82	Feb 15 2018

Meter reading - Meter KN46183

Current reading 42287
Previous reading - 33085
kWh used 9202

Energy usage

	Last Year	This Year
kWh this month	8913	9202
Service days	34	34
kWh per day	262	270

**The electric service amount includes the following charges:

Customer charge: \$10.09
Fuel: \$244.31
(\$0.026550 per kWh)
Non-fuel: \$605.21
(\$0.065770 per kWh)

Amount of your last bill 639.39
Payment received - Thank you 639.39 CR
Balance before new charges \$0.00

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

Electric service amount 859.61**
Storm charge 10.77
Gross receipts tax 22.32
Franchise charge 53.12
Total new charges \$945.82

Total amount you owe \$945.82

FPL automatic bill pay - DO NOT PAY

- Payment received after April 16, 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 February 05, 2018. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- The number of days included in your bill can vary month to month. So even if you use the same amount of energy per day, your bill may be higher this month due to greater number of service days. Visit www.FPL.com for more information.
- The rate used to calculate your bill has changed due to your demand usage. Call Customer Service if you have any questions.

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)





FPL

3 097246

/ 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 3

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	\$1,273.38	Feb 15 2018	\$

Your electric statement

For: Dec 22 2017 to Jan 25 2018 (34 days)

Account number: 84595-15071

Customer name: LAKESIDE PLANTATION COMM

Statement date: Jan 25 2018

Service address: 2200 PLANTATION BLVD # POOL

Next meter reading: Feb 23 2018

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (-)	New charges due by
1,298.51	1,298.51 CR	0.00	0.00	1,273.38	\$1,273.38	Feb 15 2018

Meter reading - Meter KL84533

Current reading 50110
Previous reading - 34594
kWh used 15516

Demand reading 31.32
Demand kW 31

Energy usage

	Last Year	This Year
kWh this month	21630	15516
Service days	34	34
kWh per day	636	456

Amount of your last bill 1,298.51
Payment received - Thank you 1,298.51 CR
Balance before new charges \$0.00

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

Electric service amount	1,156.62**
Storm charge	15.20
Gross receipts tax	30.05
Franchise charge	71.51
Total new charges	\$1,273.38

Total amount you owe**\$1,273.38****FPL automatic bill pay - DO NOT PAY******The electric service amount includes the following charges:**

Customer charge: \$25.23
Fuel: \$411.95
(\$0.026550 per kWh)
Non-fuel: \$384.33
(\$0.024770 per kWh)
Demand: \$335.11
(\$10.81 per kW)

- Payment received after **April 16, 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 **February 05, 2018**. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- The number of days included in your bill can vary month to month. So even if you use the same amount of energy per day, your bill may be higher this month due to greater number of service days. Visit www.FPL.com for more information.

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)





SERVICE ADDRESS			CURRENT CHARGES DUE DATE
2200 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	
43123-156052	18-29	1/30/18	2/20/18

Total Current Charges 188.09
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 188.09

\$ _____
 AMOUNT ENCLOSED

FREE 24/7 PAYMENT OPTIONS:

Pay By Phone:

1-855-941-INFO (4636)

Pay online:

www.cityofnorthport.com

Check Here For:

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

*H2O Program Donation: \$ _____



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

000043123000156052000000188090

2181 LAKE

SERVICE ADDRESS 2200 PLANTATION BLVD

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

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-156052	18-29	1/30/18	2/20/18

Rate Class : COMMERCIAL

Last payment amount/date: 167.51 1/18/18

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

Service	Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
WA	12/20/17	1/22/18	33	80000038	1.000	TGAL		
							1192	1185
							USAGE FOR	1/17
								5.00

Service	Consumption	Charge	Total
WA Base facility chg		43.72	
WA Usage block 1	7.00	28.00	
TOTAL WATER			71.72
SE Base facility chg		72.34	
SE Consumption	7.00	44.03	
TOTAL SEWER			116.37

Total Current Charges 188.09
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 188.09

**** 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**



SERVICE ADDRESS			CURRENT CHARGES DUE DATE
2200 PLANTATION BLVD FICT			
ACCOUNT NUMBER	CYCLE	BILL DATE	
43123-154658	18-29	1/30/18	2/20/18

Total Current Charges 215.23
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 215.23

\$ _____
 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

000043123000154658000000215235

2180 LAKE

SERVICE ADDRESS 2200 PLANTATION BLVD FICT

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

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154658	18-29	1/30/18	2/20/18

Rate Class : COMMERCIAL

Last payment amount/date: 18.77 1/18/18

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

Service	Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
WA	12/20/17 1/17/18	28	83717471	1.000	TGAL	1698	1698	0
WA	1/17/18 1/22/18	5	36607560	1.000	TGAL	21	0	21
						USAGE FOR 1/17		4.00
						USAGE FOR 1/17		4.00

Service	Consumption	Charge	Total
WA Base facility chg		18.77	
WA Usage block 1	4.00	16.00	
WA Usage block 2	4.00	24.00	
WA Usage block 3	4.00	33.72	
WA Usage block 4	4.00	44.96	
WA Usage block 5	4.00	57.72	
WA Usage block 6	1.00	20.06	
TOTAL WATER			215.23

Total Current Charges 215.23
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 215.23

**** 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**



SERVICE ADDRESS			CURRENT CHARGES DUE DATE
2200 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	
43123-154656	18-29	1/30/18	2/20/18

Total Current Charges 445.46
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 445.46



