

***Lakeside Plantation
Community Development District***

Agenda

September 19, 2018

AGENDA

Lakeside Plantation

Community Development District

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

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

September 12, 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, September 19, 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. District Engineer's Report
- IV. Unfinished Business Items
- V. New Business Items
 - A. Consideration of Agreement with Grau & Associates to Provide Auditing Services for Fiscal Year 2018
 - B. Consideration of Proposal for Amenity Facility Management, Maintenance, and Programming Services with Vesta Property Services, Inc.
 - C. Consideration of Public Facilities Report
 - D. Consideration of 4-Way Stop Sign Warrant Study Proposals
- VI. Business Administration
 - A. Approval of Minutes of August 15, 2018 Meeting
 - B. Approval of Check Register
 - C. Balance Sheet and Income Statement
- VII. General Audience Comments
- VIII. Staff Reports
 - A. District Counsel
 - B. District Manager – Action Items
 - C. Amenities Manager – Monthly Report
- IX. Other Business
- X. Supervisors' Requests
- XI. Adjournment

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

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

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

The fifth order of business is New Business Items. Any new business items will be discussed under this item. Section A is the consideration of the agreement with Grau & Associates to provide auditing services for Fiscal Year 2018. A copy of the agreement is enclosed for your review. Section B is the consideration of the proposal for amenity facility management, maintenance, and programming services with Vesta Property Services, Inc. A copy of the proposal is enclosed for your review. Section C is the consideration of the public facilities report. A copy of the report is enclosed for your review. Section D is the consideration of the 4-way stop sign warrant study proposals. Copies of the proposals will be provided under separate cover.

The sixth order of business is Business Administration. Section A is the approval of the minutes of the August 15, 2018 meeting. The minutes are enclosed for your review. Section B is approval of the check register enclosed for your review and Section C includes the balance sheet and income statement for your review.

The seventh order of business is General Audience Comments.

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

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

Sincerely,



George S. Flint
District Manager

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

Enclosures

SECTION V

SECTION A



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

August 13, 2018

Board of Supervisors
Lakeside Plantation Community Development District
c/o GMS, LLC
135 West Central Blvd, Suite 320
Orlando, FL 32801

We are pleased to confirm our understanding of the services we are to provide Lakeside Plantation Community Development District, Sarasota County, Florida ("the District") for the fiscal year ended September 30, 2018. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Lakeside Plantation Community Development District as of and for the fiscal year ended September 30, 2018. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2018 audit.

Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis.
- 2) Budgetary comparison schedule

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards

and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Management Responsibilities

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. Further, management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. As part of the audit, we will assist with preparation of your financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management is reliable and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also

responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to using the audit's report, you understand that you must obtain our prior written consent to reproduce or use our report in bond offering official statements or other documents.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may

provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be

public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$3,700 for the September 30, 2018 audit, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2016 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Lakeside Plantation Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Lakeside Plantation Community Development District.

By: _____

Title: _____

Date: _____



PEER REVIEW PROGRAM

is proud to present this

Certificate of Recognition

to

Grau & Associates

For having a system of quality control for its accounting and auditing practice in effect for the year ended June 30, 2016 which has been designed to meet the requirements of the quality control standards for an accounting and auditing practice established by the AICPA and which was complied with during the year then ended to provide the firm with reasonable assurance of conforming with professional standards.

A handwritten signature in black ink, appearing to read "Anita Ford", written over a horizontal line.

Anita Ford, Chair
AICPA Peer Review Board
2016

**ADDENDUM TO ENGAGEMENT LETTER BETWEEN GRAU AND
ASSOCIATES AND LAKESIDE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT
(DATED AUGUST 13, 2018)**

Public Records. Auditor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

- a. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
- b. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Auditor does not transfer the records to the District; and
- d. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Auditor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Auditor transfers all public records to the District upon completion of the Agreement, the Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Auditor keeps and maintains public records upon completion of the Agreement, the Auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

Auditor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Auditor, the Auditor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Auditor acknowledges that should Auditor fail to provide the public records to the District within a reasonable time, Auditor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE AUDITOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

**GMS-CF, LLC
135 WEST CENTRAL BLVD.
SUITE 320
ORLANDO, FL 32801
TELEPHONE: 407-841-5524
EMAIL: GFLINT@GMSCFL.COM**

Auditor: _____

District: _____

Title: _____

Title: _____

Date: _____

Date: _____

SECTION B

Lakeside Plantation Community Development District

Attention: George Flint

District Manager

135 W. Central Blvd., Suite 320

Orlando, Florida 32801

Proposal for Amenity Facility Management, Maintenance, and Programming Services For October 1, 2018 – September 30, 2019

Introduction:

Vesta Property Services, Inc. (“Vesta”) shall manage, maintain and program the Lakeside Plantation amenity facilities for the benefit of its users and the District.

I. MANAGEMENT & STAFFING

Vesta’s Management Staff shall serve the community in a professional manner, providing the residents with the numerous benefits of a first-class operation of these facilities. Included within the responsibility of the complex’s management is the occupation and oversight of the recreations facilities (securing and checking them, ordering and stocking supplies, responding to any necessary repairs, etc.). Staff shall monitor the use and condition of the facilities, and resolve any issues requiring attention on behalf of the district and/or its residents.

Furthermore, the management responsibility shall include professional interaction and coordination with other entities such as district management, landscape maintenance, and security monitoring companies. Finally, aspects such as budgeting, policy recommendations and enforcement, safety/security recommendations, and coordination and communication with the District Board and others shall be included.

The staffing responsibilities include all duties associated with employing the recreation staff, such as recruiting, hiring, training, overseeing, and evaluating such personnel. The staff shall primarily consist of a full-time Facility Manager, additional Facility Attendants, and Maintenance personnel. Vesta shall be responsible for all necessary insurance payments (including workman’s compensation, as required by Florida law), payroll taxes, and the provision of various benefits on behalf of its staff.

The Facility Manager shall submit recommended hours of operation for the facilities. (A suggested schedule is provided separately.)

Personnel:

- A. A **Facility Manager** shall be employed as a full-time, salaried position to oversee the amenity center on a year-round basis. The Manager shall oversee all facility staff and amenity services, interact with other outside entities as needed, and providing a variety of “lifestyle” programs and activities for the benefit of the district’s residents.
- B. An **Office Administrative Assistant** shall be employed for twenty-four (24) hours per week to ensure the day-to-day administration and financial matters of the on-site office are in order, as well as respond to resident, supervisors, and District staff requests. This person shall also provide weekly reporting of all purchases and invoices to the District management company. In addition, this person shall perform certain functions of the Facility Attendant when necessary.

- C. **Facility Attendants** shall be employed in order to adequately support the Facility Manager with the operation of the facilities, with particular attention devoted to the day-to-day upkeep of the facilities and enforcement of District policies and procedures.
- D. **Maintenance Personnel** shall be employed to handle much of the facilities' day-to-day general maintenance and repair needs, including maintenance of the tennis courts, and other facility maintenance, janitorial, and cleaning needs.

II. MAINTENANCE

A. Janitorial Maintenance Services

Vesta shall provide the following to maintain the indoor spaces and bathroom areas:

1. Maintain the general appearance of indoor space by vacuuming carpet, dusting, mopping tiled areas, and cleaning windows and bathrooms.
2. In addition to vacuuming, maintain carpeting by treating stained areas.
3. Window cleaning includes window ledges and blinds.
4. Bathroom cleaning includes all toilets, bases behind toilets, counters, and mirrors. Soap dispensers shall be cleaned and filled when necessary. Paper product dispensers shall be restocked as needed (*costs of paper products, soap and cleaning supplies are excluded.*)
5. Dusting of window ledges, blinds, furniture, baseboards, countertops, and lights.
6. Cleaning of tiled areas includes dust mopping, damp mopping and baseboards.
7. Storage closets shall be kept in an orderly condition, with supplies stored properly.

Note: Service shall typically be provided two (2) times per week and supplemented by the Facility Attendants as able throughout the week.

B. Field Operations and General Facility Maintenance

Staff shall supervise the performance of the District's pool maintenance and pond maintenance providers. Vesta shall also oversee the maintenance of the community park(s), including checking the equipment periodically and emptying the trash receptacles and picking up debris as needed. Staff shall oversee the pool area, arrange pool furniture as needed, empty its waste receptacles as needed, pick up litter in the parking lot, and replace light bulbs and AC filters inside the facility as needed as well.

The Facility Manager will coordinate with the District Manager the supervision of all outside contractors and report back via the monthly management report and will immediately respond to any deemed situation that is nonrecurring in nature, that poses a health, safety and welfare issue to the residents or District property and that requires maintenance beyond the normal usual or customary maintenance for such facility or asset.

Should any facility repairs or replacement items be considered, Vesta shall either attempt to perform this work itself or it shall procure other proposals from qualified vendors, in order to secure the most effective and efficient means of resolving these issues on behalf of the district.

Note: Vesta shall not be held liable for the performance or lack thereof, of other recreation

complex vendors or contractors who are outside of Vesta's control.

III. ACTIVITIES PROGRAMMING:

Vesta shall offer a variety of programs and activities to maximize the use of the amenity facilities and help residents enjoy spending time together. This responsibility includes the design, promotion, administration, and staffing (as needed) of these activities.

Activities and Programs shall be age-and-facility appropriate, such as the following (or similar) possible activities: swim lessons, tennis lessons and clinics, summer camp, aqua aerobics, arts and crafts programs, Wine-and-Cheese gatherings, pot-luck dinners, and holiday-themed events.

Community-wide activities shall be funded primarily from the District's annual Special Events budget, which Vesta shall effectively manage on behalf of the District. Other possible funding sources may include user-fees charged directly to participants, particularly in the case of instructional programs.

IV. OTHER

A. Uniforms

All Staff shall wear company uniforms, provided by Vesta.

B. Capital Expenditures

Vesta shall obtain a minimum of three (3) competitive bids (if possible) on any recommended capital improvements in the future.

C. Insurance

Vesta shall fulfill the District's insurance requirements under this contract.

D. Operating Expenses

The District shall be responsible for all normal operating expenses of its day-to-day operation. These include, but are not limited to, shipping and postage expenses, utilities, office set up and equipment expenses, providing a cell phone for the manager or else reimbursement to Vesta for same, and mileage reimbursement expenses for District business and duties consistent with the District's policies and procedures.

V. PRICING (annualized for a twelve-month term):

A. Facility Manager (full-time):

\$ 58,275.00

B. Office Administrative Assistant (24 hours per week):

\$25,310.00

C. Facility Attendants (34 hours per week):

\$28,990.00

D. Maintenance Services (60 hours per week):

\$55,165

Total Fee for all components (A – D) = \$167,740.00

Terms:

- Vesta shall invoice monthly for its services; due net thirty (30) days upon receipt.
- Documentation of total hours worked by hourly staff shall be provided upon request.
- Residents shall pay \$17.00 per hour for additional staffing services, such as private birthday parties and private facility rentals, due in advance of such services.

SECTION C

Lakeside Plantation Community Development District
Public Facilities Report

September 2018

Prepared for:

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

Prepared by:



JOHNSON ENGINEERING, INC.
2122 Johnson Street
Fort Myers, FL 33901
E.B. 642

Lakeside Plantation Community Development District

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Purpose and Scope

This report is being prepared at the request of the Lakeside Plantation Community Development District (LPCDD) to comply with the requirements of Sec. 189.08, Florida Statutes, regarding the Special Districts Public Facilities Report. This report is intended to provide general descriptions of public facilities owned by the LPCDD and provide discussion of LPCDD plans to build, improve or expand facilities in the next seven (7) years or replacement of same in the next ten (10) years.

I. Introduction / Project Description

LPCDD is a +/-306 acre planned residential development with commercial parcels along Toledo Blade Boulevard and approximately 0.9 miles south of Interstate 75 within the city limits of North Port, Florida (see Site Map, Exhibit A). This location is in Sections 17 and 18, Township 39 south, Range 22 east. The Master Development Plan as described in the July 10, 2000, Engineer's Report is designed for up to 800 residential dwelling units, recreational facilities and commercial parcels.

The majority of the residential dwelling units are existing and the commercial parcels are partially in use.

II. Existing Public Facilities

1. Surface Water Management System

A series of lakes, interconnecting culverts and discharge control structures are maintained and operated by LPCDD as permitted by Southwest Florida Water Management District to meet pre-development versus post-development runoff attenuation and water quality treatment. The last inspection and certification of proper operation and maintenance of the surface water management system was provided to Southwest Florida Water Management District in July 2015.

2. Collector Roadway and Intersection Improvements

The collector roadway network as indicated in the Master Development Plan and the improvements to Toledo Blade Boulevard where it intersects the Lakeside Plantation entrance, left turn storage lane and acceleration and deceleration lanes are constructed. Both Plantation Boulevard and Toledo Blade Boulevard are dedicated to the City of North Port and maintained by the city. The balance of the roadways within the boundary of LPCDD are owned and maintained by LPCDD.

Sidewalks on one side of Plantation Boulevard and both sides of LPCDD owned roads were constructed by LPCDD. LPCDD maintains the sidewalks adjacent to its owned roads. The City of North Port maintains those along Plantation Boulevard and Toledo Blade Road.

LPCDD performed a Signage Assessment in early 2015 to ensure the roadway signage of its owned and maintained roadways continued to meet current Municipal Uniform Traffic Control Devices standards for location and reflectivity.

3. Off-Site Roadway Improvements

Per the City of North Port's Development Conceptual Plan Approval, Toledo Blade Boulevard from Interstate 75 to Price Boulevard, conversion from 2-lane to 4-lane divided highway was completed. This off-site roadway is owned, operated, and maintained by the City of North Port.

4. Water and Sewer System

LPCDD constructed a central sanitary sewer collection and potable water distribution system designed to serve 800 residential units and a commercial area and connected to the utilities extended by the City of North Port.

These systems were designed to meet City of North Port, Sarasota County HRS, and Florida Department of Environmental Protection regulations. Upon construction completion of the systems they were dedicated to the City of North Port to own, operate, and maintain.

5. Landscaping and Street Lighting

Landscaping, irrigation, entrance features, and street lighting were constructed in accordance to City of North Port development standards and the approved construction permit. LPCDD owns, maintains, and operates these features.

6. Recreational Facilities

The recreational facilities constructed and/or acquired by LPCDD include a Clubhouse with exercise room, tennis, pickle ball, and bocce ball courts, swimming pool, and children's playground. LPCDD owns, maintains, and operates these facilities.

III. Proposed Facility Construction, Improvement or Expansion within Seven Years

Section 189.08, Florida Statutes, requires LPCDD to describe the public facilities it is building, improving or expanding or currently proposing to build, improve, or expand within the next seven years. Due to a number of facility improvement projects completed

within the past year, no public facilities are proposed to be built or expanded in the next seven years.

IV. Proposed Facility Replacements within Ten Years

The LPCDD Reserve Study identifies future needs of its existing facilities, estimated maintenance and repair costs, and the projected timing of maintenance, repairs, and replacement to provide financial guidance on its annual budgeting process.

This document identifies 44 named activities related to:

- Clubhouse Exterior
- Clubhouse Interior
- Pool Elements
- Property Site Elements as identified above in Section IV as own, maintained, and operated (such as street light poles and fixtures and road resurfacing)

The estimated costs are projected over a 20-year period and include an estimated inflation factor.

Annually the District considers whether there is a need to change the scheduled year for the named activity, revise the estimated cost, and to add additional activities. Listed within the study are 36 activities within the ten-year period of 2018 through 2027.

LEGEND

- Lakeside CDD boundaries (yellow line)
- Preserve C
- Water (blue)
- Land (green)
- Other (grey)

NOTES

- 1. The map is for informational purposes only and does not constitute a contract.
- 2. The map is subject to change without notice.
- 3. The map is not to be used for any other purpose.

Scale: 0 100 200 300 400 Feet

Map Title: Lakeside CDD

Location: Sarasota County, Florida

Project Information:

DATE	PROJECT	SCALE	UNIT
11/15/2011	Lakeside CDD	1" = 100'	Feet

JOHNSON ENGINEERING

Lakeside CDD
Sarasota County, Florida

117 JOHNSON STREET
APT. 100
TAMPA, FL 33604
PH: (813) 241-1100
FAX: (813) 241-1101
WWW.JE-FL.COM

Exhibit B – Reserve Study

Reserve Advisors, Inc.

RESERVE EXPENDITURES

Lakeside Plantation
Community Development District
North Pool Fields

Years 2017 to 2032

Estimation Notes:

- 1) 3.5% is the assumed future inflation rate for estimating future replacement costs.
- 2) FY2017 is fiscal year beginning October 1, 2016 and ending September 30, 2017.

Line Item	Per Phase Quantity	Unit	Reserve Component Inventory	Estimated 1st Year of Event	Life Span, Years	Useful Remaining	Costs \$		Years 2017 to 2032																
							Unit Price (\$/Y)	Per Phase Total (\$/Y)	FY2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
Childcare Building Elements																									
1.200	30	30 Each	Light Fixtures	2020	10 to 25	9	120.00	3,600	4,116																
1.201	4,178	4,178 Square Feet	Fences, Ironstone, Posh Area (Pool, Pavilion and Community Entrance)	2021	10 to 30	14	9.00	37,575	46,280																
1.271	210	210 Linear Feet	Railings, Aluminum	2021	10 to 30	14	45.00	9,450	11,989																
1.280	110	114 Square Feet	Rough Asphalt Staircase (Pool, Columns and Downspouts)	2021	15 to 20	4	200.00	22,000	28,500																
1.251	3,360	3,360 Square Feet	Stamps, Vinyl (Pool, Stairing)	2020	10 to 40	12	6.50	21,720	28,336																
1.250	8,800	8,800 Square Feet	Walks, Stucco, Paved Finishes and Capital Repairs	2021	5 to 7	4	1.20	10,520	18,575																
1.280	1,000	1,000 Square Feet	Windows and Doors	2040	40 to 55	23	70.00	70,000	109,893																
Pool Deck Elements																									
4.011	1,500	1,500 Square Feet	Atopsy, Wood, Exterior Features	2018	15 to 20	1	17.00	25,500	30,000																
4.040	3,000	3,000 Square Yards	Asphalt Pavement, Mill and Overlay, Chikassan Parking Lot	2025	15 to 20	6	8.50	25,500	32,508																
4.041	11,000	11,000 Square Yards	Asphalt Pavement, Mill and Overlay, Chikassan Family Homes and Villa	2028	15 to 20	11	8.50	101,150	175,150																
4.042	20,000	20,000 Square Yards	Asphalt Pavement, Mill and Overlay, Single-Family Homes	2028	15 to 20	11	8.50	175,000	264,150																
4.045	8,550	8,550 Square Yards	Asphalt Pavement, Mill and Overlay, Spangmo Street	2019	15 to 20	2	8.50	72,675	55,693																
4.044	13,000	13,000 Square Yards	Asphalt Pavement, Mill and Overlay, The Towers	2027	15 to 20	10	8.50	106,675	170,891																
4.055	1	1 Alternative	Beach Court, Fountains	2027	10 to 15	10	3,000.00	3,000	3,600																
4.110	40,000	1,000 Linear Feet	Concrete Curb and Gutters, Paved	2019	10 to 15	3	25.00	25,000	30,000																
4.140	183,000	3,700 Square Feet	Concrete Retaining, Paved	2019	10 to 15	3	25.00	25,000	30,000																
4.311	2	2 Each	Fountains, Entrance, Capital Repairs	2020	10 to 15	3	25.00	25,000	30,000																
4.360	1	1 Each	Gazebos	2016	15 to 20	1	10,000.00	10,000	16,000																
4.410	4	4 Each	Ingrain Sprinkler, Pumps	2016	15 to 10	1	3,500.00	14,000	23,346																
4.420	2,000	400 Hops	Ingrain Sprinkler, Paved	2025	10 to 10	1	150.00	9,300	14,000																
4.500	62	62 Each	Light Poles and Fixtures	2025	10 to 15	6	2,000.00	12,000	19,600																
4.520	400	400 Square Yards	Plastic Deck, Color Coat	2022	10 to 5	5	8.00	3,600	3,600																
4.540	240	240 Linear Feet	Plastic Deck, Fences	2042	10 to 25	25	36.00	7,200	7,200																
4.550	1	1 Alternative	Playground Equipment	2017	15 to 20	0	44,300.00	44,300	41,200																
4.710	23,250	2,200 Linear Feet	Paved, Entrance, Paved	2018	10 to 10	1	35.00	81,750	81,750																
4.820	1	1 Each	Trunk Court, Aerial Frame	2025	10 to 5	6	10,000.00	10,000	10,000																
4.830	800	800 Linear Feet	Trunk Court, Fences	2029	10 to 12	12	35.00	35,000	30,100																
4.830	14	14 Each	Trunk Court, Light Poles and Fixtures	2029	10 to 12	12	3,000.00	42,000	42,000																
4.835	4	4 Courts	Trunk Court, Bench, Ramps and Lateral Grates	2019	10 to 5	2	5,000.00	20,000	20,000																
4.835	4	4 Courts	Trunk Court, Bench Replacement	2029	10 to 12	12	55,000.00	140,000	140,000																
Childcare Building Elements																									
5.070	3	3 Each	AP Handling and Conveyance Unit, Soft Systems	2019	15 to 20	2	11,500.00	34,500	43,444																
5.100	1	1 Alternative	Exercise Equipment, Paved	2018	10 to 15	1	27,000.00	27,000	34,442																
5.200	200	200 Square Yards	Pool Conveyance, Carpet	2019	10 to 15	2	50.00	10,000	12,700																

Printed on 05/20/2017

Expenditure - Section 3 - 1 of 4

6

Expenditures - Section 3 - 3 of 4

RESERVE EXPENDITURES

Reserve Advisors, Inc.

