

*Lakeside Plantation
Community Development District*

Agenda

November 15, 2017

AGENDA

Lakeside Plantation

Community Development District

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

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

November 8, 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, November 15, 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
 - A. Consideration of Resolution 2018-01 Authorizing Notice of Rule Development and Rule Making
- V. New Business Items
- VI. Business Administration
 - A. Approval of Minutes of October 18, 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. Section A is the consideration of Resolution 2018-01 authorizing the notice of rule development and rule making for a proposed rule addressing maintenance of the road verge. A copy of the Resolution and proposed rule is enclosed for your review.

The fifth order of business New Business Items. Any new business items will be discussed under this item.

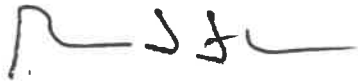
The sixth order of business is Business Administration. Section A is the approval of the minutes of the October 18, 2017 meeting. The minutes are enclosed for your review. Section B is approval of the check register enclosed for your review and Section C includes the balance sheet and income statement 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 black ink, appearing to read 'G. S. Flint', with a stylized flourish at the end.

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 IV

A

RESOLUTION 2018-01

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PASSED AND ADOPTED this ____ of November, 2017.

ATTEST:

**LAKESIDE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____
Its: _____

EXHIBIT A: Proposed Road Verge Rule

Lakeside Plantation Community Development District
Rule Governing Road Verge

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

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

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

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

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

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

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

3. **RESERVATIONS; ENFORCEMENT.**

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

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

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

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

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

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

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

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

SECTION VI

A

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, October 18, 2017 at 7:00 p.m. at the Lakeside Plantation Clubhouse, 2200 Plantation Boulevard, North Port, Florida.

Present and constituting a quorum:

Harry Smith
Joe Szewczyk
Alan (Bud) Sabol
Camille Stephens
Sharon Moore

Chairman
Vice Chairman
Assistant Secretary by phone
Assistant Secretary
Assistant Secretary

Also present:

George Flint
Jere Earlywine
David Robson
Nathan Trates
Roy Deary
Heather Alexandre
Residents

District Manager
District Counsel
District Engineer by phone
Amenities Manager
Vesta by phone
Vesta

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: If there are any members of the audience that have comments on an agenda item, now would be the opportunity to provide them. We reference a speaker card on the agenda, but it isn't necessary tonight. Otherwise, there is a general audience comment section

later in the meeting, after "Business Administration". Are there any comments on agenda items? Not hearing any, the next item followed.

THIRD ORDER OF BUSINESS

District Engineer Report

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

Mr. Robson: Dave Robson, Johnson Engineering. I haven't had any activity in the last month. Since there's no December meeting, do you prefer to have the preserve and/or the lake evaluations completed in November or January?

Mr. Flint: My thought is January, because lake levels are still high.

Mr. Robson: That would be a good reason to push it to January.

Mr. Flint: If the Board is okay with that.

Mr. Smith: Yes.

Mr. Szewczyk: We are fine.

Mr. Flint: The consensus is January.

Mr. Robson: Is there any activity that I can respond to?

Mr. Sabol: Yes. Have you done anything with the arbors?

Mr. Flint: The Chairman and I looked at the arbors. The Chairman met with a contractor and is working on getting another contractor that worked with them in the past, from what we understand.

Mr. Sabol: So Dave's services are not needed?

Mr. Flint: I don't think so, at this point. We don't believe it's a public safety issue, right now.

Mr. Robson: I had not received any photos and it sounds like my recommendation of getting a contractor to take a look at it, was what you have done. I'm good with all of that.

Mr. Flint: Is there anything else for the District Engineer?

Mr. Robson: Thank you Board. I will call into the November meeting, unless something comes up between now and November.

Mr. Robson left the meeting.

FOURTH ORDER OF BUSINESS

Unfinished Business Items

Mr. Flint: There are a number of items that will come up under the Action Items List, which will be discussed later in the meeting. Is there anything else that the Board wanted to discuss under this item? Hearing none, the next item followed.

FIFTH ORDER OF BUSINESS

New Business Items

A. Consideration of Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2017

Mr. Flint: The Board previously went through the bidding process prescribed by the Statutes, and selected Grau & Associates to provide the annual independent auditing services. The fee in their agreement is a not-to-exceed amount of \$3,600 to perform the Fiscal Year 2017 audit, which is consistent with their bid. There's an addendum to the Engagement Letter that District Counsel provided that includes some public records language, as a result of some legislative changes, which would be approved with the agreement. Are there any questions? If not, we need a motion to approve the agreement.

On MOTION by Ms. Moore, seconded by Mr. Szewczyk, with all in favor, the Grau & Associates Agreement to provide auditing services for Fiscal Year 2017 was approved.

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

Mr. Flint: You received a proposal for some services that were provided by Bloomings after Hurricane Irma. I executed the proposal because of the time sensitive nature of the work, and I'm asking the Board to ratify my actions.

On MOTION by Mr. Smith, seconded by Ms. Moore, with all in favor, Mr. Flint's execution of the Bloomings Proposal for post Hurricane Irma cleanup, was ratified.

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

Mr. Flint: District Counsel will present the resolution and proposed rule, which is a result of the Board's request that Staff look into regulating the area between the sidewalk and back of curb.

Mr. Earlywine: The resolution itself would simply authorize rulemaking proceedings. We would go through rulemaking, similar to what we have done in the past with these rules and policies, and once you adopt the resolution, you would provide notice of rule development and rulemaking. If you have the rulemaking hearing, there is precedent that essentially says, "*If you make a material change to the rule, at that time, you have to re-notice it and give everyone a chance to comment*". So, if you are not comfortable with the rule, as presented today, I would hold off on the resolution and think about it some more, and we can bring it back to a future meeting. That being said, let's talk about the rule itself. The question was how we regulate or oversee the road or curb strip. The District owns the right-of-ways (ROWs) and those ROWs extend up, oftentimes, to the far end of the sidewalks. It includes the sidewalks and these grassy strips. At the same time, many of the HOA covenants in the community, place the obligation on the homeowner to maintain down to the road. One HOA actually puts it on the Association. Then of course we have one area, which is completely unregulated by HOAs entirely. There are a couple of ways that you can go with this; regulate that area and dictate what people are planting in there, or simply monitoring the areas, to make sure that there are no health, safety or welfare issues, which was more along the lines of what we have been doing historically. As long as we don't see any of those issues, we should stay out of it and allow homeowners to continue to govern their property as they have for all of this time. The proposed rule essentially provides the background, in Section 1, which I just described. Section 2 would grant people the license to put landscaping and other items in those curb strip areas, but put certain responsibilities on them in doing that. It acknowledges that the District has the right, but not necessarily the obligation, to remove some of that landscaping, to the extent that it presents a health, safety or welfare issue. It doesn't promise that we are going to go out and monitor it, although it's probably good practice to monitor on an annual or biannual basis. To the extent that we find any health, safety or welfare issues, such as tree limbs hanging down too low, that are in violation of local ordinances dealing with the ROW, we have the right to remove the tree or do whatever we need to, to address the situation. I think this is a prudent approach, from the standpoint of our insurance carrier making sure that we are covering our bases, assuming that we perform periodic inspections, which doesn't put the burden on the District for regulating all of these areas. I would be interested in hearing your thoughts. If you want to proceed with the rulemaking and advertising, you can do that tonight, but if you want to think about it some more and come back

at a later meeting, that's fine too. However, bear in mind that once we advertise and come back and try to make a change at the hearing, it will be too late. We will have to go back through the advertising process and spend money on the ads. Are there any questions on the policy or the resolution?

Mr. Flint: There's a 29 and 28-day notice that needs to be advertised, but you would not be able to do that for the November meeting, so we are looking at holding the hearing in January. Without a special meeting, you wouldn't be able to do it before January.

Mr. Earlywine: That's a good point.

Ms. Moore: 1-d references "*residential community*", and I want to make sure that commercial properties are in here, so it doesn't limit it to residential properties. It's the entire community, right?

Mr. Earlywine: It is. We can make that clarification in the document.

Ms. Moore: There is commercial property on Sycamore Street. This may not be for Jere, but I guess what we are saying is that we are going to rely on the City and say that the City would allow us to construct, landscape or alter that area. I would like to know, under the City Building Code, what people could do in that space, such as paving.

Mr. Earlywine: Keep in mind, that the intent here is not to match the City Ordinance. I have not reviewed those, but presumably they have health, safety or welfare issues built into them, and to the extent that those exist, those are the types of issues that we would be picking up. Aesthetic issues are not within our purview.

Ms. Moore: I think what I am saying is that the City says we can pave over a section with blacktop and we are saying "*Yeah, you can do it*", but before I can say that is the direction we want to take, I need to understand what the City would approve. They may not agree that paving or blacktop makes sense. I think what we are getting at, is how much we want to micromanage the HOA and dictate what they can and cannot do, or allow the City to dictate their process for permitting and then we monitor that after its done. Before we do that, I want to make sure that I understand what the City says we can and cannot do.

Mr. Earlywine: I can get you a copy of those ordinances and forward them to the Board.

Mr. Smith: A lot of this came about because we have a couple of people who built in here, and a resident asked about planting trees. I believe that the City would say that it's okay to

plant the trees. At that point, if someone wants to plant trees, if we approve this or don't do anything, there's nothing we are going to be able to do as a Board to stop that. Correct?

Mr. Earlywine: It depends. Typically, there are tree trimming limb requirements, if a limb is too low and a description of the types of trees that are allowed and the types that aren't. To the extent that it would create a health, safety or welfare issue, which is not clearly defined, intentionally, it gives us some latitude. I think that's where the standard is.

Mr. Smith: Would that go back to the City Ordinance, saying what we can or cannot do?

Mr. Earlywine: Yes.

Mr. Smith: I don't have a problem putting this off until November, so we have some time to look into things and see where we are. I guess when I first read it, I noticed that it really didn't give us anything to do, but I understand that this is a rulemaking process. After we adopt the rules, we can say what we want, what we can or can't do or whether we want to take on the burden of saying what you can do and can't do to that piece of property.

Mr. Earlywine: Yes. I think the intent is to place the least amount of burden on the District as possible, so I don't see this as a subsequent process where we come back and have more specific requirements. I think those can be decided on a case-by-case basis. We should have a Traffic Engineer or some traffic expert inspect the sidewalks on an annual basis. If he says that there are no line-of-sight issues, and that's probably the primary safety issue that you would be looking for, then it's probably okay. Then I would let the HOAs govern their respective areas, and to the extent that we don't see any problems in other areas, I think we are fine. To the extent that we see issues that we want to address, we can certainly revoke this rule and revise it. I guess the question is whether this is a problem that needs fixing. I think it's good to have the standard out there and make it clear who has the authority to do what. I think it's a good idea to move forward with some kind of policy, but the question is how far you want to go with it.

Ms. Stephens: What about the houses that already have trees between the curb and the sidewalk? Does the CDD have any authority? If they see there's a problem, can they confront the homeowner and tell them that it needs to be addressed?

Mr. Earlywine: Under this rule, we could. Under our own authority, as the landowner of that curb strip, we could do it now. This makes it clear. It also makes it clear what the homeowners' expectations are, in terms of improving their property, so they know that we can

remove them and charge them for it. It creates an opportunity for us to actually enforce the rule against them and collect Attorney's Fees. I think if people have trees that are not safety issues, I don't know that we are going to have a big concern.

Mr. Smith: We would allow the trees, but we have one house with stones. My understanding is that there are three or four other people talking about doing that.

Mr. Earlywine: Are those the large stones that prevent parking?

Mr. Smith: No, just gravel, so they don't have to water the grass. A lot of people complained about it because they don't want it. If we just approve this the way it is, there's nothing to stop every other house from having rocks. Correct?

Mr. Earlywine: That's right.

Mr. Smith: I hate to be the "Nazi Policeman" out here, going around telling people that they can't have what they want, but at the same time, I believe that we need to look at the aesthetics and make sure that everybody is uniform. That's my opinion. I don't know how everyone else feels.

Ms. Moore: I agree, and that's why I want to understand what is allowed under the law. You are never going to please everybody. I know that a lot of people don't like stones. I think it looks fine, but we are not meant to have it. It's like when people go to Arizona to get away from asthma and then they start planting all of the grasses. I'm okay with it, but I recognize that; number one, that doesn't mean the majority is okay with it, and number two, I agree with what Harry said about consistency and aesthetics. The first step is finding out what the City allows, if we leave it like this? The City may never allow some sort of blacktop paving and what have you. I don't know. The house on the corner put pavers to the back of their lot so they could have a second driveway. The City said that they didn't receive the permit, so I don't know where it stands right now. It looks nice, but we have to figure out what we want and what's allowable, so it's consistent.

Mr. Szewczyk: It seems to me that most of us are talking about the landscaping in between those areas. Could we possibly be venturing into use of that area, and then getting into this entire parking mess?

Mr. Earlywine: Again, if you are regulating traffic, that gets into a gray area of law. I'm sure that Mike and everyone informed you about that. You have the Uniform Traffic Safety Code, which says that a general-purpose unit of government is supposed to regulate traffic. The

question is whether you are regulating traffic. If you get into that, the Code probably trumps that.

Mr. Flint: I think we found that the City Code allows for parking in that area.

Mr. Szewczyk: I just don't want a guest involved again.

Mr. Flint: It's a legal question, but I don't think doing this is going to give us any authority.

Mr. Szewczyk: I don't want that authority.

Mr. Smith: I don't want to have to go out there and look at everyone's lawn, either.

Mr. Flint: I agree.

Mr. Smith: At the same time, I think that we need to do something and this is a platform to say, "*Now we have the authority to go out there and tell people that they can't do this*", but that's after they've already done it. I think we should wait until November, see what the actual City rules are, and as you said, it really doesn't matter if we wait until November anyway, because it will be January before anything goes into effect. If we can have the City Ordinance, as far as what's allowed in that area, I guess that may help us make a decision. Does everybody agree or disagree?

Mr. Szewczyk: No I'm fine with that.

Mr. Earlywine: We will bring it back to the Board.

D. Consideration of Resolution 2018-02 Amending the Fiscal Year 2017 Budget

Mr. Flint: This resolution amends the Fiscal Year 2017 budget. The District is required to amend the budget within 60 days of the end of the fiscal year, if actual expenditures exceed the total budget amount. If you look in the revenue section, we recognized \$65,125 in "*Beginning Fund Balance*". This is above and beyond what's required for "*First Quarter Operating Reserve*". Traditionally, we've transferred anything above the "*First Quarter Operating Reserve*" to the Capital Reserve Fund. We are taking \$20,000 and increasing individual line items that exceeded the budget. The remaining \$45,000 is being transferred out to the Capital Reserve Fund. Doing that, makes our total projected actual expenses exceed what our annual budget is, so we have to do this budget amendment. You can see on the expense side, that individual line items that have been adjusted up and down, based on where we believe the actuals will be, as of 9/30/2017. For streetlights, we have a budget of \$10,000 and actuals as of 9/30/2017, of \$14,893, but we've allowed for any additional expenses that may be hanging out

there that haven't come in yet, so to err on the side of caution, we are recommending an increase up to \$20,000. There have been several repairs above what we typically experienced in the past, which caused that line item to go over. We are recommending that "*Landscape Maintenance – Other*" be increased. That's the result of the additional palm tree trimming. At the pool area, all of the palms are trimmed one time a year under the contract. There was additional tree trimming in the pool area, and there are some other expenses that have come in, so we are recommending that we increase that line item. For "*Irrigation Maintenance*", we put a filter system on the irrigation pump system that irrigates Plantation Boulevard, to try to prevent heads from getting clogged. There were also some repairs to the pumps, which put that line item over. We know about the entrance feature and some of the repairs that had to take place there. As a result of some of those repairs, we had excessive use of water, causing our water bills to increase for our entrance feature, so we are recommending that line item be increased. "*Traffic Enforcement*" was not budgeted, but was something that the Board approved. That is cost of having the City of North Port Police come out every other month. We also recommended an increase in "*General Maintenance*". There were decreases in various line items. The line item that says, "*FY*" should be "*Pool Maintenance*". We are recommending that this be increased as well. For "*Tennis Court Maintenance*", I provided detail to the Board on one-time expenses for maintenance, that was charged to that line item.

Ms. Moore: We replaced the awnings.

Mr. Flint: It's in there. I have the detail. We recovered the large canopy and purchased awnings for the benches. There were some expenses like that, which are one-time expenses that caused that line item to be higher than usual. Are there any questions on the proposed amendment? If not, we need a motion to adopt Resolution 2018-02.

On MOTION by Mr. Szewczyk, seconded by Mr. Smith, with all in favor, Resolution 2018-02 Amending the Fiscal Year 2017 Budget, was adopted.

