

*Lakeside Plantation
Community Development District*

Agenda

October 18, 2017

AGENDA

7

Lakeside Plantation

Community Development District

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

October 11, 2017

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, October 18, 2017 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 the Fiscal Year 2017
 - B. Ratification of Proposal from Bloomings to Provide Additional Post Hurricane Clean Up
 - C. Consideration of Resolution 2018-01 Authorizing Notice of Rule Development and Rule Making
 - D. Consideration of Resolution 2018-02 Amending the Fiscal Year 2017 Budget
 - E. Consideration of Agreement with Sparkling Kleen Pools & Spas to Resurface Pool
- VI. Business Administration
 - A. Approval of Minutes of September 20, 2017 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 will be presented under this item.

The fifth order of business New Business Items. Section A is the consideration of agreement with Grau & Associates to provide auditing services for the Fiscal Year 2017. A copy of the agreement is enclosed for your review. Section B is the ratification of the proposal from Bloomings to provide additional post Hurricane Irma clean up. A copy of the proposal is enclosed for your review. Section C is the consideration of Resolution 2018-01 authorizing the notice of rule development and rule making for a proposed rule addressing maintenance of the road verge. A copy of the Resolution and proposed rule is enclosed for your review. Section D is the consideration of Resolution 2018-02 amending the Fiscal Year 2017 budget. A copy of the Resolution and amended budget are enclosed for your review. Section E is the consideration of agreement with Sparkling Kleen Pools & Spas to re-surface the pool. A copy of the agreement and updated proposal is enclosed for your review.

The sixth order of business is Business Administration. Section A is the approval of the minutes of the September 20, 2017 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,

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

George S. Flint
District Manager

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

Enclosures

SECTION V

A



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

2700 North Military Trail • Suite 350
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

September 5, 2017

To Board of Supervisors
Lakeside Plantation Community Development District
135 W Central Blvd., Suite 320
Orlando, Florida 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, 2017. 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, 2017. 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 2017 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.

Other Services

We will assist in preparing the financial statements and related notes of the District 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*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

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. 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 designing, implementing 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 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.

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 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 \$3,600 for the September 30, 2017 audit respectively, 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.

This agreement is automatically renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

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 dark ink, appearing to read "Anita Ford". The signature is written in a cursive, flowing style.

Anita Ford, Chair
AICPA Peer Review Board
2016

**ADDENDUM TO ENGAGEMENT LETTER BETWEEN GRAU AND
ASSOCIATES AND LAKESIDE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT
(DATED SEPTEMBER 5, 2017)**

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: JSHOWE@GMSCFL.COM**

Auditor: _____

District: _____

Title: _____

Title: _____

Date: _____

Date: _____



B

Bloomings

Landscape & Turf Management Inc.



Lakeside Plantation CDD Stump Removal Hurricane Irma Clean Up

In an effort to get the condition of the property back in order after removal of the fallen trees, Bloomings proposes The following;

Grinding of the oak stumps- 4	\$200.00 each
Grinding of the Washi stumps- 3	\$75.00 each
Cut down and remove leaning washi, Plantation Blvd and Toledo Blade- inbound side	\$200.00
Stump grind Washi- 1	\$75.00

Bloomings shall provide labor and materials to complete the aforementioned services for a fee of \$1300.00, Which is due in full upon completion. Once the grinding is completed I will get a square footage and get a Proposal for sod replacement.

Joe Lytle Bloomings General Manager



Lakeside Plantation CDD Authorized Rep.

RESOLUTION 2018-01

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PASSED AND ADOPTED this 18th day of October, 2017.

ATTEST:

**LAKESIDE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

EXHIBIT A: Proposed Road Verge Rule

Lakeside Plantation Community Development District
Rule Governing Road Verge

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

Effective Date: _____, 2017

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

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

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

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

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

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

3. **RESERVATIONS; ENFORCEMENT.**

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

and is not responsible for any damage to the Improvements, or its supporting structure as a result of the removal.

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

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

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

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

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

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

D

RESOLUTION 2018-02

**A RESOLUTION AMENDING THE LAKESIDE
PLANTATION COMMUNITY DEVELOPMENT
DISTRICT GENERAL FUND BUDGET FOR FISCAL
YEAR 2017**

WHEREAS, the Board of Supervisors of the Lakeside Plantation Community Development District adopted a General Fund Budget for Fiscal Year 2017; and

WHEREAS, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year; and

WHEREAS, the Board has sixty (60) days after the Fiscal Year has ended to approve additional budget amendments.

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

1. The General Fund Budget for Fiscal Year 2017 is hereby amended in accordance with Exhibit "A" attached.

2. This resolution shall become effective this 18th day of October 2017 and be reflected in the monthly and Fiscal Year End 9/30/2017 Financial Statements and Audit Report of the District.

Adopted this 18th day of October, 2017.

Chairman/Vice Chairman

Secretary/ Assistant Secretary

Lakeside Plantation

Community Development District

Amended Budget Fiscal Year 2017

October 18, 2017



**Lakeside Plantation
Community Development District
Amended Budget
Fiscal Year 2017**

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General Fund - Income Statement

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**Lakeside Plantation
Community Development District
Amended Budget - Fiscal Year 2017
General Fund**

Description	Adopted Budget FY2017	Increase/ (Decrease)	Amended Budget FY2017	Actuals as of 9/30/2017
Revenues:				
Tennis Club	\$ 20,000	\$ -	\$ 20,000	\$ 18,765
Activities	10,000	-	10,000	6,872
Clubhouse Rentals	3,000	500	3,500	3,550
Miscellaneous	1,500	-	1,500	1,376
Interest Earnings	50	-	50	30
Operation & Maintenance Assessments	656,520	-	656,520	667,689
Carry Forward Surplus	-	65,125	65,125	182,583
Total Revenues	\$ 691,070	\$ 65,625	\$ 756,695	\$ 880,866
Administrative:				
Supervisor Fees	\$ 11,000	\$ (1,800)	\$ 9,200	\$ 9,200
District Manager	36,050	-	36,050	36,050
District Counsel	25,000	-	25,000	14,420
Reimbursable Expenses	600	(600)	-	-
District Engineer	10,000	-	10,000	7,265
Disclosure Report	1,000	-	1,000	1,000
Trustee Fees	4,400	-	4,400	4,129
Audit Fees	4,200	(700)	3,500	3,500
Postage, Phone, Faxes, Copies	200	1,300	1,500	1,234
General Liability Insurance	5,500	-	5,500	5,500
Legal Advertising	1,500	-	1,500	1,235
Dues, Licenses & Fees	175	-	175	175
Other Current Charges	1,900	-	1,900	1,882
Property Insurance	7,400	600	8,000	7,996
Information Technology	700	300	1,000	999
Total Administrative	\$ 109,625	\$ (900)	\$ 108,725	\$ 94,586
Operations:				
Personnel Services (Management Contract)	\$ 172,120	\$ -	\$ 172,120	\$ 168,015
Road & Sidewalk Repairs & Maintenance	5,000	1,000	6,000	4,193
Common Area Renewal & Maintenance	10,000	(5,000)	5,000	600
Street Light/Decorative Light	10,000	10,000	20,000	14,893
Landscape Maintenance - Contract	88,250	-	88,250	88,250
Landscape Maintenance - Other	5,000	5,000	10,000	5,147
Mulch	12,000	-	12,000	8,160
Irrigation Maintenance	500	2,500	3,000	1,864
Lake Maintenance	14,000	-	14,000	11,592
Electric Utility Services - Entrance Feature	9,000	(1,000)	8,000	7,990
Water Utility Services - Entrance Feature	1,000	2,500	3,500	3,476
Repairs & Maintenance - Entrance Feature	3,000	-	3,000	1,295
Miscellaneous Tools & Equipment	1,200	(1,200)	-	-
Landscape Inspection Services	3,300	-	3,300	2,750
Traffic Enforcement	-	1,500	1,500	1,206
Total Operations	\$ 334,370	\$ 15,300	\$ 349,670	\$ 319,430

**Lakeside Plantation
Community Development District
Amended Budget - Fiscal Year 2017
General Fund**

Description	Adopted Budget FY2017	Increase/ (Decrease)	Amended Budget FY2017	Actuals as of 9/30/2017
Clubhouse:				
Activities	\$ 19,000	\$ -	\$ 19,000	\$ 16,179
License/Fees	625	375	1,000	830
General Supplies	10,000	-	10,000	9,046
Maintenance	10,000	2,000	12,000	10,742
Office Supplies	3,000	-	3,000	2,927
Public Communication	1,400	600	2,000	1,507
Pest Control	600	-	600	600
Security	1,500	-	1,500	1,320
AED	300	(300)	-	-
Telephone & Internet Services	5,000	-	5,000	4,310
Janitorial Supplies	2,500	500	3,000	2,512
Electric Utility Services - Clubhouse	16,000	(1,000)	15,000	14,697
Gas Utility	250	(50)	200	153
Garbage Collection	1,900	100	2,000	1,903
Water Utility Services - Clubhouse	3,000	500	3,500	3,376
Electric Utility Services - Tennis Courts/Pool	16,500	(3,500)	13,000	12,935
FY	10,000	6,000	16,000	14,741
Tennis Courts - Maintenance	7,500	3,500	11,000	9,914
Tennis Courts - Programs	3,000	500	3,500	3,100
Water Utility Services - Tennis Courts/Pool	5,000	(3,000)	2,000	1,895
Total Clubhouse	\$ 117,075	\$ 6,225	\$ 123,300	\$ 112,686
Other Expenditures:				
Transfer Out - Capital Reserve Fund (CY)	\$ 130,000	\$ -	\$ 130,000	\$ 130,000
Transfer Out - Capital Reserve Fund (Excess)	-	45,000	45,000	45,000
Total Other Expenditures	\$ 130,000	\$ 45,000	\$ 175,000	\$ 175,000
Total Expenditures	\$ 691,070	\$ 65,625	\$ 756,695	\$ 701,702
Excess Revenue (Expenditures)	\$ -	\$ -	\$ -	\$ 179,164

AGREEMENT FOR POOL RESURFACING

THIS AGREEMENT FOR POOL RESURFACING (“Agreement”) is made and entered into this ____ day of _____, 2017, by and between:

LAKE SIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in the City of North Port, Florida, and whose mailing address is 135 West Central Boulevard, Suite 320, Orlando, Florida 32801 (“District”); and

T.D.S.Y., INC., D/B/A SPARKLING KLEEN POOLS & SPAS, whose address is 5654 Lawton Drive, Sarasota, Florida 34233 (“Contractor”).

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements, including pool and amenity facilities; and

WHEREAS the District has a need to retain an independent contractor to provide the labor and materials necessary to provide pool resurfacing services at the District’s amenity facility as described herein and in the attached **Exhibit A**, which is incorporated herein by reference (“Services” or “Project”); and

WHEREAS, Contractor represents that it is licensed, qualified and capable of providing the Services, and desires to contract with the District to do so in accordance with the terms of this Agreement; and

WHEREAS, the District’s Board of Supervisors has determined that no payment or performance bond is required for this Project pursuant to Section 255.05, *Florida Statutes*; and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

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

2. **SCOPE OF SERVICES.**

A. The duties, obligations, and responsibilities of the Contractor are to provide the Services described in **Exhibit A**, attached hereto and incorporated herein.

- B. Contractor shall be solely responsible for the means, manner, and methods by which its duties, obligations, and responsibilities are met. Contractor shall report directly to the District Manager or his/her designee.
- C. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within a reasonable time, but not to exceed seven (7) days.
- D. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.

3. COMPENSATION. The contract price for the Services shall be as set forth in **Exhibit A**, with 35% of the contract price due upon start of the Project (less any deposit), 35% due when the pool is ready to plaster, and the balance due upon completion of the Project. The District shall provide a 25% deposit upon execution of the Agreement and to hold a start date of **May 1, 2018**. The Contractor shall apply the deposit against any amounts first owed hereunder. When the Contractor believes that payment is due according to the foregoing schedule, the Contractor shall submit to the District invoices and supporting documentation ("**Payment Application**") for the services satisfactorily performed by Contractor to complete the Project. The District agrees to remit payment for said services within twenty-five (25) days of receipt of an appropriate Payment Application from Contractor. Contractor shall include with its Payment Application unconditional releases of lien from all subcontractors, suppliers and lienors corresponding to payments made for the period relating to the previous Payment Application and an executed waiver and release of lien upon progress payment in the form attached hereto as **Exhibit C**. Payment Applications and all supporting data shall be prepared by Contractor and submitted in writing for the District's approval, covering the amount and value of services satisfactorily performed by Contractor. Contractor acknowledges that payment for services does not constitute acceptance of the specific services or the Project. The submission by Contractor of its Payment Application shall be a representation by Contractor that all work indicated therein as complete is complete and has been completed in accordance with this Agreement.

Approval of a "**Final Payment Application**" for the total amount then outstanding under this Agreement shall be approved by the District upon the following conditions being satisfied: i) District's certification that the Project is satisfactorily complete; ii) completion of any applicable punch-list items; iii) assignment of all manufacturer's or subcontractor's warranties on material or equipment installed; iv) final waivers/releases of lien from all vendors, subcontractors and materialmen which have provided labor and/or materials for performance of the services necessary to complete the Project which shall accompany Contractor's Final Payment Application; and v) execution of a waiver and release of lien in the form attached hereto as **Exhibit D**.

4. CHANGE ORDERS. Contractor understands that the Project may be reduced, enlarged or otherwise modified in scope. If any additional services are proposed beyond those identified in this Agreement, Contractor shall perform them but only after receiving a written change order from the District or the District Manager's designee. Contractor shall not perform any service omitted from the Agreement by deductive change order. Contractor

shall cooperate with and assist the District in preparing and determining the scope of any change order. In the event this is a unit price Agreement, Contractor's compensation shall be adjusted for the added or deducted services proposed by the change order in accordance with the unit prices established in this Agreement. In the event this Agreement is not a unit price agreement, Contractor's compensation shall be adjusted for the added or deducted services proposed by the change order as reasonably determined by the District in conference with the Contractor. All change orders shall be in the form attached hereto as **Exhibit E**.

5. WARRANTY AND COVENANT. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all workmanship and materials shall be of good quality, and free from faults and defects. Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the Project, nor final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or services. If any of the services or materials provided under this Agreement are found to be defective, deficient or not in accordance with the Agreement, and without intending to limit any other remedies, Contractor shall correct, remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowners within the District. Further, the Contractor hereby assigns all manufacturer's warranties to the District, and shall provide evidence of the same with the Contractor's submittal of the Final Payment Application.

Contractor hereby covenants to the District that it shall perform the services necessary to complete the Project: (i) using its best skill and judgment and in accordance with generally accepted professional standards and practices for projects of similar design and complexity as the development occurring within the District; (ii) in compliance with all applicable federal, state, county municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, including, without limitation, all professional registration (both corporate and individual) for all required basic disciplines that it shall perform; and (iii) in an expeditious and economical manner consistent with the best interests of the District. Contractor hereby covenants to the District that any work product of the Contractor shall not call for the use of, nor infringe, any patent, trademark, services mark, copyright or other proprietary interest claimed or held by any person or business entity absent prior written consent from the District.

The foregoing warranties are limited only to the extent expressly set forth in **Exhibit A**.

6. INSURANCE. Contractor shall, at its own expense, maintain insurance during the performance of its services under this Agreement, with limits of liability as set forth in the certificates attached as **Exhibit F**. Contractor acknowledges that it is not carrying builder's risk insurance, but agrees that Contractor shall be responsible for all risk of loss to the materials, fixtures and/or equipment being used in the Project until completion of the Project and turnover to the District. With the exception of Professional Liability Insurance and Worker's Compensation Insurance, Contractor's insurance policies shall include and list as additional insureds the following: "The Lakeside Plantation Community Development District, and its supervisors, staff, attorneys, engineers, consultants, employees, contractors and representatives."

At no time shall Contractor be without insurance in the above amounts. All policies shall be on an "occurrence" basis, or, if on a "claims" basis, must be maintained for four years following the completion of the Project. No policy may be canceled during the term of this Agreement without at least 30 days written notice to the District. An insurance certificate and any necessary endorsements evidencing compliance with this section shall be sent to the District at the time of execution of this Agreement.

7. BONDING. [Reserved.]

8. TIMING. The Contractor shall be obligated to substantially complete the Project within one hundred twenty (120) days from the start date of **May 1, 2018**. Upon the District's request, Contractor shall furnish such evidence as the District requires concerning ability to timely complete the Project. Contractor must coordinate its work with others performing work for the District as the District directs. Contractor will work overtime or extra shifts as necessary to meet or maintain construction schedules.

9. PERMITS AND LICENSES. Before commencing performance hereunder, Contractor shall obtain all permits, approvals, certificates and licenses necessary for the proper performance of the Project and pay all fees and charges therefore. The originals of all such documents shall be delivered to the District upon receipt by Contractor.

10. LIQUIDATED DAMAGES. Contractor and the District recognize that time is of the essence with respect to this Agreement and that the District will suffer financial loss if the Project is not completed within the schedule established herein. The parties also recognize the delays, expense, and difficulties involved in proving in a legal or arbitration proceeding the actual loss suffered by District if the Project is not completed on time. Should the Contractor fail to complete the Project within 120 days from the start date of May 1, 2018, the Contractor shall pay to District, not as a penalty but as liquidated damages, the amount of one hundred dollars (\$100) per day for the first two (2) weeks of said breach or default, and two hundred dollars (\$200) per day thereafter, but in no event shall liquidated damages accrue for more than seventy-five (75) days. The parties agree that an assessment of actual damages as of the date of this Agreement would be uncertain, and the liquidated damages amount set forth herein is reasonable. The District shall be entitled to set off from monies due to the Contractor during the course of the Project amounts sufficient to reimburse the District for these agreed upon liquidated damages.

11. ACCEPTANCE OF SITE. By executing the Agreement, the Contractor acknowledges that the Contractor has visited the project site and has become familiar with the existing site conditions. Contractor agrees to take responsibility for any and all issues arising from the site conditions, as they relate to Contractor's work. No additional costs or time will be charged by Contractor for matters associated with unsuitable soils or any other matters associated with the site conditions.

12. SUBCONTRACTORS. By appropriate agreement, written where legally required for validity, the Contractor shall require each subcontractor, to the extent of the services to be performed by the subcontractor, to be bound to the Contractor by terms of this Agreement,

and to assume toward the Contractor all the obligations and responsibilities, including the responsibility for safety of the Subcontractor's services, which the Contractor assumes toward the District. Each subcontract agreement shall preserve and protect the rights of the District under the Agreement with respect to the services to be performed by the Subcontractor so that subcontracting thereof will not prejudice such rights. Where appropriate, the Contractor shall require each subcontractor to enter into similar agreements with sub-subcontractors. The Contractor shall make available to each proposed subcontractor, prior to the execution of the subcontract agreement, copies of the Agreement to which the subcontractor will be bound, and, upon written request of the subcontractor, identify to the subcontractor terms and conditions of the proposed subcontract agreement that may be at variance with the Agreement. Subcontractors will similarly make copies of applicable portions of such documents available to their respective proposed sub-subcontractors.

13. SHOP DRAWINGS. [Reserved.]

14. ACCEPTANCE BY LOCAL GOVERNMENTS. Contractor acknowledges that all work may be subject to inspections, tests, and approvals by local, federal, state, other governmental entities, or utility company inspectors and that all or some portion of the work may be conveyed to another governmental entity or utility company. No work is complete until it passes final inspection / approval by the applicable local, federal, state, other governmental entities, or utility companies. Contractor shall provide at its expense any written warranties, certifications, bonds or other documentation as may be required in connection with the conveyance of any work, or as may be otherwise required, by any county, federal, state, other governmental entities or utility companies. Further, Contractor shall make reasonable efforts to assist with the acceptance of the Project by any local, federal, state, and other governmental entities.

15. CONSTRUCTION DEFECTS. PURSUANT TO SECTION 558.005, *FLORIDA STATUTES*, ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE NOT SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, *FLORIDA STATUTES*.

16. PUBLIC ENTITY CRIMES. Pursuant to Section 287.133(3)(a), *Florida Statutes*:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a

period of 36 months following the date of being placed on the convicted vendor list.

Contractor represents that in entering into this Agreement, the Contractor has not been placed on the convicted vendor list within the last thirty-six (36) months and, in the event that the Contractor is placed on the convicted vendor list, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

17. INDEPENDENT CONTRACTOR. It is understood and agreed that at all times the relationship of Contractor and its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor to the District is the relationship of an independent contractor and not that of an employee, agent, joint venturer or partner of the District. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between the District and Contractor or any of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor. The parties acknowledge that Contractor is not an employee for state or federal tax purposes. Contractor shall hire and pay all of Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by Contractor, all of whom shall be employees of Contractor and not employees of District and at all times entirely under Contractor's supervision, direction and control. In particular, District will not: i) withhold FICA (Social Security) from Contractor's payments; ii) make state or federal unemployment insurance contributions on Contractor's behalf; iii) withhold state or federal income tax from payment to Contractor; iv) make disability insurance contributions on behalf of Contractor; or v) obtain workers' compensation insurance on behalf of Contractor.

18. COMPLIANCE WITH LAWS, ORDINANCES, AND REGULATIONS. In performing its obligations under this Agreement, Contractor and each of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction, including all laws, regulations and rules relating to immigration and/or the status of foreign workers. Contractor shall initiate, maintain, and supervise all safety precautions and programs in connection with its obligations herein. Contractor shall ensure that all of Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by Contractor observe Contractor's rules and regulations of safety and conduct. Contractor shall take all reasonable precautions for the safety of and shall provide all reasonable protection to prevent damage, injury or loss to all of its employees, agents and subcontractors performing its obligations herein and other persons who may be affected, and any material, equipment and other property. Contractor shall remedy all damage or loss to any property caused in whole or in part by Contractor, its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor, or by anyone for whose acts Contractor may be liable.

19. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages and/or specific performance. The District shall be solely responsible for

enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

20. ENFORCEMENT OF AGREEMENT. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

21. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Contractor.

22. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

23. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to District: Lakeside Plantation Community
Development District
135 West Central Boulevard, Suite 320
Orlando, Florida 32801
Attn: District Manager

With a copy to: Hopping Green & Sams, P.A.
119 South Monroe Street, Suite 300
Tallahassee, Florida 32301
Attn: District Counsel

B. If to the Contractor: Sparkling Kleen Pools & Spas
5654 Lawton Drive
Sarasota, Florida 34233
Attn: Moshe Yohann

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be

regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notice on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

24. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. The parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against either the District or the Contractor.

25. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

26. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement or any monies to become due hereunder without the prior written approval of the other.

27. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents that the venue for any litigation arising out of or related to this Agreement shall be in Sarasota County, Florida.

28. INDEMNIFICATION. To the fullest extent permitted by law, and in addition to any other obligations of Contractor under the Agreement or otherwise, Contractor shall indemnify, hold harmless, and defend the District and its, supervisors, staff, consultants, agents, subcontractors and employees of each and any of all of the foregoing entities and individuals (together, "Indemnitees") from all claims, liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, to the extent caused, in part or in whole, by the negligence, recklessness, or intentionally wrongful misconduct of the Contractor, or any subcontractor, supplier, or any individual or entity directly or indirectly employed or used by any of the Contractor to perform any of the work. To the extent required by Florida law to make the provisions of any indemnification, defense or hold harmless provision of this Contract enforceable (and otherwise this sentence does not apply), such indemnification, hold harmless and defense obligation shall not exceed _____ (\$_____), the amount of which bears a reasonable commercial relationship to the Contract and was part of the project specifications or bid documents. In the event that any indemnification, defense or hold

harmless provision of this Contract is determined to be unenforceable, the provision shall be reformed to give the provision the maximum effect allowed by Florida law and for the benefit of the Indemnitees. The Contractor shall ensure that any and all subcontractors, and suppliers, include this express paragraph for the benefit of the Indemnitees. This section shall survive any termination of this Agreement.

29. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

30. TERM. This Agreement shall become effective as of the date first above written, and shall terminate upon completion of the Project set forth herein and in any amendment hereto, unless cancelled earlier, pursuant to the terms of this Agreement.

31. TERMINATION. The District shall have the right to terminate this Agreement at any time and upon written notice, whether due to Contractor's failure to perform in accordance with the terms of this Agreement or for any or no reason. Contractor shall have the right to terminate this Agreement upon thirty (30) days written notice mailed to the District at the address written above stating a failure of the District to perform in accordance with the terms of this Agreement, provided however that the District is first given a reasonable opportunity to cure any such failure. The District's liability upon any termination of this Agreement shall be limited to paying for the reasonable value of labor and materials physically incorporated into the Project up to the date of the notice of termination, less any offsets or claims that the District may have.

32. OWNERSHIP OF DOCUMENTS. All rights in and title to all plans, drawings, specifications, ideas, concepts, designs, sketches, models, programs, software, creation, inventions, reports, or other tangible work product originally developed by Contractor pursuant to this Agreement shall be and remain the sole and exclusive property of the District when developed and shall be considered work for hire.

33. PUBLIC RECORDS. Contractor shall allow access to all documents, papers, letters, or other materials subject to the provisions of Chapter 119, *Florida Statutes*, and made or received by the District in conjunction with this Agreement. Contractor agrees to comply with all applicable public records laws, including but not limited to Section 119.0701, *Florida Statutes* (to the extent applicable), the terms of which are incorporated herein by this reference.

34. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

35. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

36. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

(SIGNATURES ON FOLLOWING PAGE)

IN WITNESS WHEREOF, the parties hereto have signed this Agreement to be effective on the day and year first written above.

Witness

**LAKESIDE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

Signature of Witness

Chairman, Board of Supervisors

Print Name

Witness

**T.D.S.Y., INC., D/B/A
SPARKLING KLEEN POOLS & SPAS**

Signature Of Witness

By: _____

Print: _____

Its: _____

Print Name

- Exhibit A:** Scope of Work
- Exhibit B:** [Reserved.]
- Exhibit C:** Form of Partial Payment Lien Release
- Exhibit D:** Form of Final Payment Lien Release
- Exhibit E:** Form of Change Order
- Exhibit F:** Form of Insurance Certificates

EXHIBIT A

SCOPE OF WORK

Contractor shall provide the following Services:

RESURFACE POOL WITH STANDARD QUARTZ PLASTER - \$23,795 (10 year warranty)

1. Drain pool taking precautions against displacement by ground water
2. Channel cut under tile and around returns
3. Install water depth tiles according to DOH requirements
4. Install "No Diving" tiles according to DOH requirements
5. Install new main drain frame and grate (VGB Act compliant)
6. Set new non-skid stair tiles according to DOH requirements
7. Install belly band tile
8. Install waterline tile
9. Install scum gutter grates
10. Install floor return grates
11. Level scum gutters
12. Acid wash pool with muriatic acid
13. Coat pool surface with epoxy mortar to maximize bond of new plaster
14. Apply new quartz plaster finish
15. Refill pool with your water and balance water chemistry

OPTION: UPGRADED PLASTER - \$3,995 (lifetime warranty)

OPTION: INSTALL NEW COPING TILES ON GUTTER BEAM - \$3,290

RESURFACE SPA WITH STANDARD QUARTZ - \$2,295 (10 year warranty)

1. Drain spa taking precautions against displacement by ground water
2. Channel cut under tile and around returns
3. Acid wash spa (100% muriatic acid)
4. Coat spa surface with epoxy primer mortar to maximize bond of new plaster
5. Set new stair tiles
6. RegROUT in skimmer
7. Install new main drain frame, grate and returns
8. Apply new plaster finish
9. Refill spa with customer's water and balance water chemistry

OPTION: UPGRADED PLASTER - \$460 (lifetime warranty)

There is a two year warranty on workmanship. This includes peeling of quartz plaster, but excludes staining or etching of the finish.

As noted above, there is a ten year manufacturer's warranty on standard quartz plaster, and a lifetime warranty on the upgraded plaster.

EXHIBIT C

**WAIVER AND RELEASE OF LIEN
UPON PARTIAL PAYMENT**

The undersigned lienor ("**Lienor**"), with offices at _____, and in consideration of payment in the amount of \$_____, hereby acknowledges that it has been paid in full (and accordingly waives and releases any lien and any right to claim a lien) for labor, services, or materials furnished to the Lakeside Plantation Community Development District ("**District**") for all work provided pursuant to the agreement ("**Agreement**") dated _____ 20__, between the Lienor and District, and for the period from the effective date of the Agreement and through _____. This waiver and release does not cover any retention, labor, services, or materials furnished after the date specified. Lienor further acknowledges that the District is a governmental entity, and not an "Owner" for purposes of Chapter 713, *Florida Statutes*, and, accordingly, no lien rights are available as a matter of law.

Acknowledged this _____ day of _____, 20__.

[Contractor/Lienor]

ATTEST

[signature]

[print name]

[signature]

By: _____
[print name]

Its: _____
[print title]

EXHIBIT D

**WAIVER AND RELEASE OF LIEN
UPON FINAL PAYMENT**

The undersigned lienor ("**Lienor**"), with offices at _____, and in consideration of the final payment in the amount of \$ _____, hereby acknowledges that it has been paid in full (and accordingly waives and releases any lien and any right to claim a lien) for labor, services, or materials furnished to the Lakeside Plantation Community Development District ("**District**") for all work provided pursuant to the agreement ("**Agreement**") dated _____ 20__, between the Lienor and District. Lienor further acknowledges that the District is a governmental entity, and not an "Owner" for purposes of Chapter 713, *Florida Statutes*, and, accordingly, no lien rights are available as a matter of law.

Acknowledged this _____ day of _____, 20__.

[Contractor/Lienor]

ATTEST

[signature]

[print name]

[signature]

By: _____
[print name]

Its: _____
[print title]

EXHIBIT E

Change Order No. _____

Date of Issuance: _____ Effective Date: _____

Project:	District:	District's Contract No.:
Contract:	Date of Contract:	
Contractor:	Engineer's Project No.:	

The Contract Documents are modified as follows upon execution of this Change Order:

Description:

Attachments: (List documents supporting change):

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIMES:
Original Contract Price:	Original Contract Times: Working days Calendar days
\$	Substantial completion (days or date):
	Ready for final payment (days or date):
[Increase] [Decrease] from previously approved Change Orders No. _____ to No. _____:	[Increase] [Decrease] from previously approved Change Orders No. _____ to No. _____:
\$	Substantial completion (days):
	Ready for final payment (days):
Contract Price prior to this Change Order:	Contract Times prior to this Change Order:
\$	Substantial completion (days or date):
	Ready for final payment (days or date):
[Increase] [Decrease] of this Change Order:	[Increase] [Decrease] of this Change Order:
\$	Substantial completion (days or date):
	Ready for final payment (days or date):
Contract Price incorporating this Change Order:	Contract Times with all approved Change Orders:
\$	Substantial completion (days or date):
	Ready for final payment (days or date):

ACCEPTED:

By:

District (Authorized Signature)

Date:

ACCEPTED:

By:

Contractor (Authorized Signature)

Date:

Date:

EXHIBIT F

SECTION VI

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, September 20, 2017 at 7:00 p.m. at the Lakeside Plantation Clubhouse, 2200 Plantation Boulevard, North Port, Florida.

Present and constituting a quorum were:

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

Also present were:

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

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order at 7:00 p.m., called the roll, and lead the pledge of allegiance.

SECOND ORDER OF BUSINESS

Audience Comments on Specific Items on the Agenda

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

Mr. Flint: This is for audience comments on any specific agenda items. The agenda references a speaker card. It is not required this evening, but if you have any comments about a specific agenda item, we can take those comments at the beginning of the meeting. I ask that you go to the microphone, state your name and address and try to limit your comments to three

minutes. If it's an item that's not on the agenda, there will be another opportunity later in the meeting, under General Audience Comments. That will be the opportunity to bring up anything that are not on the agenda that you want to bring to the Board's attention. Not hearing any, the next item is the District Engineer Report.

THIRD ORDER OF BUSINESS

District Engineer's Report

Mr. Flint: Dave Robson, the District Engineer is available by phone. We moved his report to earlier in the agenda, in the event that he has any issues to report. He called and asked if he needed to be here, but because of what's on the agenda, I didn't think it was necessary for him to be here. We discussed the storm and the stormwater system.

Mr. Robson: Good evening! Dave Robson, Johnson Engineering. The stormwater system performed adequately. I had no instances of street flooding or major erosion. Going forward, we are planning to have a lake bank erosion evaluation in the December or January timeframe, which would coincide with doing a Reserve Evaluation. That is all I have to report on, unless there are any questions from the Board.

Mr. Szewczyk: George, I don't know if this would fall under Dave's realm, but as far as the structural stability of the arbors at the front of the community, a bunch of those pillars are pulling up. They are on angles. I don't know if that was due to the storm, or if it has been ongoing, whether that would fall under what Dave might check out, or whether we need to find someone to check on that.

Mr. Flint: I don't know if we want to hire a Structural Engineer to do that, or if we can get a contractor to look at it and give us an opinion.

Mr. Robson: My viewpoint is that it's not a public, safety and health issue, because I don't believe that anyone has a walkway underneath them.

Mr. Flint: There's a walkway under the arbor on either side, behind the fountains. We will make that a priority.

Mr. Robson: I'm not sure if you need a Structural Engineer, but you should have a qualified contractor that deals with wood work, look at it. I think that a Structural Engineer might go overboard in terms of the cost. If it looks like it is falling down, and someone could get injured, I would definitely rope it off with orange tape to keep people from going in there.

Mr. Flint: It's difficult to get contractors right now. It's going to be dark by the time I leave, but I can have Nathan take some pictures tomorrow morning, and we can determine whether we should corner that area off, while we get a contractor lined up.

Mr. Robson: That makes sense. I will look at the pictures tomorrow morning.

Mr. Flint: Are there any other comments for the District Engineer? Hearing none, thanks Dave.

Mr. Robson: We will take a look at the agenda next month, and you can tell me if physical presence is needed, or whether we can continue to call into the meeting. I would like to come, either in late November or December to look at things, because it's been several months since I was there.

Mr. Smith: There is no meeting in December.

Mr. Flint: Since there's no meeting in December, we may want to shoot for November. To the extent that the water receded at that point, maybe you can evaluate any erosion issues, as well.

Mr. Robson: That sounds good.

Mr. Robson left the meeting.

FOURTH ORDER OF BUSINESS

Unfinished Business Items

Mr. Flint: I think there are some unfinished business items that will be discussed under action items. Is there anything that the Board wanted to discuss under this item?

Mr. Smith: The only thing that I would like to know is the plan for the trees that were cut. Do we have to replace them or root grind them, versus leaving a stump out there?

Mr. Flint: At this point, they are getting rid of any fallen trees and debris, but they will need to go back and do the stump grinding. We will have to determine whether we want to replant trees in the same location. Sometimes it might make sense to do that, but sometimes we don't need to. At the October meeting, we will come back with some recommendations. They are still in cleanup mode. We are only a week-and-a-half away from the landfall of the hurricane.

Mr. Smith: I wanted to make sure that we were going to follow through with it. The only other thing would be the Halloween hours. Do we want to talk about that now, or bring it up later?

Mr. Flint: Heather, do you want to discuss the Halloween hours under your Amenity Report?

Ms. Alexandre: Yes.

FIFTH ORDER OF BUSINESS

New Business Items

A. Consideration of Agreement with Amenity Services Group, Inc. Regarding Amenity Facility Management and Maintenance, Pool Maintenance and Janitorial Services

Mr. Flint: This Agreement extends their contract an additional 12 months. I will have Jere present the agreement to the Board.

Mr. Earlywine: I would be happy to. This is the same agreement that you have seen in the past. I try not to renegotiate the agreement every year to keep costs down. One change that I made, from a legal perspective, is that I wanted to tighten the relationship between the Amenity Manager and the sub, who are out there providing events for the District under that umbrella. There was an addition to Exhibit B to the Contract Agreement for program services, to include a form that we used in a lot of other projects. The form would be used by a contractor to sign up different vendors that provide work for the District. Attached to it, is a form that they can fill out on what the fee is going to be, how much the contractor is going to receive and how the payment is supposed to be made. There are options on that form. It's convenient, works well and helps to make sure that we have written records of the contractor relationship. The only other change from a legal perspective is to update the insurance provision. Roy has the insurance information for us, and I refer to their certificate that is referred to in Paragraph 11. Otherwise, it's the same Agreement that you have seen in the past; however, Roy made a few changes to the scope. We pulled the pool maintenance out of the Agreement, because we will directly contract for that. Roy, did you want to describe the changes to the terms?

Mr. Deary: Thank you Jere. I am Roy Deary of Vesta. The services are in four broad areas. There is a Facility Managers scope, Office Administrative Assistant scope, facility attendance scope and maintenance services scope. There was a typo on the number of hours per week in our agreement for maintenance services. I misstated that in Page 3 of our proposal. There is a pricing section, towards the end of our proposal. There's probably an exhibit right after the Agreement. I stated that we would provide 40 hours per week for maintenance. I was thinking incorrectly that was the full-time maintenance person. What I forgot to include was the

additional maintenance for the tennis courts that Milan provides. It's more like 60 hours a week, when you include the tennis courts. Whether that's a material change or not, I will leave to District Counsel, but I thought I would take the opportunity to point that out. That is the scope. The fee certainly comes under your budget. We restructured a couple of things. I stated last month that we were trying to figure out a way to add the Sunday night staffing until 9:00 p.m. Nathan looked at the schedule, and our proposal contemplates being able to do that for the Board and the District, if that's your desire. To do that, we reduced the Administrative Assistant hours slightly. This is as good as any time to mention, that within the fee for the maintenance services, we are in the process of bringing in a person with a higher skill set. That person is going through the pre-employment screening with us, in a matter of days. We anticipate that the person will be starting within two weeks. With that higher skill set, it's probably likely that some of the things that the District has had to pay additional money for, was for some other maintenance related services from the outside. We are hopeful that this individual will be able to do that and save the District some money in the process. Those are my main comments about the Agreement and our proposal.

Mr. Earlywine: Do you have any questions on the Agreement, regarding the legal or scope of services?

Mr. Smith: No.

Mr. Earlywine: Otherwise, we are looking for a motion to approve it, and authorize execution by the Chairman.

On MOTION by Mr. Smith, seconded by Mr. Szewczyk, with all in favor, extending the Amenity Services Group, Inc. Agreement to Provide Facility Management and Maintenance Services, for one year, and authorization by the Chairman, was approved.

Mr. Earlywine: Roy, I will update the Agreement to reflect the 60 hours in the scope and we will verify the insurance.

Mr. Flint: You should look at the exhibit and any vendors or contractors that filed the form.

Mr. Deary: We did that earlier today.

B. Consideration of Resolution 2017-07 Authorizing the Establishment of a State Board of Administration (SBA) Account

Mr. Flint: This Resolution authorizes staff to establish a State Board of Administration Investment Account. The District is limited under the Statutes, as far as the types of investments it can make. One of the authorized investments is a local Government investment pool that is run by the State Board of Administration, which is basically the Governor and Cabinet. It's a Government investment pool that all Government entities in Florida are eligible to invest in. The nice thing about that investment pool, is that the money can be accessed within 24 hours' notice and the liquidity is there. It's conservative in its investments, so the preservation of capital is there, and its eligible investment under the Statutes for the District. You are not earning a lot of money, but you are sacrificing your rate of return for the liquidity and preservation of capital. Some other alternatives could be Money Market Funds, but those Money Market Accounts are actually earning less interest than this investment pool. Our recommendation would be that you approve the Resolution that allows us to put the funds, in excess of your Operating Funds, into that Investment Account. Your Capital Reserve would go in there, and in your General Fund, anything beyond a reasonable amount to pay your monthly bills would also be invested. Are there any questions on the Resolution?

Ms. Moore: We had not done this before. Am I correct?

Mr. Flint: I don't believe we have. It's possible that my company, at some point, may have invested in the SBA, but five or six years ago, the investment pool had issues and everyone pulled their money out of the investment pool. It has gotten to the point, now, where everyone is comfortable reinvesting in that investment pool.

Ms. Moore: Does State Law define how they can invest that money and it's all under safe assets?

Mr. Flint: Correct.

Ms. Moore: We are not investing in the stock market.

Mr. Flint: No, or junk bonds or anything like that. Are there any other questions? If not, we need a motion to adopt the Resolution.

On MOTION by Ms. Moore, seconded by Mr. Smith, with all in favor, Resolution 2017-07 Authorizing the Establishment of a State Board of Administration (SBA) Account, was adopted.

C. Ratification of Proposal from Bloomings to Provide Post Hurricane Clean Up

Mr. Flint: In your agenda package, a number of items were listed, as a result of the hurricane that needed to be addressed. In an effort to get that done timely, I executed this proposal from Bloomings, and I am asking the Board for consideration to ratify it. There may be some other items that are not specifically identified on here that we are still communicating with Bloomings on, but these were the major issues right after the storm that were identified that needed to be taken care of immediately.

Ms. Moore: This lists the different trees and taking them down, but the cost did not include getting rid of stumps.

Mr. Flint: No stump grinding was involved.

Ms. Moore: We need to have someone do an evaluation. There are numerous trees that are leaning and are going to fall down. I talked to Nathan about that, so that will be another step that will be taken care of in the future.

Mr. Flint: Typically, if a mature established tree is leaning, you end up having to take it out, because it won't survive. When its leaning, its pinching the roots on one side, and the roots are pulling up on the other. If you try to stand them back up, they typically will not survive. Any of those other trees that are leaning, there will likely be a second round of proposals that we will have to deal with.

Ms. Moore: There's one at the edge, when you are coming in the neighborhood on the right. If you make a right off of Jonah Drive, they are on the right on the corner. A tall Palm tree is leaning, which could hit the end townhouse, if it falls the wrong way. I think we need to take a look, at that one, if not some of the others.

Mr. Sabol: Are we covered by insurance?

Mr. Flint: No. After Hurricane Andrew, insurance companies stopped insuring landscaping, so the landscaping does not fall under your insurance. I hesitate to bring this up, because it's such a nightmare, but FEMA has grants that you can apply for, depending on the amount of damage and the dollar amounts. We were still closing some of the 2004 and 2005 grants, a couple of years ago, because of the administrative nightmare that FEMA created. They kept changing contractors that were administering their grants. If the cost gets significant enough, we can see if any FEMA money is available, but otherwise, this would be something that would have to fall under the General Fund.

Mr. Sabol: I think you are correct. I don't think it's worth looking into. The amount is not that great.

Mr. Smith: Is there anything else?

Ms. Moore: One tree at a private home, 1791 Scarlett Avenue, was removed by Bloomings, but I don't know. Somebody took it out, but I don't know who did. Regardless, the sidewalk in front is a mess. There are orange cones around it. It is really uneven. I don't know if we should tape it and say "closed", to make sure people don't walk over that section. A big stump was left there. I know that a bunch of neighbors cut a lot of branches off of it, because it was hanging in the street, but then later on, someone came by and removed the tree. The sidewalk is a very dangerous situation right now.

Mr. Flint: We need a motion to ratify the proposal from Bloomings.