**Lakeside Plantation
Community Development District**
North Fort Florida

[illegible]

Printed on 5/3/2017

Expenditures - Section 3 - 4 of 4

SECTION D

*This item will be provided under
separate cover*

SECTION VI

SECTION A

MINUTES OF MEETING
LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Lakeside Plantation Community Development District was held on Wednesday, August 15, 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
Harry Smith	Vice Chairman
Camille Stephens	Assistant Secretary
Alan (Bud) Sabol	Assistant Secretary
Pina Chichelli	Assistant Secretary

Also present were:

George Flint	District Manager
Michael Eckert	District Counsel
Mallory Clancy	District Engineer by phone
Nathan Trates	Amenities Manager
Heather Alexandre	Vesta
Residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order at approximately 7:00 p.m., called the roll, and led the pledge of allegiance. All Supervisors were present.

SECOND ORDER OF BUSINESS

Audience Comments on Specific Items on the Agenda

(Speakers will fill out a card and submit it to the District Manager prior to beginning of the meeting)

Mr. Flint: This is the public comment period on any agenda items. Keep in mind, there will be a public hearing for the budget adoption. If you have any comments or questions on the budget, please hold those until the public hearing. Other than the budget adoption, are there any comments on the agenda items, from the public? Hearing none, there will be another

opportunity later in the meeting under General Audience Comments to bring up any items that are not on the agenda that you want to bring to the Board's attention.

THIRD ORDER OF BUSINESS

District Engineer's Report

Mr. Flint: Mallory Clancy is on the phone.

Ms. Clancy: I have nothing to report, unless there are any questions.

Mr. Flint: It's been quiet since the last meeting. I think the Board tabled some items until the spring that Mallory will be working on later on, but right now, it's quiet from an engineering perspective.

Ms. Clancy: Sounds good.

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

Mr. Sabol: No.

Mr. Flint: Can you forward me a copy of the lake map with the location of the lakes and their numbers?

Ms. Clancy: Definitely.

Ms. Clancy left the meeting.

FOURTH ORDER OF BUSINESS

Unfinished Business Items

Mr. Flint: I didn't have anything specifically on the agenda for unfinished business.

Mr. Sabol: Do you want to speak about the playground now or later in the meeting?

Mr. Flint: We can do it now if the Board wants to, or discuss it under Staff Reports or Other Business. However, you want to handle it.

Mr. Szewczyk: Let's discuss it now.

Mr. Sabol: The Board voted to put the playground in. The playground has been an eyesore. The Board made a mistake. We put it in. First, we talked about putting it by the basketball court, but we decided to put it here, and we ran into major problems. The Board was ridiculed for it and made fun of by several people. I just want to discuss some of the things that this Board did, because Harry is going to leave the Board and Pina is coming on. We've been on the Board for three-and-a-half years, and put new pavers at the pool, with a new fence around it. We have new basketball, pickleball and bocce courts, a new picnic area, new chairs and carpets, new cameras for surveillance and new LED lights around the pool, plus new motors and pumps.

Lots of times, people overshadow things. They looked at one thing that was bad, which was the playground, which overshadowed everything else, but they didn't look at the good things that this Board has done. I think this Board has done a wonderful job, as far as I'm concerned. I would like to bring up the playground for general conservation. Should we fix it where it's at or should we move it?

Mr. Szewczyk: I don't have an answer. At this point, I feel like we have to weigh the cost of moving it, versus fixing it. I don't know. I can see the quote that Berry Construction provided to fix it. That number doesn't make me happy. If I look at how much it cost to install the playground, and then move it close to the lake, now we are talking about fencing it. I don't know what that's going to cost. George, do you have any idea?

Mr. Flint: We have to get a couple of quotes.

Mr. Sabol: Should we put it under further study and get someone to come in and give us a price? We have one price, which is \$22,000. Is that correct?

Mr. Szewczyk: Yes.

Mr. Sabol: We should get some prices on moving it over there. If it is way out of line, don't worry about it. I want some kind of guarantees and a good contract that it will be fixed correctly.

Ms. Stephens: My problem with paying this much money, is that the company we hire to do the work, should know what they are doing. In the past, we might have had water problems. I don't recall it being this bad, but now it's horrible. I agree with Bud, that it should be cost effective to move it. Having said that, I hate to see another fence over on that side. In my opinion, it looks terrible. That's how I feel, but there are five people on the Board. If the company that initially did the work, could fix it for this price, which is crazy, they should give us some kind of guarantee. I want to see it in writing and I want the lawyer to say yes. They are going to be held accountable. Somebody has to be held accountable. We didn't do it. They did the work and messed it up, and they are not willing to even split the difference. That's my problem.

Mr. Sabol: Mike, is there any chance of reimbursement from the company? We gave them the contract, but had a secondary company do the work.

Mr. Eckert: Yes, there's a chance. The contract has a three-year warranty, in terms of the installation. Where the issue is, we anticipate that they would say that there was some

limitation on them being able to raise it up, because of either the location or decisions that were made in the field, so you would have to most likely, either end up litigating that or negotiating some sort of settlement with them. My suggestion to the Board would be to talk to them. If they want to be part of the solution, more so than what they proposed, which is very nominal, we can engage in discussions with them, in terms of a settlement that might involve them doing some of the work. If they are not interested in doing that immediately, I suggest that the Board go ahead and get the work done, and then you will decide later whether or not you want to pursue that company at that point. We have written the documents the best that we could write them, in terms of having a warranty, but now you have to enforce it and that's not without a cost.

Mr. Sabol: So we should move it?

Mr. Eckert: I have only seen the one proposal that they had, which was for a top treatment, but it is not going to deal with the actual issue that you have. I think we have to go back to talk to them a second time and say, *"That's not going to be good enough. The Board discussed it and we believe that this falls under the warranty and you guys need to work with us some more."* It's worth having that conversation, but if they say *"No, we are not willing to work with you towards a remedy in terms of them doing some of the labor,"* don't pursue it any further and go ahead and get the work done or get it moved the way that you want, and then we can decide after that. We will have a monetary amount, at that point in time, in terms of our cost. Then we can go back and talk to them. If that didn't work, then the Board would have to decide whether or not you want to litigate it. You don't have to make a decision on litigation today, and I wouldn't recommend that you do that today.

Mr. Smith: I received an email and I think you mentioned that we had the three-year warranty. GameTime who installed the playground, gave all types of excuses and basically said, *"Dig a trench from the sidewalks down to the drain."* The actual problem is that the water in the drain is the same height as the water on the playground. The only way that I see that this is going to get fixed, is to raise that playground up, at least level with the tennis courts. Is that something that you George or Mike feel comfortable with, and going back to GameTime and saying, *"We would like some sort of compensation and here is what we feel needs to be done?"* They were the professionals and should've at least seen it and said, *"You know what, you guys are going to have a problem because you are below grade."* My opinion is to hold off on how we want to handle it. That's my opinion. It has nothing to do with the rest of the Board. I

looked at this a lot, and I am in total agreement that the only way that it's going to get fixed, is to dig it up and raise it, probably close to 2 feet. You would have to take measurements to see where it would be level, but I'm guessing it's in the 2-foot range. \$22,000 is a lot of money, and if GameTime is willing to come out here and say, "*We will do it for half of that,*" I'm satisfied. We have to do something, because its unusable the way it is right now. The only thing that I can do is say to the community, "*I'm sorry, but when you hire a professional to do something, you figure that they are going to know what they are doing.*" As I said, you know what happens when you assume something.

Ms. Stephens: The bottom line is, even if all five Board Members were watching them, how would we know if it's too high or too low? We wouldn't know. We are relying the same way you rely on a doctor. You are relying on his opinion, because he is the expert. You are hiring an expert and assuming that they know what they are doing.

Mr. Sabol: In my opinion, we have to make a decision and go with it, because it is hanging out there for too long. I would have George reach out to GameTime, to see what they can do for us.

Mr. Flint: I think based on what Mike advised, the first step would be, if they feel like they don't have any liability, to come in and spray additional mulch. They mentioned some conditions that they said were in place before they did the work, which indicated that they think it was an ongoing issue, but we can go back and tell them that we have a proposal. We believed that it was installed too low and should ask them if they are willing to remediate. If they say no, the next step would be to ask if they would be willing to share in the cost for remediation, and see where it goes from there. In the meantime, if the Board wants, we can also get a price for relocation, just so you have costs to compare. I think on relocation, we wouldn't be talking about a fence like we have around the pickleball court. Typically, with playgrounds, you see fences like what's around the pool. It would be a 4-foot aluminum fence. We can start with that and see where we get to, before the next meeting.

Mr. Sabol: That's the way I feel, Joe. I don't know how the rest of the Board feels, but I think that's what we should do.

Mr. Szewczyk: I agree. Let's see what GameTime has to offer and a price on the relocation. I agree with Camille. Whether its 4 feet or not, I prefer not to have another fenced in area over there. I would like to see this area worked out, but obviously if the costs are such that

it just doesn't make any sense to keep it there, I'm going to have to live with it. There are a lot of things that I had to live with that I didn't necessarily agree with, but you go with what's best for some kind of compromise between the aesthetics and the economics. So, let's just reach out to the company and see where it goes from there.

Mr. Smith: I am good with that too.

Ms. Chichelli: Okay, I'm good.

Ms. Stephens: Yes.

Mr. Szewczyk: I think so.

Mr. Flint: Alright. We will put it on the next agenda and follow up based on the Board's direction.

FIFTH ORDER OF BUSINESS

New Business Items

A. Public Hearing

Mr. Flint: Next, we have the public hearings to adopt the annual budget, impose the annual assessments and authorize us to certify the Assessment Roll.

i. Consideration of Resolution 2018-09 Adopting the Fiscal Year 2019 Budget and Relating to the Annual Appropriations

Mr. Flint: This Resolution adopts the Fiscal Year 2019 budget. Exhibit A is the Proposed Budget. You approved a Proposed Budget back in the spring and set today as the date, place and time for its final consideration. We advertised in the newspaper, as required by Statute, and sent it to the City of North Port in Sarasota County. Also, as required by Statute, we posted the budget on the website and met all of the requirements, as far as noticing. Let me start by asking for a motion to open the public hearing.

On MOTION by Mr. Szewczyk, seconded by Mr. Smith, with all in favor, the Public Hearing was opened.

Mr. Flint: What is the Board's preference? Do you want to take public comment and then have discussion, or have discussion first and then take public comments?

Mr. Szewczyk: I say that we ask for public comments first, because we can incorporate those comments into what we need to discuss.

Mr. Flint: This budget was in the agenda on the website. It's online and has been available, since it was approved back in the spring. There is no proposed increase in the per unit assessment amounts, so that your operating and maintenance (O&M) and debt assessments remain the same as the current year, if the Board adopts it like this. At this point, they can't increase the assessments, because there would be additional mailed notice requirements, etc. Are there any public comments on the Resolution or the budget or the assessments? Hearing none, we will close the floor to public comments and will bring it back to the Board. We provided Exhibit A to you. *Revenue* is the same. The only difference is the *Carry Forward* is slightly higher. This year, we are recognizing \$25,000 to balance the budget. That is projected to be carried forward from the current year, so when you look at the difference in the current year, between our revenue and expenses, we are projecting to be on the roll for about \$25,000, so we are using that to balance the budget. That allows us to transfer \$130,000 to your Capital Reserve Fund, consistent with the Reserve Study that the Board revised last year, I believe. Administrative costs increased slightly from \$112,300 to \$114,000. The Management Fee has a 3% inflationary factor. *General Liability Insurance* increased by about \$800. Those two comprise the majority of that increase. *Property Insurance* is slightly increasing by \$100. Operational expenses increased by \$5,000, due to the water utilities for the entrance feature. We are increasing the budget from \$1,500 a year to \$4,000 a year, which is a \$2,500 increase. Then there is a \$2,000 increase for *Irrigation Maintenance*. As our irrigation system ages, we are seeing more and more irrigation repairs. Those two-line items account for the majority of the change in your operation expenses. Clubhouse expenses are projected to increase from \$129,690 to \$132,410. The water utilities for the Clubhouse are increasing by about \$900. Maintenance is increasing from \$10,000 to \$15,000. *Tennis Court Maintenance* would be reduced, depending on actual expenses. The bottom line is that the budget is increasing by \$3,000 in that category. *Transfer Out* remains the same at \$130,000, so your total expenditures are increasing from \$708,000 to \$717,000, or a total of about \$9,000. Are there any questions on the Proposed Budget? It's a status quo budget for the most part. You can also look at the Capital Reserve Fund on Page 9. For Fiscal Year 2019, we are showing a *Transfer In* from the General Fund of \$130,000 and a projected *Carry Forward* of \$387,000, which is close to what the Reserve Study projected, at this point. Obviously, the projects we have done, have been slightly different or in different order than what's been identified in the plan, but we are close to where the Reserve

Study indicates where we should be as far as our amount of available revenue next year. The expenses identified in the Reserve Study are projected for this year, based on the age of the pavement. Sycamore needs to be resurfaced, milled and overlaid, but we would want the District Engineer to look at that and determine whether it was something that we need to do this year, or if it can be put off a year or two. There are some curb and gutter repairs, based on the age that they are programmed, \$20,604 for resurfacing, replenishing and laser grading the tennis courts and \$35,000 for air handler and condensing unit replacements. We have been replacing those as they have needed to be replaced, so we don't foresee that we would need to spend \$35,000 at one time. We also have the replacement of the carpet and furnishings identified for the Clubhouse. Whether we do that or not, is up to the Board. The repainting of the interior is also contemplated. The pool resurfacing is being done this year and next year, the equipment will be replaced. We accelerated the replacement of the equipment and did that this year. That comprises the \$218,000 that's on the expense side of this Capital Reserve Fund Budget, but that doesn't necessarily mean we will do all of those projects this year. It just reflects what was identified in your Reserve Study. Are there any questions on the General or Capital Reserve or Debt Service Funds?

Mr. Szewczyk: No.

Mr. Flint: If there are no questions, we need a motion to adopt Resolution 2018-09.

On MOTION by Mr. Smith, seconded by Mr. Szewczyk, with all in favor, Resolution 2018-09 Adopting the Fiscal Year 2019 Budget and Relating to the Annual Appropriations, was adopted.

ii. Consideration of Resolution 2018-10 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Flint: The next Resolution is 2018-10, which imposes the special assessments associated with the budget that you just approved. There are two Exhibits to the Resolution; Exhibit A is the budget that you approved and Exhibit B is the Assessment Roll, which lists the parcels of property within the District, O&M and debt. It also authorizes us certifying the Assessment Roll to Sarasota County. Are there any questions on Resolution 2018-10? Hearing none, we need a motion to adopt the Resolution.

On MOTION by Mr. Smith, seconded by Mr. Sabol, with all in favor, Resolution 2018-10 Imposing Special Assessments and Certifying an Assessment Roll, was adopted.

Mr. Flint: We need a motion to close the public hearing.

On MOTION by Mr. Szewczyk, seconded by Mr. Smith, with all in favor, the Public Hearing was closed.

iii. Discussion Regarding Preparation of Public Facilities Report

Mr. Flint: District Counsel requested this item.

Mr. Eckert: The District is an independent District under Florida Law, which means that it is subject to Chapters 189 and 190. Section 189.08, requires Special Districts to prepare a Public Facilities Report, which is usually prepared by your District Engineer, listing your existing facilities. It also lists the projects that you are going to be undertaking in the next five years. We tried to find the Public Facilities Report for this District, but were unable to locate it. I think George may take another stab at trying to locate it, but in the event that we don't, that is something we have to prepare. We have to post it to our website and send it to the City and County. The reason behind it, was that the County would get all of these reports from local Governments that were going to have projects in the next five years. If someone was going to install a new sewer line and they wanted to pay for upsizing it, or work with other local governments, they would be on notice that project was coming up. In practice, I never had a County or City call a CDD that I represent and say, "*Hey, we would like to do this project with you*" or "*We saw the report that you provided to the County.*"

Mr. Flint: Or knew what to do with it.

Mr. Eckert: It is a statutory requirement and with the new website requirements, it needs to be on your website. What I am suggesting, is that we ask your District Engineer, to provide a proposal to prepare the Public Facilities Report, and provide to the Board for consideration. We are going to make sure that we don't have one. I know that it wasn't on the website when we looked. When we reached out to the District Manager, initially, they couldn't find it readily, but I think they are going to look one more time. It may be something we already have and we don't have to do at all.

Mr. Szewczyk: As long as I have been on the Board, I think that's the first time I ever heard that specific item mentioned. Chances are it was never done.