E. Consideration of Agreement with Sparkling Kleen Pools & Spas to Resurface Pool

Mr. Flint: This is to re-marcite the pool. At a prior meeting, Staff presented several bids for this work. The Board directed moving forward with Sparkling Kleen Pools & Spas and

District Counsel drafted the proposed agreement. Exhibit A to the agreement is the scope of work, which includes resurfacing the pool and spa with standard quartz plaster. There is an optional upgraded plaster, which would have a lifetime warranty, versus the ten-year warranty with the standard quartz plaster. There was also an option to replace the coping tiles on the gutter beam, which is the top tile that goes around the pool. I don't know that those tiles are in bad shape and need to be replaced, but I think Staff is recommending the standard quartz plaster. You are likely going to end up re-marciting it in ten or 15 years again, whether you have this lifetime warranty or not, because there's going to be staining and other issues. That's an option for the Board. The other issue in this agreement is that we wanted to lock in the contractor on May 1 for commencement of the work, because we want the work to be completed, right before kids get out of school and after the snow birds leave. Because we are going to be closed for several weeks, we want to try to limit the impact on the community by timing it on May 1. The contractor is willing to hold the price and the date, if we pay a 25% deposit to hold the date and the price.

Mr. Sabol: You have Exhibit A and you are referencing Exhibit C. Is there an Exhibit B?

Mr. Earlywine: Exhibit B is a reserve. There are a couple of provisions. This is a standard form agreement, and to the extent that I'm not using some provision, I will just put reserve in parenthesis and remove the provision. The next time I use the form, I will remember to put the provisions back in, if it's appropriate. Exhibit B is one of those reserve exhibits. I wanted to cover a few contractual provisions from a legal standpoint that were important. Under Florida Law, if a construction project is less than \$200,000, which this is, you are not required to have a payment or performance bond. A payment or performance bond insures that if there's a defect in the work, the District can sue under the performance bond and the bonding company is supposed to take care of the problem and go after the contractor for you. The payment bond is actually there to protect subcontractors. Given the small amount of this contract, we are not recommending that you get any of those. I think its belt and suspenders for this type of project, but I wanted to raise it because there's a specific finding that the Board has to make, to opt out of that payment or performance bond. I wrote that into the agreement. George already covered the compensation. There are some limitations in the warranties that I think you noticed in the proposal. Obviously, the courts are limited to a ten-year warranty. We try to maximize the

warranty as much as possible under Section 5, but there are limitations, which were set forth in that exhibit. We don't have the insurance certificate from the contractor, but I imagine that its \$1 million or \$2 million in general liability (GL), which is standard. We would be added as an additional insurer. There is a liquidated damaged provision, which basically requires them to finish the project in 120 days after the May 1 start date. Damages are \$100 per day for the first two weeks and then \$200 per day thereafter, up to 75 days.

Mr. Flint: We may want to reduce the 120 days.

Mr. Earlywine: That's fine. I image that it's a 60 days project, or something along those lines, so we can shorten that up.

Mr. Flint: It should be 30 days.

Mr. Earlywine: We can shorten that to 30 days. The last item I wanted to point out, is a material provision, in Section 28, which is the indemnification provision. When you are doing construction work and it's not clear that this qualifies under the Statute 725.06, you are supposed to put a cap on your indemnification obligation. We will end up tying this to our insurance, so if they have a \$2 million GL, we will put a \$2 million cap on it. If it's \$1 million GL, I probably will put a \$1 million cap. In either case, it's probably more than enough for this type of project, but I wanted to point that out to you. Of course, we have the ability to terminate at any time, subject to paying for whatever work we are obligated to pay for under the contract.

Mr. Flint: I think out of fairness, you might want to go out 45 days on liquidated damages, not 30 days. I'm sure that there's a provision in here for weather.

Mr. Earlywine: Pulling a permit takes a couple of days. I will move it to 45 days.

Mr. Flint: I think the permitting should be done in advance of May 1, so he's ready to commence work on May 1.

Mr. Earlywine: So its 45 days from May 1.

Mr. Flint: Maybe we should make it clear under the permitting that the permit should be in hand, to the extent possible by May 1.

Ms. Moore: The physical work commences on May 1.

Ms. Stephens: Why are we waiting until the snowbirds leave? There are a lot of residents that live here full-time, and it seems that the full-time residents get punished when there's a problem. In August, the pool was closed for three weeks. The full-time residents bear the burden of everything. Maybe we can do the re-marciting in February or March.

Mr. Flint: We are basing this the Board's your direction from a prior meeting.

Ms. Stephens: That's just my opinion. We have people that live here all year long that use the pool, and every time we are making a decision, it's always based upon the snowbirds. What about the people that live here all year long and use the pool?

Mr. Sabol: I don't think that's a good idea. I thought May 1 was good, because the majority of the people are gone and they pay for their amenity, just like we do. I think May 1 would be a good target date.

Ms. Stephens: We need to calculate the number of snowbirds, as opposed to the number of people that are full-time residents. Everyone pays. I get it, but every time we make a decision, it's always when the snowbirds leave or arrive. What about the people that are here all year long? Bill is here all year long. He is here in May and June, but may go away for a couple of weeks. I may go away for a couple of weeks. That's just my opinion.

Ms. Moore: My opinion is that any time we do something, it's important to choose a timeframe that impacts fewer residents. Homeowners are here all year, and they are going to be impacted no matter when we do it. If we can do this, at a time where the usage and the number of people involved is down, that's when we should do it. We discussed this and that's why we chose to start on May 1, because our kids are in school and there would be less impact. That means fewer people would be impacted by this construction project. That's my goal.

Mr. Smith: I think that February is the month when most people that are here, have visitors that come down. As a Board Member, I don't want to hear from residents, "*Why do you do this every time my family comes down to visit me?*" I think March is a great time. As Sharon said, that is when most people are gone and the kids are still in school. I think May is fine. The only question I would have that I would like to bring up is that upgrades are not on here. At one point, they talked about putting in LED lights, which are \$75 each.

Mr. Flint: It was \$750 each.

Mr. Trates: Its \$450 each for the new lights.

Mr. Smith: I would like to see them converted to LED lights. I don't know how the rest of the Board feels.

Ms. Moore: Yes.

Mr. Szewczyk: Yes, I agree.

Mr. Flint: We will include that.

Mr. Earlywine: What was the price to convert the current lights to LEDs?

Mr. Flint: \$750 each, including installation. Its \$450 each to replace what's there with the same lights and \$750 to upgrade to LEDs.

Mr. Smith: I still think it's worth it to upgrade to LEDs.

Mr. Szewczyk: How many lights?

Mr. Trates: I believe that three are currently working.

Mr. Szewczyk: Those lights are being replaced regardless.

Mr. Flint: No, it's optional. It's a good idea to replace them. Either you should replace them with what's there or with LEDs. If you end up having leaks, you tend to have leaks in the lights. Typically, they are replaced as part of the re-marcing. They made it an option, so it's not in the base amount.

Mr. Earlywine: Just so I'm clear on the different options, I have "*installing three LED lights at \$750 each*" and "*resurfacing the pool and spa with standard quartz (not the upgraded plaster)*". Are we installing new coping on the tiles? That was another option?

Mr. Flint: I don't know that it's necessary.

Mr. Szewczyk: I don't think it's necessary.

Mr. Earlywine: So we are just doing the plaster and the lights. I will make that change.

Mr. Flint: The savings on not doing the upgrades would cover the cost of the LEDs.

Ms. Alexander: There would be five in the pool and one in the spa.

Mr. Flint: That's \$4,500.

Mr. Smith: The standard lights were \$450, so we are talking about \$300 more per light.

Mr. Flint: Right, so that's an \$1,800 difference.

Mr. Smith: I still suggest LEDs.

Ms. Moore: I agree.

Mr. Szewczyk: I agree.

Mr. Sabol. I agree also. It's a good idea.

On MOTION by Mr. Smith, seconded by Ms. Moore, with all in favor, the Sparkling Kleen Pools & Spas Agreement to Resurface the Pool, was approved, as amended.
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SIXTH ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of September 20, 2017 Meeting

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

On MOTION by Mr. Szewczyk, seconded by Mr. Smith with all in favor, the minutes of the September 20, 2017 meeting were approved.

B. Approval of Check Register

Mr. Flint: You have the Check Register for September for the General Fund, Capital Reserve Fund and automatic drafts for your utility accounts, totaling \$69,793.15. 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 two questions. On Page 2, for Alex's Pool and Heating, it looks like they are replacing a check valve. Is that something Dart doesn't do or was this before Dart was hired?

Mr. Trates: What was the date on the invoice?

Mr. Smith: It looks like 5/10.

Mr. Trates: That was before Dart.

Mr. Smith: That answers my question. I see two bills for North Port Police. Did we pay them in advance?

Mr. Flint: Yes. They required payment at the time I scheduled the dates. I believe that they did one patrol this month and they have two more scheduled before Halloween. I forwarded the one report from the one patrol that they did. Are there any other questions? If not, we need a motion to approve the Check Register.

On MOTION by Mr. Smith, seconded by Mr. Szewczyk, 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 September 30, 2017. If the Board has any questions, we can discuss them. If not, no action is required.

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. Seeke: Warren Seeke, 1632 Scarlett Avenue. I want this Board and the Management Company to know that, as a resident, I think Nathan's doing a fantastic job.

Mr. Flint: Are there any other comments?

Ms. Lewis: Monica Lewis, 1560 Scarlett Avenue. I want to commend the CDD Board and all of the Amenity Staff for all of the improvements that were completed this summer. The tot lot, bocce ball and pickleball courts look wonderful. I appreciate all of your efforts.

A Resident: 1539 Scarlett Avenue. The tot lot is full of water and there are a lot of mosquitos. I'm a Professional Engineer and my recommendation is that the area is too old and should not be next to a lake. Go behind the court, which is a safe area. It was a mistake to put insulation here with mulch. At the beginning, I saw kids coming and playing, but now you won't see even one. I recommend increasing the soil, removing the mulch and replace with better insulation. Thank you very much for all of your work. Please take care of this because kids are not coming because of this condition.

Mr. Flint: Are there any other comments? Hearing none, the next item followed.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Earlywine: I don't have anything further, unless you have questions for me.

Ms. Moore: At the last meeting, we asked residents to pay their share of the CDD fees related to the debt service. Is that something that they can do?

Mr. Flint: Yes, they can do that. If they contact my office, we can provide the payoff amount. State Law provides that the outstanding principle can be paid off at any time. It's a fixed number until the tax roll is certified. If they want to earn interest on their money, it's in their best interest to wait until July and pay it off. Any residents that are interested can contact me. We will provide an email or letter with a payoff amount and the instructions. Our office does the assessment administration.

B. District Manager – Action Items

Mr. Flint: You have the Action Items List. Regarding the evaluation of the koi pond picnic area, at the last meeting, the Board decided to get prices to renovate the existing koi pond, plus the ongoing operational costs, versus the demolition cost to remove the koi pond. With all of the other things that are going on with the street lights, we have not received that information yet, but we would hope, at our November meeting, to provide you with some information. The District Engineer is going to look at the preserve maintenance in January when he completes his lake review. The enhanced traffic enforcement occurs this month for three hours in three hour shifts. The Board needs to provide direction on whether you want to continue doing that every other month. If you do, then we would do it again in December, or any time you want to. You can provide that direction next month. I would like to hear the Board's thoughts at this point. We talked about the Board making a decision this month, as to whether you wanted to continue with the traffic enforcement.

Mr. Sabol: We don't need the police enforcement, because, according to an email, there were few speeders. They seemed to think that everything was fine. I can't see us spending more money, right now, on enforcement.

Mr. Smith: My concern is that the last two details said that they couldn't find anything wrong. In the last one, there were three violators; one for driving without a seatbelt and two for speeding, if I'm not mistaken. I agree with what you said last month. It depends on who's here, but we can't pick and choose the officers. When we entered into this, I was all for it, because I thought that we could tell them, *"If someone is speeding, you are going to write them a ticket"*. Once you start hitting people's wallets, things are going to change, but if we are just going to give a warning for someone going 20 mph over, and stop someone going over 50 mph over the speed limit, are we really getting what we are paying for? From what I'm seeing in the reports, I'm not convinced that we are getting what we are paying for. Some reports have been very good. I have seen six, seven and eight people stopped, but it seems like in the last couple of reports, the number of speeders is decreasing.

Mr. Flint: The Detail Officer made it very clear to me, when I spoke to him, that we can't dictate to an officer, whether they are going to write a ticket or not. They have to use their discretion based on the driver's record and whether they received prior warnings. We also can't dictate who's going to perform the detail. They put it in a pool and then they get people to volunteer. Some are better than others. There were two or three details where I suggested that

they not allow that officer to do it again, based on the quality of the report. You are right. We are limited. It's hard to determine whether there was an impact or not. Anecdotally, it seems like there may be some positive results.

Mr. Szewczyk: I would like to comment on this. We have seen the reports that they pulled over three or four people. Let's face it, if I'm cruising down I-75 and I see an officer, not only do we get the report about the ones that he eventually pulls over, but for everyone else, their driving is affected just by their presence. They should be out here anyway because we are part of North Port. Just that additional presence might be slowing them down where he doesn't have to pull them over. Maybe they are stopping at that stop sign, instead of rolling through. I think overall, the cost to the community is not great, but just having their presence might be slowing a couple of people down and preventing an accident. Therefore, I'm in favor of continuing the program.

Ms. Stephens: I'm in favor of continuing it too. Letting residents know an officer will be on duty at some point, might encourage people to slow up. Regarding what Bud said, on the far end of Scarlett, there is always speeding, meaning they are driving 30 mph and above. That's crazy because we have a lot of little children. Just the thought that this might be the day that an officer is going to be around, might be a good deterrent.

Ms. Moore: I think we should at least do it in January, because that is when we have an influx of people. I agree with Joe, there is a lot of data that's hard to quantify, not only the impact of the roads but the impact on the Police Officers getting familiar with this community and this neighborhood. That can hurt us. I agree with Camille. There's a lot of speeding on the far end of Scarlett. Maybe we can do this one more time, evaluate it and ask them to focus on Scarlett, from 1700 to 1800.

Ms. Stephens: That's about right.

Ms. Moore: There are a lot of kids down there and I see cars speeding, because the speed limit is 20 mph. I'm not in favor of having officers come out and not enforcing anything. They are shooting themselves in the foot because then they don't have this side work that they could do. If we are not happy with them and we are not going to use them, that's side money for them. I agree that we should do something in January, when we have our largest crowd here.

Mr. Szewczyk: I agree with that.

Mr. Smith: I'm fine with that.

Mr. Flint: Okay.

Mr. Smith: After January, if we see the same results, then we can make changes. I'm just on the fence. I think it's a good thing, but I'm also not seeing enough out of it. I'm questioning whether it's worth it or not. So, we will do it again in January.

Mr. Flint: Okay. I will forward the reports for October as we receive them, and then schedule it again in January for three days, spread across January. I alternated it in the morning, afternoon, evening and during the week, for three consecutive weeks. Nathan is working on the options for an additional eating area at the pool. We are not ready to provide recommendations, today and will provide in November. Landscaping the area between the back of curb and sidewalk in non-HOA areas will be discussed in November, as part of the rule. The Chairman drafted and we will bring back the information that was requested from the City. Where are we with the landscape design plan for the front of the Clubhouse and community entrance?

Mr. Trates: We received one with the pricing, but the individual had to go over more pricing for the finished product of the pavers and a trellis that was in the rendering. We wanted to have a full price before we presented it.

Mr. Flint: Is that a third-party contractor or is Bloomings proposing?

Mr. Trates: Bloomings is also providing a rendering.

Mr. Flint: Our new maintenance person is going to be adjusting the ground on the edge of the pickleball court, rather than Bloomings. I believe that action item numbers 8 and 1 are duplicative. We will have information on number 8 in November.

Ms. Moore: Was there supposed to be something new on the Action Items List?

Mr. Flint: Yes.

Ms. Moore: We talked about the playground. We are entering a dry spell, so rain won't be an issue. Every time it rains, it floods and the water just sits there. I think we need to have an evaluation of the best way to improve the drainage. The old playground didn't flood. I don't know if it was because it had the railroad ties around it or if the elevation was higher. I think that has to be on the list as a long-term solution.

Mr. Smith: I have another question for, Nathan. Is the 911 phone working yet?

Mr. Trates: It's in the process. Brad, our maintenance man is going to be fixing it for us.

Mr. Flint: I recall that Nathan purchased a phone that dials 911 when you lift it.

Mr. Trates: No, 911 are the only options to dial. It doesn't automatically call.

Mr. Flint: In other communities, the company we primarily use is called Kings III. When you lift up the phone, someone with Kings III answers. They determine if there's an emergency or not and call 911, law enforcement or EMS. The downside to doing that is anyone can pick that up phone and dial 911. You may have kids playing around and you end up receiving a fine for false alarms. We always found that it's better to have a system like Kings III, which prevents someone from calling to order a pizza. I'm just throwing that out there. Sometimes the cost of that, compared to the cost of this type of phone and a new phone line, because there's a monthly cost associated with adding an additional phone line, doesn't end up being more expensive. It's just a thought. If the Board is okay with this system, we can stay with it, but I'm just pointing out that there are other options out there.

Ms. Moore: I would like to see a cost comparison.

Mr. Smith: Could you also check with our Security Company to see if they have anything like that, that they could tie in with the security system that we have?

Mr. Trates: Definitely.

Mr. Smith: I know that a lot of Security Companies have a feature like that, where you pick up the phone to talk to 911. A phone company usually has a PMR line, where once you pick it up, it's a hot line right to the fire station or emergency services. Once again, that can get you a lot of false alarms. They will charge you after so many times coming out here. Did we want to put the pergolas on the Action Item List?