On MOTION by Mr. Sabol, seconded by Mr. Szewczyk, with all in favor, the Bloomings Proposal for post Hurricane Irma cleanup, in the amount of \$3,375, was ratified.

SIXTH ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of August 17, 2017 Meeting

Mr. Flint: Were there any additions, deletions or corrections? If not, we need a motion to approve the minutes.

Mr. Sabol: I have a correction on Page 2. The second paragraph was attributed to Mr. Smith, but I met with the pool company. Harry may have met with them too. I don't know.

Mr. Smith: No. That was you. As a matter of fact, there were several times in here, where statements were referenced to me and it was you.

On MOTION by Mr. Smith, seconded by Ms. Moore with all in favor, the minutes of the August 17, 2017 meeting, were approved, as amended.

B. Approval of Check Register

Mr. Flint: You have the Check Register for August for the General Fund, Capital Reserve Fund and automatic drafts for your utility accounts, totaling \$37,456.05. The detailed

register and invoices are behind the summary. If there are any questions, we can discuss those. If not, we need a motion to approve.

Mr. Smith: I have one question on Page 3. For some reason, we bought ice for the tennis courts. It only cost \$5, but I thought we had an ice machine. Was that during the storm?

Mr. Trates: It was near when the storm occurred. The ice machine only creates so much ice.

Mr. Smith: It wasn't working?

Mr. Flint: It has a limited capacity.

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

C. Balance Sheet and Income Statement

Mr. Flint: You have the Unaudited Financial Statements through August 31, 2017. No action is required by the Board, but if there are any questions, we can discuss those.

Ms. Moore: I forgot to bring up under Unfinished Business, discussion that occurred at the last meeting about the tennis court maintenance. What's included in that was \$3,500 to replace the awning in the middle and to install awnings on the outer courts. It's not an annual maintenance cost. That brings the cost closer to \$6,500 or \$7,000, at the most, for the year, which is about what we spent the year before. I just wanted to clarify that.

Mr. Flint: That's a good point. I emailed that detail to the Board after the last meeting. Are there any questions on the financials? If not, we will take General Audience Comments.

SEVENTH ORDER OF BUSINESS

General Audience Comments

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

Mr. Roumy: Nabil Roumy, 1759 Scarlett Avenue. I prepared sheets for the Board. Last month, I asked about the tennis courts. What I prepared is three columns for you; one for the 2018 Budget, another for revenues and the last one for expenses. I would like to know the breakdown on the revenues, by memberships, tennis clinics, lessons and tournaments. What is the percentage of the non-resident membership here. Under expenses, we have \$10,000 budgeted for "*Tennis court – maintenance*". That does not include daily maintenance, because

daily maintenance is something else, altogether. The last item under expenses is “*Daily maintenance – Tennis court*”. How much do we pay for the tennis program? We would like to know these numbers, so we can add that amount to the expenses, and see how much you are making or whether we are losing money. The third item is “*Tennis Program Subsidy*”. Why do they have to subsidize \$3,000 for non-residents, when 40% of our teams are non-residents. This is our money. \$3,000 needs to go somewhere else, for the good of the residents. If you want to subsidize the tennis program, why don’t you subsidize my water bill? I take care of the grass, but no one talks about it, but you want to subsidize 40% of non-residents to play tennis. What is the team bringing to the table? Nothing. Zero. So, this \$3,000 subsidy has to go. It’s a waste of money, our money and the resident’s money. The water utility bill is \$4,000 for the pool and the tennis court. I will take \$2,000 off, and save \$2,000 for the pool and \$2,000 for the tennis court; however, I understand that, last year, the tennis court used reclaimed water. If that’s true, why do you have to pay the City \$2,000 for water or why do we have to budget for it? For electric for the tennis court and pool, you have \$16,500. I understand that the pool uses LEDs lights. It doesn’t consume a lot of electricity, so I took \$4,000 off and \$10,000 for the tennis courts. To maintain the courts daily, it would cost \$10 an hour for two hours a day, which for 365 days a year, is \$7,300. That is not shown anywhere. Can someone show me where this item is in your budget? The total of the first column on our expenses is \$32,300, compared to \$20,000 of revenue. What are we doing here? You guys have to take care of our residents in our community; however, you are not watching the numbers. The bottom line is that subsidy has to go. We have to raise the fee for the non-resident members. When was the last time that you raised the fee for the tennis membership? I don’t recall. This tennis court has the lowest maintenance in Sarasota County, which is ridiculous. What do we have to do for \$1,000, according to my numbers? If you have different numbers, let me know. I would like to have Vesta be more transparent with us about the membership, who is paying what, the revenue of the clinics and the tournaments or the lessons. We need to know those numbers, so we can add them up. You guys are hired to take care of us and our residents, so why are you subsidizing a team that has nothing to do with us? I’m done. I’ve had enough of this.

Ms. Moore: Can I make a few comments?

Mr. Flint: I would do it later. Are there any other General Audience Comments?

Mr. Rustand: Keith Rustand, 2424 Cottonwood Lane. When I am walking, I noticed construction trucks coming down Plantation Boulevard and using our main entrance to get to other communities. I know that it's a public road and we can't do anything about it, but can we contact someone to request that they stop driving trucks through our main area? I understand that there are rules. I was just wondering if we could ask them to go the other direction.

Ms. Johnson: Debra Johnson, 1505 Scarlett Avenue. I couldn't agree more with Nabil on his comments regarding tennis. I hope we get a lot of response to that. The other matter is you said that you were going to hire a skilled person for maintenance. I sure hope that's the case, because it's been very lousy in the last year or so. Anyway, I just want to point out that we already had a highly skilled person that was here. He did all of the changing of the lights along Plantation Boulevard and now we hired someone else to do that. He performed all of the pool and tennis court maintenance, did bacteria and chlorine level checks for the pool, and now we are paying somebody else for all of these tasks. I don't understand why we are spending three times the amount of money, instead of getting one skilled person. I was happy to hear that, and I hope that definitely goes through. Thank you.

Mr. Flint: Are there any other comments? Hearing none, some questions came up during the comments. The Board generally doesn't engage in a dialog during public comment. We will address many of these issues during the agenda, either under Other Business or later on in the agenda. If there are no other public comments, we will proceed to Staff Reports.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Earlywine: I don't have any report at this time, unless you have questions for me.

B. District Manager – Action Items

Mr. Flint: You have the Action Items List. We included proposals for the koi pond picnic area, last month. I think that action was deferred. We found that it's been difficult to locate contractors that are willing to do that work. I think Harry and Bud were both handling that process.

Mr. Sabol: As far as the picnic area, the two bids that came in were \$40,000, which was too much. Why couldn't we take the area that is back there and fill in the pond with dirt and

sod? Would that be a much more lower figure, like in the \$10,000 to \$15,000 range? I don't know for sure. Is that something the Board would like to talk about?

Mr. Smith: I would like to at least get information from the Board, as far as the koi pond. I heard both sides where people want to keep the koi pond, rejuvenate it and have it working. As in the past, when the koi pond was working and we had fish in there, we had to get someone come in and trap the raccoons, because they were causing havoc. That's a good point. \$40,000 to put in a slab of concrete is out of my comfort zone. I agree with Bud. I think we can just clean that area up and put some sod down there. Maybe we can get Bloomings or someone to come in to eliminate the koi pond and fill it in with grass, but if we do that, we should have A-1 spray that area to try to keep the ants down, so that people will use it. We also need to pull out the bushes along the fence to clean that up. I would like to hear from everybody else as to whether to keep the koi pond or get rid of it. If you want to think about it, we can bring this back next month. It's not a big deal to me.

Ms. Moore: If the options are to get rid of the koi pond, we need to find the cost to keep it, because that means we have to fix it. Right?

Mr. Smith: Yes.

Ms. Stephens: We should keep the koi pond and refurnish it. What is the cost to maintain it?

Mr. Szewczyk: We will end up having two costs; one to repair it to a workable state, and another to update the landscaping. I think we need to look at both of those things. I made my viewpoint known the last time. I'm in favor of keeping the koi pond and updating the area back there. I agree with what Harry said. Whatever is done, we need to take care of the pest problem back there to make it a usable area.

Mr. Smith: Basically, what I'm hearing is that we need to come back next month with bids on removing the koi pond and repairing it.

Mr. Szewczyk: Yes.

Mr. Flint: And the ongoing operational time.

Mr. Smith: The ongoing maintenance of the koi pond to keep it going.

Mr. Flint: Right.

Ms. Moore: Where is the water coming from? Is it City water or well water that goes into the pond?

Mr. Smith: I'm sure its City water.

Ms. Moore: I just want to make sure that's part of it.

Mr. Flint: We will modify that action item to reflect the cost comparison of removing it, versus renovating it and the ongoing maintenance.

Mr. Smith: Nathan will work on that with me.

Mr. Flint: The preserve maintenance was deferred until late fall. Regarding the enhanced traffic enforcement, in August, they were out for three days. The Board was going to reconsider in October, whether they want to continue traffic enforcement. My perception, from the reports that I received from the City, it depends on who is assigned to it that day, as to the quality of the enforcement.

Mr. Szewczyk: What were the results?

Mr. Flint: I will forward them to you. I had to reach out to them to ask for copies, as I only received two days of reports. They haven't been good about getting the follow-up reports to us. We were doing it every other month for three days. We did it in late August. I don't know, next month, if you want to evaluate whether you want to continue that. I will forward the results to the Board for the last three days, later this week.

Mr. Szewczyk: I want to bring up the fact that for two months, we were looking at two months; October and right around Halloween. If we were going to do it, it might not be a bad idea to have them out here, a week or two before Halloween, so that people around here get the idea that they have to slow down, because there are going to be a lot of kids. If we were going to do it, we meet before Halloween, so we can bring it up then. It would be my suggestion that we go ahead with it, and that it happens the week or two before Halloween.

Mr. Flint: If you want to do it in October, I would like that direction. If we continue to do enforcement every other month, I will do it October, unless the Board tells me otherwise. The cost is minimal. There are three days, in three hour shifts, each day, which is nine hours times \$45 per hour.

Mr. Szewczyk: I would like to see us do it.

Mr. Flint: So do we want to have enforcement in mid-October and then talk about it at the October meeting?

Mr. Smith: Yes.

Mr. Flint: Regarding the options for an additional eating area at the pool, with the hurricane and everything that has been going on, Nathan has not been able to make any progress, so we need to keep that on the Action Item List and bring that back to you at your October meeting. That was the discussion of coming up with other alternatives to make a better area for people to eat when they are coming to the pool. The next item was discussed, which was to address the non-HOA homes, and the concern regarding modifications to the area between the back of curb and sidewalk, and what process the District can develop to regulate that area. This is another item that we have not made progress on, since the last meeting. It was something that was assigned last month. Jere and I need to get together and work on that and bring something back to you at your October meeting. I don't know the status of the landscaping design for the front of the Clubhouse.

Ms. Moore: Bloomings was going to send us a rendering.

Mr. Flint: I think a third-party landscape company was also going to provide a proposal. I don't know where we are with that, and whether we received that proposal. I think everyone wanted to use the hurricane excuse, because this did come up last month. I think there's been some delay in getting those proposals, and we will follow-up with Bloomings. The same with the elevation of the ground on the pickleball court. I added that. There are some other things that Bloomings needs to follow-up on. They are in hurricane cleanup mode right now. A lot of these items were before the hurricane came. It's not an excuse, but at this point, we are pressing them to try to get this accomplished, so that still remains outstanding, as well. Was there anything else that the Board wanted to add to the Action Item List?

Ms. Moore: I don't know if this is yours or Nathan's, but a couple of residents started planting bushes or small trees that have become big trees, behind their houses. I'm concerned that they are encroaching on CDD property. I don't know if it causes problems, but it's not a good thing to get started. Someone needs to look at 1387 Scarlett Avenue. A year or so ago, the owner put in some shrubbery, and then this past year, another 10' or 15' further up, put more in. It just seems to me that it might be encroaching. I am concerned about 1548 Scarlett Avenue, because they are on the edge of the slope that goes down to the lake. Again, I don't care if they have it, as long as they are not on our property. If the HOA approves them, it's fine. If we can check on those, I would appreciate it. The trailer is still there. You can see it from 1587 Scarlett

Avenue, but it's around the bend. I think they moved it a few months ago, but it's still back in the bushes. I assume that Nathan handles the trees.

Mr. Flint: He sent Bloomings a list. If there's any that he missed, you may want to get with him and make sure that we can add those to the Action Item List. He's been working with Bloomings on that. There were a couple of comments under public comment, which we can address under Other Business.

C. Amenities Manager – Monthly Report

Mr. Trates: This month, we installed the playground and bocce court benches. A new chemical feeder was installed for the hot tub and a new fuse was installed in the control panel. Seven new crank style umbrellas were added to the pool area. The entrance fountain motor and impeller were replaced. The Clubhouse and gym A/C units were repaired. A few things were accomplished after this report was submitted, which I would like to mention. Today the pool electrical box was repaired and the pool is up and running. We are just waiting for the chemicals to be checked. I'm waiting for Dart Pools to reopen. The entrance fountain float valve was replaced, and our golf cart was repaired. Our daily activities remain the same. Regarding the events, we had a great turnout for the Labor Day BBQ. I appreciate everyone that attended. We are excited for all of the upcoming events in October, including the return of Bingo night, our annual Halloween party, annual trick-or-treating and a new event that I'm excited about, which is movie night at the Clubhouse. Per the request of the Board, at last month's meeting, I reached out to Sparkling Clean Pools regarding the resurfacing proposal, which will commence in May 2018. I gave those contracts to the Board. Sparkling Clean Pools will honor the price that they originally quoted last month for us, for the project to commence in May, 2018, as long as the contract is signed and a 25% deposit is given.

Ms. Moore: Are they replacing the existing tiles or are some of these new things because they are now required?

Mr. Trates: I think it's a combination of both.

Ms. Moore: George, do you have any input as to whether the pool surface under the water, needs to be re-done? It is important that we get a schedule in a month, to resurface the pool when usage is down. By May the snowbirds are gone and the kids aren't out, so it's usually a low usage. A concern was how we lock that in now. If we wait and miss signing the contract by one week, we may not get it done, so we need to get it done now. Is this the only company

who would agree right now, as long as we pay 25% and no one else wanted to commit that far out?

Mr. Trates: Correct.

Ms. Moore: Do we have any legal or other issues?

Mr. Flint: No, I don't think there are any legal issues. They were the apparent low bidder. I don't know that the apples-to-apples comparison was done with the other bids. They did good work for us in the past. We were happy with the quality of the work they have done. Did you check their references?

Mr. Trates: I called every reference, and people only had very good things to say about them.

Ms. Moore: They list 28 different line items here, as to what they are going to do, and they had some options, such as new lights. I support it.

Ms. Stephens: I agree.

Ms. Moore: I don't know what we need to do.

Mr. Szewczyk: It has to be done, it is a low cost and we are locking into a month that we want it done in. I say we do it.

Mr. Flint: I think because of the dollar amount, we should have Jere draft a contract that their proposal would be attached to. I think the motion would be to approve the District entering into a contract with Sparkling Clean Pools for this work, and authorizing the Chairman to sign it. I think we need to have a formal contract with them that provides for insurance requirements, liability, indemnification, etc.

Ms. Moore: Do know how many of these options we need?

Mr. Flint: The first one is a not-to-exceed under options for the pool. They indicated that they won't know until they actually drain the pool and start evaluating how much of this work is going to be necessary. They calculated a worst-case scenario of \$1.65 per square foot. The upgraded plaster lasts anywhere from 10 years to lifetime. If that's something you are interested in, I will look into it. Vesta has a recommendation on that. I recommend that the lighting be retrofit with LEDs if possible. I don't know that the coping needs to be replaced, but again, that would be something that would have to be looked at.

Ms. Moore: For the next meeting, we should have a more specific contract.

Mr. Flint: We can do that. Would they be willing to wait until October to lock in for a start date of May 2018?

Mr. Trates: Yes. I've been talking with the owner and they are flexible.

Mr. Flint: We will bring back a contract in October, nailing down these optional items. Things that we don't know, we can leave as alternates in the contract, that you can approve in the event that its needed once they start the work.

On MOTION by Mr. Szewczyk, seconded by Mr. Moore, with all in favor, entering into a contract with Sparkling Clean Pools for the pool resurfacing, commencing in May 2018, and authorizing the Chairman to execute the agreement, was approved.

Mr. Trates: Earlier, Harry was asking about Halloween hours. What was that pertaining to?

Mr. Smith: The actual trick-or-treating hours to let the kids come in here. The other question was whether we secured police for that night.

Mr. Trates: That is taken care of. We will have two officers for four hours, between 5:00 p.m. and 9:00 p.m.

Ms. Moore: That's good. The question on the hours is whether we wanted to go from 5:00 p.m. to 8:00 p.m., even though we have patrolling from 5:00 p.m. to 9:00 p.m. We will decide that next month, or do you want to decide that now? I'm concerned if the word gets out.

Mr. Smith: Have we already advertised 5:00 p.m. to 9:00 p.m. anywhere?

Mr. Trates: It's not been advertised yet, because the newsletter is still in the works, but I can change that to 8:00 p.m., if you would like.

Mr. Smith: I personally would like to see it changed from 5:00 p.m. to 8:00 p.m.

Ms. Moore: I agree.

Mr. Szewczyk: Most people are out of candy by 8:00 p.m.

Mr. Sabol: I agree with Harry. That's a really good idea. As far as I am concerned, it could be two hours.

Mr. Smith: No.

Mr. Trates: I had nothing further to bring to your attention, but I am happy to take any additional questions.

Ms. Stephens: I would like to commend Nathan on the wonderful job he has been doing. With the hurricane, even though he was new, he did everything he had to do to preserve this Clubhouse. Thank you very much.

Ms. Moore: It's nice to see Nathan being so proactive. That's what we need. Every time I said something to Nathan, he got right on it. That's great.

Mr. Flint: Good job Nathan. We talked about in May, when you approved the Proposed Budget, that because we are moving the pool maintenance from Vesta to the District, there was a reduction in Vesta's agreement. There's the addition of the pool maintenance. They added \$10,000 in our annual budget to be able to enter into that agreement directly. Because that contract goes into effect on October 1, we need to have an agreement with Dart Pools, to be in effect at the time that Vesta's new contract goes into effect. The current charge is \$810 a month, which is what Vesta is paying Dart Pools. It's an annual cost of \$9,720. We budgeted \$10,000. I would ask the Board, if you agree, to authorize staff to draft an agreement, that the Chair enter into an agreement with Dart Pools. It would have the standard 30-day termination provision that we have on all of your agreements. That way we won't have a gap. Otherwise, Vesta could continue to do it for the month of October and bill us back that first month, but it would be the same dollar amount, whether they were doing it or we were doing it directly. I think it would be cleaner if, between now and the end of the month, we enter directly into an agreement with Dart Pools.

Mr. Earlywine: We should take public comments on this item, since it wasn't on the agenda.

Mr. Flint: We will open the floor to see if there are audience comments on an agreement with Dart Pools, which is the company currently maintaining the pool. Rather than Vesta entering into an agreement, the District would be entering into the agreement with Dart Pools, with the same scope of services.

Mr. Roumy: How many times a week do they service the pool?

Mr. Flint: Three days a week. The fee is competitive with what I'm used to seeing with similar type pools. I think we have been happy with their service, compared to the prior company. They have done a much better job. I think the fee and the services are good. If the Board is amenable, I would ask for a motion to authorize the Chairman to enter into an agreement with Dart Pools and execute it.

On MOTION by Mr. Smith, seconded by Ms. Moore, with all in favor, authorizing the Chairman to enter into and execute a contract with Dart Pool Solutions, for pool maintenance services, in the amount of \$9,720 annually was approved.

NINTH ORDER OF BUSINESS

Other Business

Mr. Flint: We had a couple of issues come up under public comment. One was the question raised about the tennis program, and the other one was construction traffic on Plantation Boulevard.

Ms. Moore: I want to thank Nabil for putting this chart together. I think it's a good start. There are two columns; Proposed Budget for Fiscal Year 2018 for expenses and revenues. You asked for a breakdown of the \$20,000 that is budgeted for "*Tennis court – revenue*". I asked George for the same breakdown that you did. We should have that shortly. I believe that the only things in there are going to be the fees collected from members, as well as the 10% that we get from the program when Ricky gives lessons. I don't think there's anything else in there. We should have that breakdown for the next meeting. For "*Tennis court – maintenance*", we budgeted \$10,000, but we expect that it's for supplies. It should be about \$7,000. "*Tennis program – subsidy*" has been there forever. The way that it was explained to me, years ago, there were no other programs that brought in revenue, and the theory was, when it was implemented, fees collected for outside the tennis program would be put back into the tennis program. It was part of the budget process, which it must be decided on by the Board. That's the history of it. It's about \$3,000 a year. The utility, water service, tennis and pool were mislabeled. It is for the pool only. It doesn't pertain to the tennis courts, because the tennis courts are on the well that we built a couple of years ago. Regarding the electric, George and I worked with the District Engineer about a year-and-a-half ago, maybe two years. To answer your question, that's the way FPL puts the accounts together. The electric for the pool, runs the machinery, lights, etc. We estimated that its about \$3,600 a year, for the tennis court lights. It's a rough cost estimate, so we are talking about \$7,000, plus \$3,000, plus \$3,600, which equates to about \$13,600. The actual man-hours to maintain the tennis courts is through Vesta's contract. We do not pay it directly, so it's part of their overall contract. It's the same as the Dart contract for the pool. I don't get the philosophy of the people who bought in here, who serve on this Board or other Boards or live here. It's our obligation to maintain the tennis courts and run the program. Yes,

we can do it better and efficiently, just like we maintain the pool and the basketball and pickleball courts, none of which bring in any revenue to offset the costs. The only thing that brings in revenue is the small charge to pay for events. I feel that the fact that we have members, we get more money in, than it costs us to open it up for membership. It offsets the cost. Regarding the maintenance cost for the labor, we used to have two full-time maintenance positions here, but we cut it down to one, after Bill left. I think we had two others and then we cut it down to one full-time maintenance person instead of two. That's why we used the funds to get more people who had the proper training and certification to do some of the work. That was changed about five years ago. I'm thrilled that we are going to have a more skilled maintenance person, because that's what we need. This is a very complex community. There is a lot of mechanics and a lot of areas of expertise that go on in here. I'm looking forward to that and I think we will see a big difference. I agree. I never use the pool, but I'm paying for the pool. I don't use this facility that much, but I pay for it. This is a community and we need to maintain the overall status of this community, as we inherited it, to keep it current, usable and attractive. If we let it go, it's going to affect our home values. That's the philosophy here. If you want to discuss it later, we can. I'm reacting to your testament. It's a good start. Next budget season, I suggest that you bring up the \$3,000 subsidy to the Board beforehand. That's what needs to be discussed. The tennis courts didn't pop up three years ago. They have been here forever.