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

RECEIVED
 FEB 01 2018

BY: _____

\$ _____
 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: \$ _____

000043123000154656000000445464

2179 LAKE

SERVICE ADDRESS		2200 PLANTATION BLVD		
ACCOUNT NUMBER		CYCLE	BILL DATE	DUE DATE
43123-154656		18-29	1/30/18	2/20/18

Rate Class : COMMERCIAL

Last payment amount/date: 335.87 1/18/18

Service	Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
WA	12/20/17	1/22/18	33	80005382	1.000	TGAL		
							2044	1985
							USAGE FOR	1/17
								21.00

Service	Consumption	Charge	Total
WA Base facility chg		85.29	
WA Usage block 1	20.00	80.00	
WA Usage block 2	20.00	120.00	
WA Usage block 3	19.00	160.17	
TOTAL WATER			445.46

Total Current Charges 445.46
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 445.46

**** 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**



RECEIVED
JAN 25 2018

ACCOUNT INVOICE

peoplesgas.com



BY: _____

Statement Date: 01/22/2018

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:	02/12/2018

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 02/12/2018

Get cash back rebates



Peoples Gas offers cash back rebates when you upgrade existing or install new energy-efficient natural gas appliances.

Visit **peoplesgas.com** to learn more.

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



Thank you for ranking us "Highest in Satisfaction with Midsize Residential Natural Gas Service in the South" five years in a row!

TECO Peoples Gas received the highest numerical score among midsize utility providers in the South in the J.D. Power 2013-2017 Gas Utility Residential Customer Satisfaction Study. 2017 study based on 61,323 total responses, measuring the opinions of customers with their gas utility company surveyed September 2016 - July 2017. Your experiences may vary. Visit jdpower.com.

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:	02/12/2018

Amount Enclosed \$ _____

621753277002 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 02/12/2018

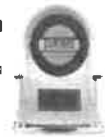
00002284 01 AV 0.37 32601 FTECO101221823349210 00000 08 00000000 007 07 36918 002



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

621753277002 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 02/12/2018



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.

Franchise Fee - A fee levied by a municipality for the right to utilize public property for the purpose of providing gas service. Like taxes, the fee is collected by Peoples Gas and is paid to the municipality.

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

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

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

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

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

Rate Schedule - The amount (rate) you pay depends on your customer category. The cost of providing service varies with the customer group.

Share - A program co-sponsored by Peoples Gas and the Salvation Army where customers can help pay the energy bills of customers in need. A one-time contribution can be made, or your monthly elected contribution will appear on your bill. Your contribution is tax deductible and is matched by Peoples Gas.

Swing Charge - Covers the costs that are incurred by Peoples Gas to balance the difference between a customer's actual daily usage and the gas delivered by your gas supplier (pool manager).

Therm - A unit of heat equal to one hundred thousand (100,000) BTUs.

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

ACCOUNT INVOICE



Account: 211014212750
Statement Date: 01/22/2018
Current month's charges due 02/12/2018

Details of Current Month's Charges – Service from - 12/15/2017 to 01/16/2018

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

Rate Schedule: Residential Service RS-1

Meter Location: *pool*

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Measured Volume	x	BTU	x	Conversion =	Total Used	Billing Period
RHE73410	01/16/2018	404		404		0 CCF		1.039		1.0000	0.0 Therms	33 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

JAN 2018 0.0
DEC 0.0
NOV 0.0
OCT 0.0
SEP 0.0
AUG 0.0
JUL 0.0
JUN 0.0
MAY 0.0
APR 0.0
MAR 0.0
FEB 0.0
JAN 2017 0.0

00002264-000462- Page 3 of 4





WE'RE WORKING HARD FOR YOU

Peoples Gas invests more than \$130 million each year to grow our natural gas system and to ensure our existing infrastructure is safe and reliable. With safety as our #1 priority, we work every day to deliver clean and efficient natural gas to your home.



PGS081117

TEXT CODE: FLBBB
PIN: 7332

PAGE 1 OF 4

Date of Bill 2/01/18
New Charges Due Date 2/25/18

Account Number 941/423-5501 Total Amount Due \$375.70

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

Amount Paid

347710000 0

172009941423550102191300000000000000375705

www.frontier.com
Business

1-800-921-8102

Account Number 941/423-5501 Date of Bill 2/01/18

Previous Balance	375.70
Payments Received Thru 1/21/18	-375.70
Thank you for your payment]	
Balance Forward	.00
New Charges	375.70

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 \$375.70

CURRENT BILLING SUMMARY

Qty	Description	941/423-5501.0	Charge
Local Service from 02/01/18 to 02/28/18			
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		6.24
	FCA Long Distance - Federal USF Surcharge		3.90
	Total Basic Charges		244.09
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		1.29
	Total Non Basic Charges		-3.19
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		.78
	Total Toll/Other		4.77
	TOTAL		375.70