Mr. Flint: Yes. Streetlights were on here at one point, but it looks like it dropped off, so we probably need to put it back onto the Action Item List. Because of the age of the streetlights, we are concerned that there is corrosion and other things at the base that would potentially cause safety issues. The wiring has always been an issue. Some of the junction boxes were deteriorated, so we would like to come back with a proposal to install new streetlights and also obtain a proposal from Florida Power & Light (FPL) for a streetlight lease. Most communities have streetlight leases. You don't own the poles, you actually enter into a lease agreement, and the utility provider owns the poles. You pay a monthly capital charge and then an electric charge. You would have to lifecycle cost it to see the charges, but on an annual basis, it's going to be more than what you are paying now in a lease environment. Under streetlight leases, they have the maintenance obligation for the lights. If a bulb goes out, a ballast burns out or a car hits a pole and knocks it over, FPL would be responsible for repairing the light or replacing the pole.

We will bring a couple of options for the Board to look at. One would be an upfront capital cost and replacement. The other one is going to be spread out over a ten-year period, annually. It's going to be more expensive than what we are paying right now for the maintenance, but you don't have the upfront capital.

Ms. Moore: Obviously we are going to start replacing them, so we're going to incur that cost. One came down during Hurricane Irma and another came down in a storm following Hurricane Irma and lord knows how good the rest of them are. We are going to have to budget them and there's going to be a high cost. I think having different options is great.

Mr. Smith: Joe brought up, at the last meeting, about the pergolas out front. I looked at them with Nathan and Brad, and we came to the same conclusion that the Bougainvillea are pushing them. I believe that the hurricane had something to do with that. I think it's a combination of the Bougainvillea, the rain, the wind, everything. The exit side pergolas look fine, but the ones on the entrance side look like they shifted. The way that the pergolas are built, it's a cement slat that has a 6x6 or 8x8 column. The column that you see is just decoration. The actual structure is a 6x6 that's in the middle and the pergola is strapped on to that with the hurricane straps. Looking down inside of it, it's hard to see whether a column is bent or not. I had one guy come out who said that in order for him to work on them, the Bougainvillea would have to be moved. Another guy is coming out in November to look at them. He has looked at them before, and I'm pretty sure that he's going to say the same thing. I don't know that we are going to have to remove all of the Bougainvillea, but I'm fairly sure that we are going to have to remove a big chunk. You think people are mad about the playground...

Mr. Szewczyk: But if it is a safety issue, regardless of the aesthetics, we have to do it.

Mr. Smith: Eventually it will have to be done. If we were starting hurricane season, I would be very concerned, but the fact that we are almost out of it, I'm not that concerned about it; however, it has to be addressed. It has to be fixed. That's where we are right now. Hopefully in November I will have a better idea, but probably not because he's not going to meet me until November 20th. By the time he goes back and gets some figures, it will be past the November meeting. That's the best I can do. I called 30 people trying to get them out here to look at this and everyone said that they were too busy.

Mr. Flint: Is there anything else for the Action Items List?

Mr. Sabol: I want to talk about the lights. I don't know if the Board talked about this before. While we are getting prices on lights, is it possible that we can talk about putting a few pole lights on Scarlett? I know it's an expensive deal, but maybe in conjunction with it, we can put poles next to each other and connect them, rather than doing ground work and put four or five pole lights in at intersections. I don't know.

Ms. Moore: I think that's going to be a very open public discussion with residents who are going to be affected by these lights. As many people that want them, there are just as many people that don't want them. There are already lights by the townhomes.

Mr. Smith: There are streetlights in both the Carriage Homes and The Towns.

Ms. Moore: Those are not streetlights. They have little lanterns in front of their house. I'm just saying that you are going to have many residents upset if they have streetlights in front of their house. I have to research it, but I believe that a public process has to be followed. I don't want the lights, but I'm not the only one. All I'm saying is that you are not replacing something that's existing. You are going to put something in next to somebody's house. Bud, we should put one right in front of your house because you are at the intersection.

Mr. Sabol: Put one at the corner of my house.

Ms. Moore: You are going to want to be involved in that process to have your say.

Mr. Sabol: I just put a light on my front porch so I could get into the house because I couldn't see.

Ms. Moore: You just can't do it without input.

Mr. Flint: The other thing that the Board would want to be careful about, is if you are only talking about some on Scarlett, what about Boxwood and Dixie and other streets. You may be opening a can of worms or setting a precedent. The people that live on Dixie may not want to pay for streetlights for the people who live on Scarlett. That's what you are going to get into. I just wanted to mention that.

Ms. Stephens: In theory, it's a great idea. I would be in favor of putting one right in front of my house, but what George is saying is true. Even if you poll 100 people, you would have a 50/50 chance, but you have to consider that the entire development does not have a streetlight. Everybody is paying into the community, so that's going to be a tough sell. I have no problem if you wanted to put one in front of my house.

Mr. Flint: Are there any other action items? Not hearing any, the next item followed.

C. Amenities Manager – Monthly Report

Mr. Trates: This month we had a new maintenance man, Brad Folks start. We would like to welcome him to our team. There have been a lot of improvements in the two weeks since he started on October 5. I'm glad to see the Clubhouse and the CDD grounds get up to par to where the standard should be for us. We replaced five fire sprinkler heads inside of the Clubhouse that were corroded and past the five-year fire inspection, with brand new ones. The pool deck and surrounding area was sprayed by A-1 Pest Control. The lake pump motor, seals and gaskets were replaced and the electrical was capped on the fallen streetlights by Brad. Bolt Electric came out to evaluate repairing or replacing the Boulevard light poles. They are going to get us quotes to try to match the four poles that are down, and another one to replace all of the lights. We will have the quotes at the November meeting. Our daily activities were the same, but we are excited for our seasonal residents to return back to Lakeside Plantation. The November calendar and newsletter are available in the office and online. We have some exciting events for November, including the return of Acoustics Unplugged. If you like live music, it's a free event, so come and join us. We also have our Veterans Day BBQ. Lastly, the Board approved the Subcontractor Agreement at last month's meeting. We are working diligently to get this agreement signed with our tennis pro, so that the CDD has a contract in writing, which has not been put into place in the past year. As soon as it is signed, we will provide it in next month's packet and mail that to the District Office so that it is on file, to ensure the tennis programs continued success and growth. That is all I have and I am open to questions.

Ms. Moore: Nathan, we are responsible for all of the stop signs. The one at the north end of Scarlett is leaning.

Mr. Trates: Brad and I looked at all of the signs throughout the community. We are just waiting on certain tools and parts that we didn't order.

Ms. Moore: Good. Thanks.

Ms. Moore left the meeting.

Mr. Smith: I would like to thank Vesta for bringing Brad on. I had some firsthand experience talking and working with him. I think, as a community, we are going to be miles ahead of where we were. The man takes a lot of effort in his work. He sees things and tries to get them done before people even bring it up to him. I brought up a couple of things to him and he said, "*I know about it and already have it on the list*" or "*Here is where we are and here is*

what's going on". I commend him for that. I would like for you to pass that on to him. He wanted to clean the gutters, but apparently, we don't have a ladder tall enough for him to get up into the gutters. Is that something that we, as a Board, say, "*Lets this man get the tools that he needs to get this place up to where it needs to be?*" I know there's a budget that they can spend.

Mr. Flint: The dollar amount is less than \$200.

Mr. Trates: It is being delivered next week.

Mr. Smith: Thank you.

Mr. Flint: Is there anything else for Nathan, Roy or Heather?

Mr. Deary: George, I have an issue to bring up. This is Roy Deary of Vesta. I just want to start by saying that we appreciate all of the assistance and support that District Staff and the Board have been providing us on some of these matters. From my perspective, it's great to hear your recognition of Brad's efforts and our efforts. It's very much appreciated by us. There's one item that I think we need clarification on and a decision by the Board. It's regarding the hours of operation of the Clubhouse under our contract. The Board may recall, at the August meeting, I said that we were working on a schedule to add increased hours on Sunday evenings at no additional cost to the District. Subsequent to that meeting, Nathan came up with a schedule that will do just that. We are prepared to add Sunday evenings, from 6:00 p.m. to 9:00 p.m. The Board Members may recall that was in place prior to Vesta starting years ago. Frankly, we overlooked the fact that, not only had the hours been longer on Sunday evenings in years past, but also on Monday evenings. This was brought to my attention by George. I believe we heard from at least one Board Member about it in late September, but it wasn't addressed at last month's meeting. George and I discussed it in an email and we thought that we should bring it to your attention tonight. We did not add the increased hours on Sunday night. This is the solution that we would propose, which would create the right balance for the District. We are not able to handle both Sunday and Monday nights being increased under our contract, or our proposal and under the District's budget. What we can do is handle both for six months out of the year, from November 1 to April 30, at no additional cost to the District. It would create the consistency for both evenings being handled within the same manner. That suggestion is not meant to imply that one part of the year is more important or more valuable than another part of the year, but it would seem to calibrate or balance the District's resources, particularly staffing resources, with the level of demand and level of activity that takes place in the Clubhouse. We never brought to

your attention in September, what the staffing hours should be. I regret that oversight, but our contract does require, as an exhibit, that a schedule be in place. Nathan prepared that last month, covering the Sunday evening hours, but we overlooked addressing the issue of Monday evening, so we are looking for Board direction and a decision on that matter tonight.

Ms. Stephens: I just want to make sure that I'm understanding this. For six months, you are going to have evening hours for Sunday and Monday, and just Sunday for the remaining six months. Is that right?

Mr. Flint: No.

Ms. Stephens: My question is, if we gave up the six hours, why can't we get those six hours back? What seems to be the dilemma? Why did we end up losing six hours? If you think about it, we gave you six hours, which was supposed to help Mike with the cleaning, to alleviate some of the pressure on him. Now we want those same six hours back. We are still talking about six hours. It's the same six hours under the same contract. Why can't we get those six hours back? That's what I'm having a hard time understanding.

Mr. Deary: As I recall Camille, we asked for the re-deployment of those hours during Mike's time as the Manager, to provide some additional hours per the Administrative Assistant position or Office Manager's position. That's my recollection but I may be wrong about that, because Joe Montagna was heavily involved in all of that, rather than myself at the time. In August, Nathan and I worked on reducing the Administrative Assistant's position by six hours, and devoting that time to the additional Sunday evening hours. It's been a trade-off all along. It was a trade-off a few years ago, to cut back on the Sunday evening hours and get the Administrative Assistant's position to 30 hours per week. Some Board Members may remember that was specifically what we were looking for, which was 30 hours a week. The position would be full-time and the person would qualify for healthcare benefits, so we thought there were good reasons to do it and that was Mike's request, but now Nathan has been in that role. As the Board knows, Nathan feels comfortable that it doesn't require a 30 hour per week position. Rather than reducing the contract or the budget, we would reallocate those six hours to the Sunday evening hours. Essentially, the six hours would be provided 52 weeks out of the year on Sunday evenings, but it wouldn't address Monday evenings with that approach, which is why we are suggesting this. We could have the additional six hours one night a week, or we could do both nights a week for six months out of the year and still give you the additional six hours. It's not

more complicated than that, but honestly that's my recollection of how it's changed back and forth over the last four years.

Mr. Sabol: If our budget says that we can only spend so much, why couldn't you have somebody come in later on Sundays and Mondays, so their shift would start later and they can stay here until 9:00 p.m., because that's when the problems begin.

Mr. Deary: I would defer to the Board on exactly the hours that should be deployed. I don't have a preference one way or the other, and in a lot of our Districts, we start later on a Sunday, especially in the morning because Sunday mornings are slower. I don't particularly have that schedule in front of me, but if that's one solution, we would be supportive of doing whatever makes the most sense to balance the staffing hours with the level of demand.

Ms. Stephens: On Sundays, they start at 12:00 p.m. anyway. It used to be 12:00 p.m. to 9:00 p.m., but then it was changed to 12:00 p.m. to 6:00 p.m. What day would you want to come in?

Mr. Deary: Its already happening. We are already delaying the Sunday start to 12:00 p.m.

Ms. Stephens: That's what I said. On Sundays, we start at 12:00 p.m. and go to 6:00 p.m. It still doesn't make sense.

Mr. Sabol: Would 3:00 p.m. to 6:00 p.m. work on those two days?

Mr. Smith: No. Monday wouldn't work, because he has things going on during the day. I have a question for Nathan. You've been here awhile. I know that you review the videos when you come in or someone else reviews them. Do you see anything going on out there that would make you feel that we really need to have somebody here in the evening?

Mr. Trates: Honestly no. I also worked part-time for a year as well. I was doing 12 hour Saturdays and nine hour Sundays. During those three last hours, the Clubhouse was dead. It was maybe someone coming in for a cup of coffee. The pool was usually dead. Usually Noon was the busiest on Sundays. In season, it's a different story. At those times, when we were closing at 6:00 p.m., because I was working 9:00 a.m. to 6:00 p.m., when I became full-time, the pool was busy. That's when I thought, during in-season, getting those hours back and in the off-season going back to 6:00 p.m. I personally thought that was a good balance and a happy medium to make the contractual agreement work.

Mr. Smith: I'm not up here that much, so it's hard for me to say what we need. That's why I have to count on you. If we can have full coverage for six months out of the year, we can stay open on Sunday from 12:00 p.m. to 9:00 p.m.

Mr. Trates: 12:00 p.m. to 9:00 p.m. on Sunday and 9:00 a.m. to 9:00 p.m. on Monday.

Mr. Smith: I think if we can do that for six months, that would be fine.

Mr. Trates: In the slow season, it would revert back to the schedule we had.

Mr. Smith: You are talking about November, December, January, February, March and April.

Mr. Sabol: Why don't we do it that way, and if we have a problem with it next year, we can budget more money to cover those six hours.

Mr. Smith: I think that would work well.

Mr. Flint: Do we need a motion?

Mr. Earlywine: Yes. Just so I'm clear, right now the hours are 9:00 a.m. to 9:00 p.m. Tuesday through Saturday, 9:00 a.m. to 6:00 p.m. on Monday and 12:00 p.m. to 6:00 p.m. on Sunday. The proposal would be to extend the Monday and Sunday hours, from April through November, to 9:00 p.m.

Mr. Flint: It's the other way around.

Mr. Trates: November through April 30, it would be open until 9:00 p.m. on Sunday.

Mr. Earlywine: I see, so there would be later hours during the winter months.

Mr. Trates: Yes.

Mr. Smith: It would be 12:00 p.m. to 9:00 p.m. on Sunday.

Mr. Earlywine: A motion to approve that change to the agreement would be in order.

On MOTION by Mr. Smith, seconded by Mr. Szewczyk, with Mr. Sabol, Mr. Smith and Mr. Szewczyk voting aye, and Ms. Stephens dissenting, changing the Clubhouse hours to operate on Sunday from November through April 30 until 9:00 p.m., was approved.
(Motion Passed 3-1)

Mr. Deary left the meeting.

NINTH ORDER OF BUSINESS

Other Business

Mr. Flint: Is there any other business from the Board?

Mr. Smith: I have one question. A couple of months ago, Sharon brought up that Jere was going to meet with the Villages HOA Attorney, to try to come up with an agreement or find out what the problem was with the parking.

Mr. Earlywine: We spoke with the HOA President after that meeting, which was held a couple of meetings ago, if I recall correctly. When I explained to them that there wasn't an issue, with respect to the jurisdiction between the HOA and the CDD, they were fine with that. The explanation is that we own the ROWs, which is true, but at the same time, the HOA has their covenants, which is basically a contract with the homeowners, to regulate the covenants and parking along those areas as they wish. As long as we continue to operate under those terms, they were fine with that. If you are comfortable with their covenants and the HOA regulating under their HOA documents, and we are okay operating our roads on our terms, I think that works. When I spoke to her after the meeting, she said that she didn't pursue it any further; however, if you want specific action taken, one thing that you can do, is to have an agreement allowing them the right to enforce their HOA across CDD property.

Mr. Smith: My understanding is that the HOA's Attorney is saying that since it is not their property, they can't enforce the HOA rules.

Mr. Earlywine: That was stated during the meeting, but when I spoke with her after the meeting, she didn't feel like that was the issue. The HOA Attorney said, *"It's fine, we can just enforce on our property with respect to those homeowners under the declaration"*.

Mr. Smith: So basically, in your opinion, the HOA covenants say that no parking is allowed.

A Resident: Excuse me, that's not the conversation that we had. We had the conversation about rocks that were at a house, which is an independent home. I told you that the HOA covenants would restrict that and that would never happen at an HOA home. We didn't have any discussion at all about the parking. I did tell you that our legal position is that it is CDD property, so we can't have any enforcement, and deferred to the City, which allows parking on that area.

Mr. Earlywine: I appreciate you refreshing my memory, because clearly, I was not correct about that. We can talk after the meeting if you would like, or continue to discuss it now. Is there specific action that you want to take with respect to parking?

The Resident: No.

Mr. Earlywine: Is there anything regarding parking that we need to discuss further? I am trying to figure out what the action item is.

Mr. Smith: There seems to be problems and there have been problems for quite a while with parking. Right now, North Port covenants allow parking on the swale, but North Port also says that if an HOA rule says that parking is not permitted, they will not enforce it, but the HOA can enforce it. However, the HOA is saying that they can't enforce it, because it's not their property. Its CDD property. I guess that's where we were trying to go with this. This has been going on for 12 years and has been bounced back and forth. We tried several times to try to get your office to coordinate with the HOA. What document do you need for us to figure out how we can enforce this?