Mr. Roumy: Tennis is a profit center; either it makes money or we lose money.

Ms. Moore: It's not a profit center.

Mr. Roumy: If we lose money, money is coming out of our funds.

Ms. Moore: I propose that we start offering memberships to our pool and our gym, and then we can bring in those profit centers. How many single-family homes have pools in their backyard and never use that pool? The entire community has to be maintained. The fact that I use something and you don't, or Debra uses this and doesn't use that, we can't get into that. That's not the way that this community has to be managed. That's the way I believe the CDD has been mandated to what we need to do. If someone along the line wants to shut down the pool or tear up the courts, that's a whole other scenario.

Ms. Stephens: I agree that we should discuss it the next time we discuss the budget. I think that the subsidy should go. That's just my opinion. I understand what Nabil and Sharon are saying, but I don't think that we are talking about comparing apples-to-apples. I just don't

see it, but that's just me. The tennis courts have to be maintained just the way that everything has to be maintained. That's just the way it is. The only problem that I have is the subsidy. I don't think we should be subsidizing people to play on our courts. As far as raising the rates, I don't know if somebody does research on it or if Harry or Joe knows what people normally pay to play tennis at other facilities. If we are that far from what the norm is, maybe we should consider raising it. That has to be a Board decision. I don't play tennis. Sharon is more knowledgeable with this, because she's there and is a tennis player. That's why she is well versed in this. My only problem with the whole thing is the subsidy.

Ms. Moore: Just to clarify for those of you who don't know, \$3,000 is budgeted for a subsidy, and the way it's used, is there is a pro who also happens to be the person paying whatever reasonable hourly rate it is to remain the courts. He is not paid to teach lessons. He is not paid to work with the captain of various teams and leagues, etc., but he is allowed to have lessons here. He is supposed to give back to the CDD, 10% of all lesson fees that he collects, and the subsidy is then used. It has always been this way, whether I support it or not, but it's never been questioned. We have six ladies' teams and two men's teams. Most of those teams choose to do drills with the pro, and the subsidy is used to offset part of that cost that team members would pay to the pro for the drills. Right or wrong, it's too late to eliminate it now. If it is eliminated, it has to be part of the budget, so you may want to bring it up then. As far as the rate, we are lower than other communities. We used to be pretty close to the YMCA. I know that you looked at Sarasota County, and there were some in Sarasota and Charlotte Counties. The YMCA in Charlotte County is slightly more than us. I believe its \$50 a month. There are also some public parks where people pay nothing. I have no objection if someone brings up the discussion about raising the rates. I think it's a valid point. It hasn't been raised in a long time. You could get rid of the fee, but the budget was passed, as is. Some teams don't do drills with this pro, and I'm sure that it's going to continue this year. The subsidy was also there. There used to be a very active session for children. I thought children from the neighborhood were taking group lessons. That was to offset the cost for the kid's program. I think that's all its used for. You are counting on the revenue, which I think is going to be closer to \$6,000 next year, because of losing a team. It's a good thing that we over budgeted the maintenance, because we won't spend that. That will offset the lost revenues. That's the history. I'm always open to change. I think it's nice to have a program that doesn't pay for itself, but it comes closer than

any other program here to pay for itself by having fees. That doesn't mean that it's not time to raise the fees. I asked for this research over a year ago. We looked at it occasionally, but it's hard to compare it to these private clubs. One club costs \$10,000 to join. It's not the same.

Mr. Smith: The only thing that I can say, is looking at Sharon's numbers and your numbers, Nabil, from what Sharon says, we are looking at the tennis courts bringing in \$6,000 a year for us.

Ms. Moore: What's not included is the last line item, which is the daily national salary for the pro. I have no idea if it was paid or not.

Mr. Smith: If we add that in, we are looking at the tennis courts costing us \$1,000 a year to have the pro. With pool, fountains out front and the lights in the roadway on Plantation Boulevard, the tennis courts are free. If we want to look at dollar values and what we are getting for what we have, I believe that the tennis courts are well above everything else that I just mentioned. The fountains make the place look pretty, but they cost us a fortune every year. All of this costs money to have. When we moved in here, we knew what we had the tennis courts and that it would cost us money. Its covered in our CDD fees. In the 16 years that the community has been here, there's been one increase in rates. I think that's very good for a community that has been around that long.

Ms. Moore: Nabil, I agree with you 150% that our responsibility is to be aware of these things and to be looking at them in detail. It's a good reminder to have someone do a chart and reflect on this. That's our role and we try, but we don't cover everything. Hopefully we will have more detail on the revenues for the next meeting on the tennis courts.

Mr. Flint: The other issue was the question about construction traffic on Plantation Boulevard. The gentleman was correct. It is a public road. It's not only a public road, it's a road that's owned by the City of North Port and maintained by the City of North Port. Even if we owned it and had maintenance responsibility, we would have an issue with preventing construction traffic. You might be able to do something about weight limits. Other communities established weight limits on their roads. In this instance, we don't maintain the road, so the wear and tear on Plantation Boulevard is not going to be a cost to the District. It would be a cost to the entire City because it's a City road. There's a health safety issue about having construction traffic, but I think the Board is taking some steps to have some additional traffic enforcement every other month. I'm not sure if Jere has any thoughts on that, but I think we are limited to

what we can do, if anything, in regards to the construction traffic. Jere, do you have any thoughts?

Mr. Earlywine: I think that's right. Talking to the construction contractor doesn't get you very far. If you had any damage, you could take pictures of it and try to identify the people in certain instances and request the money for that, but it's pretty hard to track them down. I generally agree with what George already said.

Mr. Flint: Because it's a City road, we would be limited anyway, but the fact that we don't even know how to maintain it, I don't know that we can do much.

Mr. Smith: Do you understand what he is saying? It's not our road.

Mr. Rustand: The only thing that I was getting at, in all of this, was whether there was a Construction Manager we can talk to.

Mr. Flint: It might be more likely that we can do something like that, if there was actually work that was going on within Lakeside Plantation, and a developer was active that we could engage. However, the fact is that construction is not even occurring in this community and they are going through this community to get to another community. It is unlikely that anyone would listen to anything we had to say.

Mr. Sabol: I've been in Florida, up and down these coasts for 50 years, and if you go to other facilities and compare this facility to others with what you get, you are getting a big bang for your buck. Some of the higher-class places charge \$10,000 to \$15,000 for memberships. I think for what we have here, we have a beautiful facility and we are not paying that much. \$1,500 for a CDD fee is nothing.

Mr. Roumy: I'm talking about the non-resident fee.

Mr. Sabol: I don't care where you go. As far as the subsidy, that was set up for children 15 years ago, to encourage tennis. You said that you never played. You had an opportunity to be in that program. Is that right?

Mr. Roumy: 40% of the members were non-residents. Why do I have to subsidize them?

Mr. Smith: Okay, we understand.

TENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Flint: Was there anything else that wasn't on the agenda, that the Board would like to discuss?

Mr. Szewczyk: Yes. We made the payment to PSA for our Landscape Report. Was it published?

Mr. Flint: I believe so. They are coming back again in October. Did you not receive the report?

Mr. Szewczyk: I don't think I received the August 11 report. Did anyone receive it?

Ms. Stephens: No.

Ms. Moore: No.

Mr. Flint: It would've been a Dropbox link, because of the size of the file. I will make sure that you receive it.

Mr. Smith: When Dart was here last month, he talked about a backup motor. He also talked about having Smith Electric come out to look at the system and make a suggestion, as to having a 200-watt motor.

Mr. Trates: It was a 240-watt motor.

Mr. Smith: Has it been touched, or did the storm put us behind?

Mr. Trates: They are behind. I will look into that.

Mr. Flint: I was under the impression that Smith came out to look at the motor.

Mr. Trates: It was the wiring, not the motor.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

B

Lakeside Plantation

Community Development District

Summary of Invoices

September 1, 2017 to September 30, 2017

Fund	Date	Check No.'s		Amount
General Fund	9/5/17	1514-1517	\$	14,263.00
	9/6/17	1518-1520	\$	15,453.27
	9/13/17	1521	\$	3,200.67
	9/14/17	1522-1526	\$	16,352.49
	9/19/17	1527-1530	\$	14,988.96
	9/26/17	1531-1539	\$	2,026.17
			\$	66,284.56
Automatic Drafts				
	<u>August 2017</u>			
Florida Power & Light	2200 Plantation Blvd - Clubhouse		\$	1,385.39
	2200 Plantation Blvd - Fountain		\$	663.04
	2200 Plantation Blvd - Tennis Courts/Pool		\$	561.59
North Port Utilities	2200 Plantation Blvd - Clubhouse		\$	407.69
	2200 Plantation Blvd - Fountain		\$	18.42
	2200 Plantation Blvd - Tennis Courts/Pool		\$	95.49
TECO Peoples Gas	2200 Plantation Blvd - Pool -		\$	12.77
Frontier Communications	2200 Plantation Blvd - Clubhouse		\$	364.20
			\$	3,508.59
			\$	69,793.15

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	EXPENSED TO... DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
9/14/17	00010	8/01/17	2017-015	201708 320-53800-46400				*	7,354.17	
		9/01/17	2017-017	201709 320-53800-46400				*	7,354.17	
				MONTHLY LANDSCAPE- SEP 17						
							BLOOMINGS LANDSCAPE & TURF MGMT, INC			14,708.34 001522
9/14/17	00014	8/11/17	267765	201708 330-53800-48101				*	35.49	
		8/28/17	271430	201708 330-53800-48101				*	35.49	
				WATER COOLER - AUG 17						
				WATER COOLER - AUG 17						
							CULLIGAN WATER			70.98 001523
9/14/17	00066	7/31/17	95751	201707 310-51300-31500				*	487.17	
				ASSNMT/AUDIT/PARKING						
							HOPPING GREEN & SAMS			487.17 001524
9/14/17	00027	9/01/17	17-07474	201709 320-53800-46000				*	966.00	
				MONTHLY LAKE MAINT-SEPT						
							LAKE MASTERS AQUATIC WEED CONTROL			966.00 001525
9/14/17	00263	8/22/17	16309	201708 330-53800-51000				*	120.00	
				REPLACE Q0120 BREAKER						
							SMITH'S ELECTRIC			120.00 001526
9/19/17	00028	9/19/17	09192017	201709 300-20700-10000				*	896.40	
				FY17 DEBT SERVICE ASSESS						
							LAKE MASTERS AQUATIC WEED CONTROL			896.40 001527
9/19/17	00245	8/29/17	6044	201709 300-15500-10000				*	8,201.00	
				PROPERTY INSUR FY18						
		8/29/17	6044	201709 300-15500-10000				*	5,650.00	
				GEN. LIAB/PUB OFFICE FY18						
							EGIS INSURANCE ADVISORS, LLC			13,851.00 001528
9/19/17	00032	9/02/17	54883-15	201708 320-53800-43400				*	158.62	
				GARBAGE COLLECTION-AUG17						
							NORTH PORT SOLID WASTE DISTRICT			158.62 001529
9/19/17	00106	9/07/17	3493127	201709 310-51300-48000				*	82.94	
				NOT. OF MEETING-09/11/17						
							THE SUN			82.94 001530
9/26/17	00153	5/10/17	6781-QB	201705 330-53800-48102				*	310.50	
				AC/3" CHECK VALVE/3" COUP						
							ALEX'S POOL HEATING &			310.50 001531

LKSD LAKESIDE PLANT KCOSTA

LAKE SIDE PLANTATION - GENERAL
 BANK A LAKE SIDE PLANTATION

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
9/26/17	00200	9/20/17	AS092020	201709	310-51300-11000			ALAN SABOL	*	200.00	200.00 001532
			SUPERVISOR FEES-09/20/17								
9/26/17	00055	9/20/17	CS092020	201709	310-51300-11000			CAMILLE STEPHENS	*	200.00	200.00 001533
			SUPERVISOR FEES-09/20/17								
9/26/17	00071	9/22/17	09222017	201709	300-15500-10000			CITY OF NORTH PORT	*	349.00	349.00 001534
			HALLOWEEN-POLICE SECURITY								
9/26/17	00071	9/26/17	09262017	201709	300-15500-10000			CITY OF NORTH PORT	*	268.00	268.00 001535
			TRFEC ENFR-10/05-10/20/17								
9/26/17	00211	9/20/17	HS092020	201709	310-51300-11000			CITY OF NORTH PORT	*	200.00	200.00 001536
			SUPERVISOR FEES-09/20/17								
9/26/17	00054	9/20/17	SM092020	201709	310-51300-11000			HARRY SMITH	*	200.00	200.00 001537
			SUPERVISOR FEES-09/20/17								
9/26/17	00056	9/20/17	JS092020	201709	310-51300-11000			SHARON MOORE	*	200.00	200.00 001538
			SUPERVISOR FEES-09/20/17								
9/26/17	00106	9/18/17	3495158	201709	310-51300-48000			JOE SZEWCZYK	*	98.67	98.67 001539
			NOTICE OF MEETING-9/21/17								
			THE SUN								

TOTAL FOR BANK A 66,284.56
 TOTAL FOR REGISTER 66,284.56

LKSD LAKESIDE PLANT KCOSTA

DART Pool Solutions, Inc.

1181 S. Sumter Blvd - PMB 324

North Port, FL 34287

CPC1457408

*pool maintenance***Invoice**

Date	Invoice #
8/30/2017	WO-6952

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

Service Location
2200 Plantation Blvd North Port, FL 34289

P.O. No.	Terms	Due Date	Tech	Date of Service
	month's end	8/30/2017	SB	8/30/2017

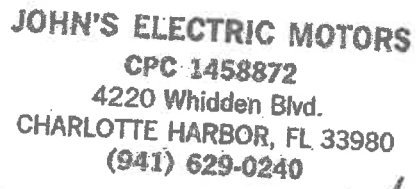
Item	Description	Qty	Rate	Amount
Quoted	Hayward CAT2000, installed, as quoted FL Sales Tax	1	2,050.00 7.00%	2,050.00 0.00

33-534-41

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	\$2,050.00
Payments/Credits	\$0.00
Balance Due	\$2,050.00

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



CUSTOMER'S ORDER NO.		PHONE		DATE	
NATHAN		423-5500		8/31/17	
NAME					
LAKESIDE Plantation					
ADDRESS					
LAKESIDE Blvd N P					
CASH	C.O.D.	CHARGE	ON ACCT.	MDSE. RETD.	PAID OUT
1		4 HP PUMP MOTOR (SUCK)			
1		SLASH SEAL			
1		4 HP PUMP MOTOR			
		SERVICE CALL			
		+ LABOR TO REMOVE PUMP			
		REPLACE MOTOR			1295.00
		+ REINSTALL			
LD BY	RECEIVED BY			TAX	EXEMPT
PRODUCT 609T				TOTAL	1295.00

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

THANK YOU

53 51

Johnson Engineering, Inc.

Remit To:

P.O. Box 2112

Fort Myers, FL 33902

Ph: 239.334.0046 Fax: 239.334.3661

RECEIVED
AUG 31 2017

Invoice

Project Manager David Robson

August 28, 2017

Project No: 20150050-000

Invoice No: 29

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

FEID #59-1173834

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

Professional Services through August 13, 2017

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	15,117.50	T&M	100 %	15,117.50	14,892.50	225.00	0.00
3.	Lake Bank Erosion Report	5,662.50	T&M	100 %	5,662.50	5,662.50	0.00	0.00
4.	Pond Bank Restoration	3,500.00	NTE	100 %	3,500.00	3,500.00	0.00	0.00
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		34,180.00			34,180.00	33,955.00	225.00	0.00

SUB-TOTAL PROFESSIONAL SERVICES:

225.00

INVOICE TOTAL:

225.00

Summary of professional services

Phase No. / Description	Bill Hours	Bill Rate	Billable Amount
1. - General Engineering Engineer VI	1.50	150.00	225.00
1. - General Engineering Total	1.50		225.00



RECEIVED

AUG 17 2017

Invoice

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

BY: _____

Invoice #
Date

333276
8/1/2017

Terms
Due Date
Memo

Net 30
9/14/2017
Fees August 2017

Bill To

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

Description	Quantity	Rate	Amount
Facility Manager Services at Lakeside Plantation Amenity Center	1	4,715.00	4,715.00
Office Administrative Assistant Services at Lakeside Plantation Amenity Center	1	2,730.00	2,730.00
Facility Attendants Services at Lakeside Plantation Amenity Center	1	2,015.00	2,015.00
Facility Maintenance Services at Lakeside Plantation Amenity Center	1	4,883.00	4,883.00
Cell Phone Reimbursement for Facility Manager	1	30.00	30.00
Credit for reduced maintenance services during the month of July	1	(1,600.00)	(1,600.00)
Credit for reduced maintenance services during the month of August	1	(1,600.00)	(1,600.00)
Credit for reduced office administrative assistant services from August 9 - 31st.	1	(480.00)	(480.00)

Thank you for your business.

1-330-538-120

Total \$10,693.00

Invoice



RECEIVED
SEP 01 2017

Date: 8/9/2017
Customer ID: 3941
Invoice No.: SPE35231
Reference: Work Order 45343 / Field Invoice

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

Bill to:

Service at:

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

Lakeside Plantation Clubhouse
2200 Plantation Blvd
North Port, FL 34286

P.O. Number:

Terms: DUE UPON RECEIPT

Description:

Work Order 45343 Backflow Certification

Item	Description	Quantity	Unit Price	Amount
Flat Rate				
	BFP-FIRE4 Backflow Certification Fire Line 4"	1.00	\$140.0000	\$140.00
	<i>*Backflow certification(s) complete - device(s) Passed.</i>			
	BFP-FIREBY Backflow Certification Fireline Bypass	1.00	\$0.0000	\$0.00
	BFP-POT 2 Backflow Certification Potable 2"	1.00	\$52.0000	\$52.00
	BFP-POT 1 Backflow Certification Potable 1"	1.00	\$35.0000	\$35.00
	BFP-IRR 1 Backflow Certification Irrigation 1"	1.00	\$35.0000	\$35.00
	INS-AHJRQ1 Required 3rd Party Fees & Processing	5.00	\$7.5000	\$37.50
Flat Rate Subtotal:				\$299.50

Additional Notes:

Subtotal:	\$299.50
Sales Tax:	\$0.00
Payments:	\$0.00
Total Due:	\$299.50

336 538 418102



Thank You For Your Business

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

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



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

BACKFLOW TEST AND MAINTENANCE REPORT

Owner Name/ Business Name: Lakeside Plantation
Property Address: 2200 PLANTATION BLVD NP FL 34286
Location of Assembly: Front

Hazard# _____
Confirmation# _____
Date Entered _____

INITIAL TEST RESULTS			
Customer # <u>3941</u>	Work Order # <u>45343</u>	Repair WO # _____	AHJ: <u>NPFID</u>
Type of Assembly: ☐ DCA ☒ DCVA ☐ RPBA ☐ DDCA ☐ RPDA ☐ Other _____	Type of Service: ☐ Potable Water ☐ Irrigation ☒ Fire Service ☐ Fire ByPass ☐ Other _____	Size: 3/4 ☐ 1 ☐ 1.5 ☐ 2 ☐ 3 ☐ 4 ☒ 6 ☐ 8 ☐ Meter # _____	
Manufacturer: <u>Watts</u>	Model # <u>709</u>	Serial # <u>132078</u>	
Check Valve #1 ☐ Leaked ☒ Closed Tight	Relief Valve Opened at: _____ PSI or Did Not Open ☐	Check Valve #2 ☐ Leaked ☒ Closed Tight	Pressure Vacuum Breaker Air Inlet: did Not Open ☐ or Opened at _____ PSI
Gauge Pressure Across Check Valve <u>4.2</u> PSI	Outlet Shut-off Valve: ☐ Leaked ☒ Closed Tight	Gauge Pressure Across Check Valve <u>2.2</u> PSI	Check Valve: Leaked ☐ Held at _____ PSI
PASSED ☒ FAILED ☐		TEST BUFFER: _____ PSI	
Remarks: _____			
INITIAL TEST BY: <u>T. OSBORNE</u>		CERT # <u>106178469</u>	DATE: <u>8/9/17</u>
GAUGE MANUFACTURER: <u>MIDWEST</u>		GAUGE SERIAL#: <u>12061023</u>	Calibration Date: <u>4/18</u>

