

*Lakeside Plantation
Community Development District*

Agenda

March 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

March 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, March 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 Report
 - A. Presentation of Public Facilities Report
- IV. Unfinished Business Items
- V. New Business Items
 - A. Review and Ranking of Proposals and Selection of a Contractor to Provide Landscape Maintenance Services
 - B. Consideration of proposal from Reserve Advisors to Update Reserve Study
- VI. Business Administration
 - A. Approval of Minutes of February 15, 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. Section A is the presentation of the Public Facilities Report. A copy of the report will be provided under separate cover.

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

The fifth order of business New Business Items. Section A is the review and ranking of the proposals and selection of a contractor to provide landscape maintenance services. A ranking sheet is enclosed for your review and the proposal has been provided separately. Section B is the consideration of proposal from Reserve Advisors to update the Reserve Study. A copy of the proposal is enclosed for your review.

The sixth order of business is Business Administration. Section A is the approval of the minutes of the February 15, 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 blue ink, appearing to read 'G. Flint', with a stylized flourish at the end.

George S. Flint
District Manager

Cc: Michael Eckert, District Counsel
Lindsay Whelan, District Counsel
David Robson, District Engineer
Alicia Belden, Amenities Manager
Joe Montagna, Vesta
Darrin Mossing, GMS

Enclosures

SECTION III

A

*This item will be provided under
separate cover*

SECTION V

A

Lakeside Plantation CDD Landscape Maintenance Services Selection							
	Ability of Personnel (25 pts)	Proposer's Experience (25 pts)	Understanding of Scope of Work (25 pts)	Financial Capability (10 pts)	Price (15 pts)	Total Points Earned	Ranking (1 being highest)
Bloomings Landscape & Turf Management, Inc.					Annual: \$102,600		



B

March 7, 2017

Mr. George Flint, District Manager
c/o Governmental Management Services, Central Florida
Lakeside Plantation Community Development District
135 West Central Blvd
Suite 320
Orlando, FL 32801

Dear Mr. Flint:

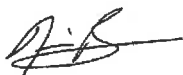
Thank you for the opportunity to present Lakeside Plantation Community Development District with a reserve study update proposal. I'm always available to answer any questions you may have about the proposal, the benefits of a reserve study or our value.

Following are just a few of the reasons **Reserve Advisors stands apart from all others.**

- Our reserve studies are **custom to your property**. Our experienced engineers listen to your concerns and develop a study with your objectives in mind.
- **All of our studies now come with ForeSiteTM** -- a powerful new, cloud-based software solution that will enhance how your CDD plans for the future. With ForeSite, you can **explore what-if scenarios** and much more!
- Our comprehensive studies include property-specific recommendations for maintenance and repairs that can **save you money**.
- **Your reserve study is developed by our team of engineers**, not just one person. This team approach ensures you're getting the best cost-saving recommendations and solutions.
- **We deliver long-term thinking and everyday commitment to you**. We take time to answer questions, address concerns and create a comprehensive reserve study for you.
- Board members of community CDDs have a fiduciary responsibility to their members. A Reserve Advisors Reserve Study is one of the best ways to fulfill that responsibility and eliminate claims of mismanagement.
- Many Florida CDDs are required to prepare a budget including reserves for capital expenses. Our reserve studies ensure compliance.

Please contact me if I can be of further help and feel free to forward this to your board.

Sincerely,



Nick Brenneman
Southeast Regional Account Manager
Nick@reserveadvisors.com

P.S. Since we've worked with your CDD before, you're assured the most accurate recommendations based on our historical knowledge.

The Benefits of a Reserve Study

How Does a Reserve Study Benefit the Board?

- Fulfills the board of directors' fiduciary responsibility and demonstrates due diligence.
- Provides a detailed, 30-year budgeting tool that guides the community.
- Delivers a schedule of major repairs or replacements to common property elements, along with local future cost estimates.
- Validates the proper amount of homeowner reserve contributions to meet future expenditures.
- Supplies third-party guidance to prioritize, plan and implement future projects.
- Establishes trust and confidence in the board.

How Does a Reserve Study Benefit Homeowners?

- Ensures the property is well maintained.
- Preserves the property's value and protects homeowners' investment.
- Establishes buyer confidence so units are easier to sell.
- Satisfies mortgage lending requirements.
- Reduces the cost of maintaining the property.
- Helps minimize special assessments.
- Funds the reserves consistently year to year so current and future owners are treated equally and fairly.
- Promotes a harmonious community.



10 Distinct Reasons to Work with Us

1. Our Singular Focus

We are committed to meeting your individual goals and needs.

We invest the time to research your property, discuss your issues and answer your questions. Once we understand your community and its culture, then we build **your custom Reserve Study**.

Our dedication doesn't stop after your study is complete. Call us any time to ask questions or obtain advice. We're always available to you and new Board members...now and in the future.

2. Our Experienced Engineers

We have more than [35 engineers](#) with the most experience in the reserve study industry who personally inspect your property. Trust us, we don't use subcontractors.

Our team of civil, mechanical, structural and environmental engineers use their in-depth knowledge of construction, building systems, materials and environmental conditions to **provide engineering insights** that helps extend the life of your common elements.

3. Our Comprehensive Reports

You'll find our reports are the most custom and comprehensive in the industry.

We are the only company that takes the time to write a full Condition Assessment with detailed, [property-specific advice](#) that addresses problems before they escalate.