Mr. Earlywine: The idea is that the enforcement of parking along ROWs is the issue.

Mr. Smith: Yes.

Mr. Earlywine: But you are not willing to do anything with respect to parking through the HOA?

The Resident: That's correct. The HOA does not want to address that issue. It's a CDD issue.

Mr. Earlywine: Our Traffic Enforcement Agreement may have addressed that, and I can review the agreement and give you a report at the next meeting.

Mr. Flint: It sounds like regardless of whether we can meet a legal argument, they can enforce it, but it doesn't sound like they want to enforce it.

Mr. Smith: They don't want to enforce it.

Mr. Flint: I think we could have an agreement with the HOA that would give them the authority to enforce on CDD property, if they wanted that.

Mr. Smith: Okay.

Mr. Flint: It doesn't sound like that they want that.

Mr. Szewczyk: I thought we were just falling back on the fact that we had to follow North Port laws. I don't know why this keeps rearing its ugly head.

Ms. Stephens: There was discussion about the tennis contractor. What was said?

Mr. Smith: Nathan talked about the tennis contract.

Mr. Flint: The agreement with Vesta has a subcontractor agreement, as an exhibit to it, that they are required to use for any subcontractor, whether the tennis pro, or anyone else.

Nathan mentioned that they are in the process of negotiating a subcontractor agreement; however, one has not been executed.

Mr. Trates: It's a standard form to be used for any provider or subcontractor under their agreement. Anyone coming in to give lessons needs to sign that. It tells them how they get paid, how they can get the compensation, bill for it, etc.

Ms. Stephens: So if Joe gives tennis lessons and he makes \$12, he has to give a percentage to the CDD. We are going to see that in writing, right?

Mr. Trates: Right.

TENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Flint: If there's nothing else for the Board to discuss, we need a motion to adjourn.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

B

Lakeside Plantation

Community Development District

Summary of Invoices

October 1, 2017 to October 31, 2017

Fund	Date	Check No.'s		Amount
General Fund	10/3/17	1540-1542	\$	769.97
	10/9/17	1543-1548	\$	3,223.91
	10/10/17	1549	\$	3,223.27
	10/17/17	1550-1556	\$	22,417.82
	10/19/17	1557-1562	\$	1,260.00
	10/23/17	1563-1567	\$	2,082.11
	10/30/17	1568-1569	\$	790.00
			\$	33,767.08
Automatic Drafts	<u>September 2017</u>			
	Florida Power & Light	2200 Plantation Blvd - Clubhouse	\$	1,292.41
		2200 Plantation Blvd - Fountain	\$	503.92
		2200 Plantation Blvd - Tennis Courts/Pool	\$	436.90
	North Port Utilities	2200 Plantation Blvd - Clubhouse	\$	2,432.65
		2200 Plantation Blvd - Fountain	\$	18.42
		2200 Plantation Blvd - Tennis Courts/Pool	\$	146.58
	TECO Peoples Gas	2200 Plantation Blvd - Pool	\$	12.77
	Frontier Communications	2200 Plantation Blvd - Clubhouse	\$	365.23
			\$	5,208.88
			\$	38,975.96

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	EXPENSED TO DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT
10/03/17	00264	9/21/17	205	HALLOWEEN PARTY MUSIC	201710	330-53800-48000		MARK WOLF	*	500.00	500.00 001540
10/03/17	00018	9/29/17	092917	TENNIS BALLS	201709	330-53800-52000			*	116.97	116.97
10/03/17	00018	9/29/17	09292017	GAS FOR LEAF BLOWER	201709	330-53800-52000			*	3.00	3.00
10/03/17	00263	9/21/17	16415	RESET BREAKERS PUMPS	201709	330-53800-51000		MILAN FISER	*	150.00	150.00 001541
10/09/17	00153	9/23/17	6856-QB	FIXED WIRE -HEATER	201709	330-53800-51000		SMITH'S ELECTRIC	*	80.00	80.00 001542
10/09/17	00104	10/02/17	77138	REPLACE SEAT WHEELS BIKE	201709	330-53800-48102		ALEX'S POOL HEATING &	*	275.00	275.00 001543
10/09/17	00066	8/31/17	96271	BRD MTG/RVW MTS/PREP MTG	201708	310-51300-31500		FITNESS LOGIC	*	1,264.50	1,264.50 001544
10/09/17	00027	10/01/17	17-08359	MTHLY LAKE MAINT-OCT17	201710	320-53800-46000		HOPPING GREEN & SAMS	*	966.00	966.00 001545
10/09/17	00032	10/03/17	54883-15	GARBAGE COLLECTION-SEPI7	201709	320-53800-43400		LAKE MASTERS AQUATIC WEED CONTROL	*	158.62	158.62 001546
10/09/17	00052	9/27/17	44085	80 BAGS HYDROBLEND	201709	330-53800-52000		NORTH PORT SOLID WASTE DISTRICT	*	479.79	479.79 001547
10/10/17	00001	10/02/17	64	MANAGEMENT FEES OCT17	201710	310-51300-34000		WELCH TENNIS COURTS, INC.	*	3,004.17	3,004.17 001548
10/02/17	64	201710	310-51300-35200	INFO TECHNOLOGY OCT17	201710	310-51300-35200			*	83.33	83.33
10/02/17	64	201710	310-51300-31300	DISSEMINATION FEE OCT17	201710	310-51300-31300			*	83.33	83.33
10/02/17	64	201710	310-51300-51000	OFFICE SUPPLIES	201710	310-51300-51000			*	.87	.87

LKSD LAKESIDE PLANT KCOSTA

*** CHECK DATES 10/01/2017 - 10/31/2017 ***
 LAKESIDE PLANTATION - GENERAL
 BANK A LAKESIDE PLANTATION

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
10/02/17	64	10/02/17	64	201710	310	51300	42000		POSTAGE	*	25.27	
10/02/17	64	10/02/17	64	201710	310	51300	42500		COPIES	*	20.10	
10/02/17	64	10/02/17	64	201710	310	51300	41000		TELEPHONE	*	6.20	
10/17/17	00005	8/09/17	SPE35232	201708	330	53800	48102		GOVERNMENTAL MANAGEMENT SERVICES	*	185.00	3,223.27 001549
10/17/17	00010	10/01/17	2017-020	201710	320	53800	46400		ANNUAL SPRINKLER INSPECT	*	7,354.17	185.00 001550
10/17/17	00014	9/14/17	277041	201709	330	53800	48101		ALLIANCE FIRE & SAFETY	*	65.49	7,354.17 001551
10/17/17	00014	9/14/17	277041	201709	330	53800	48101		LANDSCAPE MAINT-OCT17	*	29.99	
10/17/17	00014	9/14/17	277041	201709	330	53800	48101		WATER COOLER - SEP 17	*		
10/17/17	00014	9/14/17	277041	201709	330	53800	48101		WATER COOLER - SEP 17	*		
10/17/17	00260	9/29/17	WO-7001	201709	330	53800	51000		CULLIGAN WATER	*	435.00	95.48 001552
10/17/17	00223	10/01/17	10012017	201710	310	51300	35200		REBUILD PUMP W/ NEW MOTOR	*	24.95	435.00 001553
10/17/17	00223	10/01/17	10012017	201710	310	51300	35200		DART POOL SOLUTIONS, INC	*	24.95	
10/17/17	00223	10/01/17	10012017	201710	310	51300	35200		MTHLY WEB HOSTING-OCT17	*	24.95	
10/17/17	00223	10/01/17	10012017	201710	310	51300	35200		MTHLY WEB HOSTING-NOV17	*	24.95	
10/17/17	00223	10/01/17	10012017	201710	310	51300	35200		MTHLY WEB HOSTING-DEC17	*	24.95	
10/17/17	00037	10/04/17	33691	201710	330	53800	48400		EZOT, INC.	*	265.00	74.85 001554
10/17/17	00037	10/04/17	33691	201710	330	53800	48400		PUT 4 CAMERAS BACK ONLINE	*	265.00	
10/17/17	00257	10/02/17	334680	201710	330	53800	12000		RAPID SECURITY SOLUTIONS, LLC	*	14,008.32	265.00 001555
10/17/17	00257	10/02/17	334680	201710	330	53800	12000		AMENITY CENTER MGMT-OCT17	*	14,008.32	
10/19/17	00200	10/18/17	AS101820	201710	310	51300	11000		VESTA PROPERTY SERVICES, INC.	*	200.00	14,008.32 001556
10/19/17	00200	10/18/17	AS101820	201710	310	51300	11000		SUPERVISOR FEES-10/18/17	*	200.00	
10/19/17	00200	10/18/17	AS101820	201710	310	51300	11000		ALAN SABOL	*	200.00	200.00 001557

LKSD LAKESIDE PLANT KCOSTA

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT
10/19/17	00055	10/18/17	CS101820	201710	310-51300-11000			CAMILLE STEPHENS	*	200.00	200.00 001558
10/19/17	00211	10/18/17	HS101820	201710	310-51300-11000			HARRY SMITH	*	200.00	200.00 001559
10/19/17	00265	10/18/17	10182017	201710	300-36900-10300			TENNIS MEMBERSHIP-REFUND	*	260.00	260.00 001560
10/19/17	00054	10/18/17	SM101820	201710	310-51300-11000			LORA RICHICHI	*	200.00	200.00 001561
10/19/17	00056	10/18/17	JS101820	201710	310-51300-11000			SHARON MOORE	*	200.00	200.00 001562
10/23/17	00005	9/15/17	SPE35815	201709	330-53800-48102			JOE SZEWCZYK	*	1,232.50	1,232.50 001563
10/23/17	00260	10/16/17	WO-6932	201710	330-53800-51000			ALLIANCE FIRE & SAFETY	*	174.75	174.75 001564
10/23/17	00077	10/13/17	1089	201710	320-53800-46900			DART POOL SOLUTIONS, INC	*	550.00	550.00 001565
10/23/17	00037	10/09/17	33768	201710	330-53800-48400			PERFORMANCE STANDARD ASSURANCE, INC	*	47.50	47.50 001566
10/23/17	00052	10/11/17	44298	201710	330-53800-52000			RAPID SECURITY SOLUTIONS, LLC	*	77.36	77.36 001567
10/30/17	00153	10/17/17	6996-QB	201710	330-53800-51000			WELCH TENNIS COURTS, INC.	*	615.00	615.00 001568
10/30/17	00015	10/02/17	70054	201710	310-51300-54000			ALEX'S POOL HEATING &	*	175.00	175.00 001569
					SPECIAL DISTRICT FEE-FY18			DEPARTMENT OF ECONOMIC OPPORTUNITY			
								TOTAL FOR BANK A		33,767.08	

LKSD LAKESIDE PLANT KCOSTA

CHECK DATE VENDOR NAME STATUS AMOUNT CHECK.....
 # DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS AMOUNT AMOUNT

TOTAL FOR REGISTER 33,767.08

LKSD LAKESIDE PLANT KCOSTA

Check Request

District	<u>Lakeside Plantations</u>	Date	<u>9/22/17</u>
Payable to	<u>Mark Wolf</u>		
Amount Requested	<u>\$500.00</u>	Account Number	<u>Halloween Party/</u>
Requested By	<u>Jamie Staubley</u>		<u>activities.</u>
Description of Need	<u>6-10 pm live band for Halloween Party,</u>		
	<u>Saturday, Oct. 28, 2017.</u>		
Approved By	<u>Nathan Irates</u>	Signature	<u>[Signature]</u>
Received By		Signature	<u>[Signature]</u>

* Please process and send to clubhouse.

Robert & Wolfie
Music Duo
Playing music from the 70's to current
717-891-2347

Invoice # 205



Sept. 21, 2017

**For musical services to be performed on Oct. 28, 2017. Lakeside Plantation
Halloween party. From 6:00-10:00 pm.**

For the sum of \$500.00 due the day of performance.

Please make checks payable to: Mark Wolf

Thank You

330 - 538 - 480

Mark Wolf
1501 Scarlett Ave.
North Port, Fl. 34289

RECEIVED

SEP 29 2017

BY: _____

Check Request

District	<u>Lakeside Plantation</u>	Date	<u>9/29/17</u>
Payable to	<u>Milan Fiser</u>	Account Number	<u>Maintenance</u>
Amount Requested	<u>\$3.00</u>		
Requested By	<u>Jamie Staebly</u>		
Description of Need	<u>Gas for leaf blower.</u>		
Approved By	<u>Nathan Trates</u>	Signature	
Received By		Signature	

* Please Send to Clubhouse.

320-538-045

**WELCOME TO
OUR STORE**

125578
NORTH PORT
1060 PLANTATION BLVD
NORTHPORT FL 34289

Description	Qty	Amount
UNLEADED CA #05	1.111G	3.00
SELF @ 2.689/ G		
Subtotal		3.00
Tax		0.00
TOTAL		3.00
CASH \$		3.00

cash
YOU RECEIVED \$ 0.070 / GALLON DISCOUNT
FOR 1.111 GALLONS

ST# AB123 TILL XXXX DR# 1 TRAN# 9053986
CSH: 0 09/23/17 08:05:25

RECEIVED

SEP 28 2017

BY: _____

Check Request

District:	<u>Lakeside Plantation</u>	Date	<u>9/29/17</u>
Payable to	<u>Milan Fiser</u>	Account Number	<u>Tennis</u>
Amount Requested	<u>\$116.97</u>		
Requested By	<u>Jamie Staudy</u>		
Description of Need	<u>Tennis balls.</u>		
Approved By	<u>Nathan Trates</u>	Signature	
Received By		Signature	

* Please send to clubhouse.



Sarasota #1123
8201 S Tamiami Trail
Sarasota, FL 34238

L3 Member 111821680544
3 @ 38.99

799750 TENNIS BALLS 116.97 A

SUBTOTAL 116.97

TAX

**** TOTAL

XXXXXXXXXXXX4242 CHIP Read
AID: A0000000980840 VERIFIED BY PIN
Seq# 6703 App# 563849
EFT/Debit Resp: APPROVED
Tran ID#: 726500006703....
Merchant ID: 991123

APPROVED - Purchase
AMOUNT: \$125.16
09/22/2017 12:25 1123 6 143 622

EFT/Debit
CHANGE 0.00

A 7% TAX 8.19
TOTAL TAX 8.19

TOTAL NUMBER OF ITEMS SOLD = 3

09/22/2017 12:25 1123 6 143 622

OP#: 622 Name: Denna

Thank You!

Please Come Again

Whse:1123 Trn:6 Trn:143 OP:622



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 #
9/21/2017	16415

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

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

Pool Maintenance

P.O. No.	Terms	Due Date	Project
	Net 14	10/5/2017	

Description	Qty	Rate	Amount
GFI Tripping will not reset. Reset Breakers pumps are running. Couldn't find a problem with the circuit. Electrician Tony N.	2	75.00	150.00
It's been a pleasure working for you!		Sales Tax (7.0%)	\$0.00
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.		Total	\$150.00

Alex's Pool HEATING & AIR CONDITIONING, LLC

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

RECEIVED
OCT 9 2017

INVOICE

BILL TO

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

SHIP TO

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

INVOICE # 6856-QB

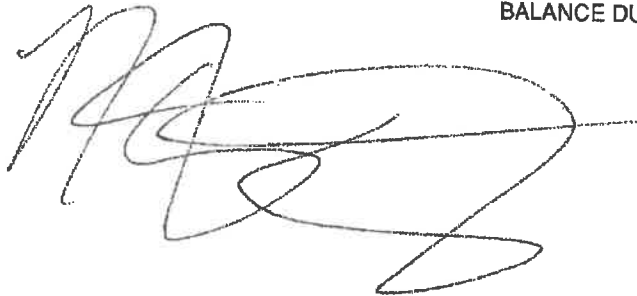
DATE 09/23/2017

DUE DATE 10/13/2017

ACTIVITY	QTY	RATE	AMOUNT
Unit Make/Model Spa: Symbiont: Model #: PH090ARAEWNE Serial #: 1082583-B07.	1	0.00	0.00
PROBLEM Spa is cold.	1	0.00	0.00
Description Fixed bad low voltage wire connection. Checked heater operation. Noticed pool was 88 degrees Fahrenheit & set for cool mode at 87 degrees Fahrenheit. Lake pump for the GeoThermal pool heaters needs new motor.	1	0.00	0.00
Proposal ** Will cost \$615 to replace the lake pump motor & all seals & gaskets. **	1	0.00	0.00
Pool Heating:Service Call/Diagnostic Fee. Service Call/ Diagnostic.	1	80.00	80.00

BALANCE DUE

\$80.00



330-538-

51

Thank you! | 941-629-ALEX (2539) | We appreciate your business!