Mr. Flint: We worked on it back in the Spring of 2017. I just need to see if it was ever brought to the Board and accepted by the Board. We will look at that between now and the next meeting. I will get with Mike on anything that we need to do on the next agenda. If we've already done it, then we can provide an update on the status of it.

iv. Approval of Fiscal Year 2019 Meeting Schedule

Mr. Flint: Each year the Board approves an annual meeting schedule. We prepared a sample one, based on the Board continuing to meet on the third Wednesday of each other month at 7:00 p.m., in this location. If the Board wants to continue with that, then this notice would be in order. Historically, we haven't advertised a December meeting. We advertise a July meeting, but if it's not needed, in the past you cancelled it. It shows 11 meetings, understanding that the July meeting may not take place. It depends on whether the Board needs to meet that month.

Mr. Szewczyk: George, would it make sense if, traditionally, we haven't met in December, but at least you should set a date, if for whatever reason, we need to meet, so we don't have to post an additional notice in the newspaper and do what we normally do in July and just cancel the meeting. Does that make sense?

Mr. Flint: Yes. It always gives you the flexibility, if you think you might need it.

Mr. Szewczyk: We never know.

Mr. Flint: The third Wednesday is December 19th. If you want, we can include it, and if there's not a need to meet, we can cancel it. It's up to the Board. We can meet as few as four times a year, which we have Districts do, or 24 times a year. I wouldn't encourage having 24 meetings.

Mr. Szewczyk: How does the Board feel about it? It's really no big deal, but if for whatever reason we had to meet, we wouldn't have to notify the public again.

Mr. Sabol: That's a good idea. If we need an emergency meeting, we can just have it.

Mr. Szewczyk: Go ahead and add the date. Is 7:00 p.m. okay? I can't make the afternoon. Would 6:00 p.m. work any better?

Mr. Flint: 6:00 p.m. is better for us. I think having the meeting at 7:00 p.m., was to accommodate you.

Mr. Szewczyk: I'm okay with 6:00 p.m. How does the rest of the Board feel?

Mr. Smith: 6:00 p.m. is a good time.

Mr. Szewczyk: Okay, let's change it to 6:00 p.m.

Mr. Flint: The other issue, which Mike reminded me of, is that the third Wednesday in November is the day before Thanksgiving. You may want to consider moving that a week earlier or a week later.

Mr. Szewczyk: Let's move it to November 14th, which is the second week.

Mr. Flint: Nathan, is there anything going on here on November 14th?

Mr. Eckert: If you move it to the 14th, your Board Members won't be sworn in for that meeting.

Mr. Flint: The issue that you are going to have is that the new Board Members can't be sworn in, until the second Tuesday after the first Monday in November.

Mr. Szewczyk: Say that again?

Mr. Flint: It's the second Tuesday after the first Monday. That's how the statutes read.

Mr. Eckert: Basically two weeks after the election.

Mr. Szewczyk: So the 14th won't work?

Mr. Flint: It's too early.

Mr. Szewczyk: So just make it the 28th.

Mr. Flint: You typically don't elect officers until your January meeting, so you might want to move it to November 28th.

Mr. Szewczyk: Let's do that.

Mr. Flint: So we are changing the meeting time to 6:00 p.m., moving the November meeting to November 28th and include a December 19th meeting. Are there any other changes? If not, a motion to approve, as amended, would be in order.

On MOTION by Mr. Szewczyk, seconded by Mr. Smith, with all in favor, the Fiscal Year 2018 meeting schedule, was approved as amended.

SIXTH ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of June 20, 2018 Meeting

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

Mr. Szewczyk: No.

Mr. Flint: If not, we need a motion to approve the minutes.

On MOTION by Mr. Sabol, seconded by Mr. Smith, with all in favor, the minutes of the June 20, 2018 meeting, as presented, were approved.

B. Approval of Check Register

Mr. Flint: You have the Check Register for June 1st to June 30th, and the July Check Register from July 1st to July 31st. The June Check Register totals \$97,390, and the July Check Register totals \$52,301.90. There are some transfers to the Trustee, which inflated the June number. Anywhere you see U.S. Bank, typically would be a transfer. Are there any questions on either Check Register?

Mr. Smith: Yes. The June water bill for the fountain was \$2,700. I looked at the water bill for the Clubhouse and fountain, and assuming that in November, December and January, the fountains were off last year, because we only had an \$18 water bill. Then in February, the bill increased to \$215, March was \$1,097, April was \$661, May was \$600, June was \$2,722 and then July was back to \$676. Even \$600, seems high to run a fountain, much less a \$2,700 water bill. I don't have a clue what we are doing out there. I know that we had a leak at one point and Brad had worked on it, but I'm hoping that he fixed it. Even with a \$676 water bill, there has to be something wrong to have a water bill that high.

Mr. Trates: I spoke to Solitude Lake Management, because I didn't know that they added fountains and lake detection. They are probably going to drain it out, to see if there is a leak in the pipe, just to double check, because I would rather have someone that has more knowledge to handle this.

Mr. Smith: Even \$200 in February seems steep, but if that's what it is, that's what it is. I don't have a clue. I know what my water bill is. I'm running water all the time and taking showers. The water shouldn't be running all the time. That boggled my mind, so I went back and looked. We are spending a lot of money and I don't know where the water is going.

Mr. Trates: There is also evaporation. That would be for the more normal high water bill. Not these exuberant crazy ones.

Mr. Smith: So somebody is going to look at the fountains and leak detect them?

Mr. Trates: Yes. If you see that the fountain is off, don't worry.

Mr. Smith: That was my big issue.

Mr. Szewczyk: George, I see a bill for our typical score of 31/32 on our landscaping, but I didn't see the report. Did they issue one?

Mr. Flint: They are sending the reports to me in a drop box. Sometimes they go into my spam folder. I know that they have another site visit tomorrow. Let me check when the last site visit was to get you the report. They are sent because of the file size. I am not emailing them. We will look into the water bill for the fountains and get the Board the last landscape maintenance report. Are there any other questions on the June or July Check Registers?

Mr. Szewczyk: Yes. Was the shed painted?

Mr. Trates: It was completed yesterday.

Ms. Stephens: We haven't received a PSA report for a long time.

Mr. Flint: Typically, they are emailed out to the Board. I will check and make sure. You haven't received the last one. I will make sure that's emailed out to everybody.

Ms. Stephens: I saw something about a past due amount from North Port Utilities.

Mr. Flint: If it was past due, it may have been because we were going back and forth with them trying to figure out why they were so high.

Mr. Smith: It could've been the water from the pool.

Mr. Flint: We were also trying to get a credit on the refill of the pool. I don't see any past due ones. There's a past due on each bill, but it says "zero."

Ms. Stephens: As far as the fountains are concerned, if we can't see to remedy the situation with this water, could we go to a Plan B? I know that everyone likes it and it looks pretty and everything, but as Harry said, the water bill is getting out of control. If there is a leak that for some reason, they can't seem to find it, do we have a Plan B?

Mr. Szewczyk: I'm thinking that Plan B would be a re-design of the entrance.

Mr. Sabol: We should turn the water off for a while to figure out what we are doing. When I looked at the Clubhouse, the bill was \$200, but the fountains cost \$600. There's definitely something going on there. Nathan has it under control. You are going to look into it. By next month, we will have a recommendation.

Mr. Trates: Yes.

Mr. Smith: At that point, we have to decide what we are going to do.

Ms. Stephens: I think we should take the big planter down. The residents will hate us, yet no one wants to ever step up to the plate to be up here. Having said that, through the years, we invested so much money. When do we say “*Enough already?*” We keep having people come out and put hundreds of thousands of dollars into this. Cut it off.

Mr. Szewczyk: Nathan, give us your report next week and we will take it from there. Like Harry and Bud said, if it’s a matter of just shutting off the water to buy us some more time to decide what to do, so be it, but we can’t continue spending that kind of money for those things. As I pull in, the arbors are what does it for me, not necessarily the fountains. If they have to go, so be it. Maybe if we move the playground over there, we could take the fill dirt that we were going to use, dump it inside a couple of fountains and invest in a couple of trees.

Mr. Trates: I will take that as Plan A.

Mr. Flint: If there aren’t any other questions, we need a motion to approve the June and July Check Registers.

On MOTION by Mr. Szewczyk, seconded by Mr. Smith, with all in favor, the June and July Check Registers, were approved.

C. Balance Sheet and Income Statement

Mr. Flint: You have the Unaudited Financial Statements through July 31, 2018. If you have any questions, we can discuss those. We still have a variance of \$10,000 on our O&M assessments. We collected \$646,000 of the \$656,000 in O&M assessments. I might want to draw down into what that variance is, because at this point, tax certificates should’ve been sold. I will see if I can find what’s driving that number. As far as our expenses, we are under our prorated and operations, and are slightly over our pro-rated for admin and under our prorated budget in the Clubhouse categories. The \$130,000 has been transferred at this point. At the end of July, we have an ending fund balance of \$251,859. That doesn’t include the capital reserve funds. Are there any questions on the financial statements?

Mr. Szewczyk: No.

SEVENTH ORDER OF BUSINESS

General Audience Comments

Mr. Flint: Are there any comments from the public? Please state your name and address and try to limit your comments to three minutes.

Ms. Johnson: Debra Johnson, 1505 Scarlett Avenue. I think you are doing a great job. I haven't been around a lot this summer, but I questioned the Police Officer that we hired. I haven't seen anybody around here lately, so I'm just wondering if there was one. Weren't we supposed to have a Police Officer on our side street?

Mr. Flint: Yes. We did that in July. There wasn't anyone in August. We will do it again in September.

Ms. Johnson: We still have a lot of speeders. Most people don't recognize stop signs or think that they can roll through it. Not a lot of people stop at the stop sign in front of my house, which I think is bad when you are speeding on Plantation Boulevard. That would be dangerous. Lights are not working on Plantation Boulevard. What is going on with the lights?

Mr. Flint: We have one segment where there are 13 lights. The breaker keeps tripping. We contacted the installation contractor. They are sending somebody out to look at it, but their initial reaction was that it had nothing to do with the installation.

Ms. Johnson: Just one section?

Mr. Flint: Yes. It goes quite some ways. The front section by the convenience store hasn't been done yet. I believe that's scheduled to start at the end of this month. They are waiting on the materials to be delivered to be able to do that work, but there is a section where the lights have not been replaced.

Ms. Johnson: It was dark all the way down.

Mr. Flint: We are aware of it. At some point, we might need to get Mike involved. I hope not, but we are at the point where the installation contractor is saying that it's not a warranty issue. There's probably a problem with the circuit breaker or a lightning strike. They are going to come out and look at it. If it's a warranty issue, they will repair it. If not, we will get an electrician to repair it.

Ms. Johnson: I was going to bring up the playground, but I'm glad that it was brought up. That was planned before and it's a worse problem now. You would think that they would have the foresight to say that it's not going to work in this spot. As far as the warranty, I think they are going to say, "*We only warranty what we put in and this is where you told us to put it.*" I don't know if that's true or not. I'm glad you brought that up and hopefully they can do something about that. It's crazy that no child can use the playground, because we have a lot of kids here. Thank you.

Ms. Plath: Sharon Plath, 2190 Boxwood Street. Is the water recycled?

Mr. Szewczyk: For what?

Ms. Plath: For the fountains.

Mr. Flint: Are you talking about the fountains in the front?

Ms. Plath: Yes.

Mr. Flint: We use potable water.

Ms. Plath: Is it recycled?

Mr. Flint: It is recycled, but there may be a leak. There's something going on. You will still lose water on a fountain like that, because of evaporation, but we shouldn't be losing as much water as we are losing. It's recirculating it.

Mr. Sabol: We fill up the basin with City water, which is the same water that you get through your faucet. There is a pump that the water goes through. It goes through the filter just like a pool and then it's put back out with enough pressure to do the fountain. Then it comes back down into the basin and gets recycled again. Yes, there are pipes just like a pool.

Mr. Szewczyk: It's not ground water.

Mr. Sabol: No. It's not pond water or well water. Its City water and we are recirculating it.

Ms. Plath: How long do we have the water on. What are the time limits?

Mr. Sabol: I believe it's on 24 hours, if I'm not mistaken.

Mr. Szewczyk: I thought the fountains were shut off at 11:00 p.m.

Mr. Trates: They used to go off at 11:00 p.m. or 12:00 a.m. and then came back on at 6:00 a.m. or 7:00 a.m. They are on timers.

Mr. Sabol: So they are on from 6:00 a.m. until 11:00 p.m.

Ms. Plath: I came from the airport last night and the fountains were still running. Maybe the schedule was off.

Mr. Sabol: We can have Brad check the timers.

Ms. Plath: What does the District Engineer do?

Mr. Flint: The District Engineer handles any issues that come up with the stormwater ponds, Water Management District permits, lake bank erosion and roadway issues. It's a civil engineering function, primarily. We put her report at the beginning of the meeting, so she's not

sitting through the meeting when we are paying her. Anytime any issue comes up, civil engineering type issues, she gets involved.

Ms. Plath: It will be interesting what she has to say about the playground, because someone should've known. I'm not looking to place blame, but I'm just asking.

Mr. Flint: The District Engineer wasn't asked to design or manage that project. The Board hired an Architect to do a conceptual plan and then hired a playground installation company to install it. They didn't pay the engineer to do construction administration, manage or design anything.

Ms. Plath: So the engineer doesn't look at that?

Mr. Flint: They didn't look at that, because it wasn't something that they were asked to do at the time.

Ms. Plath: Thank you.

Ms. Sabol: Wilma Sabol, 1528 Scarlett Avenue. First of all, thank you for the chairs at the tennis courts. That's wonderful, because people would have to sit on the ground. A lot of us would like to see a little more maintenance out there. When you arrive on the tennis court, the court seems to be good now, but everything else is unkempt. The chairs are never dry, which would be nice when you are sitting down. Luckily, a lot of us bring towels. A large part of the tennis courts has a lot of clay. I'm sure that you are trying to correct that. Some of us had to use a hose to spray all of the clay around. Some of that has actually corrected, but it's still very unkempt. I'm speaking for all of the tennis players, because we are out there and we have open tennis. Things are not as good as it could be. Even the five-gallon jug is dirty where the fountain is. There is bacteria, which someone is going to get sick off of. We all have cleaned up out there. I speak for everyone who is complaining. Thank you.

Mr. Flint: Are there any other public comments? Hearing none, I'm assuming that staff will look into the concerns regarding the tennis courts.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Eckert: There were two items that the Board asked me to look at, at the last meeting; one was the playground installation contract. I provided my report on that. There was some minor damage by the lighting contractor to some of the landscaping. You asked me to look at

that contract very briefly, because there wasn't a lot of money involved. That contract provides that the vendor is responsible for repairing any damage that they incur to the facilities. I provided that information to George. I think it was about \$800 or less. It's a question of what you want to do. You probably need to talk to your lighting contractor, but if they are still doing work for you and doing a good job, I'm not sure how much you want to push, but that's not my call.

Mr. Flint: Are there any comments or direction on that issue? Hearing none,

B. District Manager – Action Items

Mr. Flint: You have the Action Items List. The proposals for preserve maintenance was deferred, and will be brought up again in the new fiscal year. We reached out both to the County and the Florida Highway Patrol (FHP). We thought that the County could provide the enhanced enforcement, and then found out that they could not. They referred us back to North Port. That item will be removed from the Actions Item List. We are on hold on the Landscape Design Plan for the front and the community entrance. The drainage in the playground area was discussed. We are embarking on the next phase of the streetlight replacement, but we have some issues with the current lights. We have the Water Management District Permit for Innovation Schools that the District Engineer is still evaluating. I asked the City to look at the four-way stop sign on Plantation Boulevard and Scarlett Avenue. They indicated that they would require a Warrant Study to do that. They didn't see anything based on the distances between intersections or proximity to other lights that would prohibit a four-way stop there. We would need to have a Warrant Study done by an engineer or Traffic Consultant. That Warrant Study would indicate whether four-way stop signs were warranted. If it's something that the Board wants me to move forward with, I've asked the District Engineer for recommendations on Traffic Consultants that prepare Warrant Studies. I also got a few names from the City of North Port. I would be happy to go out and get proposals and bring them back to you at the next meeting.

Mr. Sabol: Do you have any idea, how expensive that would be?

Mr. Flint: I really don't. I don't want to throw a number out there.

Mr. Szewczyk: Let's get the proposal. We will find out how much.

Mr. Smith: We can spend a couple of thousand dollars to get this study done.

Mr. Flint: It will be more than \$2,000.

Mr. Smith: It could leave the impression of them saying, “*There’s no reason to put a sign there.*” Correct?

Mr. Flint: It’s their road. If its warranted, I don’t believe they can say you can’t do it. Then there is some liability on the City.

Mr. Smith: What if it’s not warranted?

Mr. Flint: If it’s not warranted, then they wouldn’t allow it to be in.

Mr. Smith: We just spent that money.

Mr. Flint: There’s no guarantee. It’s based on traffic counts. It’s a combination of traffic counts and safety issues. They will see if there are accidents, in combination with the traffic counts on the side streets, to see if it justifies a four-way stop.

Mr. Sabol: I’m in agreement. Let’s get proposals and then we can decide from there.

Mr. Flint: That’s all I had on the Action Items List.

C. Amenities Manager – Monthly Report

Mr. Trates: These last two months, since the last meeting in June, we had a new hot tub motor installed, a security camera added to the library card room, a concrete project completed for the back picnic area, 12,000 pounds of new mulch added to the back picnic area by our maintenance man, Brad and myself, adding four new commercial umbrellas to the pool deck and having the maintenance shed professionally painted by P&N Labor Force. It was completed yesterday. A new A/C unit was installed for the billiards room and bathrooms. Our A/C unit in the Clubhouse was repaired by Brad, as well as installing a brand-new drainage system with a pipe. The pool lights were also fixed by Brad. Brad is definitely saving the District a lot of money for repairs. Under Amenity Management, I have two quotes. These were things that I wanted to bring to the Board’s attention. I just had quotes prepared. The first is for resealing the pool pavers. It’s been over two years since we first sealed the project. It should be sealed every two to three years, based on usage. It’s getting to the point of where we noticed that the water is not beating up on the pavers any more. You can tell where the sealant is wearing away and it needs to be re-sealed. We found a solution with Gorilla, which is the same company that sealed them two years ago. The price is \$4,050, which includes professional deep cleaning of the pavers, re-sending of all the expansion joints to specifications and applying two coats of premium water based sealer. The company said that it would take 24 to 48 hours for the sealant to fully cure, so it can go back into usage. The second quote is from Welch Tennis for

professional rolling all four clay tennis courts. I asked the Service Tech for Welch Tennis in our area, to come out and survey our courts. He said that they just needed more material and rolling. This would make the tennis lines flusher with the clay. The cost is \$850 for all four clay courts. Tonight, I was also going to have a few different quotes for the middle tennis concrete area from Bradley Ray Concrete. They came out last week to check the area, to see if there are some solutions for the drainage where all of that clay built up. Unfortunately, they weren't able to provide the quote for tonight, but I will more than likely have it for the next meeting. They are having some issues out there. We spoke to Julie who is one of the co-owners of the company, about adding galvanized steel grates and directing the water through a channel, down to our normal drainage system. When she came out to survey the area, she realized that the slant that was originally done for the tennis courts, pointed in the opposite direction. It would be a huge job to try to direct it to the drainage field that we have, which is closer to the picnic area. She's trying to come up with a few different options, because the way that its slanted now, causes all of that clay to build up and all of that water to lead right to an electrical box. She said that if we were going to go that route, the electrical box would have to be moved. We don't know how deep the hole would go. It could turn into a huge project, but we are definitely looking into different options for that center area. That is all I have and I'm happy to take questions.