REPAIR & RETEST RESULTS

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

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



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

BACKFLOW TEST AND MAINTENANCE REPORT

Owner Name/ Business Name: LAKE SIDE PLANTATION
Property Address: 2200 PLANTATION BLVD NP FL 34286
Location of Assembly: FRONT

Hazard# _____
Confirmation# _____
Date Entered _____

INITIAL TEST RESULTS

Customer # 3941 Work Order # 45343 Repair WO # _____ AHJ: NPFD

Type of Assembly:	☐ DCA	☐ DCVA	☐ RPBA	☒ DDCA	☐ RPDA	☐ Other
Type of Service	☐ Potable Water	☐ Irrigation	☐ Fire Service	☒ Fire ByPass	☐ Other	
Size:	3/4 ☒	1 ☐	1.5 ☐	2 ☐	3 ☐	4 ☐
	6 ☐	8 ☐	Meter # <u>55300833</u>			
Manufacturer:	<u>WATTS</u>		Model #	<u>007</u>		Serial #
				<u>15980</u>		
Check Valve #1		Relief Valve		Check Valve #2		Pressure Vacuum Breaker
☐ Leaked ☒ Closed Tight		Opened at: _____ PSI or Did Not Open ☐		☐ Leaked ☒ Closed Tight		Air Inlet: did Not Open ☐ or Opened at _____ PSI
Gauge Pressure Across Check Valve <u>1.4</u> PSI		Outlet Shut-off Valve: ☐ Leaked ☒ Closed Tight		Gauge Pressure Across Check Valve <u>1.0</u> PSI		Check Valve: Leaked ☐ Held at _____ PSI
PASSED ☒		FAILED ☐		TEST BUFFER: _____		PSI
Remarks: _____						
INITIAL TEST BY: <u>T. OSBORNE</u>			CERT #	<u>106178469</u>		DATE: <u>8/9/17</u>
GAUGE MANUFACTURER: <u>MIDWEST</u>			GAUGE SERIAL#:	<u>12061023</u>		Calibration Date: <u>4/18</u>

REPAIR & RETEST RESULTS

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

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



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

BACKFLOW TEST AND MAINTENANCE REPORT

Owner Name/ Business Name: Lakeside Plantation
Property Address: 2200 PLANTATION BLVD NP FL 34286
Location of Assembly: Front

Hazard# _____
Confirmation# _____
Date Entered _____

INITIAL TEST RESULTS

Customer # 3941 Work Order # 45343 Repair WO # _____ AHJ: NPL TI

Type of Assembly: ☐ DCA ☐ DCVA ☒ RPBA ☐ DDCA ☐ RPDA ☐ Other	Type of Service: ☒ Potable Water ☐ Irrigation ☐ Fire Service ☐ Fire ByPass ☐ Other		
Size: 3/4 ☐ 1 ☐ 1.5 ☐ 2 ☒ 3 ☐ 4 ☐ 6 ☐ 8 ☐ Meter # <u>80005382</u>	Manufacturer: <u>Wilkins</u> Model # <u>975XL</u> Serial # <u>3391097</u>		
Check Valve #1 ☐ Leaked ☒ Closed Tight	Relief Valve Opened at: <u>2.1</u> PSI or Did Not Open ☐	Check Valve #2 ☐ Leaked ☒ Closed Tight	Pressure Vacuum Breaker Air Inlet: did Not Open ☐ or Opened at _____ PSI
Gauge Pressure Across Check Valve <u>7.8</u> PSI	Outlet Shut-off Valve: ☐ Leaked ☒ Closed Tight	Gauge Pressure Across Check Valve <u>2.2</u> PSI	Check Valve: Leaked ☐ Held at _____ PSI
PASSED ☒ FAILED ☐		TEST BUFFER: _____ PSI	
Remarks: _____			
INITIAL TEST BY: <u>T. OSBORNE</u>		CERT # <u>V06178469</u>	DATE: <u>8/9/17</u>
GAUGE MANUFACTURER: <u>MIDWEST</u>		GAUGE SERIAL#: <u>12061023</u>	Calibration Date: <u>4/18</u>

REPAIR & RETEST RESULTS

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

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



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

BACKFLOW TEST AND MAINTENANCE REPORT

Owner Name/ Business Name: Lakeside Plantation
Property Address: 2200 Plantation Blvd NP FL 34286
Location of Assembly: FRONT

Hazard# _____
Confirmation# _____
Date Entered _____

INITIAL TEST RESULTS

Customer # 3941 Work Order # 45343 Repair WO # _____ AHJ: NPTI

Type of Assembly:	☐ DCA	☐ DCVA	☒ RPBA	☐ DDCA	☐ RPDA	☐ Other
Type of Service	☒ Potable Water	☐ Irrigation	☐ Fire Service	☐ Fire ByPass	☐ Other	
Size:	3/4 ☐	1 ☒	1.5 ☐	2 ☐	3 ☐	4 ☐ 6 ☐ 8 ☐ Meter # <u>80000038</u>
Manufacturer:	<u>FEBCO</u>		Model # <u>825YA</u>	Serial # <u>189415</u>		
Check Valve #1		Relief Valve		Check Valve #2		Pressure Vacuum Breaker
☐ Leaked ☒ Closed Tight		Opened at: <u>2.6</u> PSI or Did Not Open ☐		☐ Leaked ☒ Closed Tight		Air Inlet: did Not Open ☐ or Opened at _____ PSI
Gauge Pressure Across Check Valve <u>8.3</u> PSI		Outlet Shut-off Valve: ☐ Leaked ☒ Closed Tight		Gauge Pressure Across Check Valve <u>1.6</u> PSI		Check Valve: Leaked ☐ Held at _____ PSI
PASSED ☒		FAILED ☐		TEST BUFFER: _____ PSI		
Remarks: _____						
INITIAL TEST BY: <u>T. OSBORNE</u>		CERT # <u>106178469</u>		DATE: <u>8/9/17</u>		
GAUGE MANUFACTURER: <u>MIDWEST</u>		GAUGE SERIAL#: <u>12061023</u>		Calibration Date: <u>4/18</u>		

REPAIR & RETEST RESULTS

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

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



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

BACKFLOW TEST AND MAINTENANCE REPORT

Owner Name/ Business Name: LAKESIDE PLANTATION
Property Address: 2200 PLANTATION BLVD N.P. FL 34286
Location of Assembly: FRONT ENTRANCE BETWEEN FOUNTAINS

Hazard# _____
Confirmation# _____
Date Entered _____

INITIAL TEST RESULTS

Customer # <u>3941</u>	Work Order # <u>45343</u>	Repair WO # _____	AHJ: <u>NPUTI</u>
Type of Assembly: ☐ DCA ☐ DCVA ☒ RPBA ☐ DDCA ☐ RPDA ☐ Other			
Type of Service: ☐ Potable Water ☒ Irrigation ☐ Fire Service ☐ Fire ByPass ☐ Other			
Size: 3/4 ☐ 1 ☒ 1.5 ☐ 2 ☐ 3 ☐ 4 ☐ 6 ☐ 8 ☐ Meter # <u>83717471</u>			
Manufacturer: <u>WILKINS</u>	Model # <u>975XL</u>	Serial # <u>923441</u>	
Check Valve #1 ☐ Leaked ☒ Closed Tight	Relief Valve Opened at: <u>2.6</u> PSI or Did Not Open ☐	Check Valve #2 ☐ Leaked ☒ Closed Tight	Pressure Vacuum Breaker Air Inlet: did Not Open ☐ or Opened at _____ PSI
Gauge Pressure Across Check Valve <u>8.3</u> PSI	Outlet Shut-off Valve: ☐ Leaked ☒ Closed Tight	Gauge Pressure Across Check Valve <u>1.9</u> PSI	Check Valve: Leaked ☐ Held at _____ PSI
PASSED ☒ FAILED ☐		TEST BUFFER: _____ PSI	
Remarks: _____			
INITIAL TEST BY: <u>T. OSBORNE</u>	CERT # <u>106178469</u>	DATE: <u>8/9/17</u>	
GAUGE MANUFACTURER: <u>MIDWEST</u>	GAUGE SERIAL#: <u>12061023</u>	Calibration Date: <u>4/18</u>	

REPAIR & RETEST RESULTS

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



5824 Bee Ridge Road #165, Sarasota, FL 34233

Invoice

Date 8/31/2017 Invoice # 2017-01607

Bill To:

Lakeside Plantation CDD
c/o Governmental Management Services
1412 S Narcoossee Road
St. Cloud, FL 34771

Description	Terms	Due on receipt
	Qty	Amount
Replace valve assembly located on corner of Sycamore and Plantation Blvd		
1" Hunter PGV Valve	1	32.00
1" PVC SCH40 Couplings Slip	5	5.00
1" PVC SCH40 Tee Slip	1	2.00
King Blk & White Silicone Filled Wire Nut	2	2.00
1" 90 Elbow Insert	1	3.00
1" PVC Pipe CL 160 White	6	3.60
Labor - Technician	2	110.00
Labor - Helper	2	70.00
320 531 467		
PAYMENT ACCEPTED: CHECK AND CREDIT CARD.		Total
Please contact our office to pay by credit card.		\$227.60
Make check payable to:		
Bloomings Landscape & Turf Management, Inc.		Payments/Credits
Please include invoice number on your check.		\$0.00
Thank You For Your Business		Balance Due
		\$227.60

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



Invoice

5824 Bee Ridge Road #165, Sarasota, FL 34233

Date 8/31/2017 Invoice # 2017-01608

Bill To:

Lakeside Plantation CDD
c/o Governmental Management Services
1412 S Narcoossee Road
St. Cloud, FL 34771

Description	Terms	Due on receipt
	Qty	Amount
Repair irrigation pipe located underneath Bocce Ball Court		
Install irrigation heads to ensure optimal water coverage		
6" PROS Sprayhead NSI	12	84.00
MPR Spray Nozzle	12	14.40
Swing Joint Pipe/ft	24	12.00
1/2" X 3/8" Spiral Elbow	24	13.20
1/2" PVC SCH40 Reducing Tee Slip X Slip X Fipt	10	10.00
1/2" 90 Elbow Insert X Fipt	2	4.50
1/2" PVC SCH40 90 Elbow Slip	1	0.75
1/2" PVC SCH40 Tee Slip	1	0.80
1/2" PVC Pipe CL 160 White	196	68.60
Labor - Technician	3.5	192.50
Labor - Helper	3.5	122.50

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	\$523.25
Payments/Credits	\$0.00
Balance Due	\$523.25

Phone #

Fax #

E-mail

Web Site

(941) 927-9765

(941) 929-9356

carla@bloomingslandscape.com

www.bloomingslandscape.com



Invoice

5824 Bee Ridge Road #165, Sarasota, FL 34233

Date 8/31/2017 Invoice # 2017-01609

Bill To:

Lakeside Plantation CDD
c/o Governmental Management Services
1412 S Narcoossee Road
St. Cloud, FL 34771

Description	Terms	Due on receipt
	Qty	Amount
Locate and repair irrigation pipe at playground within mulch bed		
1/2" PVC SCH40 Cap Slip	2	1.20
Labor - Technician	2.5	137.50
Labor - Helper	2.5	87.50
320 538 407		

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	\$226.20
Payments/Credits	\$0.00
Balance Due	\$226.20

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



5824 Bee Ridge Road #165, Sarasota, FL 34233

Invoice

Date Invoice #

8/31/2017 2017-01610

Bill To:

Lakeside Plantation CDD
c/o Governmental Management Services
1412 S Narcoossee Road
St. Cloud, FL 34771

Description	Terms	Due on receipt
	Qty	Amount
Bocce Ball Court Install top soil to elevate the grade where pad was removed Top Soil - Yard	0.5	50.00
Remove existing sod between Bocce Ball Court and pool		100.00
Install new sod St. Augustine Sod - Sq ft	618	435.00

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 \$585.00

Payments/Credits \$0.00

Balance Due \$585.00

Phone #

Fax #

E-mail

Web Site

(941) 927-9765

(941) 929-9356

carla@bloomingslandscape.com

www.bloomingslandscape.com



Invoice

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

Invoice # 334021
Date 9/1/2017
Terms Net 30
Due Date 10/1/2017
Memo Fees Sept. 2017

Bill To

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

Description	Quantity	Rate	Amount
Facility Manager Services at Lakeside Plantation Amenity Center	1	4,715.00	4,715.00
Office Administrative Assistant Services at Lakeside Plantation Amenity Center	1	2,730.00	2,730.00
Facility Attendants Services at Lakeside Plantation Amenity Center	1	2,015.00	2,015.00
Facility Maintenance Services at Lakeside Plantation Amenity Center	1	4,883.00	4,883.00
Cell Phone Reimbursement for Facility Manager	1	30.00	30.00
Credit for reduced maintenance services during Sept. 1 - 12th	1	(781.28)	(781.28)

Thank you for your business.

Total \$13,591.72

334-538-1200

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

Invoice

Invoice #: 63
Invoice Date: 9/1/17
Due Date: 9/1/17
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - September 2017 1.310.513.34		3,004.17	3,004.17
Information Technology - September 2017 .352		58.33	58.33
Dissemination Agent Services - September 2017 .313		83.33	83.33
Office Supplies .51		0.93	0.93
Postage .42		37.56	37.56
Copies .425		16.35	16.35
Total			\$3,200.67
Payments/Credits			\$0.00
Balance Due			\$3,200.67



Invoice

5824 Bee Ridge Road #165, Sarasota, FL 34233

Date 8/1/2017 Invoice # 2017-01554

Bill To:

Lakeside Plantation CDD
c/o Governmental Management Services
1412 S Narcoossee Road
St. Cloud, FL 34771

AUG 9 7 2017

Terms

Due Date

Net 30

8/31/2017

Description	Qty	Amount
Month of August Monthly Grounds Maintenance Fee 2,016 1-32 0.438 1404		7,354.17

PAYMENT ACCEPTED: CHECK AND CREDIT CARD.

Please contact our office to pay by credit card.

Make check payable to:

Bloomings Landscape & Turf Management, Inc.

Please include invoice number on your check.

Thank You For Your Business

Total

\$7,354.17

Payments/Credits

\$0.00

Balance Due

\$7,354.17

Phone #

Fax #

E-mail

Web Site

(941) 927-9765

(941) 929-9356

carla@bloomingslandscape.com

www.bloomingslandscape.com



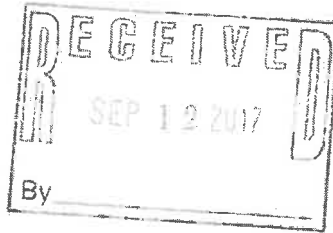
5824 Bee Ridge Road #165, Sarasota, FL 34233

Invoice

Date 9/1/2017 Invoice # 2017-01768

Bill To:

Lakeside Plantation CDD
c/o Governmental Management Services
1412 S Narcoossee Road
St. Cloud, FL 34771



Terms

Due Date

Net 30

10/1/2017

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

PAYMENT ACCEPTED: CHECK AND CREDIT CARD.

Please contact our office to pay by credit card.

Make check payable to:

Bloomings Landscape & Turf Management, Inc.

Please include invoice number on your check.

Thank You For Your Business

Total

\$7,354.17

Payments/Credits

\$0.00

Balance Due

\$7,354.17

Phone #

Fax #

E-mail

Web Site

(941) 927-9765

(941) 929-9356

carla@bloomingslandscape.com

www.bloomingslandscape.com



better water. pure and simple.®

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

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

☐ ☐ ☐ ☐ ☐ ☐ PLEASE CHECK BOX TO ENROLL IN AUTOMATIC BILL PAYMENT

CARD NUMBER _____ V. CODE _____

SIGNATURE _____ EXP. DATE _____

DATE **08/31/2017** PAY THIS AMOUNT **70.98** ACCOUNT NUMBER **1017805**

Pay By Date: Sep 15 AMOUNT PAID \$

17*3900 1 MB 0.420*
LAKESIDE PLANTATION
135 W Central Blvd Ste 320
Orlando FL 32801-2435



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



Balance Forward Statement

RETURN THIS TOP PORTION WITH YOUR PAYMENT

Page: 1

InvDate	InvNum	Location	Billed	Tax	Balance
Previous Balance: 07/31/2017					70.98
Location 1017805					
LAKESIDE PLANTATION 2200 PLANTATION BLVD					
08/11/2017	267765	1017805	PO#		
2413	5 GALLON DRINKING WATER		6.000 @	5.50	35.49
4201	DELIVERY CHARGE		1.000 @	2.49	
08/23/2017		1017805	PO#		
	PAYMENT		@		-70.98
08/28/2017	271430	1017805	PO#		
2413	5 GALLON DRINKING WATER		6.000 @	5.50	35.49
4201	DELIVERY CHARGE		1.000 @	2.49	

ACCOUNT IS CURRENT

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

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

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

Hopping Green & Sams

Attorneys and Counselors

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

STATEMENT

August 31, 2017

Lakeside Plantation Community Development District
c/o GMS, LLC
1412 S. Narcoosee Rd.
St. Cloud, FL 34771

Bill Number 95751
Billed through 07/31/2017

General Counsel/Monthly Meeting

LPCDD 00001 JLE

FOR PROFESSIONAL SERVICES RENDERED

07/10/17	KEM	Prepare annual assessment resolution.	0.10 hrs
07/16/17	JLE	Prepare appropriation resolution and assessment resolution; review budget; confer with District Staff regarding the same.	0.60 hrs
07/17/17	KEM	Prepare responses to JLAC.	0.30 hrs
07/24/17	JLE	Review and revise response letter to JLAC regarding audit finding; follow-up regarding the same.	0.60 hrs
07/24/17	LCW	Confer with board regarding parking regulations.	0.20 hrs
07/28/17	LCW	Confer with Stephens regarding parking regulations.	0.20 hrs
07/31/17	JBC	Analyze records retention rules update; prepare memorandum regarding same.	0.10 hrs
Total fees for this matter			\$486.50

DISBURSEMENTS

Postage	0.67
Total disbursements for this matter	\$0.67

MATTER SUMMARY

Cooksey, Jennings B.	0.10 hrs	205 /hr	\$20.50
Earlywine, Jere L.	1.20 hrs	265 /hr	\$318.00
Ibarra, Katherine E. - Paralegal	0.40 hrs	145 /hr	\$58.00
Whelan, Lindsay C.	0.40 hrs	225 /hr	\$90.00

TOTAL FEES	\$486.50
TOTAL DISBURSEMENTS	\$0.67

TOTAL CHARGES FOR THIS MATTER	<u>\$487.17</u>
-------------------------------	-----------------

BILLING SUMMARY

Cooksey, Jennings B.	0.10 hrs	205 /hr	\$20.50
Earlywine, Jere L.	1.20 hrs	265 /hr	\$318.00
Ibarra, Katherine E. - Paralegal	0.40 hrs	145 /hr	\$58.00
Whelan, Lindsay C.	0.40 hrs	225 /hr	\$90.00
TOTAL FEES			\$486.50
TOTAL DISBURSEMENTS			\$0.67
TOTAL CHARGES FOR THIS BILL			\$487.17

Please include the bill number on your check.

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

Invoice

DATE	INVOICE #
9/1/2017	17-07474

BILL TO

LAKESIDE PLANTATION CDD
1412 S. NARCOOSSEE ROAD
ST. CLOUD, FL 34771

SEP 03 2017

E-mail		P.O. NO.	TERMS	REP	MAIL STOP ID
susan.oraczewski@lakemasters.com			Net 30		4696
QUANTITY	DESCRIPTION		RATE		AMOUNT
	Monthly Service-Treatment of Waterways & Canals as per map		966.00		966.00



Smith's Electric
3984 N. Access Road
Englewood, FL 34224
Ph: 475-3315 Fax: 475-4047
Toll Free: 1-888-836-0600

EC#0003182

Invoice

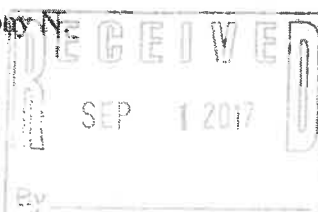
Date	Invoice #
8/22/2017	16309

Bill To
Lakeside Plantation 2200 Plantation Blvd North Port, FL 423-5500

Job At
Lakeside Plantation 2200 Plantation Blvd North Port, FL 423-5500

Pool maintenance

P.O. No.	Terms	Due Date	Project
	Net 14	9/5/2017	

Description	Qty	Rate	Amount
Replaced (1) QO120 Breaker. What they have is the Pool Equipment panel is fed off a 3 phase 208 V Panel has 205 V the 2 pole breaker are wired correctly one leg from spa jet pump and 1 leg from spa air pump go to a 2-pole contactor next to panel to run both at same time. Electrician Tony N.  	1.5	75.00 7.50	112.50 7.50

It's been a pleasure working for you!

A late charge of 1.5% per month (18% APR) bill on past due accounts. Fees will begin at the first month pass 30 days late. If collection is necessary, customer agrees to pay Collection Charges and/or attorney fees may be added.