Fitness Logic

380 Scarlet Blvd.
Oldsmar, FL 34677

Phone #

727-784-4964

Fax #

727-784-0223

E-mail

fitlogic@aol.com

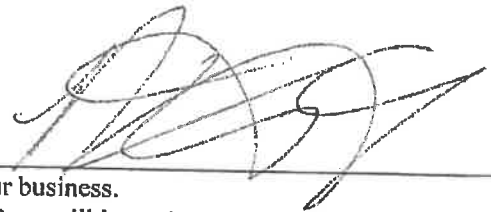


Invoice

Date	Invoice #
10/2/2017	77138

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

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

P.O. Number		Terms	Rep	Work Order #	Completed
		Net 10	CWC	77167	9/29/2017
Item Code	Description	Quantity	Price Each	Amount	
Parts	Seat wheels	4	32.00	128.00	
Shipping	Shipping and Handling	1	21.00	21.00	
Labor	Replace seat wheels on True recumbent bike. Serial#06-70RZ2178J;Model#TRZ70	1.5	84.00	126.00	
					
Thank you for your business. Invoices over 30 Days will incur 1.5% Interest per month				Subtotal	\$275.00
				Sales Tax (0.0%)	\$0.00
				Total	\$275.00

30-531-48102

Hopping Green & Sams

Attorneys and Counselors

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



STATEMENT

September 29, 2017

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

Bill Number 96271
Billed through 08/31/2017

General Counsel/Monthly Meeting LPCDD 00001 JLE

FOR PROFESSIONAL SERVICES RENDERED

08/01/17	LCW	Review correspondence from Deary regarding changes to amenity personnel.	0.10 hrs
08/03/17	LCW	Review correspondence regarding Interim amenity staffing plans.	0.10 hrs
08/08/17	LCW	Review draft minutes for July meeting and provide comments to same; review tentative agenda for August meeting.	0.60 hrs
08/15/17	JLE	Review agenda; prepare for meeting.	0.30 hrs
08/15/17	LCW	Prepare for board meeting.	0.20 hrs
08/16/17	JLE	Prepare for, travel to and from, and attend workshop and Board meeting.	3.00 hrs
08/28/17	MCE	Confer with Sealy regarding assessment history.	0.10 hrs
08/29/17	JLE	Confer with Sealy regarding refinance opportunity; follow-up e-mail correspondence regarding the same.	0.30 hrs
08/30/17	JLE	Conference call regarding refinancing opportunity; follow-up from the same.	0.20 hrs
Total fees for this matter			\$1,264.50

MATTER SUMMARY

Earlywine, Jere L.	3.80 hrs	265 /hr	\$1,007.00
Whelan, Lindsay C.	1.00 hrs	225 /hr	\$225.00
Eckert, Michael C.	0.10 hrs	325 /hr	\$32.50

TOTAL FEES

\$1,264.50

TOTAL CHARGES FOR THIS MATTER

\$1,264.50

BILLING SUMMARY

Earlywine, Jere L.	3.80 hrs	265 /hr	\$1,007.00
--------------------	----------	---------	------------

Whelan, Lindsay C.	1.00 hrs	225 /hr	\$225.00
Eckert, Michael C.	0.10 hrs	325 /hr	\$32.50

TOTAL FEES	\$1,264.50
------------	------------

TOTAL CHARGES FOR THIS BILL	\$1,264.50
------------------------------------	-------------------

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 #
10/1/2017	17-08359

BILL TO

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



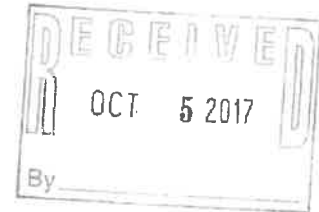
E-mail		P.O. NO.	TERMS	REP	MAIL STOP ID
susan.oraczewski@lakemasters.com			Net 30		4696
QUANTITY	DESCRIPTION		RATE	AMOUNT	
	Monthly Service-Treatment of Waterways & Canals as per map		966.00	966.00	
	320-538-410				
Thank you for your business.			Payments/Credits		\$0.00
			Balance Due		\$966.00

NORTH PORT SOLID WASTE DISTRICT

SERVICE ADDRESS			
2200 PLANTATION BLVD SWD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
54883-159826	55-55	10/03/17	11/01/17



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



LAKESIDE PLANATATION CDD
 C/O GOVERNMENTAL MGT SVCS-CF
 1412 S NARCOOSSEE RD
 SAINT CLOUD FL 34771-7210

000054883000159826000000158621

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

260

SERVICE ADDRESS			
2200 PLANTATION BLVD SWD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
54883-159826	55-55	10/03/17	11/01/17

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

Rate Class : COMMERCIAL WASTE

Last payment amount/date: 158.62 9/28/17

Service	Consumption	Charge	Total
GB DUMPSTER4YD/1 PICKUP	8/31/17 9/30/17	156.80	
GB BINS ONCE PER MONTH	8/31/17 9/30/17	1.82	
TOTAL COMMERCIAL GARBAGE			158.62

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

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

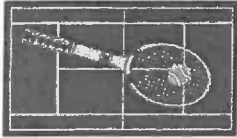
Pay by Phone 24/7 at 1-855-941-INFO(4636)**No Charge**

The 2017 Water Usage and Utility Update is now available at
<http://www.cityofnorthport.com> (Government/Utilities Homepage).

Ask us about our Hurricane Irma Neighbors Helping Neighbors program

20-538-434
 LATE CHARGE WILL BE APPLIED IF PAYMENT IS NOT RECEIVED ON OR BEFORE THE DUE DATE PRINTED ON
 HIS BILL. IF PAYMENT IS NOT RECEIVED WITHIN TEN DAYS AFTER BECOMING DELINQUENT, SERVICE MAY BE
 TERMINATED WITHOUT FURTHER NOTICE.

NORTH PORT SOLID WASTE DISTRICT 4970 CITY HALL BLVD NORTH PORT FL 34286-4100



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

RECEIVED
SEP 29 2017

BY:-----

Invoice

Date	Invoice #
9/27/2017	44085

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

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

Terms	PO #	Due Date
Net 30	Milan	10/27/2017
Sales Rep	Ship Via	Ship Date
Shannon Wilder		9/27/2017

Notes

Quantity	Units	Description	Options	Unit Price	Amount
1.4		HydroBlend in 80# bags. Each pallet is 1.4 tons or 35 bags.	Size: 80lb	256.99	359.79
1		Delivery to Sarasota, Pasco, Polk, Hardee, Desoto Counties		120.00	120.00

Thank you for your business.	Total	\$479.79
------------------------------	-------	----------

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

330-538-520

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

Invoice

Invoice #: 64
Invoice Date: 10/2/17
Due Date: 10/2/17
Case:
P.O. Number:

Bill To:

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

1

Description	Hours/Qty	Rate	Amount
Management Fees - October 2017 1.310 - 513.34		3,004.17	3,004.17
Information Technology - October 2017 1352		83.33	83.33
Dissemination Agent Services - October 2017 1313		83.33	83.33
Office Supplies 51		0.87	0.87
Postage 42		25.27	25.27
Copies 425		20.10	20.10
Telephone 41		6.20	6.20
Total			\$3,223.27
Payments/Credits			\$0.00
Balance Due			\$3,223.27

Invoice



Date: 8/9/2017
Customer ID: 3941
Invoice No.: SPE35232
Reference: Work Order 45290 / Field Invoice

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

Bill to:

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

Service at:

Lakeside Plantation Clubhouse
2200 Plantation Blvd
North Port, FL 34286

Description:

Work Order 45290 Sprinkler Fire Inspecti

P.O. Number:

Terms: DUE UPON RECEIPT

Item	Description	Quantity	Unit Price	Amount
Flat Rate				
	INS-2 Sprinkler Inspection Annual	1.00	\$185.0000	\$185.00
	*Inspection(s) complete, control valves Open, FACP Normal, and please see report for any comments.			
		Flat Rate Subtotal:		\$185.00

330-538-48102

Additional Notes:

Subtotal:	\$185.00
Sales Tax:	\$0.00
Payments:	\$0.00
Total Due:	\$185.00



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



5824 Bee Ridge Road #165, Sarasota, FL 34233

Invoice

Date Invoice #

10/1/2017 2017-02018

Bill To:

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



Terms

Due Date

Net 30

10/31/2017

Description	Qty	Amount
Month of October 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	PAY THIS AMOUNT	ACCOUNT NUMBER
09/30/2017	95.48	1017805
Pay By Date: Oct 15		AMOUNT PAID \$

17*4068 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: 08/31/2017					70.98
Location 1017805					
LAKESIDE PLANTATION 2200 PLANTATION BLVD					
09/14/2017	277041	1017805	PO#		65.49
2413	5 GALLON DRINKING WATER	6.000 @	5.50	33.00	0.00
2704	BOTTLE DEPOSIT	5.000 @	6.00	30.00	0.00
4201	DELIVERY CHARGE	1.000 @	2.49	2.49	0.00
09/22/2017		1017805	PO#		-70.98
	PAYMENT	@			
09/29/2017	279367	1017805	PO#		29.99
2413	5 GALLON DRINKING WATER	5.000 @	5.50	27.50	0.00
4201	DELIVERY CHARGE	1.000 @	2.49	2.49	0.00

RECEIVED
OCT 06 2017

BY: _____

ACCOUNT IS CURRENT 330-538-48101

Current	95.48	30day	0.00	60day	0.00	90day	0.00	Balance	95.48
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Pay your bill online using our secure payment page at www.culligansarasota.com

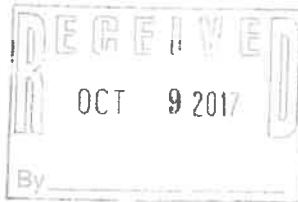
Culligan Water Conditioning, 1099 Enterprise Court, Nokomis, FL 34275 941-485-7526

DART Pool Solutions, Inc.

1181 S. Sumter Blvd - PMB 324

North Port, FL 34287

CPC1457408

**Invoice**

Date	Invoice #
9/29/2017	WO-7001

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
			Due On Receipt	10/9/2017	RK	9/21/2017
Item	Description	Qty	Rate	Amount		
Parts & Labor	pump not going on - I inspected the spa pump and found the motor had failed I spoke to the guys in the office and they oked repairing the pump, I picked up a motor and rebuilt the pump then tested ok.	1				
	pump rebuild with new motor and seals		435.00	435.00		
	FL Sales Tax		7.00%	0.00		
330-538-510						

Thank you for your business!

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

Total	\$435.00
Payments/Credits	\$0.00
Balance Due	\$435.00

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

From: **Teresa Viscarra** tviscarra@gmscfl.com
Subject: Fwd: WebBizBuilder: Statement
Date: October 1, 2017 at 8:56 AM
To: Katie Costa kcosta@gmscfl.com, Matt Hans mhans@gmscfl.com

From: support@webbizbuilder.com
Subject: WebBizBuilder: Statement
Date: October 1, 2017 at 8:52:01 AM EDT
To: tviscarra@gmscfl.com

WebBizBuilder Statement

Date: Oct 2017

This is the statement for your monthly WebBizBuilder service fees. Please send payment to the address listed below. If you have any questions about this statement or your account, contact customer service at support@webbizbuilder.com

Account name: lakesideplantationcdd.com/lakesideplantation

Service Plan: Essential Website - \$24.95 per month

Payment Due: On receipt

Total Amount Due:

\$74.85

Send Payments To:

EZOT, Inc.
PMB 239
9597 Jones Rd.
Houston, TX 77065

Account Information:

Viscarra, Teresa
gflint@gmscfl.com
135 W. Central Blvd
Orlando, Florida 32801
407-841-5524

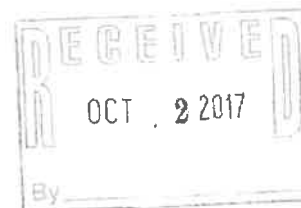
To update your account information, login to your site and click the "Your Account" link.

Make check payable to **EZOT, Inc.**

Date	Item	Account	Rate
Oct 2017	Monthly Hosting Bill Dec 2017	lakesideplantationcdd.com/lakesideplantation	24.95
Oct 2017	Monthly Hosting Bill Nov 2017	lakesideplantationcdd.com/lakesideplantation	24.95
Oct 2017	Monthly Hosting Bill Oct 2017	lakesideplantationcdd.com/lakesideplantation	24.95

Total: \$74.85

2017 OCT -513
17 OCT - 17 OCT





Rapid Security Solutions, LLC
1920 Northgate Blvd. # A9
Sarasota, FL 34234
Tel: 941.219.4190
Fax: 941.866.0439

RECEIVED
OCT 06 2017

BY: _____

Invoice

Invoice Number 33691	Date 10/4/2017
Customer Number 10087	Due Date 10/4/2017

To: **Lakeside Plantation CDD**
C/O GMS-Central Florida, LLC
135 W. Central Blvd.
Suite 320
Orlando, FL 32801

Remit To: **Rapid Security Solutions, LLC**
1920 Northgate Blvd. STE A9
Sarasota, FL 34234

Amount Enclosed: _____ **Net Due: \$265.00**

Detach And Return Top Portion With Your Payment

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Lakeside Plantation CDD	10087		10/4/2017	10/4/2017

Quantity	Description	Rate	Amount
<i>Lakeside Plantation CDD, 2200 Plantation Drive, Northport, FL</i>			
1.00	1st Hour of Service Labor	115.00	115.00
1.00	agreed upon fee after install per shannon	150.00	150.00
		Subtotal:	\$265.00
	Tax		0.00
	Payments/Credits Applied		0.00
	Invoice Balance Due:		\$265.00

Tech put all 4 cameras back online and configured them. All back to normal.
Service complete

330-537-414

Please Remember To Test Your Systems Monthly!
RSS Service-Option 2
(941) 219-4190 (561) 641-9186

Date	Invoice #	Description	Amount	Balance Due
10/4/2017	33691	System Service (30472)	\$265.00	\$265.00



Rapid Security Solutions
1920 Northgate Blvd. #1
Sarasota, FL 34234
Tel: 941.219.4190
Fax: 941.866.0439

Service Ticket

Ticket Number 30472	Appointment 10/3/2017 12:00 PM	Technician Ryan Bright
Problem Code eo/Camera System Is	System Account 10087-1	System Type Video Surveillance
Panel Type	Panel Location	Monitored By N/A
Service Level Tier 3-T/M	Warranty Level Expired: 9/24/2013	Keys on File No
Secondary Account	Panel Phone #	2nd Panel Phone #

To: 10087
Lakeside Plantation CDD
2200 Plantation Drive
Northport, FL 34289
(941) 423-5500

tbandows
on 9/26/2017 11:50:08 AM

A service fee of \$115.00 applies, additional labor is billed in 30 minute increments after the first 65 minutes.

Contact:
nathan trates (941) 423-5500

Comments:
2 cameras are out. billards room and the other at the commercial pool.

Appointment Information:

Technician	Date	Arrived	Completed	Time On Site	Billable Time	Labor	Labor Fee
Ryan Bright	10/3/2017	12:48	13:46	0:58	0:00	0.00	0.00

Field Notes:

WebSvcs

Tech put all 4 cameras back online and configured them. All back to normal.
Service complete

10/3/2017 1:45:44 PM

tbandows

2 cameras are out. billards room and the other at the commercial pool.

9/26/2017 11:50:08 AM

Parts Used:

Part	Location	Quantity	Rate	Price

Other:

Item	Description	Quantity	Rate	Price
LBR-SVC-Video	agreed upon fee after install per shannon	1	150.00	150.00

Service Performed:

Thank You for Your Business!



Rapid Security Solutions
1920 Northgate Blvd. # 1
Sarasota, FL 34234
Tel: 941.219.4190
Fax: 941.866.0439

Service Ticket

Ticket Number 30472	Appointment 10/3/2017 12:00 PM	Technician Ryan Bright
Problem Code eo/Camera System Is	System Account 10087-1	System Type Video Surveillance
Panel Type	Panel Location	Monitored By N/A
Service Level Tier 3-T/M	Warranty Level Expired: 9/24/2013	Keys on File No
Secondary Account	Panel Phone #	2nd Panel Phone #

To: 10087
Lakeside Plantation CDD
2200 Plantation Drive
Northport, FL 34289
(941) 423-5500

tbandows
on 9/26/2017 11:50:08 AM

A service fee of \$115.00 applies, additional labor is billed in 30 minute increments after the first 65 minutes.

Service Charges:

Service Call	\$115.00	Amount Paid: \$	Check #:
Labor		CC Type	CC # Exp
Materials		Name on Card	
Other	\$150.00		
Subtotal	\$265.00		
Tax		Customer Signature	Date
Total:	\$265.00		

Thank You for Your Business!



Invoice

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

Invoice # 334680
Date 10/2/2017
Terms Net 30
Due Date 11/1/2017
Memo Fees Oct. 2017

Bill To

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

RECEIVED

BY: _____

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

Thank you for your business.