** ACCOUNT ACTIVITY **

Qty Description

Order Number Effective Dates

941/423-5501

	Date of Bill	2/01/18
1 Federal Primary Carrier Centrex Line		
941/423-5500	AUTOCH 2/01	2.20
	Subtotal	2.20
1 Business High Speed Internet Fee	AUTOCH 2/01	1.99
1 Regional Sports Fee	AUTOCH 2/01	6.00
1 Frontier Road Work Recovery Surcharge		
	AUTOCH 2/01	.95
Additional Line Discount	AUTOCH 2/01	-30.00
Solutions Bundle Discount	AUTOCH 2/01	-22.00
Promo Discount	AUTOCH 2/01	-35.00
1 Federal Primary Carrier Centrex Line		
	AUTOCH 2/01	2.20
1 Carrier Cost Recovery Surcharge	AUTOCH 2/01	3.99
941/423-5501	Subtotal	-71.87
1 Federal Primary Carrier Centrex Line		
	AUTOCH 2/01	2.20
941/429-8648	Subtotal	2.20
Partial Month Charges		
FiOS Video Discount 99 MO	PROMOTION 2/01 2/28	-14.99
FiOS Internet Bus 99 MO	PROMOTION 2/01 2/28	-30.00
941/423-5501	Subtotal	-44.99
	Subtotal	-112.46

CIRCUIT ID DETAIL
88/KQXA/297018/ /VZFL

Detail of Frontier Charges

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

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
E 1	JAN 05	3:13P	.3	DD	BRADENTON FL (941)281-4013	.00 U
					941/423-5501	
					Subtotal	.00
Subtotal Minutes: .3 ***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	JAN 11	2:27P	17.1	DD	COCOA FL (321)720-2447	.00 U
E 3	JAN 12	12:45P	.5	DD	HOUGHTON MI (906)281-1958	.00 U
E 4	JAN 12	12:46P	1.1	DD	HOUGHTON MI (906)281-1958	.00 U
E 5	JAN 12	12:48P	1.1	DD	JACKSON MI (517)740-6431	.00 U
E 6	JAN 12	12:49P	2.3	DD	HOUGHTON MI (906)281-1958	.00 U
E 7	JAN 16	10:32A	.9	DD	LAWRENCE MA (978)697-4144	.00 U
E 8	JAN 21	2:18P	1.1	DD	SYRACUSE NY (315)263-6142	.00 U
E 9	JAN 22	2:46P	1.2	DD	SILVER SPG MD (240)351-7232	.00 U
E 10	JAN 23	11:07A	9.8	DD	FORT MYERS FL (239)226-6200	.00 U
E 11	JAN 24	10:23A	.4	DD	HAVERHILL MA (978)241-0838	.00 U
E 12	JAN 25	4:41P	.4	DD	MEDINA OH (330)416-4066	.00 U
					941/423-5500	
					Subtotal	.00
Subtotal Minutes: 35.9 ***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
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941/423-5501

Date of Bill 2/01/18

Detail of Frontier Com of America Charges

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
E 13	JAN 06	12:27P	.5	DD	MIAMI FL (305)406-6102	.00 U
E 14	JAN 06	12:29P	.6	DD	MIAMI FL (305)406-6102	.00 U
E 15	JAN 08	11:38A	.6	DD	MIAMI FL (305)406-6102	.00 U
E 16	JAN 16	12:18P	1.3	DD	SANTA ANA CA (714)258-4182	.00 U
E 17	JAN 17	10:38A	6.5	DD	SANTA ANA CA (714)258-4182	.00 U
E 18	JAN 17	11:56A	1.4	DD	AMBLER PA (215)648-4888	.00 U
E 19	JAN 19	12:32P	.5	DD	WILLIAMSVL NY (716)810-0640	.00 U
E 20	JAN 19	3:49P	.7	DD	DALLAS TX (214)367-3877	.00 U
E 21	JAN 22	10:57A	1.0	DD	ORLANDO FL (407)420-2092	.00 U
E 22	JAN 22	10:59A	.9	DD	ORLANDO FL (407)420-2092	.00 U
E 23	JAN 22	12:46P	.8	DD	GLOUCESTER MA (978)281-6446	.00 U
E 24	JAN 30	11:01A	.5	DD	WILLIAMSVL NY (716)810-0640	.00 U
E 25	JAN 30	3:17P	3.4	DD	FARMERSVL IL (217)227-3685	.00 U
941/423-5501 Subtotal						.00

Subtotal Minutes: 18.7 ***REP LINE ONLY

*****Resume printing of detail

Legend Call Types:

DD - Day

Caller Summary Report

	Calls	Minutes	Amount
941/423-5500	11	35	.00
Main Number	14	19	.00
***Customer Summary	25	54	.00

Caller Summary Report

	Calls	Minutes	Amount
Intra-Lata	1		.00
Interstate	17	24	.00
Intrastate	7	30	.00
***Customer Summary	25	54	.00

941/423-5501

Date of Bill 2/01/18

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 \$205.70 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Important Service Information...

Frontier has been providing local customers with Busy Line Verification and Busy Line Interrupt. Beginning March 1, 2018, Busy Verification Services & Busy Line Interrupt Services will be discontinued. Questions? Please contact customer service.

Important Information About Your Equipment...

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

Closed Captioning Contact Information...