Mr. Sabol: What is the price on resealing the pavers?

Mr. Trates: It was \$4,050.

Mr. Szewczyk: Do you know what we paid two years ago?

Mr. Trates: I do not, but I can check into that, because I believe that it was all in one lump sum, when Sparkling Clean originally did the pool pavers. We reached out to Sparkling Clean, when we noticed that the pavers were getting to the point of where they needed to be resealed. They told me that this was the company that we subcontracted with.

Mr. Szewczyk: You said two to three years, but I noticed some loose pavers out there. At a minimum, I feel that they need to be in good standing to tighten up those joints. I would like to know what that part of the job cost us the last time, whether it was subbed out to Gorilla, and how much that was. Being that I witnessed some of those loose pavers, I would be set to go ahead with this, as long as it's in the ballpark of what they charged us two years ago.

Mr. Trates: I can definitely check our records. That was a little before my time.

Mr. Smith: I have two questions. You said that it was going to take 24 to 48 hours.

Mr. Trates: For it to cure.

Mr. Smith: So basically, we are looking at the pool being closed for three days, give or take?

Mr. Trates: God willing.

Mr. Smith: Is this strictly for the pool deck?

Mr. Trates: Yes.

Mr. Smith: Do we need the verandah done, while they are here? That would be my thought too. If they are here, it's going to be cheaper to have them do everything, as opposed to letting them go back and then next year, have them come out here for \$4,000, versus getting it done for \$1,000. I'm sure that they won't do it for \$1,000.

Mr. Trates: I can reach out to them.

Mr. Szewczyk: Find out when it was done.

Mr. Smith: I don't know that it needs to be. If it needs to be done every two years, when was the last time that the verandah was done?

Mr. Trates: Its every two to three years for a pool deck, because its constantly wet. The verandah is every four to five years, because it's out of the sun and doesn't constantly get wet with chlorine water.

Mr. Smith: We can also look into the verandah. I would hate to lose an opportunity, while they are here. Maybe this needs to be done and then we can get it all done at one time.

Mr. Trates: I can definitely reach out to them. I don't know if it's going to be an add on cost or if it would be cheaper in one lump sum.

Mr. Smith: If it doesn't need to be done, then we don't need to even ask. As far as the tennis courts, you are talking about court rolling. I don't know the first thing about tennis, so when you are talking about court rolling, the only thing that I think of is when we put down sod, we used to have a water roller that would smash it down. I assume that it's the same thing.

Mr. Trates: Its similar, but I believe that its more professional.

Mr. Smith: Is this what Welch says that we need?

Mr. Trates: Yes. I remember in January, the price was around \$32,000 to \$36,000, just for laser grading the four courts. That was their biggest recommendation at that time, which I know is in reserves.

Mr. Smith: Right now, are they saying that we definitely need to do this roller grating?

Mr. Trates: It needs to be done.

Mr. Smith: All of these other options, we don't need. I'm assuming?

Mr. Trates: Yes. They were just options that they threw in there.

Mr. Smith: Like the new nets, new posts and benches.

Mr. Trates: They threw those in. Those weren't asked for.

Mr. Smith: It wasn't what we needed, but the \$850 for the court rolling is something that they suggest we do right away.

Mr. Trates: Correct.

Mr. Sabol: Is that something our maintenance people could do?

Mr. Trates: They could. We looked into a few options of renting a roller, which costs more than this price. It was \$2,100 to rent a roller for the week or purchase one for \$4,500.

Mr. Smith: How long would it take for them to do the four courts?

Mr. Trates: He didn't give me a timeframe.

Mr. Smith: Would we have to close the courts down for a day while they do this or after these are done?

Mr. Trates: I would say two to three days, but I will double check on that.

Mr. Smith: On the pool pavers, we are in the rainy season. It rains pretty much every afternoon. How does the rain affect the sealer that they are going to put on the pavers?

Mr. Szewczyk: How quick is it going to dry?

Mr. Smith: If they put it down and then it rains an hour later, is it just getting washed away?

Mr. Trates: That's more so the curing process, until it can be walked on. I believe that it's a two or three-hour window of where they put it down early morning, and then it is protected, but it needs that extra time to cure and then it can fully set in the pavers to hold the sand in.

Mr. Smith: That's what I'm asking. This time of year, you can usually set your clock by the rains, but not this year.

Ms. Stephens: Would it make any sense to wait until the rainy season is over and then do it, if that's a concern?

Mr. Smith: Until November?

Ms. Stephens: Alright.

Mr. Szewczyk: I think as long as they have that two to three-hour window, we will be fine. Do we want to move forward on the tennis court rolling for \$850?

Mr. Smith: I say that we should do it.

On MOTION by Mr. Szewczyk, seconded by Mr. Smith, with all in favor, the Welch Tennis Proposal, for professional rolling of the four clay courts, in the total amount of \$850, was approved.

Mr. Flint: We are going to hold off on the sealing, until we find out what we paid last time and get a price for the verandah and bring that back.

Mr. Smith: The verandah needs to be done.

Mr. Trates: George, do you have that in your notes?

Mr. Flint: I can find the agreement.

Mr. Smith: What about the water jug being dirty?

Mr. Trates: I will take care of that.

Mr. Smith: Thank you.

Mr. Sabol: Where do we have a vandalism problem?

Mr. Trates: We haven't had any more issues. I actually spoke with an officer. Sargent Terry came out on Friday and looked at the footage. I also burned the footage to CDs, because he wanted to see if it correlated to some issues on Jonah Drive, to see if it was the same kids. We have the full name of one of the kids and the first name of the other one. The North Port Police Department is trying to correlate everything.

Mr. Flint: Are they residents in the community?

Mr. Trates: No. I heard from an officer saying that there were some car break-ins and they wanted to see if it was correlated to the same issues that we were having here.

NINTH ORDER OF BUSINESS

Other Business

Mr. Szewczyk: Is there anything else?

Mr. Sabol: Wait, we have Supervisor's Requests.

TENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Sabol: The pergolas are a problem. We rebuilt the right-hand side. We trimmed and painted it. What are the plans for the left-hand side? It doesn't look very nice right now. Can we trim it to equalize the other side, inspect it and see if it needs any construction work? If so, can we paint it and do the same thing?

Mr. Szewczyk: I think we were planning on doing that next year.

Mr. Flint: We talked about doing that in Fiscal Year 2019.

Mr. Sabol: I have a couple of residents asking me.

Mr. Flint: I don't think you want to trim it until we are ready to do the work. I guess because they are the same age, constructed with the same material and are subject to the same elements, that they have the same issues as the other side. I would probably just plan on doing the same thing that we did on the other side. I think it was in the range of \$20,000 to do that. It's just a matter of when the Board wants to do that. I think we talked about waiting until the new fiscal year to do it.

Ms. Stephens: Are we ever going to think about doing anything with this carpeting?

Mr. Flint: It's in the Reserve Study. When we get into 2019, if that's something that the Board wants to move forward with, then we can get proposals.

Ms. Stephens: I want to look at something a little different than carpeting. There is material out there that would be able to sustain high traffic. I just don't know the name of it, but a friend of mine put it throughout the entire house. Its scuff and slip resistant. It's supposed to be wonderful. I will get the name of it and maybe we can think about it. Carpeting is a waste. The first party you have, the first wine and cheese event, it will get dirty. It's just a waste of money.

Mr. Trates: The ones that I've been looking into, if we go with carpet, are the communalized ones, which have 2x2 or 3x3 squares. If it gets soiled beyond a carpet cleaner or a professional company cleaning it, we can just remove that square, add a new one and have a stack of them.

Ms. Stephens: Having said that, how easy is it to remove that square?

Mr. Flint: They are made to be replaced. You see those in convention centers and high traffic commercial areas. We've done it in a ballroom in Polk County. It's not inexpensive, but you don't have a lot of area here. The other thing that we should think about is that those kitchen

cabinets are horrible. The kitchen needs to be taken care of. It's an eyesore. The front is peeling off and its ugly.

Mr. Szewczyk: This is our community. The entranceway, this room, the Clubhouse and the pool are focal points, so I would not be opposed to having a group take a look, knowing how much money we have in the Reserve Study for this job, for this year. We should take a look at, specifically this room and the adjoining rooms and prioritize, to see what we really need to change. Is it the carpet? Is it the window coverings? Is it the furniture? We didn't take care of this furniture the way that it should've been taken care of. There were warranties out there with the companies and guarantees for such a time period. Things cracked and legs broke and we never took advantage of truly maintaining that furniture. I hear about it all the time. If any of that needs to be changed, we also have to keep in mind, how much this furniture gets moved around and stored. Is it being moved properly? Do we have to look at furniture that moves easier? I don't know, but I think it would be a good idea to get greater input from the community, create a group and set a budget. You could be the numbers guy. Come back and prioritize it and we will go in that order.

Ms. Stephens: Going on what he said, I read an article years ago. If you are in a facility like this, what you should do, is go to a resort, like a Marriott or a Hilton, and see what furniture they have, because that furniture gets used every day. Joe is right. It's unfortunate, but we can't be on top of the residents, 24/7. You see kids jumping on the furniture when their parents are here, and nobody says anything. I'm not talking about the staff. I'm talking about the parents. There is no accountability. They let the kids do whatever they want. What can we do? Whatever we get in the future, has to be able to tolerate that kind of abuse, because it is abuse.

Mr. Szewczyk: The moving around is a big part of some of the damage that gets done to these chairs.

Mr. Trates: My suggestion is not to get solid wood furniture.

Mr. Szewczyk: But we have to have something that's going to hold up.

Mr. Smith: Something sturdy and light enough to move and work with.

Ms. Stephens: A leg broke on the couch when it was moved. They were moving it and it broke right off. Joe is 100% right. We have to get something that can be easily moved, something that we all collectively want. Someone needs to look at everything, not just the people on the Board. In the community, we have so many people and everybody is going to be

annoyed if you don't pick their choices. I think we need to look at what's out there, and what's going to be able to handle the volume that we have.

Mr. Trates: You can come up with different options and vote on it.

Mr. Szewczyk: I recommend, when the time comes, because we have other issues to resolve, maybe a Board Member can head up a group with you, ask for the involvement, have a meeting, just walk through the facility and look at everything, and then we can go from there.

Ms. Stephens: Okay, I'm good.

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

ELEVENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION B

Lakeside Plantation

Community Development District

Summary of Invoices

August 1, 2018 to August 31, 2018

Fund	Date	Check No.'s	Amount
General Fund	8/2/18	1772	\$ 14,008.32
	8/10/18	1773-1787	\$ 19,941.15
	8/17/18	1788-1789	\$ 950.00
	8/18/18	1790-1794	\$ 2,530.00
	8/31/18	1796-1798	\$ 2,618.11
			\$ 40,047.58
Automatic Drafts	<u>July 2018</u>		
Florida Power & Light	2200 Plantation Blvd - Clubhouse	\$	1,260.37
	2200 Plantation Blvd - Fountain	\$	698.84
	2200 Plantation Blvd - Tennis Courts/Pool	\$	687.90
North Port Utilities	2200 Plantation Blvd - Clubhouse	\$	167.51
	2200 Plantation Blvd - Fountain	\$	1,759.85
	2200 Plantation Blvd - Tennis Courts/Pool	\$	361.16
TECO Peoples Gas	2200 Plantation Blvd - Pool	\$	12.77
Frontier Communications	2200 Plantation Blvd - Clubhouse	\$	378.94
			\$ 5,327.34
			\$ 45,374.92

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	EXPENSED TO.... YRMO DFT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
8/02/18	00257	8/01/18 345553	201808 330-53800-12000		AMENITY CENTER MGMT AUG18	*	14,008.32	
8/10/18	00273	8/01/18 8469433	201808 330-53800-48300		VESTA PROPERTY SERVICES, INC.	*	150.00	14,008.32 001772
			QTRLY PEST CONTROL AUG18					
8/10/18	00010	8/01/18 2018-019	201808 320-53800-46400		ARROW ENVIRONMENTAL SERVICES	*	7,655.00	150.00 001773
			LANDSCAPE MAINT AUG18					
8/10/18	00014	7/13/18 402154	201807 330-53800-48101		BLOOMINGS LANDSCAPE & TURF MGMT, INC	*	48.49	7,655.00 001774
			WATER COOLER-JUL18					
		7/30/18 405656	201807 330-53800-48101			*	48.49	
			WATER COOLER JUL18					
8/10/18	00071	8/08/18 08082018	201808 300-15500-10000		CULLIGAN WATER	*	349.00	96.98 001775
			HALLOWEEN-POLICE SECURITY					
8/10/18	00260	8/02/18 88716-CD	201808 330-53800-51100		CITY OF NORTH PORT	*	810.00	349.00 001776
			POOL CLEANING AUG18					
8/10/18	00104	8/07/18 83369	201808 330-53800-48102		DART POOL SOLUTIONS, INC	*	145.00	810.00 001777
			QTRLY EQUIP MAINT-AUG18					
8/10/18	00001	8/01/18 74	201808 310-51300-34000		FITNESS LOGIC	*	3,004.17	145.00 001778
			MANAGEMENT FEES AUG18					
8/01/18	74	201808 310-51300-35200				*	58.33	
8/01/18	74	201808 310-51300-31300				*	83.33	
8/01/18	74	201808 310-51300-51000				*	1.05	
8/01/18	74	201808 310-51300-42000				*	88.49	
8/01/18	74	201808 310-51300-42500				*	2.70	
8/01/18	74	201808 310-51300-41000				*	6.58	
			TELEPHONE					
					GOVERNMENTAL MANAGEMENT SERVICES			3,244.65 001779
					LKSD LAKESIDE PLANT KCOSTAC			

LAKE SIDE PLANTATION - GENERAL
 BANK A LAKESIDE PLANTATION

CHECK DATE	VEND#	INVOICE.....	DATE	INVOICE	YRMO	DFT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT
8/10/18	00066	7/18/18	101425	201806	310-51300-31500					MTG/AGRMNT/CRSPND/POND	*	3,603.80	
8/10/18	00193	7/24/18	34	201807	310-51300-31100					HOPPING GREEN & SAMS	*	2,105.00	3,603.80 001780
					ENGINEER SVCS JUL18								
8/10/18	00271	8/01/18	1540332	201808	330-53800-48600					JOHNSON ENGINEERING, INC.	*	102.00	2,105.00 001781
					POOL PHONE8/1/18-10/31/18								
8/10/18	00032	8/02/18	54883-15	201807	320-53800-43400					KINGS III OF AMERICA, LLC	*	158.62	102.00 001782
					GARBAGE COLLECTION-JUL18								
8/10/18	00229	7/20/18	59356	201807	330-53800-48102					NORTH PORT SOLID WASTE DISTRICT	*	165.00	158.62 001783
					MAINT. INSPECT/SRVC CALL								
8/10/18	00041	7/25/18	192661	201808	330-53800-48400					PYE BARKER FIRE & SAFETY, INC.	*	147.00	165.00 001784
					ALARM MONIT-AUG18-OCT18								
8/10/18	00272	8/01/18	PI-A0019	201808	320-53800-46000					SECURITY ALARM CORP.	*	966.00	147.00 001785
					LAKE MAINTENANCE AUG18								
8/10/18	00106	7/20/18	3597596	201807	310-51300-48000					SOLITUDE LAKE MANAGEMENT LLC	*	243.10	966.00 001786
					NOT. PUB HEARNG. BUDGET/MTG								
8/17/18	00123	8/09/18	254	201808	300-15500-10000					THE SUN	*	500.00	243.10 001787
					MUSIC SVC-HALLOWEEN PARTY								
8/17/18	00284	8/15/18	185	201807	330-53800-52000					MARK R. WOLF	*	450.00	500.00 001788
					MAINT. SHED-REMAIN. BALANCE								
8/18/18	00200	8/15/18	AS081520	201808	310-51300-11000					P&N LABOR FORCE, LLC	*	200.00	450.00 001789
					SUPERVISOR FEES-08/15/18								
8/18/18	00055	8/15/18	CS081520	201808	310-51300-11000					ALAN SABOL	*	200.00	200.00 001790
					SUPERVISOR FEES-08/15/18								
										CAMILLE STEPHENS			200.00 001791

LKSD LAKESIDE PLANT KCOSTAC

LAKE SIDE PLANTATION - GENERAL
 BANK A LAKE SIDE PLANTATION

CHECK DATE	VEND#	INVOICE..... DATE	INVOICE	YRMO	DFT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT	#
8/18/18	00211	8/15/18	HS081520	201808	310	51300	11000		HARRY SMITH	*	200.00	200.00	001792
8/18/18	00056	8/15/18	JS081520	201808	310	51300	11000		JOE SZEWCZYK	*	200.00	200.00	001793
8/18/18	00282	8/15/18	MC081520	201808	310	51300	11000		MARIA J CHICHELLI	*	200.00	200.00	001794
8/28/18	00285	8/23/18	182008	201808	320	53800	47000		STREETLIGHT REPAIR	*	1,530.00	1,530.00	001795
8/31/18	00250	8/21/18	66101	201808	320	53800	46200		ENERGY SAVERS INTERNATIONAL, INC.	*	1,000.00	1,000.00	001796
8/31/18	00066	8/24/18	102243	201807	310	51300	31500		AMERICAN LEAK DETECTION OF	*	1,193.11	1,193.11	001797
8/31/18	00052	8/21/18	2616	201808	330	53800	52000		HOPPING GREEN & SAMS	*	425.00	425.00	001798
									WELCH TENNIS COURTS, INC.				
									TOTAL FOR BANK A		40,047.58		
									TOTAL FOR REGISTER		40,047.58		

LKSD LAKE SIDE PLANT KCOSTAC



Invoice

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

Invoice # 345553
Date 8/1/2018
Terms Net 30
Due Date 8/31/2018
Memo Aug 2018 Fees

Bill To

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

RECEIVED
AUG 01 2018

BY: _____

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

Thank you for your business.

Total \$14,008.32



273
Arrow Environmental Services
PO Box 600730
Jacksonville, FL 32260-0730
941-624-2111

INVOICE / Inspection Report

INVOICE #: 8469423

WORK DATE: 8/1/18

RECEIVED

BILL-TO 625070

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

LOCATION 625070

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

BY:
Time In: 8/1/18 10:05 AM
Time Out: 8/1/18 10:08 AM
Customer Signature:

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

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

Customer is unavailable to sign
Technician Signature

Miguel Alegria
License #:

Purchase Order Terms
None DUE AT SER

Service Description
Pest Recurring

Quantity	Amount
1.00	150.00
Subtotal	150.00
Tax	0.00
Total Due:	150.00

Orally Pest Control Aug 18 1.33 - 538.483

GENERAL COMMENTS / INSTRUCTIONS

Checked all rodent boxes added new bait to all the boxes and sprayed perimeter of building thank you Miguel

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

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

Thank you for choosing us for your pest management needs.

CONDITIONS / OBSERVATIONS	Reported	Severity	Responsibility	Reviewed
None Noted.				