Sales Tax (7.0%) \$0.00

Total \$120.00

330-538 500

CHECK REQUEST FORM

DISTRICT/ASSOCIATION: Lakeside Plantation CDD

DATE: 09/19/17

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

AMOUNT REQUESTED: \$ 8916.40

REQUESTED BY: Katie Costa

ACCOUNT # 001-300-20700-10000

DESCRIPTION OF NEED: FY17 Debt Service Assessment

APPROVED BY: Ariel Lovera

SIGNATURE: 

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2017

TAX COLLECTOR

							Gross Assessments	\$	880,463	\$	694,731	\$	185,733				
							Net Assessments	\$	832,038	\$	656,520	\$	175,517				
Date Received	Dist	Gross Assessments Received		Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received		General Fund 78.91%		1999 Debt Svc Fund 21.09%		Total 100%				
11/18/16	16-01	\$	90,418.94	\$	3,750.73	\$	1,300.02	\$	-	\$	85,368.19	\$	67,359.87	\$	18,008.32	\$	85,368.19
11/30/16	16-02	\$	187,459.93	\$	7,498.54	\$	2,699.42	\$	-	\$	177,261.97	\$	139,868.77	\$	37,393.20	\$	177,261.97
12/14/16	16-03	\$	395,277.17	\$	15,807.59	\$	5,692.04	\$	-	\$	373,777.54	\$	294,929.62	\$	78,847.92	\$	373,777.54
12/21/16	16-04	\$	25,155.41	\$	958.33	\$	362.96	\$	-	\$	23,834.12	\$	18,806.34	\$	5,027.78	\$	23,834.12
1/31/17	16-05	\$	30,602.33	\$	918.08	\$	445.26	\$	151.56	\$	29,390.55	\$	23,190.65	\$	6,199.90	\$	29,390.55
2/28/17	16-06	\$	22,723.20	\$	592.13	\$	331.97	\$	-	\$	21,799.10	\$	17,200.61	\$	4,598.49	\$	21,799.10
3/29/17	16-07	\$	8,783.14	\$	66.80	\$	130.75	\$	-	\$	8,585.59	\$	6,774.47	\$	1,811.12	\$	8,585.59
4/28/17	16-08	\$	29,091.05	\$	-	\$	436.37	\$	50.55	\$	28,705.23	\$	22,649.90	\$	6,055.33	\$	28,705.23
5/31/17	16-09	\$	24,716.63	\$	-	\$	370.75	\$	-	\$	24,345.88	\$	19,210.15	\$	5,135.73	\$	24,345.88
6/23/17	16-10	\$	69,812.02	\$	-	\$	1,047.18	\$	-	\$	68,764.84	\$	54,258.98	\$	14,505.86	\$	68,764.84
7/31/17	16-11	\$	-	\$	-	\$	-	\$	110.15	\$	110.15	\$	86.91	\$	23.24	\$	110.15
8/29/17	16-12	\$	4,249.36	\$	-	\$	-	\$	-	\$	4,249.36	\$	3,352.96	\$	896.40	\$	4,249.36
Totals		\$	888,289.18	\$	29,592.20	\$	12,816.72	\$	312.26	\$	846,192.52	\$	667,689.22	\$	178,503.30	\$	846,192.52

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
10/13/16	2262	11/1/16	\$ 8,842.03	\$ 8,842.03	\$ -	\$ -	\$ 8,842.03
			\$ 8,842.03	\$ 8,842.03	\$ -	\$ -	\$ 8,842.03



Insurance & Risk Advisors

Lakeside Plantation Community Development District
c/o Governmental Management Services
135 W. Central Blvd, Ste 320
Orlando, FL 32801

INVOICE

Customer	Lakeside Plantation Community Development District
Date	08/29/2017
Customer Service	Kristina Rudez
Page	1 of 1

Payment Information	
Invoice Summary	13,851.00
Payment Amount	
Payment for:	Invoice#6044
100117675	

Customer: Lakeside Plantation Community Development District

Invoice	Effective	Transaction	Description	Amount
6044	10/01/2017	Renew policy	Policy #100117675 10/01/2017-10/01/2018 Florida Insurance Alliance Package - Renew policy Due Date: 9/28/2017 Property \$ 8,201.00 Gen. liab. \$ 5,650.00 + Public officials 300 - 155-100 RECEIVED SEP 15 2017 BY: _____	13,851.00
				Total
				13,851.00
FOR PAYMENTS SENT OVERNIGHT: Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oak Lawn, IL 60453				

Remit Payment To: Egis Insurance Advisors, LLC
Lockbox 234021 PO Box 84021
Chicago, IL 60689-4002

(321)320-7665

cbtiner@egisadvisors.com

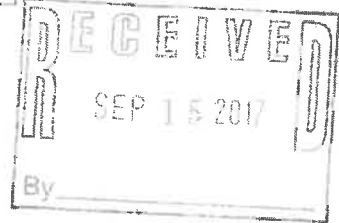
Date

08/29/2017

NORTH PORT SOLID WASTE DISTRICT

SERVICE ADDRESS			
2200 PLANTATION BLVD SWD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
54883-159826	55-55	9/02/17	10/02/17

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



LAKE SIDE PLANTATION CDD
 C/O GOVERNMENTAL MGT SVCS-CF
 1412 S NARCOOSSEE RD
 SAINT CLOUD FL 34771-7210

000054883000159826000000158621

261

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

SERVICE ADDRESS

2200 PLANTATION BLVD SWD

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
54883-159826	55-55	9/02/17	10/02/17

Rate Class : COMMERCIAL WASTE

Last payment amount/date: 158.62 8/22/17

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

Service	Consumption	Charge	Total
GB DUMPSTER 4YD/1 PICKUP 7/31/17	8/31/17	156.80	
GB BINS ONCE PER MONTH 7/31/17	8/31/17	1.82	
TOTAL COMMERCIAL GARBAGE			158.62

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

**** OUR MAILING ADDRESS HAS CHANGED ****
 **** PLEASE MAIL PAYMENTS TO: ****
 **** NORTH PORT UTILITIES ****
 **** 4970 CITY HALL BLVD ****
 **** NORTH PORT, FL 34286-4100 ****

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

320 538 434

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

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

09/07/17

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

Acct#: 297693	Date: 09/07/17
STACIE VANDERBILT	Ad Date: 09/11/17
LAKESIDE PLANTATION CDD	Class: 3126
GOV MGMT SERVICES - CF, LLC	Ad ID: 3493127
135 W. CENTRAL BLVD., SUITE 320	Ad Taker: MBERNSEN-
ORLANDO, FL 32801	TX
Telephone: (407) 841-5524	Sales Person: 200
	Words: 268
	Lines: 58
	Agate Lines: 72
	Depth: 7.583
	Inserts: 1

Other Charges:	\$0.00	Gross:	\$82.94
Discount:	\$0.00		
Surcharge:	\$0.00	Paid Amount:	- \$0.00
Credits:	\$0.00		
Bill Depth:	7.583	Amount Due:	\$82.94

Publication	Start	Stop	Inserts	Cost
Charlotte Sun (CS)	✓09/11/17	✓09/11/17	1	\$82.94

260-513-440

Ad Note:

Customer Note:



We Appreciate Your Business!
Thank You STACIE VANDERBILT!

NOTICE OF MEETING
LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT

The regular meeting of the Board of Supervisors of the Lakeside Plantation Community Development District will be held on **Wednesday, September 20, 2017** at 7:00 PM at the Lakeside Plantation Clubhouse, 2200 Plantation Blvd., North Port, FL 34289. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 135 W. Central Blvd., Suite 320, Orlando, FL 32801. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

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

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

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

George S. Flint
 Governmental Management Services - Central Florida, LLC
 District Manager
 Publish: September 11, 2017
 297693 3493127



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

INVOICE

BILL TO

Lakeside Plantation
2200 Plantation Blvd.
North Port, FL 34289

SHIP TO

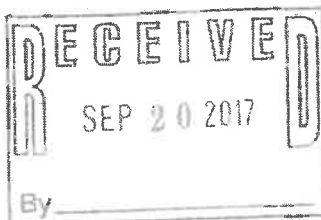
2200 Plantation Blvd.
North Port, FL 34289

INVOICE # 6781-QB**DATE 05/10/2017****DUE DATE 09/29/2017**

ACTIVITY	QTY	RATE	AMOUNT
Air Conditioning Install a new 3" PVC Check Valve. Remove 3" compression union down by the lake's edge & glue in a 3" PVC Coupling. Re-prime system & check. SubTotal: \$345. Minus 10% Discount = Total: \$310.50	1	310.50	310.50

BALANCE DUE**\$310.50**

33
4062
100



Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: September 20, 2017

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

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

Approved for Payment: 310-513-11


District Manager Signature

9/20/17
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:

Lakeside Plantation CDD

Board Meeting Date:

September 20, 2017

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

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

Approved for Payment:


District Manager Signature

9/20/17
Date

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

Check Request

District	<u>Lake side Plantation</u>	Date	<u>9/22/17</u>
Payable to	<u>Sgt. Jason Selzer</u>		
Amount Requested	<u>\$349.00</u>	Account Number	<u>Halloween</u>
Requested By	<u>Jamie Stauby</u>		
Description of Need	<u>2 officers for trick or treating 4:30pm - 8:30pm</u>		
	<u>Oct. 31, 2017 -</u>		
Approved By	<u>Nathan Trate</u>	Signature	<u>[Signature]</u>
Received By		Signature	<u>[Signature]</u>

* Please send to: 33 401

Sgt. Jason Selzer
C/O North port Police Department
4980 City hall Blvd.
North port, FL 34286



4980 City Hall Boulevard
North Port, FL 34286
(941) 429-7300

**ADMINISTRATION DIVISION
ADDITIONAL POLICE SERVICE PERMIT APPLICATION**

The North Port Police Department is NOT obligated to provide additional police services. A permit will not be issued to any person, firm or organization whose officers, members, business, or operations are questionable or for any event of a potentially compromising nature.

It is further understood that, notwithstanding the fact that the permit holder will reimburse the North Port Police Department for the services rendered, the police officer remains an employee of the North Port Police Department. The applicant is restricted to the general assignment of duties to be performed and has no authority over the police officer.

All compensation due for services performed will be paid by check or money order, payable to the City of North Port and forwarded to the North Port Police Department, detail coordinator, within seven (7) days of the actual detail requested. Any compensation over and above the established rate is prohibited.

Upon completion of the processing of this application you will be notified of approval or disapproval.

The minimum charge for any detail will be for three (3) hours of service, per officer, at the usual detail rate plus an administrative fee.

Rate per hour: \$ 43.00
Administrative fee: \$ 5.00

= \$349.00

It is the intention of this office to provide you with the best possible service. If the Officers are not performing the duties they were assigned, please feel free to call the assigned Detail Coordinator or the on duty supervisor at the North Port Police Department and make us aware of any problems.

PERMIT CANCELLATION - The permit holder may cancel or postpone an assignment by contacting the North Port Police Department at least 24 hours in advance, during normal business hours (Monday-Friday, 8:00am to 4:00pm). No cancellation or postponement will be accepted on weekends, holidays, or after 4:00pm daily. If the permit holder fails to make proper and timely notice, the permit holder shall compensate the North Port Police Department at a rate of 3 hours pay for each scheduled officer.

Call 941-429-7300 for cancellations during business hours

FUNERAL ESCORTS - Escorts must be called in at least one day prior to the escort, if possible, or we cannot guarantee service. The escort will be limited to within the city limits of North Port.

I HAVE READ AND UNDERSTAND THE CONDITIONS FOR AN OFF-DUTY OFFICER.

SIGNED: Nathan Trates - [Signature] DATE: 9/22/2017
COMPANY NAME: Lakeside Plantation CDD

We only accept checks and money orders (no cash). Please make all checks payable to: City of North Port.



A Florida Law Enforcement Accredited Agency

ADMINISTRATION DIVISION
ADDITIONAL POLICE SERVICE PERMIT APPLICATION

APPLICANT: Lakeside Plantation CDD
(INDIVIDUAL, ORGANIZATION, OR BUSINESS)
BUSINESS ADDRESS: 2200 Plantation Blvd, North Port FL 34289
MAILING ADDRESS: _____
BUSINESS TELEPHONE: 941-423-5500
E-Mail Address: lakesideplantation@verizon.net

NAME OF AUTHORIZED AGENT REQUESTING POLICE SERVICE

NAME: Nathan Trates TITLE: Facility Manager

Is requesting to engage the services of Police Officers of the North Port Police Department for additional police services that are in addition to those provided generally to the public.

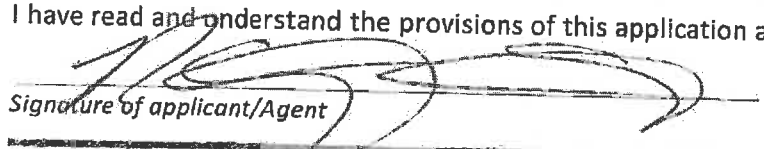
PERIOD OF EMPLOYMENT: BEGINNING DATE: Tuesday, October 31st 2017
ENDING DATE: _____
HOURS TO BE WORKED: 4 HRS. (Total number of hours)
FROM: 4:30 pm TO: 8:30 pm
FROM: _____ TO: _____

SPECIFIC LOCATION OF POLICE SERVICE: (If different than above)

ADDRESS: _____

SERVICE REQUESTED: (i.e., security, etc.) Security for community
NUMBER OF OFFICERS REQUESTED: 2

I have read and understand the provisions of this application and will act in full compliance with them.


Signature of applicant/Agent

9/22/2017
Date signed

TO BE COMPLETED BY DETAIL COORDINATOR

After investigation of this request, it is recommended that this application be:

Approved: _____ Date: _____ Disapproved: _____
SIGNED: _____ Event #: _____



A Florida Law Enforcement Accredited Agency



4980 City Hall Boulevard
North Port, FL 34286
(941) 429-7300

ADMINISTRATION DIVISION
ADDITIONAL POLICE SERVICE PERMIT APPLICATION

The North Port Police Department is NOT obligated to provide additional police services. A permit will not be issued to any person, firm or organization whose officers, members, business, or operations are questionable or for any event of a potentially compromising nature.

It is further understood that, notwithstanding the fact that the permit holder will reimburse the North Port Police Department for the services rendered, the police officer remains an employee of the North Port Police Department. The applicant is restricted to the general assignment of duties to be performed and has no authority over the police officer.

All compensation due for services performed will be paid by check or money order, payable to the City of North Port and forwarded to the North Port Police Department, detail coordinator, within seven (7) days of the actual detail requested. Any compensation over and above the established rate is prohibited.

Upon completion of the processing of this application you will be notified of approval or disapproval.

The minimum charge for any detail will be for three (3) hours of service, per officer, at the usual detail rate plus an administrative fee.

Rate per hour: \$ 43.00
Administrative fee: \$ 5.00

It is the intention of this office to provide you with the best possible service. If the Officers are not performing the duties they were assigned, please feel free to call the assigned Detail Coordinator or the on duty supervisor at the North Port Police Department and make us aware of any problems.

PERMIT CANCELLATION - The permit holder may cancel or postpone an assignment by contacting the North Port Police Department at least 24 hours in advance, during normal business hours (Monday-Friday, 8:00am to 4:00pm). No cancellation or postponement will be accepted on weekends, holidays, or after 4:00pm daily. If the permit holder fails to make proper and timely notice, the permit holder shall compensate the North Port Police Department at a rate of 3 hours pay for each scheduled officer.

Call 941-429-7300 for cancellations during business hours

32 474

FUNERAL ESCORTS - Escorts must be called in at least one day prior to the escort, if possible, or we cannot guarantee service. The escort will be limited to within the city limits of North Port.

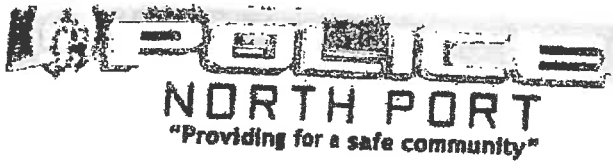
I HAVE READ AND UNDERSTAND THE CONDITIONS FOR AN OFF-DUTY OFFICER. ** Please apply credit from 9/8/17 to this*

SIGNED: [Signature] District Manager

DATE: 9/26/17

COMPANY NAME: Lakeside Pl. Interiors CDD

We only accept checks and money orders (no cash). Please make all checks payable to: City of North Port.



4950 City Hall Boulevard
North Port, FL 34286
(941) 429-7300

ADMINISTRATION DIVISION
ADDITIONAL POLICE SERVICE PERMIT APPLICATION

APPLICANT: Lakeside Plantations Community Development District
(INDIVIDUAL, ORGANIZATION, OR BUSINESS)
BUSINESS ADDRESS: 2200 Plantations Blvd, North Port, FL 34289
MAILING ADDRESS: 135 W Central Blvd, Suite 320, Orlando, FL 32801
BUSINESS TELEPHONE: 407-841-5524 x 103
E-Mail Address: gflint@lakesideplantation.com

NAME OF AUTHORIZED AGENT REQUESTING POLICE SERVICE

NAME: George S. Flint TITLE: District Manager

Is requesting to engage the services of Police Officers of the North Port Police Department for additional police services that are in addition to those provided generally to the public.

PERIOD OF EMPLOYMENT: BEGINNING DATE: 3/23/17
ENDING DATE: 4/7/17
HOURS TO BE WORKED: 9 HRS. (Total number of hours)

Thurs 10/5/17	FROM: <u>7 AM</u>	TO: <u>10 AM</u>
Wed 10/11/17	FROM: <u>2 PM</u>	TO: <u>5 PM</u>
Fri 10/20/17	FROM: <u>4 PM</u>	TO: <u>7 PM</u>

SPECIFIC LOCATION OF POLICE SERVICE: (If different than above)

ADDRESS: _____

SERVICE REQUESTED: (i.e., security, etc.) Traffic enforcement

NUMBER OF OFFICERS REQUESTED: 1

I have read and understand the provisions of this application and will act in full compliance with them.

Signature of applicant/Agent _____

Date signed 9/26/17

TO BE COMPLETED BY DETAIL COORDINATOR

After investigation of this request, it is recommended that this application be:

Approved: _____ Date: _____ Disapproved: _____
SIGNED: _____ Event #: _____



Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:

Lakeside Plantation CDD

Board Meeting Date:

September 20, 2017

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

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

Approved for Payment:


District Manager Signature

9/20/17
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: September 20, 2017

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

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

Approved for Payment:


District Manager Signature

9/20/17
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:

Lakeside Plantation CDD

Board Meeting Date:

September 20, 2017

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

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

Approved for Payment:


District Manager Signature

9/20/17
Date

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

The Sun
23170 Harborview Road
Port Charlotte, FL 33980

09/18/17

Phone: (941) 206-1000 Fax: (941) 629-2085 Website: www.sunnewspapers.net
Email: custserv@sun-herald.com

Date: 09/18/17	Ad Taker: SCIVIN	Agate Lines: 87
Ad Date: 09/21/17	Sales Person: 200	Depth: 9.181
Class: 3126	Words: 297	Inserts: 1
Ad ID: 3495158	Lines: 69	Blind Box:

Account: 297693

STACIE VANDERBILT
LAKESIDE PLANTATION CDD
GOV MGMT SERVICES - CF, LLC
135 W. CENTRAL BLVD., SUITE 320
ORLANDO, FL 32801

Description: Lakeside Plantation CDD Meeting Notice Telephone: (407)

Other Charges:	\$0.00	Gross:	\$98.67
Discount:	\$0.00		
Surcharge:	\$0.00	Paid Amount:	- \$0.00
Credits:	\$0.00		
Bill Depth:	9.181	Amount Due:	\$98.67

Publication	Start	Stop	Inserts	Cost
Legal Advertising	✓ 09/21/17	✓ 09/21/17	1	\$98.67

invoice

Ad Note:

Submitted by: Stacie Vanderbilt

Customer Note:

Legals

Please remit to:

The Sun
23170 Harborview Road
Port Charlotte, FL 33980

We Appreciate Your Business!
Thank You!

NOTICE OF MEETING DATES
LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT

The Board of Supervisors of the Lakeside Plantation Community Development District will hold their regularly scheduled public meetings for Fiscal Year 2018 at 7:00 pm at the Lakeside Plantation Clubhouse, 2200 Plantation Blvd., North Port, Florida 34289 on the third Wednesday of the month as follows:

October 18, 2017
November 15, 2017
January 17, 2018
February 21, 2018
March 21, 2018
April 18, 2018
May 16, 2018
June 20, 2018
July 18, 2018
August 15, 2018
September 19, 2018

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained from the District Manager at 135 W. Central Blvd., Suite 320, Orlando, FL 32801.

A meeting may be continued to a date, time, and place as evidenced by motion of the majority of Board Members participating. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at a meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service 1-800-955-8770, for aid in contacting the District Office.

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

George S. Flint
District Manager
Governmental Management Services - Central Florida, LLC
Publish: September 21, 2017
297693 3495158

2 106512

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

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

B

5517 2

LAKESIDE PLANTATION COMM
DEVELOPMENT DIST
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	\$1,385.39	Sep 14 2017	\$

Your electric statement

For: Jul 25 2017 to Aug 24 2017 (30 days)

Account number: 57421-67439

Customer name: LAKESIDE PLANTATION COMM

Statement date: Aug 24 2017

Service address: 2200 PLANTATION BLVD # CLBHSE

Next meter reading: Sep 25 2017

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (=)	New charges due by
1,241.30	1,241.30 CR	0.00	0.00	1,385.39	\$1,385.39	Sep 14 2017

Meter reading - Meter KLL2846

Current reading 36013
Previous reading - 34852
Wh constant x 10
Wh used 11610

Amount of your last bill 1,241.30
Payment received - Thank you 1,241.30 CR
Balance before new charges \$0.00

Demand reading 5.91
W constant x 10.00
Demand kW 59

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

Electric service amount 1,265.14**
Storm charge 9.76
Gross receipts tax 32.69
Franchise charge 77.80

Energy usage

	Last Year	This Year
Wh this month	11560	11610
Service days	31	30
Wh per day	372	387

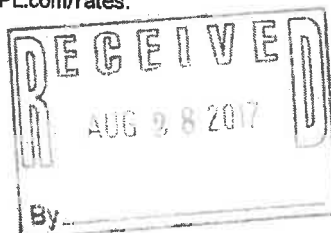
Total new charges \$1,385.39

Total amount you owe \$1,385.39

FPL automatic bill pay - DO NOT PAY***The electric service amount includes the following charges:**

Customer charge: \$25.00
Fuel: \$327.40
(\$0.028200 per kWh)
Non-fuel: \$287.34
(\$0.024750 per kWh)
Demand: \$625.40
(\$10.60 per kW)

- Payment received after **November 15, 2017** is considered **LATE**; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after **September 04, 2017**. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- The Florida Public Service Commission is reviewing a routine storm charge adjustment that would apply to your bill beginning in September. To learn more about your energy bill, visit FPL.com/rates.