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

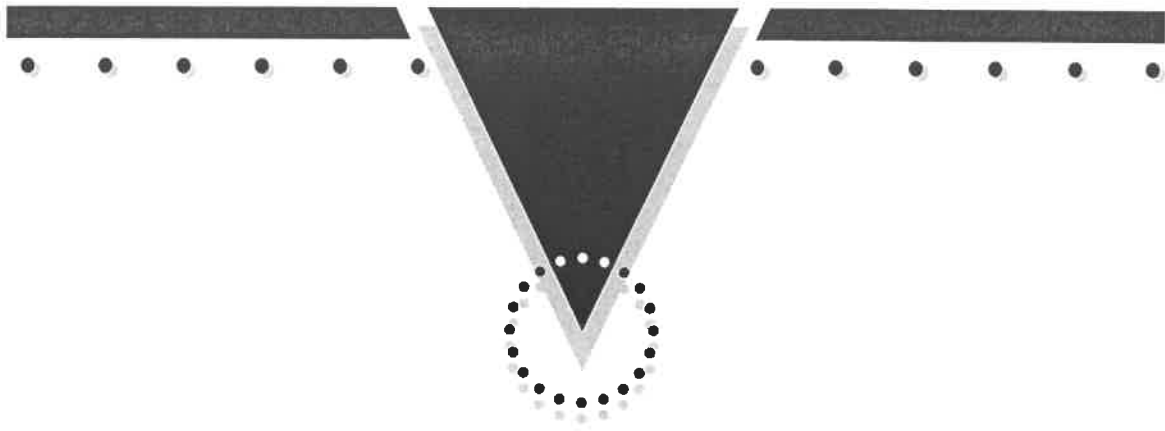
For up-to-date channel information please visit:
<http://frontier.com/channelupdates>

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

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

REMITTANCE: FRONTIER
PO BOX 740407
CINCINNATI OH 45274-0407

CDPIFLBBB94194142334771FLFT-FLABUSCX 5342NY 0000000000000375.70
NNNNNNNNNNNNNNNNNNNNNNNNNNNNNNNNNNNN 1-800-921-8102



Lakeside Plantation

Community Development District

Unaudited Financial Reporting
February 28, 2018



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8	<u>Long-Term Debt</u>
9	<u>Assessment Receipt Schedule</u>

**Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT**

COMBINED BALANCE SHEET

February 28, 2018

	<u>General</u>	<u>Debt Service</u>	<u>Capital Reserve</u>	<u>Totals</u>
Assets				
<u>Cash:</u>				
Operating Account	\$ 93,687	\$ -	\$ -	\$ 93,687
Debit Card Account	2,534	-	-	2,534
Money Market Account	459,264	-	-	459,264
Petty Cash	50	-	-	50
Capital Reserve Account	-	-	67,026	67,026
<u>Investment - Operations:</u>				
Investment - SBA Fund	482	-	341,383	341,865
<u>Investment - Bonds:</u>				
Reserve Fund	-	38,545	-	38,545
Revenue Fund	-	167,866	-	167,866
Prepayment Fund	-	0	-	0
Prepaid Expenses	525	-	-	525
Due from General Fund	-	10,842	-	10,842
Total Assets	<u>\$ 556,541</u>	<u>\$ 217,253</u>	<u>\$ 408,409</u>	<u>\$ 1,182,203</u>
Liabilities & Fund Balances				
Liabilities				
Accounts Payable	\$ 33,464	\$ -	\$ 6,275	\$ 39,739
Due to Debt	10,842	-	-	10,842
Customer Deposits	1,125	-	-	1,125
Total Liabilities	<u>\$ 45,430</u>	<u>\$ -</u>	<u>\$ 6,275.00</u>	<u>\$ 51,705</u>
Fund Balances				
Restricted for Debt Service	\$ -	\$ 217,253	\$ -	\$ 217,253
Assigned for Capital Projects	-	-	402,134	402,134
Unassigned	511,111	-	-	511,111
Total Fund Balances	<u>\$ 511,111</u>	<u>\$ 217,253</u>	<u>\$ 402,134</u>	<u>\$ 1,130,498</u>
Total Liabilities & Fund Balances	<u>\$ 556,541</u>	<u>\$ 217,253</u>	<u>\$ 408,409</u>	<u>\$ 1,182,203</u>

Lakeside Plan tatio n
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending February 28, 2018

	Adopted Budget	Prorated Budget Thru 02/28/18	Actual Thru 02/28/18	Variance
<u>Revenues:</u>				
Tennis Club	\$ 20,000	\$ 8,333	\$ 14,730	\$ 6,396
Activities	10,000	4,167	2,895	(1,272)
Clubhouse Rentals	3,000	1,250	750	(500)
Miscellaneous	1,500	625	562	(63)
Interest	50	21	15	(6)
Operations & Maintenance Assessments	656,520	559,445	559,445	-
Total Revenues	\$ 691,070	\$ 573,841	578,397	\$ 4,555

Expen ditures:

Admin istrative

Supervisor Fees	\$ 11,000	\$ 2,000	\$ 3,600	\$ (1,600)
District Manager	36,050	15,021	15,021	(0)
District Counsel	25,000	10,417	9,817	600
Reimbursable Expenses	600	250	-	250
District Engineer	10,000	4,167	3,964	203
Disclosure Report	1,000	417	417	0
Trustee Fees	4,400	2,891	2,891	-
Audit Fees	3,600	3,600	3,600	-
Postage, Phone, Fax, Copies	1,000	417	409	7
General Liability Insurance	6,100	6,100	5,650	450
Legal Advertising	1,500	625	572	53
Dues, Licenses & Fees	175	175	175	-
Other Current Charges	1,900	792	1,137	(346)
Property Insurance	9,000	9,000	8,201	799
Information Technology	1,000	417	416	0

To talAdmin istrative	\$ 112,325	\$ 56,287	\$ 55,871	\$ 416
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Operatio n s