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
CONTRAC ALL WEATHER BLOX		12455-79	0.0650%	n/a	Bromadiolone	14.0000 Dry Ounc	
Target Pests: Rats							
Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Temprid fx		432-1544	31.5000%	0.0250	Imidacloprid, B-Cyfluthrin	2.5000 Gallon	0.2500 Fluid Ounc
Target Pests: Ants							

PEST ACTIVITY	# Areas	# Devices	Pest Totals
None Noted.			

DEVICE INSPECTION SUMMARY

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



5824 Bee Ridge Road #165, Sarasota, FL 34233

Invoice

Date 8/1/2018 Invoice # 2018-01952

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

8/31/2018

Description	Qty	Amount
Month of August Monthly Grounds Maintenance Fee <i>Landscape Maint Aug 18</i> <i>132-538-464</i>		7,655.00

PAYMENT ACCEPTED: CHECK AND CREDIT CARD.

Please contact our office to pay by credit card.

Make check payable to:

Bloomings Landscape & Turf Management, Inc.

Please include invoice number on your check.

Thank You For Your Business

Total

\$7,655.00

Payments/Credits

\$0.00

Balance Due

\$7,655.00

Phone #

Fax #

E-mail

Web Site

(941) 927-9765

(941) 929-9356

carla@bloomingslandscape.com

www.bloomingslandscape.com

Culligan.

better water. pure and simple.®

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

17*3805 1 MB 0.421*
LAKESIDE PLANTATION
135 W Central Blvd Ste 320
Orlando FL 32801-2435



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: 07/31/2018 PAY THIS AMOUNT: 96.98 ACCOUNT NUMBER: 1017805

Pay By Date: Aug 15 AMOUNT PAID \$

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

Balance Forward Statement

RETURN THIS TOP PORTION WITH YOUR PAYMENT

133.539.48101

(Water Coder - Jul 18)

Page: 1

InvDate	InvNum	Location	Billed	Tax	Balance
Previous Balance: 06/30/2018					96.98
Location 1017805					
LAKESIDE PLANTATION 2200 PLANTATION BLVD					
07/13/2018	402154	1017805	PO#		48.49
2413	5 GALLON DRINKING WATER	8.000 @	5.75	46.00	0.00
2704	BOTTLE DEPOSIT	16.000 @	0.00	0.00	0.00
4201	DELIVERY CHARGE	1.000 @	2.49	2.49	0.00
07/27/2018		1017805	PO#		-96.98
	PAYMENT	@			
07/30/2018	405656	1017805	PO#		48.49
2413	5 GALLON DRINKING WATER	8.000 @	5.75	46.00	0.00
2704	BOTTLE DEPOSIT	1.000 @	0.00	0.00	0.00
4201	DELIVERY CHARGE	1.000 @	2.49	2.49	0.00
07/31/2018		1017805	PO#		0.00
	PAYMENT	@			

ACCOUNT IS CURRENT

Current	96.98	30day	0.00	60day	0.00	90day	0.00	Balance	96.98
---------	-------	-------	------	-------	------	-------	------	---------	-------

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

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

RECEIVED

BY: _____

Check Request

Halloween - Police Security

1,300.15500,10000

District	<u>Lakeside Plantations</u>	Date	<u>8/31/18</u>
Payable to	<u>Sgt. J. Selzer</u>	Account Number	<u>Halloween Activities</u>
Amount Requested	<u>\$349.00</u>		
Requested By	<u>Nathan Traps</u>		
Description of Need	<u>2 officers hired for Halloween trick-or-treating at Lakeside plantation between 4:30pm - 8:30pm on Oct. 31, 2018</u>		
Approved By	<u>Nathan Traps</u>	Signature	<u>[Signature]</u>
Received By		Signature	<u>[Signature]</u>

*Please send check to:

North Port Police Department,
C/O Sgt. J. Selzer
4980 City Hall Blvd.
North Port, FL 34286



August 8, 2018

Lakeside Plantation
Attention: Mr. Nathari Trates
2200 Plantation Blvd.
North Port, FL 34289

Re: Invoice for Services to be Rendered – October 31, 2018

Dear Mr. Trates:

This invoice is for the services to be rendered to your organization on October 31st, 2018 at Lakeside Plantation. The charge for an officer, as set by the city, is \$43.00 per hour plus a \$5.00 per day Administrative Fee. The officers worked a total of eight (8) hours and one (1) day. The amount due to the City of North Port is \$349.00.

Please remit payment in the form of check or money order to made payable to the City of North Port and send payment to the North Port Police Department, c/o Sgt. J. Selzer at 4980 City Hall Blvd., North Port, FL 34286 in the amount of \$349.00.

Thank you for using North Port Police Department for this security detail.

Sincerely,

Sergeant Jason Selzer
Detail Coordinator

A handwritten signature in black ink, appearing to read 'J. Selzer', with a long horizontal line extending to the right.

DART Pool Solutions, Inc.

1181 S. Sumter Blvd - PMB 324

North Port, FL 34287

CPC1457408

Invoice

Date	Invoice #
8/2/2018	*88716-CD

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

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

P.O. No.	Terms	Due Date	Tech	Date of Service
	Due On Receipt	8/31/2018	SB	8/2/2018

Description	Qty	Rate	Amount
August pool cleaning Aug 18		810.00	810.00
FL Sales Tax		7.00%	0.00
1.83.538.511			
 BY:			

Thank you for your business!

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



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

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



Fitness Logic

380 Scarlet Blvd.
Oldsmar, FL
34677

Phone #

727-784-4964

Fax #

727-784-0223

E-mail

fitlogic@aol.com

Invoice

Date	Invoice #
8/7/2018	83369

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

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

P.O. Number	Terms	Rep	Work Order #	Completed
	Net 10	MM	82729	8/6/2018

Item Code	Description	Quantity	Price Each	Amount
Maintenance	Quarterly General Maintenance and cleaning of all equipment - Labor Only Maintenance completion during August <i>Qtrly Equip Maint - Aug 18</i> <i>1.33. 538.4910</i>	1	145.00	145.00

RECEIVED

BY: _____

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

Subtotal 145.00

Sales Tax (0.0%) \$0.00

Total 145.00

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

Invoice

RECEIVED

Invoice #: 74
Invoice Date: 8/1/18
Due Date: 8/1/18
Case:
P.O. Number:

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

BY _____

Description	Hours/Qty	Rate	Amount
Management Fees - August 2018 1.316	513.34	3,004.17	3,004.17
Information Technology - August 2018 2.52	58.33	58.33	58.33
Dissemination Agent Services - August 2018 2.13	83.33	83.33	83.33
Office Supplies 5.10	1.05	1.05	1.05
Postage 4.2	88.49	88.49	88.49
Copies 4.25	2.70	2.70	2.70
Telephone 4.1	6.58	6.58	6.58

Total \$3,244.65

Payments/Credits \$0.00

Balance Due \$3,244.65

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 8526
Tallahassee, FL 32314
850.222.7500

1.31.513.315

STATEMENT

July 18, 2018

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

Bill Number 101425
Billed through 06/30/2018

RECEIVED
AUG 10 2018

General Counsel/Monthly Meeting
LPCDD 00001 MCE

BY:

FOR PROFESSIONAL SERVICES RENDERED

05/31/18	SRS	Research Americans with Disabilities Act compliance regarding special district website.	0.10 hrs
06/14/18	APA	Analyze agenda package; prepare agenda memorandum.	1.00 hrs
06/15/18	MCE	Review meeting minutes and provide comments; prepare for board meeting.	0.50 hrs
06/15/18	MKR	Prepare stormwater pond policy and correspondence regarding same; prepare for board meeting; confer with Flint regarding same.	1.60 hrs
06/18/18	APA	Review meeting minutes and provide comments.	0.20 hrs
06/20/18	MCE	Prepare for, travel to and attend board meeting; return travel; meeting follow-up; confer with Flint.	3.40 hrs
06/21/18	MCE	Follow-up from board meeting; return travel.	1.30 hrs
06/21/18	APA	Prepare transmittal correspondence to new supervisor; prepare supervisor notebook.	1.20 hrs
06/22/18	MCE	Prepare supervisor notebook.	0.20 hrs
06/22/18	MKR	Prepare notice of suspension of amenity privileges regarding Filkin.	0.40 hrs
06/26/18	MCE	Review election qualification status and determine what letters and/or resolutions need to be prepared; prepare letter to Koontz.	0.30 hrs
06/26/18	APA	Update general elections chart for district; prepare correspondence to new supervisor providing sunshine law guidelines.	1.20 hrs
06/27/18	MCE	Follow-up from board meeting; review two contract disputes regarding lighting company and playground installer.	0.30 hrs
06/27/18	MKR	Review agreement with Energy Savers regarding reimbursement for contractor's damage to district property; review agreement with GameTime regarding playground installation for possible recovery method from contractor for creating drainage issue; research suspended resident's right to attend homeowner association board meeting on district facilities.	2.50 hrs

=====

06/29/18	JLK	Research, review and edit memorandum regarding Americans with Disabilities Act website standards and related information; attend multiple conference calls with ADA consultants, district's insurance carrier and insurance defense counsel regarding same; transmit information to district manager regarding same.	0.10 hrs
06/29/18	SRS	Conduct research for implementing Americans with Disabilities Act compliance regarding special district website.	0.20 hrs

Total fees for this matter \$3,482.00

DISBURSEMENTS

Document Reproduction	42.00
Travel	60.80
Travel - Meals	19.00
Total disbursements for this matter	\$121.80

MATTER SUMMARY

Papp, Annie M. - Paralegal	3.60 hrs	145 /hr	\$522.00
Kilinski, Jennifer L.	0.10 hrs	225 /hr	\$22.50
Eckert, Michael C.	6.00 hrs	325 /hr	\$1,950.00
Rigoni, Michelle K.	4.50 hrs	205 /hr	\$922.50
Sandy, Sarah R.	0.30 hrs	217 /hr	\$65.00

TOTAL FEES	\$3,482.00
TOTAL DISBURSEMENTS	\$121.80

TOTAL CHARGES FOR THIS MATTER **\$3,603.80**

BILLING SUMMARY

Papp, Annie M. - Paralegal	3.60 hrs	145 /hr	\$522.00
Kilinski, Jennifer L.	0.10 hrs	225 /hr	\$22.50
Eckert, Michael C.	6.00 hrs	325 /hr	\$1,950.00
Rigoni, Michelle K.	4.50 hrs	205 /hr	\$922.50
Sandy, Sarah R.	0.30 hrs	217 /hr	\$65.00

TOTAL FEES	\$3,482.00
TOTAL DISBURSEMENTS	\$121.80

TOTAL CHARGES FOR THIS BILL **\$3,603.80**

Please include the bill number on your check.

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

Invoice

Project Manager David Robson

July 24, 2018

Project No: 20150050-000

Invoice No: 34

George Flint
Lakeside Plantation CDD
c/o GMS Central Florida
135 West Central Blvd. Suite 320
Orlando, FL 32801

FEID #59-1173834

RECEIVED
26 2018
BY: _____

Project 20150050-000 Lakeside Plantation CDD
20150050-000

Lakeside Plantation CDD

Work Authorization #3, dated 3/24/15 - Change Order No. 1, dated 11/3/15

Work Authorization #4, dated 5/27/15

Work Authorization #5, dated 5/27/15

Work Authorization #7, dated 1/26/17

1.31.513.311

Professional Services through July 15, 2018

Engineer SVCS Jul 18

PROFESSIONAL SERVICES

Phase No.	Phase Description	Contract Amount	Fee Type	%	Total Inv To-Date	Previously Invoiced	Current Inv Amount	Balance to Complete
1.	General Engineering	21,214.65	T&M	100 %	21,214.65	19,109.65	2,105.00	0.00
3.	Lake Bank Erosion Report 2016	7,040.00	T&M	129 %	9,103.75	9,103.75	0.00	-2,063.75
4.	Pond Bank Restoration	3,500.00	T&M	108 %	3,785.00	3,785.00	0.00	-285.00
5.	Recertify SFWMD ERP	1,500.00	NTE	100 %	1,500.00	1,500.00	0.00	0.00
6.	Preserve Area Evaluation	4,800.00	LS	100 %	4,800.00	4,800.00	0.00	0.00
7.	Public Facilities Report	3,600.00	LS	100 %	3,600.00	3,600.00	0.00	0.00
Totals		41,654.65			44,003.40	41,898.40	2,105.00	-2,348.75

SUB-TOTAL PROFESSIONAL SERVICES:

2,105.00

INVOICE TOTAL:

2,105.00

Summary of professional services

Phase No. / Description	Bill Hours	Bill Rate	Billable Amount
1. - General Engineering			
Technician II	.50	65.00	32.50
Engineer IV	10.50	125.00	1,312.50
Engineer IX	4.00	190.00	760.00
1. - General Engineering Total	15.00		2,105.00



Kings III Of America, LLC
The Nation's Leading Provider
of Emergency Communication Solutions

751 Canyon Dr, Suite 100
Coppell, TX 75019
www.kingsiii.com

Account Information

Customer Name Lakeside Plantation CDD
Customer Number 42876
Invoice Number 1540332
Invoice Date 08/01/2018
Terms Net 20
P.O. Number

Important Messages

Test Your Telephones Regularly

Sales (866) 364-6473
Service (800) 766-2020
Billing (866) 632-5884

Summary of Charges

Description	Quantity	Rate	Months	Amount
Lakeside Plantation CDD, 2200 Plantation Blvd North Port, FL				
Swimming Pool Phone(s) - Complete Service 08/01/2018 - 10/31/2018	1	84.00	3.00	102.00
Sales Tax				0.00
Payments/Credits Applied				0.00

Invoice Balance Due: \$102.00

Date	Invoice #	Description	Amount	Balance Due
08/01/2018	1540332	Recurring Charges	\$102.00	\$102.00

[Signature]

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

Page 1

11058
1
001
1540332
82



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

Return Service Requested

INVOICE

Customer Number 42876
Invoice Number 1540332
Date 08/01/2018
Terms Net 20
Amount Due \$102.00

Amount Enclosed: \$

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

*****MIXED AADC 440 7395 1 MB 0.424
007338
LAKESIDE PLANTATION CDD
135 W CENTRAL BLVD STE 820
ORLANDO FL 32801-2435

REMIT TO:

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

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



NORTH PORT SOLID WASTE DISTRICT



SERVICE ADDRESS				
2200 PLANTATION BLVD SWD				
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE	
54883-159826	Jul 18	55-55	8/02/18	9/04/18

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



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

132-538,434

000054883000159826000000158621

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

48

Garbage Collection - Jul 18

SERVICE ADDRESS

2200 PLANTATION BLVD SWD				
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE	
54883-159826	55-55	8/02/18	9/04/18	

Rate Class : COMMERCIAL WASTE

Last payment amount/date: 158.62 7/24/18

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

Service

3B DUMPSTER 4YD/1 PICKUP 6/30/18 7/31/18
 3B BINS ONCE PER MONTH 6/30/18 7/31/18
 TOTAL COMMERCIAL GARBAGE

Consumption

Charge
 156.80
 1.82

Total

158.62

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

158.62
 .00
 158.62

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

NORTH PORT SOLID WASTE DISTRICT 4000 BIRCHWOOD BLVD NORTH PORT, FL 34108

Pye + Barker

Fire & Safety

P.O. BOX 69

ROSWELL GA 30077-0069

1-800-927-8610

229

ORIGINAL INVOICE

FS	59356	7/20/18	57705530	165.00
----	-------	---------	----------	--------

RECEIVED

57705530
LAKESIDE PLANTATION
2200 PLANTATION BLVD
NORTH PORT, FL
34289-9472

138-1/1138

BY

LAKESIDE PLANTATION
2200 PLANTATION BLVD
NORTH PORT FL 34289-9472

PYE-BARKER FIRE & SAFETY, INC.
P.O. BOX 69
ROSWELL GA 30077-0069

|||||

Maint. Inspt./SRVC call 1.330.538.48102

Fire Safety

TO PAY ONLINE GO TO: www.pyebarkerfire.com

TO ENSURE PROPER CREDIT, PLEASE RETURN THE UPPER PORTION WITH YOUR REMITTANCE.

TO ENSURE PROPER CREDIT, PLEASE RETURN THE UPPER PORTION WITH YOUR REMITTANCE.									
FS	59356	57705530	LAKESIDE PLANTATION					1	
			OUR TRUCK		SHAUN BROMLEY		NET 30		7/20/2018
ITEM		DESCRIPTION		QUANTITY	UNIT	PRICE	AMOUNT		
E I		MAINTENANCE INSPECTION		10	EACH	6.0000	60.00		
E A402		EXTINGUISHER, 5# ABC		1	EACH	65.0000	65.00		
E SC		3A40BC SERVICE CALL		1	EACH	40.0000	40.00		
SUB TOTAL		165.00		HAZ MAT CHARGE		DELIVERY CHARGE		SALES TAX	
TOTAL		165.00		TOTAL		165.00			

Pye + Barker

Fire & Safety

REMIT TO: P.O. BOX 69
ROSWELL, GA 30077-0069

800-927-8610

Thank You!

ORIGINAL INVOICE

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



Invoice Number
Sale Date
Due Date
Terms NET

*192661
7/25/2018
8/4/2018
10 Days

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

Description	Qty	Price	Net	Tax	Total
CSID: 2584 Monitoring-Commercial-Fire-Basic For: Lakeside Plantation-F at 2200 Plantation Blvd. North Port, FL 34286 Period Covered: 08/01/2018 to 10/31/2018 inclusive.	3	\$28.00	\$84.00	\$0.00	\$84.00
CSID: 2582 Monitoring-Commercial-Security-Basic For: Lakeside Plantation at 2200 Plantation Blvd. North Port, FL 34289 Period Covered: 08/01/2018 to 10/31/2018 inclusive.	3	\$21.00	\$63.00	\$0.00	\$63.00

TOTALS \$147.00 \$0.00 \$147.00

Deposits On Account: \$0.00

Your Balance as of 7/25/2018 \$147.00

To ensure proper credit, please include the invoice number on your check or pay on line at www.securityalarmcorp.com

Return Stub Below

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

Customer : Lakeside Plantation CDD



Acct. Bal. \$147.00 Amount Remitted
Payment Method Check ☐ Check Number

Invoice Number 192661
Bill Payer ID: 11765
(Primary) CSID:
Date Remitted

Charge* ☐ Card Number
Name On Card

Billing Zipcode
Exp Date
Card ID

Signature

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

Please remit to : Security Alarm Corp. 17776 Toledo Blade Blvd, Port Charlotte, FL 33948 Tel. (941) 625-9700 Fax. (941) 625-9800 Inv. No 192661



Hd

INVOICE

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

Invoice Number: PI-A00194923

Invoice Date: 08/01/18

PROPERTY: Lakeside
Plantation CDD

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

CUSTOMER ID

L2077

Sales Rep ID

Bill Kurth

CUSTOMER PO

Shipment Method

Payment Terms

Due upon receipt

Ship Date

Due Date

08/01/18

Item / Description

1

08/01/18 - 08/31/18

Lake & Pond Management Services SVR06010

Lake & Pond Management Services

Unit Price

Extension

966.00

966.00

RECEIVED
AUG 01 2018

BY: _____

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

www.solitudelakemanagement.com

www.aeratorssequencing-lakeponds.com

RECEIVED AUG - 8 7 13

106

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

07/20/18

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

Not Pub Hearing Budget (MRS)

1.31.513.48

Acct#: 297693	Date: 07/20/18
JORGI ALGARD	Ad Date: 07/26/18
LAKESIDE PLANTATION CDD	Class: 3124
GOV MGMT SERVICES - CF, LLC	Ad ID: 3597596
135 W. CENTRAL BLVD., SUITE 320	Ad Taker: MDICKINSON
ORLANDO, FL 32801	Sales Person: 200
Telephone: (407) 841-5524	Words: 373
	Lines: 85
	Agate Lines: 106
	Depth: 11.181
	Inserts: 2
	Blind Box:

Other Charges:	\$0.00	Gross:	\$243.10
Discount:	\$0.00		
Surcharge:	\$0.00	Paid Amount:	- \$0.00
Credits:	\$0.00		
Bill Depth:	11.181	Amount Due:	\$243.10

Publication	Start	Stop	Inserts	Cost
Charlotte Sun (CS)	07/26/18 ✓	08/02/18 ✓ CAA	2	\$243.10

Ad Note:

Customer Note:

We Appreciate Your Business!
Thank You JORGI ALGARD!