Please have your account number ready when contacting FPL.

Customer service: 1-800-375-2434

Outside Florida: 1-800-226-3545

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

Hearing/speech impaired: 711 (Relay Service)



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

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

B

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AUTO **CO 0116
1 106512

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	\$633.04	Sep 14 2017	\$

Your electric statement

For: Jul 25 2017 to Aug 24 2017 (30 days)

Customer name: LAKESIDE PLANTATION

Service address: 2200 PLANTATION BLVD # FNTN

Account number: 04126-05586

Statement date: Aug 24 2017

Next meter reading: Sep 25 2017

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (=)	New charges due by
645.13	645.13 CR	0.00	0.00	633.04	\$633.04	Sep 14 2017

Meter reading - Meter KN46183

Current reading 08220
Previous reading - 01599
kWh used 6621

Demand reading 18.85
Demand kW 19

Energy usage
Last Year This Year

kWh this month 6316 6621
Service days 31 30
kWh per day 203 220

Amount of your last bill

645.13

Payment received - Thank you

645.13 CR

Balance before new charges

\$0.00

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

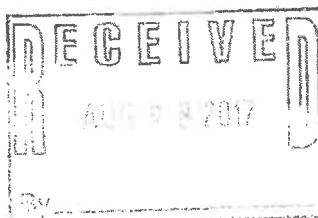
Electric service amount 576.99**
Storm charge 5.56
Gross receipts tax 14.94
Franchise charge 35.55
Total new charges \$633.04

Total amount you owe

\$633.04

FPL automatic bill pay - DO NOT PAY

- Payment received after **November 15, 2017** is considered **LATE**; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after **September 04, 2017**. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- The Florida Public Service Commission is reviewing a routine storm charge adjustment that would apply to your bill beginning in September. To learn more about your energy bill, visit FPL.com/rates.



Please have your account number ready when contacting FPL.

Customer service: 1-800-375-2434

Outside Florida: 1-800-226-3545

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

Hearing/speech impaired: 711 (Relay Service)



3 106512

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

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

B

5517 9

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	\$561.59	Sep 14 2017	\$

Your electric statement

For: Jul 25 2017 to Aug 24 2017 (30 days)

Customer name: LAKESIDE PLANTATION COMM

Service address: 2200 PLANTATION BLVD # POOL

Account number: 84595-15071

Statement date: Aug 24 2017

Next meter reading: Sep 25 2017

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (=)	New charges due by
513.55	513.55 CR	0.00	0.00	561.59	\$561.59	Sep 14 2017

Meter reading - Meter KL84533

Current reading 94392
Previous reading - 88599
kWh used 5793

Demand reading 17.05
Demand kW 17

Energy usage

	Last Year	This Year
kWh this month	8384	5793
Service days	31	30
kWh per day	270	193

Amount of your last bill 513.55
Payment received - Thank you 513.55 CR
Balance before new charges \$0.00

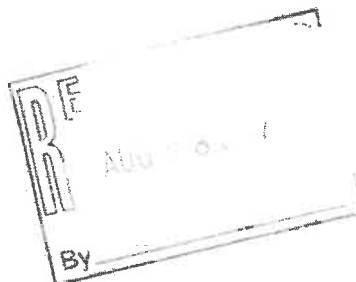
New charges (Rate: GSD-1 GENERAL SERVICE DEMAND)

Electric service amount	511.93**
Storm charge	4.87
Gross receipts tax	13.25
Franchise charge	31.54
Total new charges	\$561.59

Total amount you owe**\$561.59****FPL automatic bill pay - DO NOT PAY******The electric service amount includes the following charges:**

Customer charge: \$25.00
Fuel: \$163.36
(\$0.028200 per kWh)
Non-fuel: \$143.37
(\$0.024750 per kWh)
Demand: \$180.20
(\$10.60 per kW)

- Payment received after **November 15, 2017** is considered **LATE**; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after **September 04, 2017**. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- The Florida Public Service Commission is reviewing a routine storm charge adjustment that would apply to your bill beginning in September. To learn more about your energy bill, visit FPL.com/rates.



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)



SERVICE ADDRESS			CURRENT CHARGES DUE DATE
2200 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	
43123-156052	18-29	8/29/17	9/19/17

Total Current Charges 407.69
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 407.69

\$ _____
 AMOUNT ENCLOSED

FREE 24/7 PAYMENT OPTIONS:

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

Pay online:
www.cityofnorthport.com

Check Here For:

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

*H2O Program Donation: \$ _____



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

000043123000156052000000407692

2241 LAKE

SERVICE ADDRESS 2200 PLANTATION BLVD

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

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-156052	18-29	8/29/17	9/19/17

Rate Class : COMMERCIAL

Last payment amount/date: 144.19 8/18/17

Last Bill Amount 144.19
 Payments 144.19 -
 Adjustments .00
 BALANCE FORWARD .00

WA	Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
	7/21/17 8/18/17	28	80000038	1.000	TGAL	875	850	25
						USAGE FOR 8/16		6.00

Service	Consumption	Charge	Total
WA Base facility chg		42.90	
WA Usage block 1	10.00	39.30	
WA Usage block 2	10.00	58.90	
WA Usage block 3	5.00	41.35	
TOTAL WATER			182.45
SE Base facility chg		70.99	
SE Consumption	25.00	154.25	
TOTAL SEWER			225.24

Total Current Charges 407.69
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 407.69

**** OUR MAILING ADDRESS HAS CHANGED ****
 **** PLEASE MAIL PAYMENTS TO: ****
 **** NORTH PORT UTILITIES ****
 **** 4970 CITY HALL BLVD ****
 **** NORTH PORT, FL 34286-4100 ****

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



SERVICE ADDRESS			CURRENT CHARGES
2200 PLANTATION BLVD FICT			DUE DATE
ACCOUNT NUMBER	CYCLE	BILL DATE	
43123-154658	18-29	8/29/17	9/19/17

Total Current Charges 18.42
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 18.42

\$ _____
 AMOUNT ENCLOSED

FREE 24/7 PAYMENT OPTIONS:

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

Check Here For:

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

*H2O Program Donation: \$ _____



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

000043123000154658000000018421

2240 LAKE

SERVICE ADDRESS 2200 PLANTATION BLVD FICT

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

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154658	18-29	8/29/17	9/19/17

Rate Class : COMMERCIAL

Last payment amount/date: 1,136.66 8/18/17

Last Bill Amount 1,136.66
 Payments 1,136.66
 Adjustments .00
 BALANCE FORWARD .00

WA	Service Period	7/21/17	8/18/17	Days	28	Meter Number	83717471	Mult	1.000	Units	TGAL	Current	1698	Previous	1698	Usage	0
												USAGE FOR	8/16			7.00	

Service	Consumption	Charge	Total
WA Base facility chg		18.42	18.42

Total Current Charges 18.42
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 18.42

**** OUR MAILING ADDRESS HAS CHANGED ****
 **** PLEASE MAIL PAYMENTS TO: ****
 **** NORTH PORT UTILITIES ****
 **** 4970 CITY HALL BLVD ****
 **** NORTH PORT, FL 34286-4100 ****

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



SERVICE ADDRESS			CURRENT CHARGES DUE DATE
2200 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	
43123-154656	18-29	8/29/17	9/19/17

Total Current Charges 95.49
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 95.49

\$ _____
 AMOUNT ENCLOSED

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

Check Here For:

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

*H2O Program Donation: \$ _____



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

00004312300015465600000095494

2239 LAKE

SERVICE ADDRESS 2200 PLANTATION BLVD

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

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154656	18-29	8/29/17	9/19/17

Rate Class : COMMERCIAL

Last payment amount/date: 95.49 8/18/17

Last Bill Amount 95.49
 Payments 95.49 -
 Adjustments .00
 BALANCE FORWARD .00

WA	Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
	7/21/17	8/18/17	28	80005382	1.000	TGAL	1885	1882
							USAGE FOR 8/16	15.00

Service	Consumption	Charge	Total
WA Base facility chg		83.70	
WA Usage block 1	3.00	11.79	
TOTAL WATER			95.49

Total Current Charges 95.49
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 95.49

**** OUR MAILING ADDRESS HAS CHANGED ****
 **** PLEASE MAIL PAYMENTS TO: ****
 **** NORTH PORT UTILITIES ****
 **** 4970 CITY HALL BLVD ****
 **** NORTH PORT, FL 34286-4100 ****

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

RECEIVED
 AUG 31 2017
 BY: _____



RECEIVED
AUG 24 2017

BY: _____

ACCOUNT STATEMENT

peoplesgas.com



Statement Date: 08/21/2017

Account: 211014212750

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

Current month's charges:	\$12.77
Total amount due:	\$12.77
Current month's charges due:	09/11/2017

Your Account Summary

Previous Amount Due	\$12.77
Payment(s) Received Since Last Statement	-\$12.77
Current Month's Charges Due By 09/11/2017	\$12.77
Total Amount Due	\$12.77

DO NOT PAY. Your account will be drafted on 09/11/2017

Go paperless and win!

More perks, less clutter. Enroll in Paperless Billing by Sept. 30, 2017 from tecoaccount.com to be entered to win an iPad!*



*Learn more about the benefits, and view the drawing terms and conditions at tecosupport.com/paperlessbilling.

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



Get cash back rebates

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

Visit peoplesgas.com to learn more.

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211014212750

Current month's charges:	\$12.77
Total amount due:	\$12.77
Current month's charges due:	09/11/2017

Amount Enclosed \$ _____

692123557774 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 09/11/2017

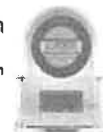
00001842 01 AV 0.37 32801 FTECO108221700155110 00000 06 00000000 007 07 36564 002



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

692123557774 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 09/11/2017



Contact Information

Residential Customer Care

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

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY

711

Natural Gas Outage

877-832-6747

Natural Gas Energy Conservation Rebates

877-832-6747

Mail Payments to

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

All Other Correspondence

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

Understanding Your Natural Gas Charges

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

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

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

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

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

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

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

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

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

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

Your payment options are:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



ACCOUNT STATEMENT



Account: 211014212750
 Statement Date: 08/21/2017
 Current month's charges due 09/11/2017

Details of Current Month's Charges – Service from - 07/18/2017 to 08/15/2017

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

Rate Schedule: Residential Service RS-1

Meter Location: *pool*

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Measured Volume	x	BTU	x	Conversion	=	Total Used	Billing Period
RHE73410	08/15/2017	404		404		0 CCF		1.041		1.0000		0.0 Therms	29 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)

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

00001942-0003617-Page 3 of 4

Important Messages



Help us avoid service interruptions

Call 811 two full business days before your project to have utility lines marked for free. Utility lines can easily be damaged by planting trees, installing fences, etc. Avoid potential service interruptions for you and your neighbors.

Digging on Saturday? Call 811 by Wednesday.

Visit sunshine811.com or peoplesgas.com/callbeforeyoudig.



Know what's below.
Call before you dig.

TEXT CODE: FLBBB
PIN: 7332

PAGE 1 OF 4

Date of Bill 9/01/17
New Charges Due Date 9/25/17

Account Number 941/423-5501 Total Amount Due \$364.20

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

347710000 0

072008941423550102191300000000000000364205

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

Account Number 941/423-5501 Date of Bill 9/01/17

Previous Balance	364.20
Payments Received Thru 8/20/17	-364.20
Thank you for your payment]	
Balance Forward	.00
New Charges	364.20

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 \$364.20

CURRENT BILLING SUMMARY

Qty Description	941/423-5501.0	Charge
Local Service from 09/01/17 to 09/30/17		
Basic Charges		
Frontier Additional Line - Basic 2 Year		35.00
Addl Line Unlimited 2 Yr		80.00
Solutions Bundle 2 Yr		87.00
3 Acc Rec Chrg Multi-Ln Ctx		6.39
3 Federal Subscriber Line Charge		25.56
Federal USF Recovery Charge		5.46
FCA Long Distance - Federal USF Surcharge		3.42
Total Basic Charges		242.83
Non Basic Charges		
FiOS 50/50 2Yr - Bus		94.99
Data Protection		7.99
Other Charges-Detailed Below		-77.46
Partial Month Charges-Detailed Below		-30.00
FCA Long Distance - Federal USF Surcharge		1.14
Total Non Basic Charges		-3.34
Video		
FiOS TV Extreme HD Priv		78.99
4 HD Set Top Box		47.96
Other Charges-Detailed Below		6.00
Partial Month Charges-Detailed Below		-14.99
FCC Regulatory Recovery Fee		.09
Broadcast TV Surcharge		1.99
Total Video		120.04
Toll/Other		
Other Charges-Detailed Below		3.99
FCA Long Distance - Federal USF Surcharge		.68
Total Toll/Other		4.67
TOTAL		364.20

** ACCOUNT ACTIVITY **
Qty Description

Order Number Effective Dates

941/423-5501

	Date of Bill	9/01/17
1 Federal Primary Carrier Centrex Line		
941/423-5500	AUTOCH 9/01	2.20
	Subtotal	2.20
1 Business High Speed Internet Fee	AUTOCH 9/01	1.99
1 Regional Sports Fee	AUTOCH 9/01	6.00
1 Frontier Road Work Recovery Surcharge		
Additional Line Discount	AUTOCH 9/01	.95
Solutions Bundle Discount	AUTOCH 9/01	-30.00
Promo Discount	AUTOCH 9/01	-22.00
Promo Discount	AUTOCH 9/01	-35.00
1 Federal Primary Carrier Centrex Line		
941/423-5501	AUTOCH 9/01	2.20
1 Carrier Cost Recovery Surcharge	AUTOCH 9/01	3.99
941/423-5501	Subtotal	-71.87
1 Federal Primary Carrier Centrex Line		
941/429-8648	AUTOCH 9/01	2.20
Subtotal		2.20
Partial Month Charges		
Fios Video Discount 99 MO	PROMOTION 9/01 9/30	-14.99
Fios Internet Bus 99 MO	PROMOTION 9/01 9/30	-30.00
941/423-5501	Subtotal	-44.99
	Subtotal	-112.46

CIRCUIT ID DETAIL
88/KQXA/297018/ /VZFL

Detail of Frontier Charges

Toll charged to 941/423-5500

*****Start suppression of detail

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
E 1	AUG 08	1:34P	2.0	DD	CLEARWATER FL (727)442-3388	.00 U
E 2	AUG 15	10:18A	2.0	DD	CLEARWATER FL (727)442-3388	.00 U
E 3	AUG 18	11:31A	3.0	DD	CLEARWATER FL (727)735-4584	.00 U
					941/423-5500	Subtotal .00

Subtotal Minutes: 7.0 ***REP LINE ONLY

*****Resume printing of detail

Detail of Frontier Com of America Charges

Toll charged to 941/423-5500

*****Start suppression of detail

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
E 4	AUG 01	9:59A	2.1	DD	PUNTAGORDA FL (941)916-6239	.00 U
E 5	AUG 02	9:29A	.3	DD	PUNTAGORDA FL (941)916-4030	.00 U
E 6	AUG 08	12:37P	1.1	DD	JACKSONVL FL (904)355-1831	.00 U
E 7	AUG 10	3:52P	.3	DD	BROOKLYN NY (718)757-8600	.00 U
E 8	AUG 16	9:56A	12.9	DD	REDFIELD SD (605)468-8020	.00 U
E 9	AUG 29	12:30P	1.1	DD	EPROVIDNCE RI (401)438-0363	.00 U
					941/423-5500	Subtotal .00

Subtotal Minutes: 17.8 ***REP LINE ONLY

*****Resume printing of detail

Detail of Frontier Com of America Charges

Toll charged to 941/423-5501

*****Start suppression of detail

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
E 10	AUG 23	3:46P	1.0	DD	ST PAUL MN (651)456-6067	.00 U
E 11	AUG 31	7:52P	1.5	DD	ATLANTA NW GA (770)384-2762	.00 U

941/423-5501

Date of Bill 9/01/17

Detail of Frontier Com of America Charges

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
					941/423-5501	
					Subtotal	.00
Subtotal Minutes: 2.5 ***REP LINE ONLY						
*****Resume printing of detail						
Legend Call Types:						
DD - Day						

Caller Summary Report

	Calls	Minutes	Amount
941/423-5500	9	24	.00
Main Number	2	2	.00
***Customer Summary	11	27	.00

Caller Summary Report

	Calls	Minutes	Amount
Intra-Lata	3	7	.00
Interstate	5	16	.00
Intrastate	3	3	.00
***Customer Summary	11	27	.00

941/423-5501

Date of Bill 9/01/17

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$204.19 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.

As part of our commitment to go green and help make it easier for you to manage your account, Frontier is going paperless. Effective on your next bill, there may be a \$1 charge to receive a paper bill. Enroll in paperless billing today at frontier.com/gopaperless and view your bill electronically anytime at no charge. Questions? Customer service can help.

Frontier periodically audits its accounts to ensure accuracy. During this process we identified a missing blocker for Pay Per View and Video on Demand events. Effective this month the blocker has been added. If you have any questions, please contact Customer Service.

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

If you have a question or concern about closed captioning on any program, please call Frontier at 1-877-462-6606. You can also send written correspondence by fax to 1-304-344-0435, by email to Video.Closed.Caption@ftr.com, or by mail to Frontier, 1500 MacCorkle Avenue, Charleston, WV 25396, Attn: Anthony Kasey, Manager.

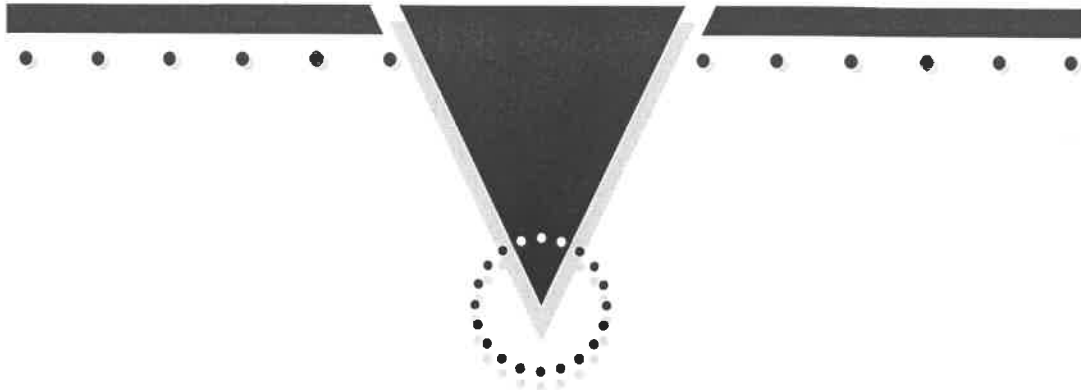
For up-to-date channel information please visit:
<http://frontier.com/channelupdates>

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

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

REMITTANCE: FRONTIER
PO BOX 740407
CINCINNATI OH 45274-0407

CDPIFLBBB94194142334771FLFT-FLABUSCX 5342NY 00000000000000364.20
NNNNNYNNNNNNNNNNNNNNNNNNNNNNNNNNNNNN 1-800-921-8102



Lakeside Plantation

Community Development District

Unaudited Financial Reporting
September 30, 2017



Table of Contents

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2-3	<u>General Fund</u>
4	<u>Debt Service Fund</u>
5	<u>Capital Reserve Fund</u>
6-7	<u>Month to Month</u>
8	<u>Long-Term Debt</u>
9	<u>Assessment Receipt Schedule</u>

**Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT**

COMBINED BALANCE SHEET

September 30, 2017

	<u>General</u>	<u>Debt Service</u>	<u>Capital Reserve</u>	<u>Totals</u>
Assets				
<u>Cash:</u>				
Operating Account	\$ 74,773	\$ -	\$ -	\$ 74,773
Debit Card Account	2,612	-	-	2,612
Money Market Account	87,434	-	-	87,434
Petty Cash	50	-	-	50
Capital Reserve Account	-	-	443,750	443,750
<u>Investment - Operations:</u>				
Investment - SBA Fund A	479	-	-	479
<u>Investment - Bonds:</u>				
Reserve Fund	-	38,429	-	38,429
Revenue Fund	-	76,163	-	76,163
Prepayment Fund	-	0	-	0
Prepaid Expenses	18,005	-	-	18,005
Due from Other	180	-	-	180
Total Assets	<u>\$ 183,532</u>	<u>\$ 114,592</u>	<u>\$ 443,750</u>	<u>\$ 741,875</u>
Liabilities & Fund Balances				
Liabilities				
Accounts Payable	\$ 3,243	\$ -	\$ -	\$ 3,243
Customer Deposits	1,125	-	-	1,125
Total Liabilities	<u>\$ 4,368</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 4,368</u>
Fund Balances				
Restricted for Debt Service	\$ -	\$ 114,592	\$ -	\$ 114,592
Assigned for Capital Projects	-	-	443,750	443,750
Unassigned	179,164	-	-	179,164
Total Fund Balances	<u>\$ 179,164</u>	<u>\$ 114,592</u>	<u>\$ 443,750</u>	<u>\$ 737,506</u>
Total Liabilities & Fund Balances	<u>\$ 183,532</u>	<u>\$ 114,592</u>	<u>\$ 443,750</u>	<u>\$ 741,875</u>