Personnel Services (Management Contract)	\$ 168,000	\$ 70,000	\$ 70,042	\$ (42)
Road & Sidewalk Repairs & Maintenance	5,000	2,083	-	2,083
Common Area Renewal & Maintenance	10,000	4,167	-	4,167
Street Light/Decorative Light	10,000	4,167	149	4,018
Landscape Maintenance - Contract	91,860	38,275	36,771	1,504
Landscape Maintenance - Other	5,000	2,083	335	1,748
Mulch	10,740	4,475	7,800	(3,325)
Irrigation Maintenance	1,000	417	566	(149)
Lake Maintenance	14,000	5,833	4,830	1,003
Electric Utility Services - Entrance Feature	9,000	3,750	3,371	379
Water Utility Services - Entrance Feature	1,500	625	290	335
Repairs & Maintenance - Entrance Feature	3,000	1,250	-	1,250
Miscellaneous Tools & Equipment	1,000	417	-	417
Landscape Inspection Services	3,300	1,375	1,650	(275)
Traffic Enforcement	2,500	1,042	670	372

To talOperatio n s	\$ 335,900	\$ 139,958	\$ 126,473	\$ 13,485
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Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending February 28, 2018

	Adopted Budget	Prorated Budget Thru 02/28/18	Actual Thru 02/28/18	Variance
Clubhouse				
Activities	\$ 19,000	\$ 7,917	\$ 7,613	\$ 304
Licenses/Fees	1,140	625	596	29
General Supplies	10,000	4,167	3,777	390
Maintenance	10,000	4,167	4,671	(504)
Office Supplies	3,000	1,250	1,296	(46)
Public Communication	1,400	583	456	127
Pest Control	600	250	150	100
Security	1,500	625	1,005	(380)
AED	300	125	-	125
Telephone & Internet Services	5,000	2,083	2,244	(160)
Janitorial Supplies	2,500	1,042	1,485	(444)
Electric Utility Services - Clubhouse	16,000	6,667	6,127	540
Gas Utility	250	104	64	40
Garbage Collection	2,000	833	793	40
Water Utility Services - Clubhouse	3,500	1,458	7,916	(6,458)
Electric Utility Services - Pool	16,500	6,875	5,044	1,831
Pool Cleaning	10,000	4,167	3,240	927
Pool Maintenance - Other	10,000	4,167	2,261	1,906
Tennis Courts - Maintenance	10,000	4,167	498	3,668
Tennis Courts - Programs	3,000	1,250	2,300	(1,050)
Water Utility Services - Tennis Courts & Pool	4,000	1,667	1,272	394
Total Clubhouse	\$ 129,690	\$ 54,188	\$ 52,808	\$ 1,380
Other Expenditures				
Transfer Out - Current Year	\$ 130,000	-	-	-
Total Other Expenditures	\$ 130,000	-	-	-
Total Expenditures	\$ 707,915		\$ 235,152	
Excess Revenues (Expenditures)	\$ (16,845)		\$ 343,245	
Fund Balance - Beginning	\$ 16,845		\$ 167,866	
Fund Balance - Ending	\$ -		\$ 511,111	

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE SERIES 1999
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending February 28, 2018

	Adopted Budget	Prorated Budget Thru 02/28/18	Actual Thru 02/28/18	Variance
<u>Revenues:</u>				
Assessments - On Roll	\$ 175,905	\$ 149,565	\$ 149,565	\$ -
Assessments - Direct Billed	8,842	8,842	8,842	0
Interest	10	4	375	371
Total Revenues	\$ 184,757	\$ 158,411	\$ 158,782	\$ 371
<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		\$ 102,660	
Fund Balance - Beginning	\$ 75,191		\$ 114,592	
Fund Balance - Ending	\$ 77,706		\$ 217,253	

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL RESERVE FUND
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending February 28, 2018

	Adopted Budget	Prorated Budget Thru 02/28/18	Actual Thru 02/28/18	Variance
<u>Revenues:</u>				
Transfer In - Current Year	\$ 130,000	\$ -	\$ -	\$ -
Interest	-	-	1,383	(1,383)
Total Revenues	\$ 130,000	\$ -	\$ 1,383	\$ (1,383)
<u>Expenditures:</u>				
Property Site Elements	\$ 166,688	\$ 69,453	\$ 29,871	\$ 39,583
Clubhouse Interior	28,115	11,715	3,657	8,058
Pool Elements	33,495	13,956	7,648	6,309
Total Expenditures	\$ 228,298	\$ 95,124	\$ 41,175	\$ 53,949
Excess Revenues (Expenditures)	\$ (98,298)		\$ (39,792)	
Fund Balance - Beginning	\$ 442,539		\$ 441,926	
Fund Balance - Ending	\$ 344,241		\$ 402,134	

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	\$ -	\$ 3,138	\$ 899	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,730
Activities	760	260	-	1,620	255	-	-	-	-	-	-	-	2,895
Clubhouse Rentals	-	425	-	250	75	-	-	-	-	-	-	-	750
Miscellaneous	168	126	-	247	21	-	-	-	-	-	-	-	562
Interest	1	2	3	4	4	-	-	-	-	-	-	-	15
Operations & Maintenance Assessments	-	152,486	366,407	29,941	10,611	-	-	-	-	-	-	-	559,445
Total Revenues	\$ 7,659	\$ 157,261	\$ 366,411	\$ 35,200	\$ 11,865	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 578,397