Total \$14,008.32

330-538-120

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

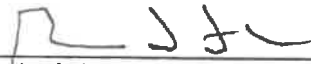
Board Meeting Date: October 18, 2017

	<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)

316-513-11

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

Approved for Payment:


District Manager Signature

10/18/17
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

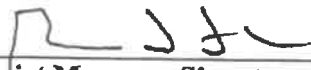
Board Meeting Date: October 18, 2017

	<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)

316-513-11

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

Approved for Payment:


District Manager Signature

10/18/17
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:

Lakeside Plantation CDD

Board Meeting Date:

October 18, 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)

316-513-11

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

Approved for Payment:


District Manager Signature

10/18/17
Date

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



Check Request

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

* Please send to clubhouse *

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:

Lakeside Plantation CDD

Board Meeting Date:

October 18, 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)

316-513-11

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

Approved for Payment:


District Manager Signature

10/18/17
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:

Lakeside Plantation CDD

Board Meeting Date:

October 18, 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)

316-513-11

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

Approved for Payment:


District Manager Signature

10/18/17
Date

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

Invoice



Date: 9/15/2017
Customer ID: 3941
Invoice No.: SPE35815
Reference: Work Order 48184 / Field Invoice

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

Bill to:

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

Service at:

Lakeside Plantation Clubhouse
2200 Plantation Blvd
North Port, FL 34286

Description:

Work Order 48184 Backflow Potable Repair

P.O. Number:

Terms: DUE UPON RECEIPT

Item	Description	Quantity	Unit Price	Amount
Labor				
09/15/17	Repair/Service Backflow Preventer <i>Lead tech: **Service request: investigate leaking backflow/piping by front entrance. Located leak in underground potable PVC pipe. Cut out and replaced leaking PVC, replaced using brass fittings. Restored water service and checked areas of repair for leaks -ok. Repair complete.</i>	3.50	\$95.0000	\$332.50
09/15/17	Repair/Service Backflow Preventer	4.00	\$85.0000	\$340.00
09/15/17	Repair/Service Backflow Preventer	4.00	\$75.0000	\$300.00
Labor Subtotal:				\$972.50
Parts				
	SVC-NII Non Inventory Item: <i>Miscellaneous PVC and brass pipe, fittings to complete repairs.</i>	1.00	\$165.0000	\$165.00
Parts Subtotal:				\$165.00
Flat Rate				
	SVC-1STHHR First Half Hour <i>5 Ld 001-330-022-4812</i>	1.00	\$95.0000	\$95.00
Flat Rate Subtotal:				\$95.00

Additional Notes:

RECEIVED

OCT 16 2017

BY: _____

Subtotal:	\$1,232.50
Sales Tax:	\$0.00
Payments:	\$0.00
Total Due:	\$1,232.50



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

DART Pool Solutions, Inc.

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

RECEIVED

OCT 16 2017

Invoice

Date	Invoice #
10/16/2017	WO-6932

BY: _____

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

Service Location
2200 Plantation Blvd North Port, FL 34289

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

Item	Description	Qty	Rate	Amount
	I inspected the spa heater and found the thermostat relay intermittently working. I went over the wiring and cleaned up the connections and the heater ran normally.			
Diagnostic/Trip ...	Diagnostic/Trip Fee	1	95.00	95.00
Diagnostic/Trip ...	Diagnostic/Trip Fee	0.75	95.00	71.25
AAA-000	Misc supplys	1	8.50	8.50
	Invoice 10/17/2017			
	FL Sales Tax		7.00%	0.00

2100 hrs

11 330 - 34 - 1/100

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	\$174.75
Payments/Credits	\$0.00
Balance Due	\$174.75

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

720 Brooker Creek Blvd. #206
Oldsmar, FL 34677

Date	Invoice #
10/13/2017	1089

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

RECEIVED
OCT 16 2017

P.O. No.	Terms	Project

[illegible]

Rapid Security Solutions, LLC
1920 Northgate Blvd. # A9
Sarasota, FL 34234
Tel: 941.219.4190
Fax: 941.866.0439

RECEIVED
OCT 13 2017

Invoice

Invoice Number 33768	Date 10/9/2017
Customer Number 10087	Due Date 10/9/2017

**To: Lakeside Plantation CDD
C/O GMS-Central Florida, LLC
135 W. Central Blvd.
Suite 320
Orlando, FL 32801**

BY:-----Remit To: Rapid Security Solutions, LLC
1920 Northgate Blvd. STE A9
Sarasota, FL 34234

Amount Enclosed:

Net Due: \$47.50

Detach And Return Top Portion With Your Payment

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Lakeside Plantation CDD	10087		10/9/2017	10/9/2017

Quantity	Description	Rate	Amount
<i>Lakeside Plantation CDD, 2200 Plantation Drive, Northport, FL</i>			
0.50	Service Labor	95.00	47.50
		Subtotal:	\$47.50
	Tax		0.00
	Payments/Credits Applied		0.00
		Invoice Balance Due:	\$47.50

Cameras keep defaulting themselves. Hikvision tech recommended upgrading the firmware on the cameras. Tech upgraded the firmware on all cameras. We will see if this solves the issue.

37 Wd

**Please Remember To Test Your
Systems Monthly!**

RSS Service-Option 2

(941) 219-4190

(561) 641-9186

Date	Invoice #	Description	Amount	Balance Due
10/9/2017	33768	System Service (30737)	\$47.50	\$47.50



Rapid Security Solutions
1920 Northgate Blvd. # 1
Sarasota, FL 34234
Tel: 941.219.4190
Fax: 941.866.0439

Service Ticket

Ticket Number 30737	Appointment 10/6/2017 2:30 PM	Technician Ryan Bright
Problem Code eo/Camera System Is	System Account 10087-1	System Type Video Surveillance
Panel Type	Panel Location	Monitored By N/A
Service Level Tier 3-T/M	Warranty Level Expired: 9/24/2013	Keys on File No
Secondary Account	Panel Phone #	2nd Panel Phone #

To: 10087
Lakeside Plantation CDD
2200 Plantation Drive
Northport, FL 34289
(941) 423-5500

tbandows
on 10/4/2017 1:35:17 PM

A service fee of \$115.00 applies, additional labor is billed in 30 minute increments after the first 65 minutes.

Contact:
nathan (941) 423-5500

Comments:
Cameras are dropping out and saying not connected.

Appointment Information:

Technician	Date	Arrived	Completed	Time On Site	Billable Time	Labor	Labor Fee
Ryan Bright	10/6/2017	15:11	16:39	1:28	0:30	95.00	47.50

Field Notes:

WebSvcs

Cameras keep defaulting themselves. Hikvision tech recommended upgrading the firmware on the cameras. Tech upgraded the firmware on all cameras. We will see if this solves the issue.

tbandows

Cameras are dropping out and saying not connected.

10/6/2017 4:39:33 PM

10/4/2017 1:35:17 PM

Parts Used:

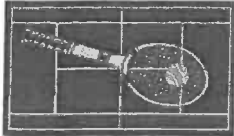
Part	Location	Quantity	Rate	Price

Service Performed:

Service Charges:

Service Call	Amount Paid: \$	Check #:
Labor	\$47.50	CC Type
Materials		CC #
Other		Exp
Subtotal	\$47.50	Name on Card
Tax		Customer Signature
Total:	\$47.50	Date

Thank You for Your Business!



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

Invoice

Date	Invoice #
10/11/2017	44298

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

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

Terms	PO #	Due Date
Net 30	Milan	11/10/2017
Sales Rep	Ship Via	Ship Date
Angela Leija	FedEx Ground	10/11/2017

Notes

Quantity	Units	Description	Options	Unit Price	Amount
2	ea	Tyraps Special regular \$39.99	Size: 8" Color: Black Quantity: 1,000 Strength: 50lb	34.99	69.98

Thank you for your business.	Subtotal	69.98
	Shipping Cost (FedEx Ground)	7.38
	Total	\$77.36

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

52

00 - 813-641-7787

RECEIVED

OCT 16 2017

BY: _____

**Alex's POOL HEATING
& AIR CONDITIONING, LLC**

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



Pool Maintenance

INVOICE

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

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

INVOICE # 6996-QB
DATE 10/17/2017
DUE DATE 11/01/2017

ACTIVITY	QTY	RATE	AMOUNT
Pool Heating Replaced lake pump motor, gaskets, & all seals.	1	615.00	615.00

BALANCE DUE

\$615.00

A large, stylized handwritten signature in black ink, appearing to be "RS" followed by a large loop.

Thank you! | 941-629-ALEX (2539) | We appreciate your business!

330-538-5111

Florida Department of Economic Opportunity, Special District Accountability Program
FY 2017/2018 Special District Fee Invoice and Update Form
Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 70054			Date Invoiced: 10/02/2017
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/04/2017: \$175.00

STEP 1: Review the following information, make changes directly on the form, and sign and date:

1. Special District's Name, Registered Agent's Name, and Registered Office Address:



Lakeside Plantation Community Development District
Mr. Michael Eckert
Hopping Green and Sams, P.A.
119 South Monroe Street, Suite 300
Tallahassee, FL 32301

2. Telephone: ✓ (850) 222-7500
3. Fax: ✓ (850) 224-8551
4. Email: MEckert@hgsllaw.com MichaelE@hgsllaw.com
5. Status: ✓ Independent
6. Governing Body: ✓ Elected
7. Website Address: ✓ www.lakesideplantationcdd.org
8. County(ies): Sarasota
9. Function(s): Community Development
10. Boundary Map on File: 03/13/1999
11. Creation Document on File: 03/13/1999
12. Date Established: ✓ 03/01/1999
13. Creation Method: Local Ordinance
14. Local Governing Authority: City of North Port
15. Creation Document(s): ✓ City Ordinance 99-1
16. Statutory Authority: Chapter 190, Florida Statutes
17. Authority to Issue Bonds: Yes
18. Revenue Source(s): Assessments
19. Most Recent Update: 10/11/2016

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature: _____ Date 10/26/17

STEP 2: Pay the annual fee or certify eligibility for the zero fee:

- a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Department of Economic Opportunity.
- b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.
1. _____ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
 2. _____ This special district is in compliance with the reporting requirements of the Department of Financial Services.
 3. _____ This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2015/2016 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: _____ Denied: _____ Reason: _____

STEP 3: Make a copy of this form for your records.

STEP 4: Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.



FPL

2 084898

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

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

B

5517 6

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Do not pay	New charges due by	Amount enclosed
57421-67439	\$1,292.41	Oct 16 2017	\$

Your electric statement**Account number: 57421-67439**

For: Aug 24 2017 to Sep 25 2017 (32 days)

Customer name: LAKE SIDE PLANTATION COMM

Service address: 2200 PLANTATION BLVD # CLBHSE

Statement date: Sep 25 2017

Next meter reading: Oct 25 2017

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (=)	New charges due by
1,385.39	1,385.39 CR	0.00	0.00	1,292.41	\$1,292.41	Oct 16 2017

Meter reading - Meter KLL2846

Current reading 37035
Previous reading - 36013
kWh constant x 10
kWh used 10220

Demand reading 5.75
kW constant x 10.00
Demand kW 58

Energy usage

	Last Year	This Year
kWh this month	11650	10220
Service days	32	32
kWh per day	364	319

Amount of your last bill 1,385.39
Payment received - Thank you 1,385.39 CR
Balance before new charges \$0.00

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

Electric service amount 1,180.95**
Storm charge 8.38
Gross receipts tax 30.50
Franchise charge 72.58
Total new charges \$1,292.41

Total amount you owe \$1,292.41**FPL automatic bill pay - DO NOT PAY******The electric service amount includes the following charges:**

Customer charge: \$25.00
Fuel: \$288.20
(\$0.028200 per kWh)
Non-fuel: \$252.85
(\$0.024750 per kWh)
Demand: \$614.80
(\$10.60 per kW)

- Payment received after **December 13, 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 **October 06, 2017**. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Please have your account number ready when contacting FPL.

Customer service: 1-800-375-2434

Outside Florida: 1-800-226-3545

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

Hearing/speech impaired: 711 (Relay Service)

Online at: www.FPL.com

FPL



FPL

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

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

RECEIVED
SEP 28 2017

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AUTO **CO 0116
1 084898

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

BY:_____

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001



Account number	Do not pay	New charges due by	Amount enclosed
04126-05586	\$503.92	Oct 16 2017	\$

Your electric statement

For: Aug 24 2017 to Sep 25 2017 (32 days)

Account number: 04126-05586

Customer name: LAKESIDE PLANTATION

Statement date: Sep 25 2017

Service address: 2200 PLANTATION BLVD # FNTN

Next meter reading: Oct 25 2017

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (=)	New charges due by
633.04	633.04 CR	0.00	0.00	503.92	\$503.92	Oct 16 2017

Meter reading - Meter KN46183

Current reading 13028
Previous reading - 08220
kWh used 4808

Demand reading 17.06
Demand kW 17

Energy usage

	Last Year	This Year
kWh this month	6709	4808
Service days	32	32
kWh per day	209	150

Amount of your last bill 633.04
Payment received - Thank you 633.04 CR
Balance before new charges \$0.00

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

Electric service amount 459.79**
Storm charge 3.94
Gross receipts tax 11.89
Franchise charge 28.30
Total new charges \$503.92

Total amount you owe**\$503.92****FPL automatic bill pay - DO NOT PAY******The electric service amount includes the following charges:**

Customer charge: \$25.00
Fuel: \$135.59
(\$0.028200 per kWh)
Non-fuel: \$119.00
(\$0.024750 per kWh)
Demand: \$180.20
(\$10.60 per kW)

- Payment received after **December 13, 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 **October 06, 2017**. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

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



FPL



3 084898

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

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

B

5517 5

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	\$436.90	Oct 16 2017	\$

Your electric statement

For: Aug 24 2017 to Sep 25 2017 (32 days)

Account number: 84595-15071

Customer name: LAKESIDE PLANTATION COMM

Statement date: Sep 25 2017

Service address: 2200 PLANTATION BLVD # POOL

Next meter reading: Oct 25 2017

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (-)	New charges due by
561.59	561.59 CR	0.00	0.00	436.90	\$436.90	Oct 16 2017

Meter reading - Meter KL84533

Current reading 98250
Previous reading - 94392
kWh used 3858

Demand reading 16.25
Demand kW 18

Energy usage

	Last Year	This Year
kWh this month	6536	3858
Service days	32	32
kWh per day	204	120

Amount of your last bill 561.59
Payment received - Thank you 561.59 CR
Balance before new charges \$0.00

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

Electric service amount	396.88**
Storm charge	3.17
Gross receipts tax	10.31
Franchise charge	24.54
Total new charges	\$436.90

Total amount you owe**\$436.90****FPL automatic bill pay - DO NOT PAY******The electric service amount includes the following charges:**

Customer charge: \$25.00
Fuel: \$108.80
(\$0.028200 per kWh)
Non-fuel: \$95.48
(\$0.024750 per kWh)
Demand: \$169.60
(\$10.60 per kW)

- Payment received after **December 13, 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 **October 06, 2017**. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.



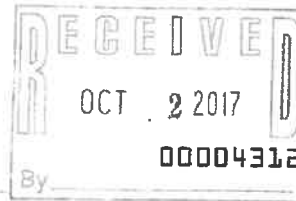
Please have your account number ready when contacting FPL.
Customer service: 1-800-375-2434
Outside Florida: 1-800-228-3545
To report power outages: 1-800-4OUTAGE (468-8243)
Hearing/speech impaired: 711 (Relay Service)
Online at: www.FPL.com



SERVICE ADDRESS			CURRENT CHARGES
2200 PLANTATION BLVD			DUE DATE
ACCOUNT NUMBER	CYCLE	BILL DATE	
43123-156052	18-29	9/28/17	10/19/17

Total Current Charges 2,432.65
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 2,432.65

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



\$ _____
 AMOUNT ENCLOSED

FREE 24/7 PAYMENT OPTIONS:

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

Check Here For:

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

*H2O Program Donation: \$ _____

2238 LAKE

SERVICE ADDRESS		2200 PLANTATION BLVD
ACCOUNT NUMBER	CYCLE	BILL DATE
DUE DATE		
43123-156052	18-29	9/28/17
		10/19/17

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

Rate Class : COMMERCIAL
 Last payment amount/date:

407.69 9/19/17

Last Bill Amount 407.69
 Payments 407.69
 Adjustments .00
 BALANCE FORWARD .00

Service Period Days Meter Number Mult Units
 WA 8/18/17 9/21/17 34 80000038 1.000 TGAL

Current Previous Usage
 986 875 111
 USAGE FOR 9/16 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	10.00	82.70	
WA Usage block 4	10.00	110.30	
WA Usage block 5	10.00	141.60	
WA Usage block 6	61.00	1,201.09	
TOTAL WATER			1,676.79
SE Base facility chg		70.99	
SE Consumption	111.00	684.87	
TOTAL SEWER			755.86

Total Current Charges 2,432.65
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 2,432.65

**** 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**

The 2017 Water Usage and Utility Update is now available at
<http://www.cityofnorthport.com> (Government/Utilities Homepage).

Ask us about our Hurricane Irma Neighbors Helping Neighbors program

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

AFTER HOURS/EMERGENCY
 water or sewer service call
 941.240.8000



SERVICE ADDRESS			CURRENT CHARGES DUE DATE
2200 PLANTATION BLVD FICT			
ACCOUNT NUMBER	CYCLE	BILL DATE	
43123-154658	18-29	9/28/17	10/19/17

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



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

\$ _____
 AMOUNT ENCLOSED

FREE 24/7 PAYMENT OPTIONS:

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

Check Here For:

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

*H2O Program Donation: \$ _____

000043123000154658000000018421

2237 LAKE

SERVICE ADDRESS		2200 PLANTATION BLVD FICT		
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE	
43123-154658	18-29	9/28/17	10/19/17	

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

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

Rate Class : COMMERCIAL
 Last payment amount/date:

18.42 9/19/17

WA	Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
	8/18/17 9/21/17	34	83717471	1.000	TGAL	1698	1698	0
						USAGE FOR 9/16		39.00

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**

The 2017 Water Usage and Utility Update is now available at
<http://www.cityofnorthport.com> (Government/Utilities Homepage).