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending September 30, 2017

	Adopted Budget	Prorated Budget Thru 09/30/17	Actual Thru 09/30/17	Variance
Revenues:				
Tennis Club	\$ 20,000	\$ 20,000	\$ 18,765	\$ (1,235)
Activities	10,000	10,000	6,872	(3,128)
Clubhouse Rentals	3,000	3,000	3,550	550
Miscellaneous	1,500	1,500	1,376	(124)
Interest	50	50	30	(20)
Operations & Maintenance Assessments	656,520	656,520	667,689	11,169
Total Revenues	\$ 691,070	\$ 691,070	698,283	\$ 7,213

Expenditures:

Administrative

Supervisor Fees	\$ 11,000	\$ 11,000	\$ 9,200	\$ 1,800
District Manager	36,050	36,050	36,050	(0)
District Counsel	25,000	25,000	14,420	10,580
Reimbursable Expenses	600	600	-	600
District Engineer	10,000	10,000	7,265	2,735
Disclosure Report	1,000	1,000	1,000	0
Trustee Fees	4,400	4,400	4,129	271
Audit Fees	4,200	4,200	3,500	700
Postage, Phone, Fax, Copies	200	200	1,234	(1,034)
General Liability Insurance	5,500	5,500	5,500	-
Legal Advertising	1,500	1,500	1,235	265
Dues, Licenses & Fees	175	175	175	-
Other Current Charges	1,900	1,900	1,882	18
Property Insurance	7,400	7,400	7,996	(596)
Information Technology	700	700	999	(299)

Total Administrative

\$ 109,625	\$ 109,625	\$ 94,586	\$ 15,039
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Operations

Personnel Services (Management Contract)	\$ 172,120	\$ 172,120	\$ 168,015	\$ 4,105
Road & Sidewalk Repairs & Maintenance	5,000	5,000	4,193	807
Common Area Renewal & Maintenance	10,000	10,000	600	9,400
Street Light/Decorative Light	10,000	10,000	14,893	(4,893)
Landscape Maintenance - Contract	88,250	88,250	88,250	(0)
Landscape Maintenance - Other	5,000	5,000	5,147	(147)
Mulch	12,000	12,000	8,160	3,840
Irrigation Maintenance	500	500	1,864	(1,364)
Lake Maintenance	14,000	14,000	11,592	2,408
Electric Utility Services - Entrance Feature	9,000	9,000	7,990	1,010
Water Utility Services - Entrance Feature	1,000	1,000	3,476	(2,476)
Repairs & Maintenance - Entrance Feature	3,000	3,000	1,295	1,705
Miscellaneous Tools & Equipment	1,200	1,200	-	1,200
Landscape Inspection Services	3,300	3,300	2,750	550
Traffic Enforcement	-	-	1,206	(1,206)

Total Operations

\$ 334,370	\$ 334,370	\$ 319,430	\$ 14,940
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Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending September 30, 2017

	Adopted Budget	Prorated Budget Thru 09/30/17	Actual Thru 09/30/17	Variance
Clubhouse				
Activities	\$ 19,000	\$ 19,000	\$ 16,179	\$ 2,821
Licenses/Fees	625	625	830	(205)
General Supplies	10,000	10,000	9,046	954
Maintenance	10,000	10,000	10,742	(742)
Office Supplies	3,000	3,000	2,927	73
Public Communication	1,400	1,400	1,507	(107)
Pest Control	600	600	600	-
Security	1,500	1,500	1,320	180
AED	300	300	-	300
Telephone & Internet Services	5,000	5,000	4,310	690
Janitorial Supplies	2,500	2,500	2,512	(12)
Electric Utility Services - Clubhouse	16,000	16,000	14,697	1,303
Gas Utility	250	250	153	97
Garbage Collection	1,900	1,900	1,903	(3)
Water Utility Services - Clubhouse	3,000	3,000	3,376	(376)
Electric Utility Services - Pool	16,500	16,500	12,935	3,565
Pool Maintenance - Other	10,000	10,000	14,741	(4,741)
Tennis Courts - Maintenance	7,500	7,500	9,914	(2,414)
Tennis Courts - Programs	3,000	3,000	3,100	(100)
Water Utility Services - Tennis Courts & Pool	5,000	5,000	1,895	3,105
Total Clubhouse	\$ 117,075	\$ 117,075	\$ 112,686	\$ 4,389
Other Expenditures				
Transfer Out - Current Year	\$ 130,000	\$ 130,000	\$ 175,000	\$ (45,000)
Total Other Expenditures	\$ 130,000	\$ 130,000	\$ 175,000	\$ (45,000)
Total Expenditures	\$ 691,070		\$ 701,702	
Excess Revenues (Expenditures)	\$ -		\$ (3,419)	
Fund Balance - Beginning	\$ -		\$ 182,583	
Fund Balance - Ending	\$ -		\$ 179,164	

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE SERIES 1999
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending September 30, 2017

	Adopted Budget	Prorated Budget Thru 09/30/17	Actual Thru 09/30/17	Variance
<u>Revenues:</u>				
Assessments - On Roll	\$ 175,905	\$ 175,905	\$ 178,503	\$ 2,598
Assessments - Direct Billed	8,842	8,842	8,842	-
Interest	10	10	354	344
Total Revenues	\$ 184,757	\$ 184,757	\$ 187,699	\$ 2,942
<u>Expenditures:</u>				
Interest - 11/1	\$ 58,380	\$ 58,380	\$ 58,380	\$ -
Principal - 5/1	65,000	65,000	65,000	-
Interest - 5/1	58,380	58,380	58,380	-
Total Expenditures	\$ 181,760	\$ 181,760	\$ 181,760	\$ -
Excess Revenues (Expenditures)	\$ 2,997		\$ 5,939	
Fund Balance - Beginning	\$ 99,742		\$ 108,653	
Fund Balance - Ending	\$ 102,739		\$ 114,592	

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL RESERVE FUND
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending September 30, 2017

	Adopted Budget	Prorated Budget Thru 09/30/17	Actual Thru 09/30/17	Variance
<u>Revenues:</u>				
Transfer In - Current Year	\$ 130,000	\$ 130,000	\$ 175,000	\$ 45,000
Total Revenues	\$ 130,000	\$ 130,000	\$ 175,000	\$ 45,000
<u>Expenditures:</u>				
Property Site Elements	\$ 106,300	\$ 106,300	\$ 105,702	\$ 598
Clubhouse Interior	44,796	44,796	8,700	36,096
Reserve Study	-	-	3,300	(3,300)
Reserve Component Inventory	-	-	9,451	(9,451)
Contingency	-	-	35	(35)
Total Expenditures	\$ 151,096	\$ 151,096	\$ 127,188	\$ 23,908
Excess Revenues (Expenditures)	\$ (21,096)		\$ 47,812	
Fund Balance - Beginning	\$ 457,695		\$ 395,938	
Fund Balance - Ending	\$ 436,599		\$ 443,750	

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 Activities	\$ 11,207	\$ 3,605	\$ (250)	\$ 1,192	\$ 10	\$ 743	\$ 10	\$ 662	\$ -	\$ -	\$ 1,553	\$ 33	\$ 18,765
Clubhouse Rentals	1,023	503	1,100	865	270	1,325	305	266	-	-	805	410	6,872
Miscellaneous	700	300	-	575	-	-	-	-	-	-	1,100	875	3,550
Interest	16	319	4	83	-	150	293	63	-	-	449	-	1,376
Operations & Maintenance Assessments	1	1	0	5	4	3	3	3	3	3	3	2	30
	-	207,229	313,736	23,191	17,201	6,774	22,650	19,210	54,259	87	3,353	-	667,689
Total Revenues	\$ 12,947	\$ 211,957	\$ 314,590	\$ 25,910	\$ 17,484	\$ 8,996	\$ 23,261	\$ 20,204	\$ 54,262	\$ 90	\$ 7,262	\$ 1,320	\$ 698,283

Expenditures:													
Administrative													
Supervisor Fees	\$ 1,000	\$ 1,000	\$ -	\$ 800	\$ 1,000	\$ 600	\$ 1,000	\$ 1,000	\$ 800	\$ -	\$ 1,000	\$ 1,000	\$ 9,200
District Manager	3,004	3,004	3,004	3,004	3,004	3,004	3,004	3,004	3,004	3,004	3,004	3,004	36,050
District Counsel	2,056	1,033	119	2,345	2,623	1,496	1,514	541	943	487	1,265	-	14,420
Reimbursable Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-
District Engineer	375	241	300	-	1,125	2,974	300	900	150	675	225	-	7,285
Disclosure Report	83	83	83	83	83	83	83	83	83	83	83	83	1,000
Trustee Fees	2,683	-	-	-	-	-	-	-	1,446	-	-	-	4,129
Audit Fees	-	-	-	-	-	-	3,500	-	-	-	-	-	3,500
Postage, Phone, Fax, Copies	9	86	122	64	191	95	98	133	109	133	139	55	1,234
General Liability Insurance	5,500	-	-	-	-	-	-	-	-	-	-	-	5,500
Legal Advertising	-	92	-	93	186	83	82	82	80	358	-	182	1,235
Dues, Licenses & Fees	175	-	-	-	-	-	-	-	-	-	-	-	175
Other Current Charges	-	833	303	38	134	288	60	15	46	-	-	186	1,882
Property Insurance	7,996	-	-	-	-	-	-	-	-	-	-	-	7,996
Information Technology	83	83	83	83	83	83	83	83	83	83	83	83	999
Total Administrative	\$ 22,965	\$ 6,455	\$ 4,015	\$ 6,510	\$ 8,429	\$ 8,687	\$ 9,724	\$ 5,840	\$ 6,745	\$ 4,823	\$ 5,799	\$ 4,593	\$ 94,586

Operations													
Personnel Services (Management Contract)	\$ 14,373	\$ 14,373	\$ 14,373	\$ 14,373	\$ 14,373	\$ 14,373	\$ 14,373	\$ 14,373	\$ 14,373	\$ 14,373	\$ 10,693	\$ 13,592	\$ 168,015
Road & Sidewalk Repairs & Maintenance	-	-	498	-	-	3,695	-	-	-	600	-	-	4,193
Common Area Renewal & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	600
Street Light/Decorative Light	-	3,975	90	860	-	365	3,140	-	298	-	6,165	-	14,893
Landscape Maintenance - Contract	7,354	7,354	7,354	7,354	7,354	7,354	7,354	7,354	7,354	7,354	7,354	7,354	88,250
Landscape Maintenance - Other	1,890	-	932	-	195	150	390	-	-	255	1,335	-	5,147
Mulch	-	-	-	-	-	-	-	-	8,160	-	-	-	8,160
Irrigation Maintenance	169	-	66	-	47	268	-	-	-	337	977	-	1,864
Lake Maintenance	966	966	966	966	966	966	966	966	966	966	966	966	11,592
Electric Utility Services - Entrance Feature	657	673	653	650	768	659	673	645	650	683	666	633	7,990
Water Utility Services - Entrance Feature	546	231	18	26	34	102	74	177	231	881	1,137	18	3,476
Repairs & Maintenance - Entrance Feature	-	-	-	-	-	-	-	-	-	-	-	-	1,295
Miscellaneous Tools, Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Inspection Services	-	-	550	-	550	-	550	-	550	-	550	-	2,750
Traffic Enforcement	-	-	-	-	-	402	-	-	402	-	402	-	1,206
Total Operations	\$ 25,956	\$ 27,572	\$ 25,500	\$ 24,229	\$ 24,288	\$ 28,334	\$ 27,520	\$ 23,516	\$ 32,984	\$ 25,449	\$ 31,519	\$ 22,563	\$ 319,430

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES & EXPENDITURES

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Clubhouse													
Activities	\$ 2,224	\$ 1,174	\$ 1,627	\$ 1,131	\$ 2,255	\$ 1,525	\$ 1,284	\$ 1,179	\$ 464	\$ 480	\$ 634	\$ 2,203	\$ 16,179
Licenses/Fees	-	-	-	289	-	-	-	-	-	541	-	-	830
General Supplies	563	411	957	778	743	738	673	614	1,345	284	1,480	459	9,046
Maintenance	2,231	262	853	619	548	93	974	881	1,625	497	630	1,531	10,742
Office Supplies	45	-	8	7	161	996	143	178	490	40	392	467	2,927
Public Communication	40	40	40	321	40	305	40	40	40	40	45	516	1,507
Pest Control	150	-	-	150	-	-	150	-	-	150	-	-	600
Security	387	147	-	-	147	-	344	147	50	-	49	49	1,320
AED	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone & Internet Services	352	352	352	358	352	356	356	365	374	363	364	364	4,310
Janitorial Supplies	302	75	327	235	216	570	303	200	-	22	99	163	2,512
Electric Utility Services - Clubhouse	1,292	1,180	1,039	1,095	1,177	1,116	1,139	1,252	1,411	1,368	1,241	1,385	14,697
Gas Utility	13	13	13	13	13	13	13	13	13	13	13	13	153
Garbage Collection	159	159	159	159	159	159	159	159	159	159	159	159	1,903
Water Utility Services - Clubhouse	171	649	251	144	164	154	195	195	335	566	144	408	3,376
Electric Utility Services - Pool	768	977	1,230	1,332	1,700	1,415	1,504	1,367	914	653	514	562	12,935
Pool Maintenance - Other	1,500	555	223	847	1,929	1,146	110	2,105	525	2,731	2,280	790	14,741
Tennis Courts - Maintenance	470	161	2,497	2,600	1,206	27	200	415	1,325	7	406	600	9,914
Tennis Courts - Programs	-	385	420	895	700	700	-	-	-	-	-	-	3,100
Water Utility Services - Tennis Courts & Pool	157	123	215	154	168	209	198	209	151	119	95	95	1,895
Total Clubhouse	\$ 10,824	\$ 6,663	\$ 10,211	\$ 11,128	\$ 11,677	\$ 9,523	\$ 7,783	\$ 9,318	\$ 9,219	\$ 8,033	\$ 8,544	\$ 9,763	\$ 112,686
Other Expenditures													
Transfer Out	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ 45,000	\$ 175,000
Total Other Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ 45,000	\$ 175,000
Total Expenses	\$ 59,744	\$ 40,691	\$ 39,727	\$ 41,867	\$ 144,394	\$ 46,544	\$ 45,028	\$ 38,675	\$ 48,948	\$ 38,305	\$ 75,862	\$ 81,919	\$ 701,702
Excess Revenues (Expenditures)	\$ (46,798)	\$ 171,266	\$ 274,864	\$ (15,957)	\$ (126,910)	\$ (37,548)	\$ (21,767)	\$ (18,471)	\$ 5,314	\$ (38,215)	\$ (68,600)	\$ (80,599)	\$ (3,419)

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

SERIES 1999A, CAPITAL IMPROVEMENT REVENUE BONDS		
INTEREST RATE:	6.950%	
MATURITY DATE:	5/1/2031	
RESERVE FUND REQUIREMENT	MAXIMUM ANNUAL DEBT SERVICE	
BONDS OUTSTANDING - 9/30/13	\$	1,860,000.00
LESS: PRINCIPAL PAYMENT 5/1/14	\$	(55,000.00)
LESS: PRINCIPAL PAYMENT 11/1/14 (PREPAYMENT)	\$	(5,000.00)
LESS: PRINCIPAL PAYMENT 5/1/15	\$	(60,000.00)
LESS: PRINCIPAL PAYMENT 5/1/16	\$	(60,000.00)
LESS: PRINCIPAL PAYMENT 5/1/17	\$	(65,000.00)
CURRENT BONDS OUTSTANDING	\$	1,615,000.00

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2017

TAX COLLECTOR

						Gross Assessments \$	880,463	\$	694,731	\$	185,733			
						Net Assessments \$	832,038	\$	656,520	\$	175,517			
						1999								
Date		Gross Assessments	Discounts/	Commissions	Interest	Net Amount	General Fund		Debt Svc Fund		Total			
Received	Dist	Received	Penalties	Paid	Income	Received	78.91%		21.09%		100%			
11/18/16	16-01	\$ 90,418.94	\$ 3,750.73	\$ 1,300.02	\$ -	\$ 85,368.19	\$ 67,359.87		\$ 18,008.32		\$ 85,368.19			
11/30/16	16-02	\$ 187,459.93	\$ 7,498.54	\$ 2,699.42	\$ -	\$ 177,261.97	\$ 139,868.77		\$ 37,393.20		\$ 177,261.97			
12/14/16	16-03	\$ 395,277.17	\$ 15,807.59	\$ 5,692.04	\$ -	\$ 373,777.54	\$ 294,929.62		\$ 78,847.92		\$ 373,777.54			
12/21/16	16-04	\$ 25,155.41	\$ 958.33	\$ 362.96	\$ -	\$ 23,834.12	\$ 18,806.34		\$ 5,027.78		\$ 23,834.12			
1/31/17	16-05	\$ 30,602.33	\$ 918.08	\$ 445.26	\$ 151.56	\$ 29,390.55	\$ 23,190.65		\$ 6,199.90		\$ 29,390.55			
2/28/17	16-06	\$ 22,723.20	\$ 592.13	\$ 331.97	\$ -	\$ 21,799.10	\$ 17,200.61		\$ 4,598.49		\$ 21,799.10			
3/29/17	16-07	\$ 8,783.14	\$ 66.80	\$ 130.75	\$ -	\$ 8,585.59	\$ 6,774.47		\$ 1,811.12		\$ 8,585.59			
4/28/17	16-08	\$ 29,091.05	\$ -	\$ 436.37	\$ 50.55	\$ 28,705.23	\$ 22,649.90		\$ 6,055.33		\$ 28,705.23			
5/31/17	16-09	\$ 24,716.63	\$ -	\$ 370.75	\$ -	\$ 24,345.88	\$ 19,210.15		\$ 5,135.73		\$ 24,345.88			
6/23/17	16-10	\$ 69,812.02	\$ -	\$ 1,047.18	\$ -	\$ 68,764.84	\$ 54,258.98		\$ 14,505.86		\$ 68,764.84			
7/31/17	16-11	\$ -	\$ -	\$ -	\$ 110.15	\$ 110.15	\$ 86.91		\$ 23.24		\$ 110.15			
8/29/17	16-12	\$ 4,249.36	\$ -	\$ -	\$ -	\$ 4,249.36	\$ 3,352.96		\$ 896.40		\$ 4,249.36			
Totals		\$ 888,289.18	\$ 29,592.20	\$ 12,816.72	\$ 312.26	\$ 846,192.52	\$ 667,689.22		\$ 178,503.30		\$ 846,192.52			

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
10/13/16	2262	11/1/16	\$ 8,842.03	\$ 8,842.03	\$ -	\$ -	\$ 8,842.03
			<u>\$ 8,842.03</u>	<u>\$ 8,842.03</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 8,842.03</u>

SECTION VIII

B

Lakeside Plantation CDD

ACTION ITEMS

as of 10/11/2017

Item #	Meeting Assigned	Action Item	Assigned To	Date Due	Status	Comments
1	11/16/16	Evaluate Proposals for Renovation of Koi Pond/Picnic Area	Vesta		In Process	Proposals included in 8/16/17 agenda
2	11/16/16	Consideration of Proposals for Preserve Maintenance	Robson		Deferred	Deferred to December 2017
3	2/15/17	Enhanced Traffic Enforcement	Flint		Ongoing	Alternate months. Board to determine if program is to continue in October 2017.
4	8/16/17	Options for Additional Eating Area at Pool	Vesta		In Process	Present options at the 9/20/17 meeting
5	8/16/17	Review Landscape of Area between back of Curb and Sidewalk in Non-HOA Homes			In Process	
6	8/16/17	Develop Landscape Design Plan for Front of Clubhouse and Community Entrance	Vesta		In Process	
7	8/16/17	Adjust Elevation of Ground on Edge of Pickleball Court	Vesta		In Process	
8	9/20/17	Cost Comparison of Repair & Maintenance of Koi Pond vs. Elimination	Vesta		In Process	



Lakeside Plantation CDD Community Development District

Amenity Center Management Report

Date of Meeting: October 18th, 2017

Submitted by: Nathan Trates

➤ **Facility**

- *Pool electrical box fixed*
- *Entrance fountain float valve replaced*
- *Golf cart repaired*
- *5 fire sprinkler heads replaced*
- *Clubhouse exterior pressure washed*
- *Bathroom doors sanded and painted*
- *Pool deck and surrounding area sprayed by A-1 Pest Control*
- *Lake pump motor, seals and gaskets replaced*
- *Security cameras repaired from storm damage*
- *Soffits repaired by bathrooms*
- *Flag pole pulley replaced*
- *Roof leak in clubhouse repaired and ceiling tiles replaced*
- *Electrical capped on fallen street lights*
- *Indian Hawthorne plants removed by bocce area and sod laid down*
- *City of North Port made aware of pothole along Jonah/Plantation.*
- *Pickleball tension gear system for net repaired from storm damage*
- *Backflow water system near clubhouse repaired*

➤ **Activities- kids, adults, fitness, athletics, swim team**

- *Tennis – Daily*
- *Water Aerobics – Monday through Friday - 9:30 AM*
- *Mahjongg – Tuesdays - 1:00 pm & Wednesdays – 12:30 PM*
- *Mexican Train – Wednesday's & Friday's – 12:30 PM*
- *Bridge – Thursdays – 7:00 PM*
- *Swim Lessons – every Tuesday & Thursday at 4:00 PM*
- *Stretch & Strengthen – Monday & Thursday @ 10 AM*

➤ **Special Events:**

- *Pizza Night*
- *Wine & Cheese*
- *Bingo Night*

Amenity Management

- 1. Revised proposal from Sparkling Kleen pools, to include pricing for LED internal lighting with marcite project.**