Expenditures:													
Administrative													
Supervisor Fees	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,600
District Manager	3,004	3,004	3,004	3,004	3,004	-	-	-	-	-	-	-	15,021
District Counsel	3,902	1,787	-	4,129	-	-	-	-	-	-	-	-	9,817
Reimbursable Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-
District Engineer	-	-	150	-	3,814	-	-	-	-	-	-	-	3,964
Disclosure Report	83	83	83	83	83	-	-	-	-	-	-	-	417
Trustee Fees	2,891	-	-	-	-	-	-	-	-	-	-	-	2,891
Audit Fees	-	-	-	-	3,600	-	-	-	-	-	-	-	3,600
Postage, Phone, Fax, Copies	52	75	38	30	214	-	-	-	-	-	-	-	409
General Liability Insurance	5,650	-	-	-	-	-	-	-	-	-	-	-	5,650
Legal Advertising	-	83	-	166	323	-	-	-	-	-	-	-	572
Dues, Licenses & Fees	175	-	-	-	-	-	-	-	-	-	-	-	175
Other Current Charges	64	483	318	36	237	-	-	-	-	-	-	-	1,137
Property Insurance	8,201	-	-	-	-	-	-	-	-	-	-	-	8,201
Information Technology	83	83	83	83	83	-	-	-	-	-	-	-	416
Total Administrative	\$ 25,106	\$ 6,598	\$ 3,677	\$ 8,531	\$ 11,959	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,871

Operations													
Personnel Services (Management Contract)	\$ 14,008	\$ 14,008	\$ 14,008	\$ 14,008	\$ 14,008	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70,042
Road & Sidewalk Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Common Area Renewal & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Street Light/Decorative Light	-	-	-	-	149	-	-	-	-	-	-	-	149
Landscape Maintenance - Contract	7,354	7,354	7,354	7,354	7,354	-	-	-	-	-	-	-	36,771
Landscape Maintenance - Other	-	-	-	335	-	-	-	-	-	-	-	-	335
Mulch	-	-	-	7,800	-	-	-	-	-	-	-	-	7,800
Irrigation Maintenance	-	85	-	481	-	-	-	-	-	-	-	-	566
Lake Maintenance	966	966	966	966	966	-	-	-	-	-	-	-	4,830
Electric Utility Services - Entrance Feature	504	667	615	639	946	-	-	-	-	-	-	-	3,371
Water Utility Services - Entrance Feature	18	19	19	19	215	-	-	-	-	-	-	-	290
Repairs & Maintenance - Entrance Feature	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Tools, Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Inspection Services	550	-	550	-	550	-	-	-	-	-	-	-	1,650
Traffic Enforcement	268	-	-	402	-	-	-	-	-	-	-	-	670
Total Operations	\$ 23,669	\$ 23,099	\$ 23,513	\$ 32,004	\$ 24,189	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 126,473

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES & EXPENDITURES

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sent	Total
Clubhouse													
Activities	\$ 1,795	\$ 1,781	\$ 517	\$ 1,555	\$ 1,965	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,613
Licenses/Fees	596	-	-	-	-	-	-	-	-	-	-	-	596
General Supplies	892	1,055	653	793	384	-	-	-	-	-	-	-	3,777
Maintenance	1,941	1,047	197	548	937	-	-	-	-	-	-	-	4,671
Office Supplies	153	365	76	221	480	-	-	-	-	-	-	-	1,296
Public Communication	276	45	45	45	45	-	-	-	-	-	-	-	456
Pest Control	150	-	-	-	-	-	-	-	-	-	-	-	150
Security	711	147	-	-	147	-	-	-	-	-	-	-	1,005
AED	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone & Internet Services	365	365	375	660	478	-	-	-	-	-	-	-	2,244
Janitorial Supplies	490	163	272	241	319	-	-	-	-	-	-	-	1,485
Electric Utility Services - Clubhouse	1,292	1,413	1,132	1,105	1,185	-	-	-	-	-	-	-	6,127
Gas Utility	13	13	13	13	13	-	-	-	-	-	-	-	64
Garbage Collection	159	159	159	159	159	-	-	-	-	-	-	-	793
Water Utility Services - Clubhouse	2,433	4,971	157	168	188	-	-	-	-	-	-	-	7,916
Electric Utility Services - Pool	437	822	1,214	1,299	1,273	-	-	-	-	-	-	-	5,044
Pool Cleaning	810	810	810	810	-	-	-	-	-	-	-	-	3,240
Pool Maintenance - Other	1,627	-	375	-	259	-	-	-	-	-	-	-	2,261
Tennis Courts - Maintenance	77	186	-	101	134	-	-	-	-	-	-	-	498
Tennis Courts - Programs	-	220	640	640	800	-	-	-	-	-	-	-	2,300
Water Utility Services - Tennis Courts & Pool	147	113	231	336	445	-	-	-	-	-	-	-	1,272
Total Clubhouse	\$ 14,363	\$ 13,676	\$ 6,865	\$ 8,694	\$ 9,211	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 52,808
Other Expenditures													
Transfer Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenses	\$ 63,138	\$ 43,373	\$ 34,055	\$ 49,229	\$ 45,358	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 235,152
Excess Revenues (Expenditures)	\$ (55,478)	\$ 113,889	\$ 332,356	\$ (14,029)	\$ (33,493)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 343,245