Ask us about our Hurricane Irma Neighbors Helping Neighbors program

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

AFTER HOURS/EMERGENCY
 water or sewer service call
 941.240.8000



SERVICE ADDRESS			CURRENT CHARGES DUE DATE
2200 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	
43123-154656	18-29	9/28/17	10/19/17

Total Current Charges 146.58
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 146.58



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

\$ _____
 AMOUNT ENCLOSED

FREE 24/7 PAYMENT OPTIONS:

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

Check Here For:

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

*H2O Program Donation: \$ _____

000043123000154656000000146581

2236 LAKE

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

SERVICE ADDRESS		2200 PLANTATION BLVD		
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE	
43123-154656	18-29	9/28/17	10/19/17	

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

Rate Class : COMMERCIAL
 Last payment amount/date:

95.49 9/19/17

WA Service Period Days Meter Number Mult Units
 8/18/17 9/21/17 34 80005382 1.000 TGAL

Current Previous Usage
 1901 1885 16
 USAGE FOR 9/16 20.00

Service Consumption Charge Total
 WA Base facility chg
 WA Usage block 1 16.00 62.88
 TOTAL WATER

146.58

Total Current Charges 146.58
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 146.58

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

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 and for water restrictions visit www.cityofnorthport.com

AFTER HOURS/EMERGENCY
 water or sewer service call
 941.240.8000



ACCOUNT STATEMENT

peoplesgas.com



Statement Date: 09/21/2017

Account: 211014212750

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

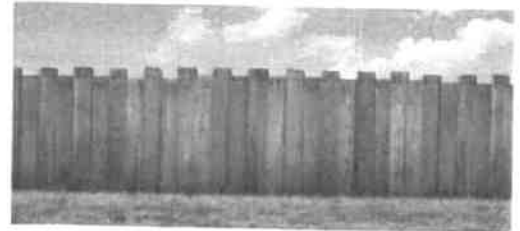
Current month's charges:	\$12.77
Total amount due:	\$12.77
Current month's charges due:	10/12/2017

Your Account Summary

Previous Amount Due	\$12.77
Payment(s) Received Since Last Statement	-\$12.77
Current Month's Charges Due By 10/12/2017	\$12.77
Total Amount Due	\$12.77

DO NOT PAY. Your account will be drafted on 10/12/2017

Access to your meter is important



Occasionally, we need to access your meter. Please remove vegetation or other obstructions that can pose danger to you and our technicians.

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



We hope you and your family are safe following historic Hurricane Irma. Thank you for your patience during our restoration effort.

320-538-433

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:	10/12/2017

Amount Enclosed \$

643975433755 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 10/12/2017

00001880 01 AV 0.37 32801 FTeco109211723440010 00000 06 00000000 007 07 38529 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

643975433755 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 10/12/2017



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 866-689-8469.
(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: 09/21/2017
Current month's charges due 10/12/2017

Details of Current Month's Charges – Service from - 08/16/2017 to 09/14/2017

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

Rate Schedule: Residential Service RS-1

Meter Location: *pool*

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Measured Volume	x	BTU	x	Conversion =	Total Used	Billing Period
RHE73410	09/14/2017	404		404		0 CCF		1.041		1.0000	0.0 Therms	30 Days

Customer Charge

\$12.00

Peoples Gas Usage History

Natural Gas Service Cost

\$12.00

Franchise Fee

\$0.77

Therms Per Day
(Average)

Total Natural Gas Cost, Local Fees and Taxes

\$12.77

Total Current Month's Charges

\$12.77

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

Important Messages





WE'RE WORKING HARD FOR YOU

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

TECO.
PEOPLES GAS
AN EMERA COMPANY

PGS08117

TEXT CODE: FLBBB
PIN: 7332

PAGE 1 OF 4

Date of Bill 10/01/17

New Charges Due Date 10/28/17

Account Number 941/423-5501

Total Amount Due \$365.23

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

Amount Paid

347710000 0

17200994142355010219130000000000000365235

www.frontier.com
Business

1-800-921-8102

Account Number 941/423-5501

Date of Bill 10/01/17

Previous Balance	364.20
Payments Received Thru 9/21/17	-364.20
Thank you for your payment]	
Balance Forward	.00
New Charges	365.23

DO NOT PAY - You are currently signed up for Auto Pay.
To view your Auto Pay, please log in at www.frontier.com.
Total Amount Due \$365.23

CURRENT BILLING SUMMARY

Qty Description	Local Service from 10/01/17 to 10/31/17 941/423-5501.0	Charge
Basic Charges		
Frontier Additional Line - Basic 2 Year		35.00
Addl Line Unlimited 2 Yr		80.00
Solutions Bundle 2 Yr		87.00
3 Acc Rec Chrg Multi-Ln Ctx		6.39
3 Federal Subscriber Line Charge		25.56
Federal USF Recovery Charge		6.00
FCA Long Distance - Federal USF Surcharge		3.76
Total Basic Charges		243.71
Non Basic Charges		
FiOS 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		1.23
Total Non Basic Charges		-3.25
Video		
FiOS TV Extreme HD Priv		78.99
4 HD Set Top Box		47.96
Other Charges-Detailed Below		6.00
Partial Month Charges-Detailed Below		-14.99
FCC Regulatory Recovery Fee		.08
Broadcast TV Surcharge		1.99
Total Video		120.03
Toll/Other		
Other Charges-Detailed Below		3.99
FCA Long Distance - Federal USF Surcharge		.75
Total Toll/Other		4.74
TOTAL		365.23

** ACCOUNT ACTIVITY **

Qty Description

Order Number Effective Dates

941/423-5501

Date of Bill 10/01/17

1 Federal Primary Carrier Centrex Line			
941/423-5500	AUTOCH 10/01	2.20	
	Subtotal	2.20	
1 Business High Speed Internet Fee	AUTOCH 10/01	1.99	
1 Regional Sports Fee	AUTOCH 10/01	6.00	
1 Frontier Road Work Recovery Surcharge			
	AUTOCH 10/01	.95	
Additional Line Discount	AUTOCH 10/01	-30.00	
Solutions Bundle Discount	AUTOCH 10/01	-22.00	
Promo Discount	AUTOCH 10/01	-35.00	
1 Federal Primary Carrier Centrex Line			
	AUTOCH 10/01	2.20	
1 Carrier Cost Recovery Surcharge	AUTOCH 10/01	3.99	
941/423-5501	Subtotal	-71.87	
1 Federal Primary Carrier Centrex Line			
	AUTOCH 10/01	2.20	
	Subtotal	2.20	
Partial Month Charges			
FiOS Video Discount 99 MO	PROMOTION 10/01 10/31	-14.99	
FiOS Internet Bus 99 MO	PROMOTION 10/01 10/31	-30.00	
941/423-5501	Subtotal	-44.99	
	Subtotal	-112.46	

CIRCUIT ID DETAIL
88/KQXA/297018/ /VZFL

Detail of Frontier Charges

Toll charged to 941/423-5500

*****Start suppression of detail

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
E 1	SEP 04	12:04P	1.0	DD	BRADENTON FL (941)737-4884	.00 U
E 2	SEP 06	10:05A	1.0	DD	BRADENTON FL (941)756-5322	.00 U
E 3	SEP 07	11:56A	1.0	DD	BRADENTON FL (941)737-4884	.00 U
E 4	SEP 22	2:08P	2.0	DD	BRADENTON FL (941)281-9638	.00 U
E 5	SEP 26	11:49A	3.0	DD	MYAKKA FL (941)219-4190	.00 U
					941/423-5500 Subtotal	.00
			8.0		Subtotal Minutes: ***REP LINE ONLY	

*****Resume printing of detail

Detail of Frontier Com of America Charges

Toll charged to 941/423-5500

*****Start suppression of detail

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
E 6	SEP 01	2:23P	20.4	DD	JACKSONVL FL (904)545-0933	.00 U
E 7	SEP 03	12:00P	.4	DD	SILVER SPG MD (240)351-7232	.00 U
E 8	SEP 06	10:08A	.3	DD	KALAMAZOO MI (269)377-1504	.00 U
E 9	SEP 07	12:21P	1.7	DD	FORT MYERS FL (239)222-0579	.00 U
E 10	SEP 13	1:38P	1.4	DD	RHINELANDR WI (715)499-1249	.00 U
E 11	SEP 14	2:13P	2.5	DD	PUNTAGORDA FL (941)505-2778	.00 U
E 12	SEP 14	3:31P	.3	DD	JACKSONVL FL (904)355-1831	.00 U
E 13	SEP 14	3:31P	10.7	DD	JACKSONVL FL (904)355-1831	.00 U
E 14	SEP 14	5:41P	.5	DD	ORLANDO FL (407)841-5524	.00 U
E 15	SEP 14	5:42P	.4	DD	ORLANDO FL (407)841-5524	.00 U
E 16	SEP 19	2:03P	9.9	DD	JACKSONVL FL (904)545-0933	.00 U
E 17	SEP 20	9:53A	47.5	DD	REDFIELD SD (605)468-8020	.00 U
E 18	SEP 28	4:31P	.5	DD	ARCADIA FL (863)444-8850	.00 U
E 19	SEP 30	10:10A	.7	DD	LOWELL MA (978)375-7313	.00 U

941/423-5501

Date of Bill 10/01/17

Detail of Frontier Com of America Charges

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
			941/423-5500			
			Subtotal Minutes:	97.2	***REP LINE ONLY	
			Subtotal			.00

*****Resume printing of detail

Legend Call Types:

DD - Day

Caller Summary Report

	Calls	Minutes	Amount
941/423-5500	19	105	.00
***Customer Summary	19	105	.00

Caller Summary Report

	Calls	Minutes	Amount
Intra-Lata	5	8	.00
Interstate	5	50	.00
Intrastate	9	46	.00
***Customer Summary	19	105	.00

941/423-5501

Date of Bill 10/01/17

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$205.23 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

You currently receive both a paper and an electronic bill. Starting next month, you will be enrolled in paperless billing and will only receive an electronic bill. You can always change your paperless setting by signing into your account on Frontier.com. A fee may apply if you choose to receive a paper bill.

Effective October 1, 2017, both the Federal Universal Service Fund (USF) Surcharge and the Frontier Long Distance (USF) surcharge are increasing to 18.8%. Please contact Customer Service with any questions.

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.

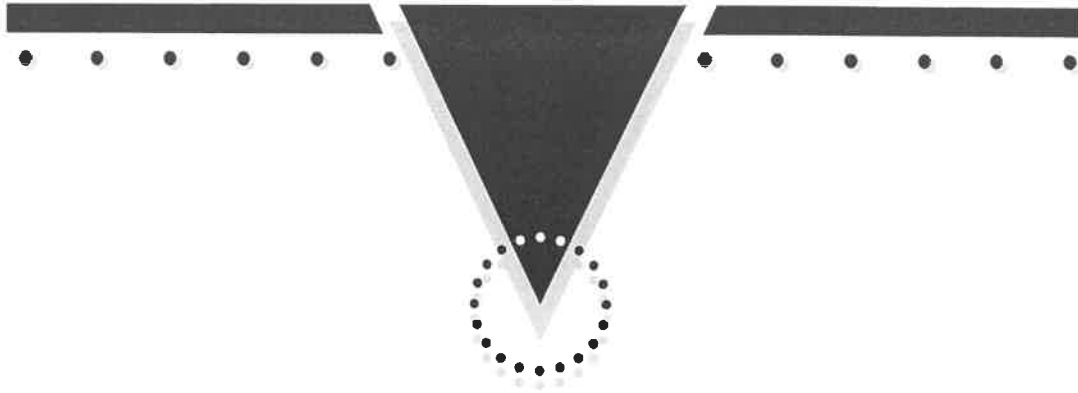
For up-to-date channel information please visit:
<http://frontier.com/channelupdates>

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 0000000000000365.23
NNNNNNNNNNNNNNNNNNNNNNNNNNNNNNNNNNNN 1-800-921-8102



Lakeside Plantation

Community Development District

Unaudited Financial Reporting
October 31, 2017



Table of Contents

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

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT

COMBINED BALANCE SHEET
October 31, 2017

	<u>General</u>	<u>Debt Service</u>	<u>Capital Reserve</u>	<u>Totals</u>
Assets				
<u>Cash:</u>				
Operating Account	\$ 43,856	\$ -	\$ -	\$ 43,856
Debit Card Account	2,999	-	-	2,999
Money Market Account	83,142	-	-	83,142
Petty Cash	50	-	-	50
Capital Reserve Account	-	-	443,750	443,750
<u>Investment - Operations:</u>				
Investment - SBA Fund A	480	-	-	480
<u>Investment - Bonds:</u>				
Reserve Fund	-	38,448	-	38,448
Revenue Fund	-	85,043	-	85,043
Prepayment Fund	-	0	-	0
Prepaid Expenses	50	-	-	50
Total Assets	<u>\$ 130,577</u>	<u>\$ 123,492</u>	<u>\$ 443,750</u>	<u>\$ 697,818</u>
Liabilities & Fund Balances				
Liabilities				
Accounts Payable	\$ 3,679	\$ -	\$ -	\$ 3,679
Customer Deposits	1,125	-	-	1,125
Total Liabilities	<u>\$ 4,804</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 4,804</u>
Fund Balances				
Restricted for Debt Service	\$ -	\$ 123,492	\$ -	\$ 123,492
Assigned for Capital Projects	-	-	443,750	443,750
Unassigned	125,773	-	-	125,773
Total Fund Balances	<u>\$ 125,773</u>	<u>\$ 123,492</u>	<u>\$ 443,750</u>	<u>\$ 693,014</u>
Total Liabilities & Fund Balances	<u>\$ 130,577</u>	<u>\$ 123,492</u>	<u>\$ 443,750</u>	<u>\$ 697,818</u>

Lakeside Plan tatio n
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending October 31, 2017

	Adopted Budget	Prorated Budget Thru 10/31/17	Actual Thru 10/31/17	Variance
<u>Revenues:</u>				
Tennis Club	\$ 20,000	\$ 1,667	\$ 6,730	\$ 5,063
Activities	10,000	833	760	(73)
Clubhouse Rentals	3,000	250	-	(250)
Miscellaneous	1,500	125	168	43
Interest	50	4	1	(3)
Operations & Maintenance Assessments	656,520	-	-	-
Total Revenues	\$ 691,070	\$ 2,879	7,659	\$ 4,780

Expenditures:

Administrative

Supervisor Fees	\$ 11,000	\$ 1,000	\$ 1,000	\$ -
District Manager	36,050	3,004	3,004	(0)
District Counsel	25,000	2,083	-	2,083
Reimbursable Expenses	600	50	-	50
District Engineer	10,000	833	-	833
Disclosure Report	1,000	83	83	0
Trustee Fees	4,400	2,891	2,891	-
Audit Fees	3,600	-	-	-
Postage, Phone, Fax, Copies	1,000	83	52	31
General Liability Insurance	6,100	6,100	5,650	450
Legal Advertising	1,500	125	-	125
Dues, Licenses & Fees	175	175	175	-
Other Current Charges	1,900	158	64	95
Property Insurance	9,000	9,000	8,201	799
Information Technology	1,000	83	83	0

Total Administrative

\$ 112,325	\$ 25,670	\$ 21,204	\$ 4,466
-------------------	------------------	------------------	-----------------

Operations

Personnel Services (Management Contract)	\$ 168,000	\$ 14,000	\$ 14,008	\$ (8)
Road & Sidewalk Repairs & Maintenance	5,000	417	-	417
Common Area Renewal & Maintenance	10,000	833	-	833
Street Light/Decorative Light	10,000	833	-	833
Landscape Maintenance - Contract	91,860	7,655	7,354	301
Landscape Maintenance - Other	5,000	417	-	417
Mulch	10,740	895	-	895
Irrigation Maintenance	1,000	83	-	83
Lake Maintenance	14,000	1,167	966	201
Electric Utility Services - Entrance Feature	9,000	750	504	246
Water Utility Services - Entrance Feature	1,500	125	18	107
Repairs & Maintenance - Entrance Feature	3,000	250	-	250
Miscellaneous Tools & Equipment	1,000	83	-	83
Landscape Inspection Services	3,300	275	550	(275)
Traffic Enforcement	2,500	208	268	(60)

Total Operations

\$ 335,900	\$ 27,992	\$ 23,669	\$ 4,323
-------------------	------------------	------------------	-----------------

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending October 31, 2017

	Adopted Budget	Prorated Budget Thru 10/31/17	Actual Thru 10/31/17	Variance
Clubhouse				
Activities	\$ 19,000	\$ 1,583	\$ 1,795	\$ (211)
Licenses/Fees	1,140	625	596	29
General Supplies	10,000	833	843	(9)
Maintenance	10,000	833	1,855	(1,022)
Office Supplies	3,000	250	153	97
Public Communication	1,400	117	276	(159)
Pest Control	600	50	-	50
Security	1,500	125	711	(586)
AED	300	25	-	25
Telephone & Internet Services	5,000	417	365	51
Janitorial Supplies	2,500	208	490	(282)
Electric Utility Services - Clubhouse	16,000	1,333	1,292	41
Gas Utility	250	21	13	8
Garbage Collection	2,000	167	-	167
Water Utility Services - Clubhouse	3,500	292	2,433	(2,141)
Electric Utility Services - Pool	16,500	1,375	437	938
Pool Cleaning	10,000	833	810	23
Pool Maintenance - Other	10,000	833	790	44
Tennis Courts - Maintenance	10,000	833	77	756
Tennis Courts - Programs	3,000	250	-	250
Water Utility Services - Tennis Courts & Pool	4,000	333	147	187
Total Clubhouse	\$ 129,690	\$ 11,338	\$ 13,082	\$ (1,744)
Other Expenditures				
Transfer Out - Current Year	\$ 130,000	-	-	-
Total Other Expenditures	\$ 130,000	-	-	-
Total Expenditures	\$ 707,915		\$ 57,955	
Excess Revenues (Expenditures)	\$ (16,845)		\$ (50,296)	
Fund Balance - Beginning	\$ 16,845		\$ 176,068	
Fund Balance - Ending	\$ -		\$ 125,773	