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

**NOTICE OF PUBLIC HEARING
TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR
2018/2019 BUDGET; AND
NOTICE OF REGULAR BOARD
OF SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") of the Lakeside Plantation Community Development District ("District") will hold a public hearing on August 15, 2018 at 7:00 p.m. at Lakeside Plantation Clubhouse, 2200 Plantation Boulevard, North Port, Florida 34289, for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2018 and ending September 30, 2019 ("Fiscal Year 2018/2019"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Governmental Management Services - Central Florida, LLC, 135 West Central Boulevard, Suite 320, Orlando, Florida 32801, (407) 841-5524 ("District Manager's Office"), during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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: 07/26/18, 08/02/2018
297693 3597596

Check Request

District	<u>Lakeside Plantation</u>	Date	<u>8/9/18</u>
Payable to	<u>Mark Wolf</u>	Account Number	<u>Events - Halloween</u>
Amount Requested	<u>\$500.00</u>		
Requested By	<u>William Traps</u>		
Description of Need	<u>Live band for Halloween party from 6-10pm on</u>		
	<u>10/27/18</u>		
Approved By	<u>William Traps</u>	Signature	<u>[Signature]</u>
Received By		Signature	

* Please Send to clubhouse *



ROBERT & WOLFIE

Music Duo

Playing music from the 70's to current

717-891-2347

Invoice # 254

August 8, 2018

For musical services to be performed on Oct. 27, 2018. The Lakeside Plantation clubhouse from 6-10pm.

For the sum of \$500.00 to be paid at the time of performance.

Please make checks payable to Mark Wolf

Thank You

Mark Wolf

1501 Scarlett Ave.

North Port, Fl. 34289

717-891-2347

Check Request

District	Lake Side Plantation	Date	8/15/18
Payable to	PAN Labor Force	Account Number	Tennis Maintenance
Amount Requested	\$450.00		
Requested By	Nathan Trates		
Description of Need	Job completed on painting exterior of Tennis Maintenance Shed. Remaining Balance is \$450.00		
Approved By	Nathan Trates	Signature	[Signature]
Received By		Signature	

* Please Send to:

PAN Labor Force
 3171 Moreace Avenue
 North Port, FL 34286





Customer's Payment Of QID

(941) 423-5500

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

Payment Terms Due upon receipt
Invoice # 000135
Date 07/31/2018
Business / Tax # 990010120385

Description	Total
Exterior Painting	\$650.00
Exterior painting of 16'x20'x10' shed	
2 coats of Sherwin Williams Super	

Subtotal	\$650.00
Total	\$650.00

Payments Summary	
07/31/2018 - Cheque #1768	\$200.00
Paid Total	\$200.00
Remaining Amount	\$450.00

Notes:

This estimate does not include pressure washing as it looks like 3 of the 4 sides of the shed were already pressure washed.
Estimate does include:
1 coat of Sealer
2 coats of Sherwin Williams exterior superpaint with a satin finish cut and rolled on
Job would take roughly 3 days and can be done mid August 2018

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:

Lakeside Plantation CDD

Board Meeting Date:

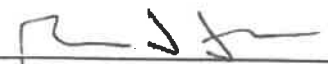
August 15, 2018

	<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	Pina Chichelli	✓	Yes (\$200)

200

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

Approved for Payment:


District Manager Signature

8/15/18
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: August 15, 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	Pina Chichelli	✓	Yes (\$200)

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

Approved for Payment:


District Manager Signature

8/15/18
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:

Lakeside Plantation CDD

Board Meeting Date:

August 15, 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	Pina Chichelli	✓	Yes (\$200)

211

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

Approved for Payment:


District Manager Signature

8/15/18
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:

Lakeside Plantation CDD

Board Meeting Date:

August 15, 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	Pina Chichelli	✓	Yes (\$200)

56

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

Approved for Payment:


District Manager Signature

8/15/18
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: August 15, 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	Pina Chichelli	✓	Yes (\$200)

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

Approved for Payment:


District Manager Signature

8/15/18
Date

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

INVOICE

FROM:

ENERGY SAVERS INTERNATIONAL

1413 S. PATRICK DR. # 5

SATELLITE BEACH, FL. 32937

(321) 777-7193 FAX (321) 777-2849

SOLD TO:

COMANY.

ADDRESS

Lakeside Plantation Homeowners Assoc

2200 Plantation Blvd.

North Port, Florida 34289

Attn: Nathan Trates

INVOICE #

182008

INVOICE DATE

8/23/18

shipped to:

Lakeside Plantation Homeowners Assoc

2200 Plantation Blvd.

North Port, Florida 34289

ATTEN:

PAYABLES

PHONE:

(941) 423-5500

CELL:

(941) 549-3462

SALES TAX #

on file

P.O. # verbal request

REQ. # 1

ESI PROJECT # 218105

PROJECT Street light repairs as requested

*Street light repair
from Lightning Strike*

Req. Date 8/13/18	Completed 8/22/18	Payment due Net due	Description	Shipped Via ESI	Price
Qty Ordered	Qty Shipped			UNIT	
8			Total Contract amount - \$26,502.00		
1			Crew Travel time to site		\$230.00
16			Crew field expense, per diem, fuel cost		\$442.00
1			Diagnose, repair and fix - field labor cost		\$735.00
			Misc materials needed for repairs		\$123.00

A 1.5 % late payment will be applied to any unpaid balance received after the due date.

SUBTOTAL

\$1,530.00

TAXABLE AMOUNT

TAX (if applicable)

7.0%

FREIGHT CHARGES

Invoice Total

N/A

\$1,530.00

285
001-370-536-47



American Leak Detection of SW Florida

PO Box 511248
Punta Gorda, FL 33951-1248
(941) 764-6100
(941) 764-6101 Fax

Invoice

INVOICE DATE	INVOICE #
8/21/2018	66101

BILLING ADDRESS
Lakeside Plantation CDD 2200 Plantation Blvd North Port, FL 34289

SITE ADDRESS
Lakeside Plantation CDD 2200 Plantation Blvd North Port, FL 34289

Work Order #	Tech	Order Date	Referral	street Address	Tax ID
	REP	8/21/2018	Scorpion	2200 Plantation Blvd	65-0488518
ITEM	DESCRIPTION				AMOUNT
FTNL MS	Fountain Leak Fountain Repair Electronic leak detection shows leaks at filter pump and filter body. Also located a hole in base of fountain by four inch suction pipe. Fountain water not clean. Minor repair by four inch pipe with epoxy. Estimate for full repair to follow via e-mail. <i>Fountain leak detection</i> <i>Fountain Repair</i> <i>#256</i> <i>330-538-4497</i> RECEIVED BY: _____				900.00 100.00
				Total	\$1,000.00

Guarantee on Detections: All pool leak locations and detection work is guaranteed for 30 days from the date of completion. We will re-test the system or refund the detection fee (at our sole option) if it is reported within the above 30-day period that a leak still exists. We will not be liable for any consequential losses.

Guarantee on Repairs: Temporary repairs have no warranty. Minor repairs made by American Leak Detection are guaranteed for 30 days. Major repairs are guaranteed for 1 year. All repairs are guaranteed from date of completion and for defective workmanship only.

Hopping Green & Sams

Attorneys and Counselors

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

===== STATEMENT =====

August 24, 2018

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

Bill Number 102243
Billed through 07/31/2018

#66
310.513.315

Demand Ltr/ADA/ADA
General Counsel/Monthly Meeting
LPCDD 00001 MCE

FOR PROFESSIONAL SERVICES RENDERED

07/09/18	MKR	Review tentative agenda.	0.10 hrs
07/09/18	APA	Prepare agenda memorandum.	0.40 hrs
07/10/18	MCE	Review Americans with Disabilities Act agreement.	0.10 hrs
07/11/18	APA	Update district status chart.	0.30 hrs
07/12/18	JBC	Research law regarding agency, employee and independent contractor classifications; prepare memorandum regarding same.	0.10 hrs
07/13/18	MCE	Review pool light issue; confer with Flint; review draft meeting minutes and provide comments.	0.60 hrs
07/13/18	MKR	Prepare demand letter to Sparkling Kleen.	1.10 hrs
07/16/18	MKR	Research whether suspended resident may attend homeowner association board meeting held on district property; confer with Flint regarding playground installation contract and Bloomings invoice for extra repairs.	0.70 hrs
07/17/18	APA	Review meeting minutes and verify edits.	0.40 hrs
07/19/18	MCE	Review various agreements; assemble CDD governing documents.	0.40 hrs
07/23/18	APA	Confirm website compliance with Section 189.069, Florida Statutes; prepare e-mail to district manager regarding same.	1.20 hrs
07/31/18	MGC	Attend conference call regarding Americans with Disabilities Act website and public records; review e-mails regarding ADA website compliance; research Sunshine Law, attorney general opinions, and state and federal case law regarding same; prepare portion of memorandum regarding potential impact of ADA on website segregation.	0.10 hrs
07/31/18	JLK	Research, review and edit memorandum summarizing ADA website standards and related information; attend multiple conference calls with ADA consultants, district's insurance carrier and insurance defense counsel regarding ADA information; transmit information to district manager on same.	0.10 hrs

=====

07/31/18	APA	Update district status chart.	0.20 hrs
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Total fees for this matter	\$1,181.00
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DISBURSEMENTS

United Parcel Service	12.11
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Total disbursements for this matter	\$12.11
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MATTER SUMMARY

Papp, Annie M. - Paralegal	2.50 hrs	145 /hr	\$362.50
Cooksey, Jennings B.	0.10 hrs	205 /hr	\$20.50
Kilinski, Jennifer L.	0.10 hrs	225 /hr	\$22.50
Eckert, Michael C.	1.10 hrs	325 /hr	\$357.50
Collazo, Mike	0.10 hrs	285 /hr	\$28.50
Rigoni, Michelle K.	1.90 hrs	205 /hr	\$389.50

TOTAL FEES	\$1,181.00
TOTAL DISBURSEMENTS	\$12.11

TOTAL CHARGES FOR THIS MATTER	<u>\$1,193.11</u>
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BILLING SUMMARY

Papp, Annie M. - Paralegal	2.50 hrs	145 /hr	\$362.50
Cooksey, Jennings B.	0.10 hrs	205 /hr	\$20.50
Kilinski, Jennifer L.	0.10 hrs	225 /hr	\$22.50
Eckert, Michael C.	1.10 hrs	325 /hr	\$357.50
Collazo, Mike	0.10 hrs	285 /hr	\$28.50
Rigoni, Michelle K.	1.90 hrs	205 /hr	\$389.50

TOTAL FEES	\$1,181.00
TOTAL DISBURSEMENTS	\$12.11

TOTAL CHARGES FOR THIS BILL	<u>\$1,193.11</u>
-----------------------------	-------------------

Please include the bill number on your check.



Welch Tennis Courts, Inc.
4501 Old US Hwy 41 S
P.O. Box 7770
Sun City FL 33586
(813) 641-7787

RECEIVED

AUG 21 2018

Tennis Maintenance

Invoice 2616

Application: 1
Period: 08/21/2018
Job Number: 180411

BY: _____

Bill to: LAKESIDE PLANTATION
2200 PLANTATION BLVD.
NORTH PORT FL 34289

Job Location: Lakeside Plantation 4 HG Rolling
2200 PLANTATION BLVD
NORTH PORT FL 34289

50% down payment

	Scheduled Plus Changes	Previous Complete	Current Complete	Total Complete	Balance Contract
Down Payment	425.00	0.00	425.00	425.00	0.00
Due Upon Completion	425.00	0.00	0.00	0.00	425.00
Totals:	850.00		425.00	425.00	425.00

Sales Tax: 0
Net Due 425.00

Description of Work

The Contractor shall roll four (4) fast-drying tennis courts, each court measuring approximately 60 feet by 120 feet.

#52
330.538.52

Thank you for your business!

ALL PAST DUE ACCOUNTS ARE SUBJECT TO AN ANNUAL INTEREST CHARGE OF 1-1/2% PER MONTH. THIS REPRESENTS AN ANNUAL INTEREST RATE OF 18%. MATERIALS AND EQUIPMENT SHALL REMAIN THE PROPERTY OF WELCH TENNIS COURTS, INC. UNTIL PAID FOR IN FULL. THERE WILL BE AN ADDITIONAL 4% PROCESSING FEE FOR ANY INVOICE PAID BY CREDIT CARD.



2 093564

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

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

B 5 5517 8

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	\$1,260.37	Aug 15 2018	\$

Your electric statement

For: Jun 25 2018 to Jul 25 2018 (30 days)

Customer name: LAKESIDE PLANTATION COMM

Service address: 2200 PLANTATION BLVD # CLBHSE

Account number: 57421-67439

Statement date: Jul 25 2018

Next meter reading: Aug 27 2018

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (x)	New charges due by
1,221.26	1,221.26 CR	0.00	0.00	1,260.37	\$1,260.37	Aug 15 2018

Meter reading - Meter KLL2848

Current reading 45881
Previous reading - 44796
kWh constant x 10
kWh used 11850

Demand reading 5.14
kW constant x 10.00
Demand kW 51

Energy usage

	Last Year	This Year
kWh this month	10130	11850
Service days	29	30
kWh per day	349	395

Amount of your last bill 1,221.26
Payment received - Thank you 1,221.26 CR
Balance before new charges \$0.00

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

Electric service amount 1,149.06**
Storm charge 10.79
Gross receipts tax 29.74
Franchise charge 70.78
Total new charges \$1,260.37

Total amount you owe \$1,260.37**FPL automatic bill pay - DO NOT PAY**

- Payment received after **October 15, 2018** is considered **LATE**; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after **August 05, 2018**. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

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

Customer charge: \$25.46
Fuel: \$309.40
(\$0.026110 per kWh)
Non-fuel: \$285.44
(\$0.022400 per kWh)
Demand: \$548.76
(\$10.76 per kW)

Please have your account number ready when contacting FPL.

Customer service: 1-800-375-2434

Outside Florida: 1-800-226-3545

To report power outages: 1-800-4OUTAGE (468-8243)

Hearing/speech impaired: 711 (Relay Service)

Online at: www.FPL.com





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

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

B 5 5517 3

AUTO **CO 0116
1 093564

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	\$698.84	Aug 15 2018	\$

Your electric statement

For: Jun 25 2018 to Jul 25 2018 (30 days)

Customer name: LAKESIDE PLANTATION

Service address: 2200 PLANTATION BLVD # FNTN

Account number: 04126-05586

Statement date: Jul 25 2018

Next meter reading: Aug 27 2018

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (=)	New charges due by
744.32	744.32 CR	0.00	0.00	698.84	\$698.84	Aug 15 2018

Meter reading - Meter KN48183

Current reading 84489
Previous reading - 77448
kWh used 7041

Energy usage

	Last Year	This Year
kWh this month	7025	7041
Service days	29	30
kWh per day	242	234

Amount of your last bill	744.32
Payment received - Thank you	744.32 CR
Balance before new charges	\$0.00
New charges (Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS)	
Electric service amount	634.09**
Storm charge	9.01
Gross receipts tax	16.49
Franchise charge	39.25
Total new charges	\$698.84

**The electric service amount

Includes the following charges:

Customer charge: \$10.18
Fuel: \$183.84
(\$0.026110 per kWh)
Non-fuel: \$440.07
(\$0.062500 per kWh)

Total amount you owe

\$698.84

FPL automatic bill pay - DO NOT PAY

- Payment received after **October 15, 2018** is considered **LATE**; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after **August 05, 2018**. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Please have your account number ready when contacting FPL.