**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

SECTION IX



B

Lakeside Plantation CDD

ACTION ITEMS

as of 3/14/2018

Item #	Meeting Assigned	Action Item	Assigned To	Date Due	Status	Comments
1	11/16/16	Consideration of Proposals for Preserve Maintenance	Clancy		Deferred	Recommendations presented at 2/21/18 meeting. Further details to be provided at 3/21/18 meeting.
2	2/15/17	Enhanced Traffic Enforcement	Flint		Ongoing	Alternate months. Board to determine if program is to continue in April 2018.
3	8/16/17	Develop Landscape Design Plan for Front of Clubhouse and Community Entrance	Vesta/Smith		In Process	Address flower beds in front & end caps. Harry Smith to meet with Bloomings to discuss Board consensus.
4	9/20/17	Removal of Koi Pond	Vesta		Completed	Work to commence in February 2018
5	10/18/17	Evaluate Drainage in Playgournd Area	Clancy		In Process	Discussed at 2/21/18 meeting. Further details to be provided at 3/21/18 meeting.
6	10/18/17	Develop Options for Streetlight Replacement	Smith/Flint		In Process	Agreement with Energy Savers International Executed. Work is underway.
7	10/18/17	Solicit Proposals for Pergola Repair	Vesta/Smith		In Process	Proposals approved at 2/21/18 meeting. Work is underway.
8	1/17/18	Midge Fly Treatment Proposals	Vesta		In Process	Proposal from Solitude to be presented at 3/21/18 meeting for larvacide treatment
9	1/17/18	Get Evaluation for Re-Doing Pool Pumps & Motors	Vesta		In Process	Proposals to be discussed at 3/21/18 meeting.
10	1/17/18	Evaluate Replacement of Fitness Equipment	Vesta		In Process	
11	1/17/18	Clean Pool Furniture	Vesta		In Process	
12	1/17/18	Renewal of WMD Permit #4401865.004	Clancy		In Process	

LAKESIDE Plantation CDD Community Development District

Amenity Center Management Report

Date of Meeting: March 21st, 2018

Submitted by: Nathan Trates

➤ Facility

- Koi pond removed and sod added
- Bougainvillea cut back for entrance Arbor work
- Blooming's planted new flowers at clubhouse and medians
- Material added to tennis courts
- Lake signs painted
- Street sign for Mulberry installed for HOA.
- Clubhouse exterior pressure washed (Ongoing)
- 4 Tennis court solenoid's replaced for water timers
- 4 Tennis court float valves replaced
- Refurbished Elliptical added to Gym
- Clubhouse pillars painted
- De-clogging tennis court pipes, treated with algaecide
- All pool handle covers replaced

➤ 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:

- Acoustics Unplugged X 2
- Bus trip to Immokalee
- Wine & Cheese
- Pizza Night
- Game Night Potluck
- St. Patrick's Dance
- Coffee & Donuts

Amenity Management

1. Quote from Solitude Lake Management (formally LakeMasters) for mitchfly larvacide treatment for lake # 10.
2. Pricing for adding more BarcoBoard picnic tables to filled in koi pond area.
3. Quote for Signs-R-Us for fixing exit side lettering lighting.
4. Quote from Spies Pools for upgraded pool equipment (will be added).

BarcoBoard™ Walk-Thru Tables

Parent SKU: PT-12



★★★★★ 10
REVIEWS

~~\$942.00~~
Sale Price
\$818.85

Buy 6

\$758.85 each
save 8%

6' 8'



**Guaranteed
Against Seller
Breakage**

Usually Ships In 3-4 Weeks

DESCRIPTION

SPECIFICATIONS

REVIEWS

DOCUMENTATION

Description

Convenient walk-thru design has easy seating access for young and old.

- Perfect for picnic areas, parks, schools, and more
- Recycled Black plastic frame with plastic BarcoBoard™ seats and top
- Plastic Injection molded, ribbed and reinforced boards
- 50 year guarantee against breakage
- Maintenance-free & will never need paint or stain
- A perfect low-cost solution
- UV and moisture resistant
- Assembly hardware included; some assembly required

Assembly Information

Delivery Information

SIGNS-R-US
 Electrical Sign Contractor Lic.# ET 0000721
DESIGN. FABRICATION. PERMITS. INSTALLATION. SERVICE
 VOTED BEST SIGNS SHOP
 23330 HARBORVIEW ROAD, #F
 PUNTA GORDA, FL 33980
(941) 766-1330
Fax: (941) 766-9057
 email: info@SignsRUsLLC.com WWW.SIGNS-R-US.COM

Estimate

Date	Estimate #
2/13/2018	806

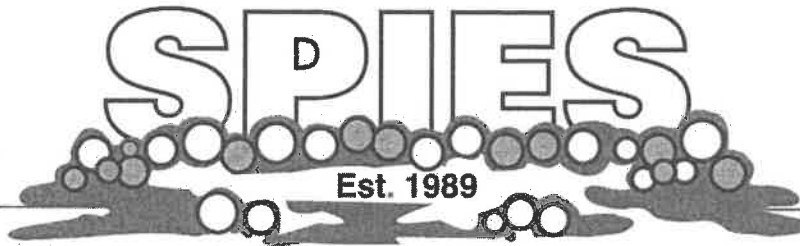
Customer

LAKESIDE PLANTATION
 Nathan Trates
 2200 PLANTATION BLVD.
 NORTH PORT, FL 34289
 PHONE: 941-423-5500 OR 941-204-8940

Ship To

Description	Qty	Rate	Total
EXIT FOUNTAIN ONLY, BACKLIT LETTERS; BOTTOM PART ONLY; "PLANTATION" ONLY; REWIRE ALL "PLANTATION" ONLY AND REPLACE MODULES THAT ARE OUT IN PLANTATION" ONLY; EXIT FOUNTAIN ONLY. INCLUDES ALL MATERIALS AND LABOR. NOTE: THERE IS NO WARRANTY, DUE TO WATER AND MOISTURE FROM THE FOUNTAIN. Acceptance of Estimate: The above prices, specifications and conditions are hereby accepted. Signs-R-Us, LLC is authorized to do the work as specified. Payment will be made as outlined in this estimate. _____ Date _____ Signature Printed Name and Title This quote is valid for 30 days from the date of issuance.		800.00	800.00
Thank you for your business.	Total \$800.00		