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE SERIES 1999
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending October 31, 2017

	Adopted Budget	Prorated Budget Thru 10/31/17	Actual Thru 10/31/17	Variance
<u>Revenues:</u>				
Assessments - On Roll	\$ 175,905	\$ -	\$ -	\$ -
Assessments - Direct Billed	8,842	8,842	8,842	0
Interest	10	1	57	57
Total Revenues	\$ 184,757	\$ 8,843	\$ 8,899	\$ 57
<u>Expenditures:</u>				
Interest - 11/1	\$ 56,121	\$ -	\$ -	\$ -
Principal - 5/1	70,000	-	-	-
Interest - 5/1	56,121	-	-	-
Total Expenditures	\$ 182,242	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 2,515		\$ 8,899	
Fund Balance - Beginning	\$ 75,191		\$ 114,592	
Fund Balance - Ending	\$ 77,706		\$ 123,492	

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL RESERVE FUND
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending October 31, 2017

	Adopted Budget	Prorated Budget Thru 10/31/17	Actual Thru 10/31/17	Variance
<u>Revenues:</u>				
Transfer In - Current Year	\$ 130,000	\$ -	\$ -	\$ -
Total Revenues	\$ 130,000	\$ -	\$ -	\$ -
<u>Expenditures:</u>				
Property Site Elements	\$ 166,688	\$ 13,891	\$ -	\$ 13,891
Clubhouse Interior	28,115	2,343	-	2,343
Pool Elements	33,495	2,791	-	2,791
Total Expenditures	\$ 228,298	\$ 19,025	\$ -	\$ 19,025
Excess Revenues (Expenditures)	\$ (98,298)		\$ -	
Fund Balance - Beginning	\$ 442,539		\$ 443,750	
Fund Balance - Ending	\$ 344,241		\$ 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	\$ 6,730	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,730
Activities	760	-	-	-	-	-	-	-	-	-	-	-	760
Clubhouse Rentals	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous	168	-	-	-	-	-	-	-	-	-	-	-	168
Interest	1	-	-	-	-	-	-	-	-	-	-	-	1
Operations & Maintenance Assessments	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	\$ 7,659	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,659
Expenditures:													
Administrative													
Supervisor Fees	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000
District Manager	3,004	-	-	-	-	-	-	-	-	-	-	-	3,004
District Counsel	-	-	-	-	-	-	-	-	-	-	-	-	-
Reimbursable Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-
District Engineer	-	-	-	-	-	-	-	-	-	-	-	-	-
Disclosure Report	83	-	-	-	-	-	-	-	-	-	-	-	83
Trustee Fees	2,891	-	-	-	-	-	-	-	-	-	-	-	2,891
Audit Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage, Phone, Fax, Copies	52	-	-	-	-	-	-	-	-	-	-	-	52
General Liability Insurance	5,650	-	-	-	-	-	-	-	-	-	-	-	5,650
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Fees	175	-	-	-	-	-	-	-	-	-	-	-	175
Other Current Charges	64	-	-	-	-	-	-	-	-	-	-	-	64
Property Insurance	8,201	-	-	-	-	-	-	-	-	-	-	-	8,201
Information Technology	83	-	-	-	-	-	-	-	-	-	-	-	83
Total Administrative	\$ 21,204	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,204
Operations													
Personnel Services (Management Contract)	\$ 14,008	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,008
Road & Sidewalk Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Common Area Renewal & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Street Light/Decorative Light	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Maintenance - Contract	7,354	-	-	-	-	-	-	-	-	-	-	-	7,354
Landscape Maintenance - Other	-	-	-	-	-	-	-	-	-	-	-	-	-
Mulch	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	966	-	-	-	-	-	-	-	-	-	-	-	966
Electric Utility Services - Entrance Feature	504	-	-	-	-	-	-	-	-	-	-	-	504
Water Utility Services - Entrance Feature	18	-	-	-	-	-	-	-	-	-	-	-	18
Repairs & Maintenance - Entrance Feature	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Tools, Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Inspection Services	550	-	-	-	-	-	-	-	-	-	-	-	550
Traffic Enforcement	268	-	-	-	-	-	-	-	-	-	-	-	268
Total Operations	\$ 23,669	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,669

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES & EXPENDITURES

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Clubhouse													
Activities	\$ 1,795	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,795
Licenses/Fees	596	-	-	-	-	-	-	-	-	-	-	-	596
General Supplies	843	-	-	-	-	-	-	-	-	-	-	-	843
Maintenance	1,855	-	-	-	-	-	-	-	-	-	-	-	1,855
Office Supplies	153	-	-	-	-	-	-	-	-	-	-	-	153
Public Communication	276	-	-	-	-	-	-	-	-	-	-	-	276
Pest Control	-	-	-	-	-	-	-	-	-	-	-	-	-
Security	711	-	-	-	-	-	-	-	-	-	-	-	711
AED	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone & Internet Services	365	-	-	-	-	-	-	-	-	-	-	-	365
Janitorial Supplies	490	-	-	-	-	-	-	-	-	-	-	-	490
Electric Utility Services - Clubhouse	1,292	-	-	-	-	-	-	-	-	-	-	-	1,292
Gas Utility	13	-	-	-	-	-	-	-	-	-	-	-	13
Garbage Collection	-	-	-	-	-	-	-	-	-	-	-	-	-
Water Utility Services - Clubhouse	2,433	-	-	-	-	-	-	-	-	-	-	-	2,433
Electric Utility Services - Pool	437	-	-	-	-	-	-	-	-	-	-	-	437
Pool Cleaning	810	-	-	-	-	-	-	-	-	-	-	-	810
Pool Maintenance - Other	790	-	-	-	-	-	-	-	-	-	-	-	790
Tennis Courts - Maintenance	77	-	-	-	-	-	-	-	-	-	-	-	77
Tennis Courts - Programs	-	-	-	-	-	-	-	-	-	-	-	-	-
Water Utility Services - Tennis Courts & Pool	147	-	-	-	-	-	-	-	-	-	-	-	147
Total Clubhouse	\$ 13,082	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,082
Other Expenditures													
Transfer Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenses	\$ 57,955	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 57,955
Excess Revenues (Expenditures)	\$ (50,296)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (50,296)

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

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

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2018

TAX COLLECTOR

						Gross Assessments	\$	880,463	\$	694,731	\$	185,733		
						Net Assessments	\$	832,038	\$	656,520	\$	175,517		
														1999
Date Received	Dist	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	General Fund 78.91%		Debt Svc Fund 21.09%		Total 100%			
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Totals		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		

Imagine School at North Port Inc.			\$	8,842.03		\$	-	\$	8,842.03
DATE RECEIVED	Check Num	DUE DATE	AMOUNT BILLED	NET AMOUNT RECEIVED	AMOUNT DUE	GENERAL FUND	SERIES 1999 DEBT		
10/16/17	3961	11/1/17	\$ 8,842.03	\$ 8,842.03	\$ -	\$ -	\$ 8,842.03		
			\$ 8,842.03	\$ 8,842.03	\$ -	\$ -	\$ 8,842.03		

SECTION VIII



B

Lakeside Plantation CDD

ACTION ITEMS

as of 11/15/2017

Item #	Meeting Assigned	Action Item	Assigned To	Date Due	Status	Comments
1	11/16/16	Consideration of Proposals for Preserve Maintenance	Robson		Deferred	Deferred to January 2018
2	2/15/17	Enhanced Traffic Enforcement	Flint		Ongoing	Alternate months. Board to determine if program is to continue in January 2018.
3	8/16/17	Options for Additional Eating Area at Pool	Vesta		In Process	Present options at the 11/15/17 meeting
4	8/16/17	Review Landscape of Area between back of Curb and Sidewalk in Non-HOA Homes	HGS/Flint		In Process	
5	8/16/17	Develop Landscape Design Plan for Front of Clubhouse and Community Entrance	Vesta		In Process	
6	8/16/17	Adjust Elevation of Ground on Edge of Pickleball Court	Vesta		In Process	
7	9/20/17	Cost Comparison of Repair & Maintenance of Koi Pond vs. Elimination	Vesta		In Process	To be discussed at 11/15/17 meeting.
8	10/18/17	Evaluate Drainage in Playgroud Area				
9	10/18/17	Compare Costs of Regular Phone Line vs. Kings III Service	Flint			
10	10/18/17	Develop Options for Streetlight Replacement	Smith/Flint			
11	10/18/17	Solicit Proposals for Pergola Repair	Vesta/Smith			



Amenity Center Management Report

Date of Meeting: November 15th, 2017

Submitted by: Nathan Trates

➤ Facility

- Rocking Chairs painted
- Lighting outside/inside clubhouse changed over to LED bulbs
- Outside clubhouse lighting wiring fixed by bathrooms
- 2 convertible benches added for food area under veranda
- Hired a new tennis maintenance man and Tennis Pro.
- Clubhouse exterior pressure washed(Ongoing)
- Repaired pavers on pool deck
- Pool deck and surrounding area sprayed by A-1 Pest Control
- Pool motor wiring fixed
- Parking lot lighting fixed and replaced bulbs
- Exterior clubhouse speakers painted
- New table/seating for tennis courts
- Anchored bench to concrete by exit fountain
- Fixed two toilets in ladies room
- Fixed/leveled pavers on exit side arbors area
- Hired North Port police department for Trick or Treating
- Replaced two outdoor GFCI outlets and covers around the clubhouse

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

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

➤ Special Events:

- Movie Night
- Pizza Night X 2
- Halloween Party
- Coffee & Donuts X 2
- Trick or Treating
- Quarter Auction
- Acoustics Unplugged
- Veteran's Day BBQ

Amenity Management

1. Koi pond refurbishment proposal from Living Waters Ponds & Garden.
2. Prices for new picnic tables from Barco Board.
3. Quote and 3D rendering for front/flag pole landscaping from Loyalty Lawn and Landscape. (Does not include pergola and pavers)
4. Quote to replace electrical boxes near clubhouse. (Will be added)
5. Quote to replace/repair street lights along the Blvd. (Will be added)
6. Prices for Kingsman III emergency call box. (Will be added)
7. Quote for sidewalk grinding/repair from Bradley Ray concrete. (Will be added)

Aquascape Water Gardens Inc.

375 U.S. 41 Bypass N.

Venice FL 34285

Dbas. Ship Shape Landscape/ Living Waters

Pond & Garden

941-484-8071

AquascapeToday@yahoo.com

LivingWaterfeatures.com



Estimate

Estimate No: 4405

Date: 11/04/2017

For: Lakeside Plantation Nathen Trates
ntrates@vestapropertyservices.com
2200 Plantation Blvd.
North Port, FL
423-5500
549-3462

Description	Quantity	Rate	Amount
Exploratory Pond Cleanout & Repair	1	\$0.00	\$0.00
Aquascape Water Gardens(AWG) propose to furnish all necessary labor & equipment to perform the pond cleanout. Due to the nature of unforeseen issues with the water feature, AWG will perform an exploratory pond cleanout. An exploratory pond cleanout includes draining the pond, washing it down, cleaning filters, trimming aquatic plants, handling fish, resetting any rocks that have moved out of place, filling, treating, & test running the pond. During the cleanout AWG will check for leaks, check the filtration, check the pumps & the plumbing. AWG will repair any leaks found, replace pumps, filters, & or filter media as needed. Our man hour rate is \$93.75/ man hour or \$750/day per man. We feel this cleanout would take 2 men approximately 2 days, making the cost \$3,000 - \$3,500 this includes the time to check all equipment, & to check for leaks. Pumps for this water feature would range between \$450.00 - \$1,100.00. AWG will advise on the pump options on the first day of the cleanout.	1	\$0.00	\$0.00
We also have a maintenance program for water features. We clean all filters, check pumps, check for leaks, & treat water with the necessary water treatments (bacteria, clarifier, & algecide) as needed. 2 visits per month would be \$200/ month 4 visits per month would be \$350/ month	1	\$0.00	\$0.00

BarcoBoard™ Walk-Thru Wheelchair Accessible Table

Parent SKU: PT-13



REVIEWS

~~\$1,012.00~~

Sale Price
\$879.85

Buy 6

\$780.85 each
save 12%



Best Seller **Handicap Guaranteed Against Breakage**

Usually Ships in 3-5 Days

DESCRIPTION

SPECIFICATIONS

REVIEWS

DOCUMENTATION

Description

Convenient walk-thru design accommodates 1 wheelchair.

- Tabletop & Seats: Plastic - injection molded, ribbed & reinforced
- Tabletop Length: 8 ft.

[Assembly Information](#)

[Delivery Information](#)

BarcoBoard Square Table

Parent SKU: TPT-07



★★★★★ 14

Reviews

See Quantity Pricing
Below

~~\$741.85~~

Sale Price
\$592.85



Buy 6 for **\$539.85**
each and **save 9%**



**Guaranteed
Against
Breakage**

★ REVIEWS



GUARANTEED
Against Breakage
For **50** YRS



Picnic
Table
Frame
Protective
Set
of
8/
Fits
1.5"
to
1-
5/8"
Frame

~~\$97.85~~

Sale Price
\$77.1

(ADA - 1 Chair) Hex Table

Parent SKU: TPT-55

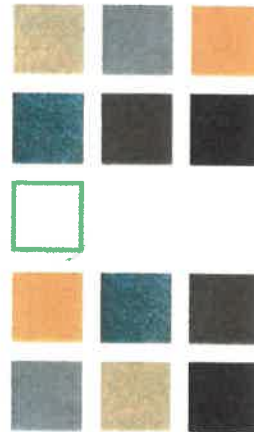
★★★★☆ 3
Reviews



★ REVIEWS



GUARANTEED
Against Breakage
For **50** YRS



Buy 6 for \$742.85
each and **save 9%**



Best Seller **100% Recycled Content** **Handicap**



Guaranteed Against Breakage

Usually Ships in 1-2 weeks

[Home](#) > [Recycled Plastic](#) > [Recycled Plastic Hex Table](#)

Recycled Plastic Hex Table

Parent SKU: TPT-54

★★★★★ 5
Reviews



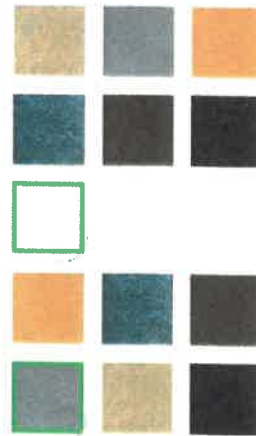
~~\$1,059.85~~
Sale Price
\$846.85

**See Quantity Pricing
Below**

★ REVIEWS



GUARANTEED
Against Breakage
For **50** YRS



**Buy 6 for \$771.85
each and save 9%**



**Guaranteed Best
Against Recycle
Breakage**

Usually Ships in 1-2 Weeks

DESCRIPTION

[Home](#) > [Recycled Plastic](#) > [BarcoBoard Walk-Thru Tables](#)

BarcoBoard Walk-Thru Tables

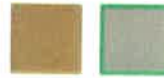
Parent SKU: TPT-12



★★★★★ 3
Reviews

~~\$899.95~~
Sale Price
\$718.85

6' 8'



★ REVIEWS



GUARANTEED
Against Breakage
For **50** YRS

✓ ✓
Guaranteed
Against Seller
Breakage

Usually Ships in 3-5 Days

DESCRIPTION

SPECIFICATIONS

Loyalty Lawn And Landscape
1327 Guilford Dr.
Venice, FL 34292 US
loyaltylawnlandscape@gmail.com

ADDRESS
Lakeside Plantation

ESTIMATE # 1025
DATE 10/09/2017

Removal/ New Install by Flag Pole

Plants	3	0.00	0.00
Bougainvillea Standard trees			
Plants	12	0.00	0.00
Red Hot Hibiscus			
Plants	12	0.00	0.00
Goldmounds			
Plants	14	0.00	0.00
Grass			
Plants	0	0.00	0.00
Assorted Annuals			
Plants	1	0.00	0.00
80' of new viburnum Hedge			
Mulch	1	0.00	0.00
Coco Brown mulch			
Services	1	6,640.00	6,640.00
All labor for removal and installation of all above plants and mulch included			

Removal/ Installation of Pergola Side

Plants	12	0.00	0.00
Grass			
Plants	16	0.00	0.00
Goldmound			
Plants	6	0.00	0.00
Crape Murtle trees			
Plants	6	0.00	0.00
Bougainvillea			
Plants	4	0.00	0.00
Cypress			
Mulch	1	0.00	0.00
coco brown mulch			
Services	1	5,642.50	5,642.50
All Labor for removal and installation of plants and mulch included			