Customer service: 1-800-375-2434

Outside Florida: 1-800-228-3545

To report power outages: 1-800-4OUTAGE (468-8243)

Hearing/speech impaired: 711 (Relay Service)

Online at: www.FPL.com





3 093564

/ 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
84595-15071	\$687.90	Aug 15 2018	\$

Your electric statement

For: Jun 25 2018 to Jul 25 2018 (30 days)

Customer name: LAKESIDE PLANTATION COMM

Service address: 2200 PLANTATION BLVD # POOL

Account number: 84595-15071

Statement date: Jul 25 2018

Next meter reading: Aug 27 2018

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (-)	New charges due by
696.44	696.44 CR	0.00	0.00	687.90	\$687.90	Aug 15 2018

Meter reading - Meter KL84533

Current reading 10907
Previous reading - 04927
kWh used 6980

Demand reading 28.79
Demand kW 29

Energy usage

	Last Year	This Year
kWh this month	4971	5980
Service days	29	30
kWh per day	171	199

Amount of your last bill 696.44
Payment received - Thank you 696.44 CR
Balance before new charges \$0.00

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

Electric service amount 627.59**
Storm charge 5.45
Gross receipts tax 16.23
Franchise charge 38.63
Total new charges \$687.90

Total amount you owe**\$687.90******The electric service amount includes the following charges:**

Customer charge: \$25.46
Fuel: \$156.14
(\$0.026110 per kWh)
Non-fuel: \$133.95
(\$0.022400 per kWh)
Demand: \$312.04
(\$10.76 per kW)

FPL automatic bill pay - DO NOT PAY

- Payment received after **October 15, 2018** is considered **LATE**; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after **August 05, 2018**. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

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





SERVICE ADDRESS			CURRENT CHARGES DUE DATE
2200 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	
43123-156052	18-29	7/26/18	8/16/18

Total Current Charges 167.51
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 167.51



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

\$ _____
 AMOUNT ENCLOSED

FREE 24/7 PAYMENT OPTIONS:

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

Check Here For:

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

*H2O Program Donation: \$ _____

000043123000156052000000167512

2161 LAKE

SERVICE ADDRESS		2200 PLANTATION BLVD		
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE	
43123-156052	18-29	7/26/18	8/16/18	

Rate Class : COMMERCIAL

Last payment amount/date: 188.09 7/18/18

Service Period Days Meter Number Mult Units Current Previous Usage
 WA 6/20/18 7/20/18 30 80000038 1.000 TGAL 24 19 5
 USAGE FOR 7/17 3.00

Service	Consumption	Charge	Total
WA Base facility chg		43.72	
WA Usage block 1	5.00	20.00	
TOTAL WATER			63.72
SE Base facility chg		72.34	
SE Consumption	5.00	31.45	
TOTAL SEWER			103.79

Total Current Charges 167.51
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 167.51

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

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

AFTER HOURS/EMERGENCY
 water or sewer service call
 941.240.8000



SERVICE ADDRESS			CURRENT CHARGES DUE DATE
2200 PLANTATION BLVD FICT			
ACCOUNT NUMBER	CYCLE	BILL DATE	
43123-154658	18-29	7/26/18	8/16/18

Total Current Charges 1,759.85
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 1,759.85



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

\$ _____
 AMOUNT ENCLOSED

FREE 24/7 PAYMENT OPTIONS:

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

Check Here For:

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

*H2O Program Donation: \$ _____

000043123000154658000001759850

2160 LAKE

SERVICE ADDRESS			
2200 PLANTATION BLVD FICT			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154658	18-29	7/26/18	8/16/18

Rate Class : COMMERCIAL
 Last payment amount/date: 676.61 7/18/18

WA	Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
	6/20/18 7/20/18	30	36607560	1.000	TGAL	458	360	98
						USAGE FOR 7/17		68.00

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	78.00	1,564.68	
TOTAL WATER			1,759.85

Total Current Charges 1,759.85
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 1,759.85

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

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

AFTER HOURS/EMERGENCY
 water or sewer service call
 941.240.8000

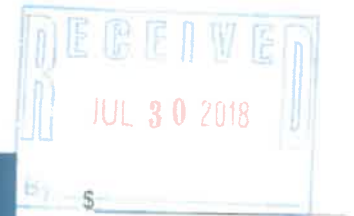


SERVICE ADDRESS			CURRENT CHARGES DUE DATE
2200 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	
43123-154656	18-29	7/26/18	8/16/18

Total Current Charges 361.16
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 361.16



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



AMOUNT ENCLOSED

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

Check Here For:

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

*H2O Program Donation: \$

000043123000154656000000361160

2159 LAKE

SERVICE ADDRESS			
2200 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154656	8-29	7/26/18	8/16/18

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

Rate Class : COMMERCIAL

Last payment amount/date: 369.59 7/18/18

Last Bill Amount 369.59
 Payments 369.59
 Adjustments .00
 BALANCE FORWARD .00

WA	Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
6/20/18	7/20/18	30	80005382	1.000	TGAL	2402	2353	49
						USAGE FOR	7/17	3.00

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	9.00	75.87	
TOTAL WATER			361.16

Total Current Charges 361.16
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 361.16

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

AFTER HOURS/EMERGENCY
 water or sewer service call
 941.240.8000



ACCOUNT INVOICE

peoplesgas.com



Statement Date: 07/20/2018

Account: 211014212750

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

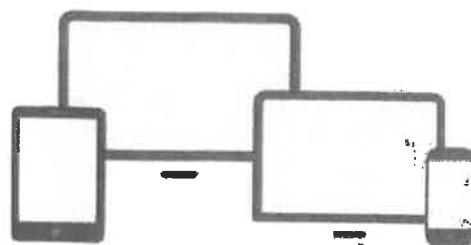
Current month's charges:	\$12.77
Total amount due:	\$12.77
Payment Due By:	08/10/2018

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 08/10/2018

**Access your account anytime,
anywhere from any device**



Log in to **tecoaccount.com**
to view and pay your bill, manage
your account and more!

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



Safety tip: ask for identification

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

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:	08/10/2018

Amount Enclosed \$

663728653780 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED
ON 08/10/2018

00003635 01 AY 0.37 32601 FTECO10721101263210 00000 08 00000000 006 07 98190 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

663728653780 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 08/10/2018



ACCOUNT INVOICE



Account: 211014212750
Statement Date: 07/20/2018
Current month's charges due 08/10/2018

Details of Current Month's Charges – Service from - 06/15/2018 to 07/16/2018

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	07/16/2018	405	405		0 CCF	1.040	1.0000	0.0 Therms	32 Days
Customer Charge						\$12.00			
Natural Gas Service Cost						\$12.00			
Franchise Fee						\$0.77			
Total Natural Gas Cost, Local Fees and Taxes							\$12.77		
Total Current Month's Charges							\$12.77		

Peoples Gas Usage History

Therms Per Day (Average)	
JUL 2018	0.0
JUN	0.0
MAY	0.0
APR	0.0
MAR	0.0
FEB	0.0
JAN	0.0
DEC	0.0
NOV	0.0
OCT	0.0
SEP	0.0
AUG	0.0
JUL 2017	0.0

00003535-0007261- Page 3 of 4



TEXT CODE: FLBBB
PIN: 7332

PAGE 1 OF 4

Date of Bill 8/01/18

New Charges Due Date 8/27/18

Account Number 941/423-5501

Total Amount Due \$378.94

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

Amount Paid

347710000 0

672003941423550102191300000000000000378945

www.frontier.com
Business

1-800-921-8102

Account Number 941/423-5501

Date of Bill 8/01/18

Previous Balance	375.86
Payments Received Thru 7/22/18	-375.86
Thank you for your payment]	
Balance Forward	.00
New Charges	378.94

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 \$378.94

CURRENT BILLING SUMMARY

Local Service from 08/01/18 to 08/31/18	
Qty Description	941/423-5501.0 Charge
Basic Charges	
Frontier Additional Line - Basic 2 Year	35.00
Addl Line Unlimited 2 Yr	80.00
Solutions Bundle 2 Yr	87.00
3 Acc Rec Chrg Multi-Ln Ctx	7.26
3 Federal Subscriber Line Charge	25.77
Federal USF Recovery Charge	5.91
FCA Long Distance - Federal USF Surcharge	3.58
Total Basic Charges	244.52
Non Basic Charges	
FiOS Internet for Business 50/50 2YR	94.99
Data Protection	7.99
Other Charges-Detailed Below	-75.46
Partial Month Charges-Detailed Below	-30.00
FCA Long Distance - Federal USF Surcharge	1.17
Total Non Basic Charges	-1.31
Video	
FiOS TV Extreme HD Private	84.99
4 HD Set Top Box	51.96
Other Charges-Detailed Below	6.00
Partial Month Charges-Detailed Below	-14.99
FCC Regulatory Recovery Fee	.08
Broadcast TV Surcharge	2.99
Total Video	131.03
Toll/Other	
Other Charges-Detailed Below	3.99
FCA Long Distance - Federal USF Surcharge	.71
Total Toll/Other	4.70

TOTAL 378.94

** ACCOUNT ACTIVITY **

Qty Description

Order Number Effective Dates

941/423-5501

	Date of Bill	8/01/18
1 Federal Primary Carrier Centrex Line		
941/423-5500	AUTOCH 8/01	2.20
	Subtotal	2.20
1 Business High Speed Internet Fee	AUTOCH 8/01	3.99
1 Regional Sports Fee	AUTOCH 8/01	6.00
1 Frontier Road Work Recovery Surcharge		
	AUTOCH 8/01	.95
Additional Line Discount	AUTOCH 8/01	-30.00
Solutions Bundle Discount	AUTOCH 8/01	-22.00
Promo Discount	AUTOCH 8/01	-35.00
1 Federal Primary Carrier Centrex Line		
	AUTOCH 8/01	2.20
1 Carrier Cost Recovery Surcharge	AUTOCH 8/01	3.99
941/423-5501	Subtotal	-69.87
1 Federal Primary Carrier Centrex Line		
	AUTOCH 8/01	2.20
941/429-8648	Subtotal	2.20
Partial Month Charges		
FiOS Video Discount 99 MO	PROMOTION 8/01 8/31	-14.99
FiOS Internet Bus 99 MO	PROMOTION 8/01 8/31	-30.00
941/423-5501	Subtotal	-44.99
	Subtotal	-110.46

CIRCUIT ID DETAIL
88/KQXA/297018/ /VZFL

Detail of Frontier Charges

Toll charged to 941/423-5500
*****Start suppression of detail

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
E 1	JUL 06	9:36A	1.0	DD	BRADENTON FL (941)567-0015	.00 U
E 2	JUL 08	4:25P	1.0	DD	BRADENTON FL (941)737-7443	.00 U
E 3	JUL 08	4:33P	2.0	DD	BRADENTON FL (941)737-7443	.00 U
E 4	JUL 08	5:00P	1.0	DD	BRADENTON FL (941)737-7443	.00 U
E 5	JUL 08	5:10P	1.0	DD	BRADENTON FL (941)737-7443	.00 U
E 6	JUL 08	5:47P	1.0	DD	BRADENTON FL (941)737-7443	.00 U
E 7	JUL 13	9:10A	2.0	DD	TAMPASTE FL (813)641-7787	.00 U
E 8	JUL 22	1:49P	1.0	DD	BRADENTON FL (941)281-9638	.00 U
E 9	JUL 22	1:50P	1.0	DD	BRADENTON FL (941)281-9638	.00 U
					941/423-5500 Subtotal	.00

Subtotal Minutes: 11.0 ***REP LINE ONLY
*****Resume printing of detail

Detail of Frontier Charges

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

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
E 10	JUL 05	3:36P	2.6	DD	STPETERSBG FL (727)498-6407	.00 U
					941/423-5501 Subtotal	.00

Subtotal Minutes: 2.6 ***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 11	JUL 04	12:36P	3.2	DD	BROOKLYN NY (718)757-8600	.00 U
E 12	JUL 04	1:46P	.6	DD	CAPE HAZE FL (941)698-1321	.00 U
E 13	JUL 14	2:24P	1.1	DD	NORTHBROOK IL (847)800-5184	.00 U

941/423-5501

Date of Bill 8/01/18

Detail of Frontier Com of America Charges

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
E 14	JUL 14	6:14P	.3	DD	MIDDLETOWN NY (845)800-6413	.00 U
E 15	JUL 17	11:26A	.8	DD	KALAMAZOO MI (269)377-1504	.00 U
E 16	JUL 18	9:56A	24.9	DD	REDFIELD SD (605)468-8020	.00 U
E 17	JUL 27	3:21P	.5	DD	HARRISBURG PA (717)982-2233	.00 U
E 18	JUL 28	3:23P	6.2	DD	DULUTH MN (218)428-8898	.00 U
941/423-5500 Subtotal						.00
Subtotal Minutes: 37.6 ***REP LINE ONLY						

*****Resume printing of detail

Detail of Frontier Com of America Charges

Toll charged to 941/423-5501

*****Start suppression of detail

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
E 19	JUL 10	9:50A	1.3	DD	ATLANTA NW GA (770)384-2762	.00 U
E 20	JUL 10	11:43A	1.4	DD	MILFORD CT (203)882-6808	.00 U
E 21	JUL 16	2:36P	1.0	DD	GLOUCESTER MA (978)283-8507	.00 U
E 22	JUL 16	2:39P	.6	DD	GLOUCESTER MA (978)283-8507	.00 U
941/423-5501 Subtotal						.00
Subtotal Minutes: 4.3 ***REP LINE ONLY						

*****Resume printing of detail

Legend Call Types:

DD - Day

Caller Summary Report

	Calls	Minutes	Amount
941/423-5500	17	48	.00
Main Number	5	6	.00
***Customer Summary	22	55	.00

Caller Summary Report

	Calls	Minutes	Amount
Intra-Lata	10	13	.00
Interstate	11	41	.00
Intrastate	1		.00
***Customer Summary	22	55	.00

941/423-5501

Date of Bill 8/01/18

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 \$205.94 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.

Beginning with this bill, the Access Recovery Charge increased per line for Single Lines up to \$0.10, Multi-Lines and Centrex up to \$0.29, and ISDN PRI up to \$1.45. The Subscriber Line Charge may increase per line for Single Lines up to \$0.14, Multi-Lines and Centrex up to \$0.46, ISDN BRI up to \$0.14, and ISDN PRI up to \$2.30. Questions? Please contact customer service.

Frontier recommends that our business customers should adopt a policy of regular security audits on all service related premise equipment to protect their accounts. As an added security measure, we recommend routine updating of passwords and verification of call forwarding features. Questions? Contact your service representative or refer to frontier.com/corporate/terms

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>

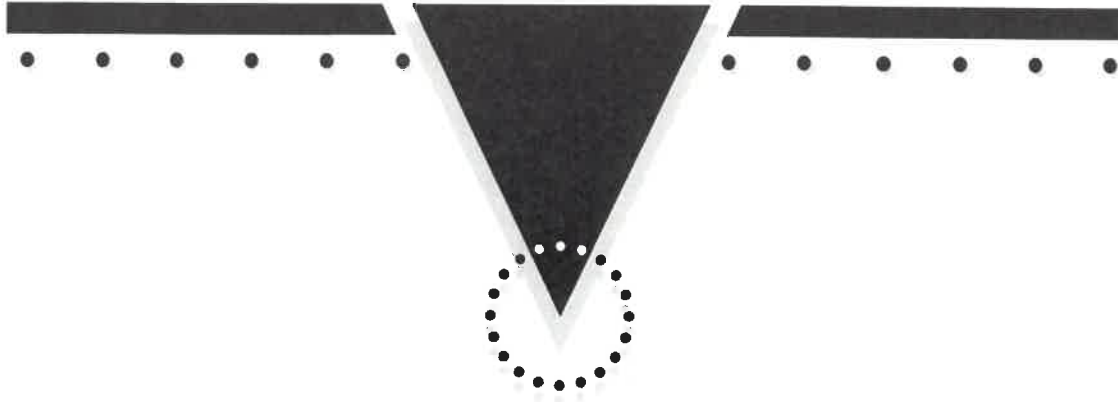
Local Franchise Authority - FiOS TV
Your FCC Community ID is: FL1334

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

REMITTANCE: FRONTIER
PO BOX 740407
CINCINNATI OH 45274-0407

CDPIFLBBB94194142334771FLFT-FLABUSCX 5342NY 0000000000000378.94
NNNNNNNNNNNNNNNNNNNNNNNNNNNNNNNNNNNN 1-800-921-8102

SECTION C



Lakeside Plantation

Community Development District

Unaudited Financial Reporting
August 31, 2018



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

**Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT**

**COMBINED BALANCE SHEET
August 31, 2018**

	General	Debt Service	Capital Reserve	Totals
Assets				
<u>Cash:</u>				
Operating Account	\$ 26,768	\$ -	\$ -	\$ 26,768
Debit Card Account	3,000	-	-	3,000
Money Market Account	180,622	-	-	180,622
Petty Cash	50	-	-	50
Capital Reserve Account	-	-	59,874	59,874
<u>Investment - Operations:</u>				
Investment - SBA Fund	487	-	344,930	345,417
<u>Investment - Bonds:</u>				
Reserve Fund	-	57,031	-	57,031
Revenue Fund	-	51,075	-	51,075
Prepayment Fund	-	0	-	0
Prepaid Expenses	4,373	-	-	4,373
Due from Capital Reserve	4,103	-	-	4,103
Due from General Fund	-	7,977	-	7,977
Total Assets	<u>\$ 219,403</u>	<u>\$ 116,083</u>	<u>\$ 404,804</u>	<u>\$ 740,290</u>
Liabilities & Fund Balances				
Liabilities				
Accounts Payable	\$ 3,168	\$ -	\$ -	\$ 3,168
Due to Debt	7,977	-	-	7,977
Due to General Fund	-	-	4,103	4,103
Customer Deposits	1,125	-	-	1,125
Total Liabilities	<u>\$ 12,270</u>	<u>\$ -</u>	<u>\$ 4,103</u>	<u>\$ 16,373</u>
Fund Balances				
Restricted for Debt Service	\$ -	\$ 116,083	\$ -	\$ 116,083
Assigned for Capital Projects	-	-	400,700	400,700
Unassigned	207,133	-	-	207,133
Total Fund Balances	<u>\$ 207,133</u>	<u>\$ 116,083</u>	<u>\$ 400,700</u>	<u>\$ 723,917</u>
Total Liabilities & Fund Balances	<u>\$ 219,403</u>	<u>\$ 116,083</u>	<u>\$ 404,804</u>	<u>\$ 740,290</u>

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending August 31, 2018

	Adopted Budget	Prorated Budget Thru 08/31/18	Actual Thru 08/31/18	Variance
<u>Revenues:</u>				
Tennis Club	\$ 20,000	\$ 18,333	\$ 15,079	\$ (3,255)
Activities	10,000	9,167	4,375	(4,792)
Clubhouse Rentals	3,000	2,750	2,800	50
Miscellaneous	1,500	1,375	1,314	(61)
Interest	50	46	33	(13)
Operations & Maintenance Assessments	656,520	656,520	649,325	(7,195)
Total Revenues	\$ 691,070	\$ 688,191	672,926	\$ (15,265)

Expenditures:

Administrative

Supervisor Fees	\$ 11,000	\$ 7,800	\$ 7,800	\$ -
District Manager	36,050	33,046	33,046	(0)
District Counsel	25,000	22,917	31,638	(8,721)
Reimbursable Expenses	600	550	-	550
District Engineer	10,000	9,167	9,823	(657)
Disclosure Report	1,000	917	917	0
Trustee Fees	4,400	4,400	4,337	63
Audit Fees	3,600	3,600	3,600	-
Postage, Phone, Fax, Copies	1,000	917	1,133	(217)
General Liability Insurance	6,100	6,100	5,650	450
Legal Advertising	1,500	1,375	1,306	69
Dues, Licenses & Fees	175	175	175	-
Other Current Charges	1,900	1,742	1,430	312
Property Insurance	9,000	9,000	8,201	799
Information Technology	1,000	917	916	1
Total Administrative	\$ 112,325	\$ 102,621	\$ 109,972	\$ (7,351)

Operations

Personnel Services (Management Contract)	\$ 168,000	\$ 154,000	\$ 154,092	\$ (92)
Road & Sidewalk Repairs & Maintenance	5,000	4,583	-	4,583
Common Area Renewal & Maintenance	10,000	9,167	-	9,167
Street Light/Decorative Light	10,000	9,167	2,686	6,481
Landscape Maintenance - Contract	91,860	84,205	81,798	2,407
Landscape Maintenance - Other	5,000	4,583	2,238	2,345
Mulch	10,740	9,845	7,800	2,045
Irrigation Maintenance	1,000	917	1,367	(450)
Lake Maintenance	14,000	12,833	12,290	543
Electric Utility Services - Entrance Feature	9,000	8,250	7,600	650
Water Utility Services - Entrance Feature	1,500	1,375	6,319	(4,944)
Repairs & Maintenance - Entrance Feature	3,000	2,750	1,000	1,750
Miscellaneous Tools & Equipment	1,000	917	-	917
Landscape Inspection Services	3,300	3,025	3,300	(275)
Traffic Enforcement	2,500	2,292	1,474	818
Total Operations	\$ 335,900	\$ 307,908	\$ 281,964	\$ 25,944