- Commercial
Swimming Pool
Chemicals & Supplies
- Chlorine for Treatment
of Drinking & Waste Water



- Parts, Repairs and
Renovations
Lic # CP C043205
- Pool Heater Sales
and Repair
Lic # 12152

LAKE SIDE PLANTATION
C/O GMS CENTRAL FLORID
2200 PLANTATION BLVD
NORTH PORT, FL

03/13/2018

ATTN: GEORGE, VICE PRESIDENT

RECOMMENDED POOL AND SPA REPAIRS

PER YOUR REQUEST THIS QUOTE IS BASED ON OUR DETAILED INSPECTION OF YOUR POOL AND SPA EQUIPMENT. AT THIS POINT THE POOL AND SPA EQUIPMENT IS OPERATIONAL BUT THERE ARE SEVERAL REPAIRS THAT NEED TO BE DONE AT THIS TIME. WE ALSO STRONGLY RECOMMEND REPLACEMENT OF THE POOL RECIRCULATION PUMP DUE TO THE EXPENSIVE AND LIMITED AVAILABLE OF REPLACEMENT PARTS. BASED ON THIS THE QUOTE INCLUDES THE FOLLOWING:

- REMOVE EXISTING POOL RECIRCULATION PUMP
- INSTALL ONE NEW 5HP SINGLE PHASE ALL PLASTIC PUMP
- NEW POLY-PHASE MOTOR STARTER TO PROVIDE PROTECTION FOR NEW PUMP MOTOR
- INSTALL NEW VALVES, PVC FITTINGS AND PIPE AS NEEDED TO INSTALL PUMP
- INSTALL NEW GFCI BREAKER FOR POOL PUMP PER NATIONAL ELECTRIC CODE
- INSTALL NEW ROOF JACKS AND HINGES ON THE POOL AND SPA EQUIPMENT LIDS
- INSTALL NEW TORO VALVE AND FLOAT BASIN ON THE SPA AUTOFILL
- ALL LABOR FOR THE REPAIR

TOTAL \$12,992.00

ACCEPTED AND AGREED:

REGARDS,

BY: _____
TITLE: _____
DATE: _____

KEN SOUKUP
SERVICE MANAGER
SPIES POOL LLC
CP C043205

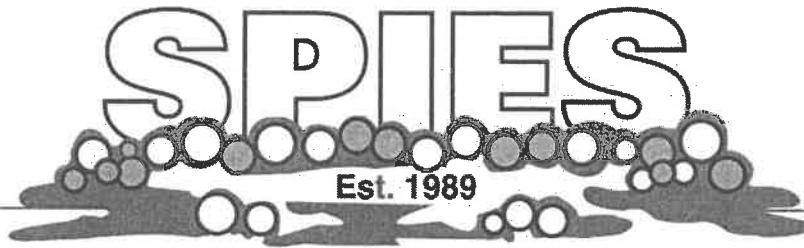
801 Sawdust Trail
Kissimmee, FL 34744



www.spiespool.com

407-847-2771
Fax 407-847-8242

- Commercial
Swimming Pool
Chemicals & Supplies
- Chlorine for Treatment
of Drinking & Waste Water



- Parts, Repairs and
Renovations
Lic # CP C043205
- Pool Heater Sales
and Repair
Lic # 12152

LAKE SIDE PLANTATION
C/O GMS CENTRAL FLORID
2200 PLANTATION BLVD
NORTH PORT, FL

03/13/2018

ATTN: GEORGE, VICE PRESIDENT

SUGGESTED POOL AND SPA REPAIRS

PER YOUR REQUEST THIS QUOTE IS BASED ON OUR DETAILED INSPECTION OF YOUR POOL AND SPA EQUIPMENT. THE FOLLOWING REPAIRS ARE SUGGESTED REPAIRS TO BE COMPLETED IN THE UP COMING MONTHS AND INCLUDES THE FOLLOWING:

- INSTALL 2 NEW 6 INCH PUSH/PULL VALVES ON THE POOL FILTER TANKS
- INSTALL 13 NEW GFCI BREAKERS ON POOL/SPA EQUIPMENT PER NATIONAL ELECTRIC CODE
- INSTALL 36 - 19" FILTER GRIDS ON POOL (RECOMMENDED 4 WEEKS AFTER POOL RENO)
- INSTALL NEW PLM 200 FILTER CARTRIDGE ON SPA
- ALL LABOR FOR THE REPAIR

TOTAL \$4,925.00

ACCEPTED AND AGREED:

REGARDS,

BY: _____
TITLE: _____
DATE: _____

A handwritten signature in black ink, appearing to read "Ken Soukup", is written over a light gray background.

KEN SOUKUP
SERVICE MANAGER
SPIES POOL LLC
CP C043205

801 Sawdust Trail
Kissimmee, FL 34744



www.spiespool.com

407-847-2771
Fax 407-847-8242