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending August 31, 2018

	Adopted Budget	Prorated Budget Thru 08/31/18	Actual Thru 08/31/18	Variance
Clubhouse				
Activities	\$ 19,000	\$ 17,417	\$ 13,343	\$ 4,073
Licenses/Fees	1,140	1,140	1,148	(8)
General Supplies	10,000	9,167	8,710	456
Maintenance	10,000	9,167	8,277	889
Office Supplies	3,000	2,750	2,379	371
Public Communication	1,400	1,283	1,068	215
Pest Control	600	550	600	(50)
Security	1,500	1,375	1,805	(430)
AED	300	275	-	275
Telephone & Internet Services	5,000	4,583	4,707	(124)
Janitorial Supplies	2,500	2,292	3,231	(939)
Electric Utility Services - Clubhouse	16,000	14,667	12,938	1,728
Gas Utility	250	229	142	87
Garbage Collection	2,000	1,833	1,586	247
Water Utility Services - Clubhouse	3,500	3,208	8,962	(5,754)
Electric Utility Services - Pool	16,500	15,125	10,697	4,428
Pool Cleaning	10,000	9,167	8,100	1,067
Pool Maintenance - Other	10,000	9,167	11,702	(2,536)
Tennis Courts - Maintenance	10,000	9,167	4,807	4,360
Tennis Courts - Programs	3,000	2,750	3,300	(550)
Water Utility Services - Tennis Courts & Pool	4,000	3,667	4,219	(552)
Total Clubhouse	\$ 129,690	\$ 118,978	\$ 111,723	\$ 7,254
Other Expenditures				
Transfer Out - Current Year	\$ 130,000	\$ 130,000	\$ 130,000	\$ -
Total Other Expenditures	\$ 130,000	\$ 130,000	\$ 130,000	\$ -
Total Expenditures	\$ 707,915		\$ 633,659	
Excess Revenues (Expenditures)	\$ (16,845)		\$ 39,267	
Fund Balance - Beginning	\$ 16,845		\$ 167,866	
Fund Balance - Ending	\$ -		\$ 207,133	

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE SERIES 1999
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending August 31, 2018

	Adopted Budget	Prorated Budget Thru 08/31/18	Actual Thru 08/31/18	Variance
<u>Revenues:</u>				
Assessments - On Roll	\$ 175,905	\$ 175,905	\$ 173,594	\$ (2,311)
Assessments - Direct Billed	8,842	8,842	8,842	0
Interest	10	9	1,297	1,288
Total Revenues	\$ 184,757	\$ 184,756	\$ 183,733	\$ (1,023)
<u>Expenditures:</u>				
Interest - 11/1	\$ 56,121	\$ 56,121	\$ 56,121	\$ -
Principal - 5/1	70,000	70,000	70,000	-
Interest - 5/1	56,121	56,121	56,121	-
Total Expenditures	\$ 182,242	\$ 182,243	\$ 182,243	\$ -
Excess Revenues (Expenditures)	\$ 2,515		\$ 1,491	
Fund Balance - Beginning	\$ 75,191		\$ 114,592	
Fund Balance - Ending	\$ 77,706		\$ 116,083	

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL RESERVE FUND
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending August 31, 2018

	Adopted Budget	Prorated Budget Thru 08/31/18	Actual Thru 08/31/18	Variance
<u>Revenues:</u>				
Transfer In - Current Year	\$ 130,000	\$ 130,000	\$ 130,000	\$ -
Interest	-	-	4,930	(4,930)
Total Revenues	\$ 130,000	\$ 130,000	\$ 134,930	\$ (4,930)
<u>Expenditures:</u>				
Property Site Elements	\$ 166,688	\$ 152,797	\$ 116,495	\$ 36,302
Clubhouse Interior	28,115	25,772	10,394	15,379
Pool Elements	33,495	30,704	49,267	(18,563)
Total Expenditures	\$ 228,298	\$ 209,273	\$ 176,156	\$ 33,118
Excess Revenues (Expenditures)	\$ (98,298)		\$ (41,226)	
Fund Balance - Beginning	\$ 442,539		\$ 441,926	
Fund Balance - Ending	\$ 344,241		\$ 400,700	

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	\$ (81)	\$ 10	\$ (212)	\$ 252	\$ 685	\$ (305)	\$ -	\$ 15,079
Activities	760	260	-	1,620	255	530	185	285	225	195	60	-	4,375
Clubhouse Rentals	-	425	-	250	75	-	325	675	800	-	250	-	2,800
Miscellaneous	168	126	-	247	21	-	252	-	102	186	213	-	1,314
Interest	1	2	3	4	4	4	4	3	3	2	2	-	33
Operations & Maintenance Assessments	-	152,486	366,407	29,941	10,611	10,647	19,425	7,132	22,839	26,579	3,258	-	649,325
Total Revenues	\$ 7,659	\$ 157,261	\$ 366,411	\$ 35,200	\$ 11,865	\$ 11,100	\$ 20,201	\$ 7,883	\$ 24,220	\$ 27,647	\$ 3,478	\$ -	\$ 672,926
Expenditures:													
Administrative													
Supervisor Fees	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ 600	\$ 800	\$ 600	\$ 800	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 7,800
District Manager	3,004	3,004	3,004	3,004	3,004	3,004	3,004	3,004	3,004	3,004	3,004	-	33,046
District Counsel	3,902	1,787	-	4,129	4,296	4,629	2,653	5,446	3,604	1,193	-	-	31,638
Reimbursable Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-
District Engineer	-	-	150	-	3,814	1,497	2,258	-	-	2,105	-	-	9,823
Disclosure Report	83	83	83	83	83	83	83	83	83	83	83	-	917
Trustee Fees	2,891	-	-	-	-	-	-	-	1,446	-	-	-	4,337
Audit Fees	-	-	-	-	3,600	-	-	-	-	-	-	-	3,600
Postage, Phone, Fax, Copies	52	75	38	30	214	59	122	213	144	87	99	-	1,133
General Liability Insurance	5,650	-	-	-	-	-	-	-	-	-	-	-	5,650
Legal Advertising	-	83	-	166	323	83	83	159	83	326	-	-	1,306
Dues, Licenses & Fees	175	-	-	-	-	-	-	-	-	-	-	-	175
Other Current Charges	64	483	318	36	237	68	6	23	74	74	47	-	1,430
Property Insurance	8,201	-	-	-	-	-	-	-	-	-	-	-	8,201
Information Technology	83	83	83	83	83	83	83	83	83	83	83	-	916
Total Administrative	\$ 25,106	\$ 6,598	\$ 3,677	\$ 8,531	\$ 16,255	\$ 10,307	\$ 8,892	\$ 9,812	\$ 9,522	\$ 6,956	\$ 4,317	\$ -	\$ 109,972
Operations													
Personnel Services (Management Contract)	\$ 14,008	\$ 14,008	\$ 14,008	\$ 14,008	\$ 14,008	\$ 14,008	\$ 14,008	\$ 14,008	\$ 14,008	\$ 14,008	\$ 14,008	\$ -	\$ 154,092
Road & Sidewalk Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Common Area Renewal & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Street Light/Decorative Light	-	-	-	207	149	-	800	-	-	-	1,530	-	2,686
Landscape Maintenance - Contract	7,354	7,354	7,354	7,354	7,354	7,354	7,354	7,354	7,655	7,655	7,655	-	81,798
Landscape Maintenance - Other	-	-	-	335	-	-	628	1,275	-	-	-	-	2,238
Mulch	-	-	-	7,800	-	-	-	-	-	-	-	-	7,800
Irrigation Maintenance	-	85	-	481	-	-	-	801	-	-	-	-	1,367
Lake Maintenance	966	966	966	966	966	966	966	2,630	966	966	966	-	12,290
Electric Utility Services - Entrance Feature	504	667	615	639	946	667	822	762	536	744	699	-	7,600
Water Utility Services - Entrance Feature	18	19	19	19	215	1,098	616	657	1,222	677	1,760	-	6,319
Repairs & Maintenance - Entrance Feature	-	-	-	-	-	-	-	-	-	-	1,000	-	1,000
Miscellaneous Tools, Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Inspection Services	550	-	550	-	550	-	550	-	550	-	550	-	3,300
Traffic Enforcement	268	-	-	402	-	-	402	-	-	402	-	-	1,474
Total Operations	\$ 23,669	\$ 23,099	\$ 23,513	\$ 32,211	\$ 24,189	\$ 24,093	\$ 26,146	\$ 27,487	\$ 24,937	\$ 24,452	\$ 28,168	\$ -	\$ 281,964

Lakeside Plantation

COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF REVENUES & EXPENDITURES

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Clubhouse													
Activities	\$ 1,795	\$ 1,781	\$ 517	\$ 1,555	\$ 1,965	\$ 1,942	\$ 1,011	\$ 688	\$ 566	\$ 432	\$ 1,091	\$ -	\$ 13,343
Licenses/Fees	596	-	-	-	-	-	-	-	203	349	-	-	1,148
General Supplies	1,058	1,055	653	793	455	446	882	1,063	877	939	490	-	8,710
Maintenance	1,941	1,047	197	548	1,082	266	203	553	948	771	720	-	8,277
Office Supplies	153	365	76	221	480	222	628	71	99	65	-	-	2,379
Public Communication	276	45	45	45	45	310	45	45	64	83	64	-	1,068
Pest Control	150	-	-	-	150	-	-	150	-	-	150	-	600
Security	711	147	-	-	147	-	344	147	163	-	147	-	1,805
AED	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone & Internet Services	365	365	375	660	478	376	377	478	376	376	481	-	4,707
Janitorial Supplies	490	163	272	241	319	216	266	285	626	313	39	-	3,231
Electric Utility Services - Clubhouse	1,292	1,413	1,132	1,105	1,185	1,129	1,066	1,087	1,047	1,221	1,260	-	12,938
Gas Utility	13	13	13	13	13	14	13	13	13	13	13	-	142
Garbage Collection	159	159	159	159	159	159	159	159	159	159	-	-	1,586
Water Utility Services - Clubhouse	2,433	4,971	157	168	188	209	147	168	168	188	168	-	8,962
Electric Utility Services - Pool	437	822	1,214	1,299	1,273	1,299	1,273	1,075	622	696	688	-	10,697
Pool Cleaning	810	810	810	810	810	810	810	810	810	810	810	-	8,100
Pool Maintenance - Other	3,057	-	2,850	-	259	3,267	543	979	580	50	119	-	11,702
Tennis Courts - Maintenance	77	186	-	101	134	193	466	875	658	1,014	1,102	-	4,807
Tennis Courts - Programs	-	220	640	640	800	720	280	-	-	-	-	-	3,300
Water Utility Services - Tennis Courts & Pool	147	113	231	336	445	361	237	736	881	370	361	-	4,219
Total Clubhouse	\$ 15,959	\$ 13,676	\$ 9,340	\$ 8,694	\$ 10,387	\$ 11,938	\$ 8,749	\$ 8,570	\$ 8,858	\$ 7,850	\$ 7,704	\$ -	\$ 111,723
Other Expenditures													
Transfer Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 130,000	\$ -	\$ -	\$ -	\$ -	\$ 130,000
Total Other Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 130,000	\$ -	\$ -	\$ -	\$ -	\$ 130,000
Total Expenses	\$ 64,734	\$ 43,373	\$ 36,530	\$ 49,436	\$ 50,830	\$ 46,338	\$ 43,788	\$ 175,869	\$ 43,317	\$ 39,258	\$ 40,188	\$ -	\$ 633,659
Excess Revenues (Expenditures)	\$ (57,074)	\$ 113,889	\$ 329,881	\$ (14,236)	\$ (38,965)	\$ (35,237)	\$ (23,587)	\$ (167,987)	\$ (19,096)	\$ (11,611)	\$ (36,710)	\$ -	\$ 39,267

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
LONG TERM DEBT REPORT**

SERIES 1999A, CAPITAL IMPROVEMENT REVENUE BONDS		
INTEREST RATE:	6.950%	
MATURITY DATE:	5/1/2031	
RESERVE FUND REQUIREMENT	MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$ 189,896	
RESERVE FUND BALANCE	\$ 57,031	
BONDS OUTSTANDING - 9/30/13	\$	1,860,000.00
LESS: PRINCIPAL PAYMENT 5/1/14	\$	(55,000.00)
LESS: PRINCIPAL PAYMENT 11/1/14 (PREPAYMENT)	\$	(5,000.00)
LESS: PRINCIPAL PAYMENT 5/1/15	\$	(60,000.00)
LESS: PRINCIPAL PAYMENT 5/1/16	\$	(60,000.00)
LESS: PRINCIPAL PAYMENT 5/1/17	\$	(65,000.00)
LESS: PRINCIPAL PAYMENT 5/1/18	\$	(70,000.00)
CURRENT BONDS OUTSTANDING	\$	1,545,000.00

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2018

TAX COLLECTOR

							Gross Assessments \$	880,463	\$	694,731	\$	185,733		
							Net Assessments \$	832,038	\$	656,520	\$	175,517		
														1999
Date Received	Dist	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	General Fund 78.91%	Debt Svc Fund 21.09%	Total 100%					
11/17/17	17-01	\$ 84,166.10	\$ -	\$ 1,262.49	\$ -	\$ 82,903.61	\$ 65,415.19	\$ 17,488.42	\$ 82,903.61					
11/30/17	17-02	\$ 112,028.66	\$ -	\$ 1,680.43	\$ -	\$ 110,348.23	\$ 87,070.40	\$ 23,277.83	\$ 110,348.23					
12/18/17	17-03	\$ 436,292.12	\$ -	\$ 6,544.38	\$ -	\$ 429,747.74	\$ 339,092.97	\$ 90,654.77	\$ 429,747.74					
12/29/17	17-04	\$ 35,143.67	\$ -	\$ 527.16	\$ -	\$ 34,616.51	\$ 27,314.20	\$ 7,302.31	\$ 34,616.51					
1/31/18	17-05	\$ 38,066.76	\$ -	\$ 571.00	\$ 450.03	\$ 37,945.79	\$ 29,941.17	\$ 8,004.62	\$ 37,945.79					
2/28/18	17-06	\$ 13,653.05	\$ -	\$ 204.80	\$ -	\$ 13,448.25	\$ 10,611.36	\$ 2,836.89	\$ 13,448.25					
3/27/18	17-07	\$ 13,698.57	\$ -	\$ 205.48	\$ -	\$ 13,493.09	\$ 10,646.74	\$ 2,846.35	\$ 13,493.09					
4/30/18	17-08	\$ 24,868.69	\$ -	\$ 373.03	\$ 122.62	\$ 24,618.28	\$ 19,425.08	\$ 5,193.20	\$ 24,618.28					
5/31/18	17-09	\$ 9,175.94	\$ -	\$ 137.64	\$ -	\$ 9,038.30	\$ 7,131.68	\$ 1,906.62	\$ 9,038.30					
6/26/18	17-10	\$ 29,385.32	\$ -	\$ 440.78	\$ -	\$ 28,944.54	\$ 22,838.72	\$ 6,105.82	\$ 28,944.54					
7/31/18	17-11	\$ 34,034.10	\$ -	\$ 510.51	\$ 161.56	\$ 33,685.15	\$ 26,579.31	\$ 7,105.84	\$ 33,685.15					
8/31/18	17-12	\$ 4,129.47	\$ -	\$ -	\$ -	\$ 4,129.47	\$ 3,258.36	\$ 871.11	\$ 4,129.47					
Totals		\$ 834,642.45	\$ -	\$ 12,457.70	\$ 734.21	\$ 822,918.96	\$ 649,325.19	\$ 173,593.77	\$ 822,918.96					

Imagine School at North Port Inc.

\$ 8,842.03

\$

\$ 8,842.03

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

SECTION VIII

SECTION B

Lakeside Plantation CDD

ACTION ITEMS

as of 9/12/2018

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.
2	8/16/17	Develop Landscape Design Plan for Front of Clubhouse and Community Entrance	Vesta/Smith		On Hold	Address flower beds in front & end caps. Harry Smith to meet with Bloomings to discuss Board consensus.
3	10/18/17	Evaluate Drainage in Playground Area	Flint/Clancy		In Process	District Manager to communicate with installer regarding remediation.
4	10/18/17	Develop Options for Streetlight Replacement	Smith/Flint		In Process	Agreement with Energy Savers International Executed. Work is completed on first phase. Phase 2 to commence on 9/17/18.
5	1/17/18	Renewal of WMD Permit #4401865.004	Clancy		In Process	
6	9/19/18	4 way stop warrant study proposals for the Plantation Blvd & Scarlett intersection	Flint		In Process	Flint to contact Traffic Consultants for Warrant Study proposals.

SECTION C

Lakeside Plantation CDD
Community Development District
Amenity Center Management Report

Date of Meeting: September 19th, 2018

Submitted by: Nathan Trates

➤ **Facility**

- *Rolling of the courts done professionally by Welch Tennis*
- *New portable roller and material spreader added for tennis courts*
- *Streetlights repaired from lightning strike*
- *Clubhouse carpets professionally cleaned*
- *Smaller tennis maintenance shed added to prolong new equipment*
- *New 5 gallon water coolers and cup holders added to Tennis Courts*
- *Clubhouse exterior pressure washed (Ongoing)*
- *Pool railing covers replaced*
- *New door handle hardware and locks added to all clubhouse doors*
- *New Zumba/water aerobics instructor added to activity line-up*
- *4 New professional nets added to Tennis courts*
- *Back picnic Gazebo wood replaced/restored(in process)*
- *Front entrance fountain leaks detected with American Leak Detection company*
- *Clay material added to tennis courts and nails repaired*
- *Picnic area sidewalks pressure washed*
- *Fountain leak repaired by American Leak Detection*
- *O-rings added to entrance fountain filters*
- *Gym equipment machine padding re-upholstered*

➤ **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*
- *Zumba – Thursdays – 5:30 PM*
- *Water aerobics live class – Fridays – 10:30 AM*
- *Bridge – Thursdays – 7:00 PM*
- *Swim Lessons – every Tuesday & Thursday at 4:00 PM*
- *Yogatology – Monday & Thursday - 10 AM*

➤ **Special Events:**

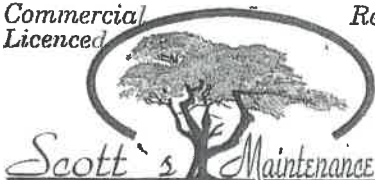
- *Pizza Night X 2*
- *Wine & Cheese*
- *Coffee & Donuts X2*
- *Labor Day BBQ*

Amenity Management:

- 1. Proposal from Scott's Maintenance services for re-sealing of pool deck and clubhouse veranda pavers.**
- 2. Proposal from Bradley Ray concrete for center tennis concrete work. (Will be added later)**

Commercial
Licenced

Residential
Insured



Scott's Maintenance Services
Pressure Cleaning & Painting
Handyman Services

941-232-6831

Date: 8-20-18
Name: Lakeside Plantation
Address: 2200 Plantation Blvd
North Fort, FL
Phone: _____

☐ Invoice ☒ Proposal

Hourly Rate based on 25.00 to 35.00
Hourly Rate for Pressure Cleaning is 50 per hr.

~~Qty~~	Description of work	Unit Price	Amount
#1	Pool Deck:		
	Pressure wash and		
	resand and seal with		
	Seal and sand acrylic		
	Sealer - 5434 sq. ft.		4,890 ⁰⁰
#2	Club House Pavers:		
	Pressure wash and		
	resand and seal with		
	Seal and Sand acrylic		
	Sealer - 2,940 sq. ft.		2,646 ⁰⁰
	20% discount offered		
	if you do both areas		
	at the same time.		
	total \$6,028 ⁰⁰		
	Materials		
	50% deposit required		
Customers Sign Here <u>X</u>		Total	\$7,536 ⁰⁰