Our engineers look for and document issues and then deliver recommendations so you can implement cost-effective solutions. Our reports also offer money-saving replacement alternatives.

4. Our Realistic Replacement Costs

We don't cut corners or rely on standardized information to create your Reserve Study.

We use our proprietary database of **local project costs** to determine your specific replacement budget. That means we take the guesswork out of setting annual fees and planning future projects.



5. Our Unique Team Approach

Unlike other companies, multiple engineers participate in your reserve study. Our engineers are problem solvers who delve into each property to identify **the best solutions for you**.

For each community, our engineering team considers your repair and replacement options before recommending the most realistic Reserve Funding Plan for your CDD.

6. Our Informative Content

The custom content in our reports is easy to understand and can be used to educate homeowners and alleviate their concerns.

We include an Executive Summary to concisely communicate our key findings and highlight upcoming funding requirements and major capital improvements. We deliver **project-specific best practices** that provide a solid basis for Board decisions and answer homeowner questions.

7. Our Money-saving Advice

We include industry information in our reports that gives CDDs insider knowledge to better evaluate contractor bids and **negotiate more favorable contracts** to save thousands of dollars.

8. Our Unbiased Recommendations

Reserve Advisors is an independent company. There is **no real or perceived conflict of interest** when you work with us.

We don't manage capital projects and don't profit from their implementation. Instead, we deliver an objective opinion on the timing and costs for repairs and replacements.

9. Our Unmatched Local Experience

We've worked in big cities, small towns and quaint communities throughout the country and **understand the local conditions** that affect your property.

Please visit our website [Experience Map](#) to see some of the communities we've served in your area.

10. Our Exclusive ForeSite

Our new proprietary software solution **takes your reserve study to the next level.**

Make an online copy of your reserve study, explore your options – change quantities, replacement timing and costs – and share the results.

In addition, with ForeSite, you can easily store and organize important capital project documents.



FORESITETM
Tracking Your Past. Forecasting Your Future.

**COLLABORATE.
CREATE.
STORE & SHARE.**

FORESITE™
Tracking Your Past. Forecasting Your Future.



All our reserve studies now include **ForeSite Basic.**



- ✓ Secure, 24/7 online access to your original reserve study for 7 years.
- ✓ Export and print your study.
- ✓ Add notes and comments.
- ✓ Store project bids, contracts and photos.
- ✓ Receive unlimited support for 10 registered users.
- ✓ Get 60 days of free access to ForeSite Plus. Each user can create and print multiple "what if" scenarios.

Upgrade to **ForeSite Plus...**

**All the
features of
Basic and
MORE!**

- ✓ Answer all your questions with the ability to create *unlimited* "what if" scenarios.
 - Change replacement timing, costs or quantities.
 - Reduce reserve contributions.
 - Raise the interest rate.
- ✓ Designate an approved model to guide your community.
 - Facilitate budgeting and reserve expenditure discussions.
 - Track actual capital projects.
 - Improve communication and streamline meetings.
 - Easily share information with new board members.

The benefits of ForeSite Plus add up.



Our Commitment to You



Principals

Reserve Advisors is led by John P. Poehlmann and Theodore J. Salgado who co-founded the company in 1991.

John P. Poehlmann, RS, M.S. Master of Science - Management; BBA

John has more than 25 years experience in the reserve study and valuation business and holds his Reserve Specialist (RS) designation. He's served on CAI's (Community Associations Institute) national Board of Trustees.

Theodore J. Salgado, P.E., B.S. Architectural Engineering

Ted is a professional engineer who has more than 30 years experience in the reserve study and valuation business. He is a past president of the Association of Professional Reserve Analysts (APRA) and holds his RS and PRA professional designations.

In all that we do, we go the extra mile for you. Your satisfaction with the custom reserve study update we create for your community is our primary concern.

- That's why we hire only engineers who have a deep knowledge of the principles of engineering, condition analysis, cost estimating and reserve funding.
- That's why you receive a comprehensive report that includes pages of recommendations detailing how to maintain your property and make smart, cost-effective repairs and replacements.
- That's why we deliver the most realistic reserve funding plan so you're able to effectively fund future capital expenditures without special assessments.

A reserve study from Reserve Advisors exceeds the industry standards established by the Community Associations Institute (CAI) and the Association of Professional Reserve Analysts (APRA).

Each of our studies is issued with our credentials and we are active members of numerous professional associations.



PROFESSIONAL ASSOCIATIONS

American Association of Cost Engineers (AACE)
American Institute of Architects (AIA)
American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE)
Association of Construction Inspectors (ACI)
Community Associations Institute (CAI)
Construction Specifications Institute (CSI)
Association of Professional Reserve Analysts (APRA)

Who Needs an Insurance Appraisal?

An insurance appraisal from Reserve Advisors can avoid the costly mistake of CDDs being either over or underinsured.

- If a CDD is overinsured, you are paying too much in annual premiums.
- If a CDD is underinsured, property owners run the risk of paying a portion of the rebuilding costs in the event of a loss.

An appraisal determines a property's new replacement cost and is based on a thorough on-site inspection conducted by an experienced, independent professional.

- In conjunction with a reserve study, Reserve Advisors will measure, photograph and evaluate all buildings to prepare an updated insurance appraisal.
- We provide an accurate valuation, as well as proof-of-loss documentation, that meets all American Society of Appraiser standards.
- In the event of a loss, our detailed documentation will help you get faster claim processing and settlement/payout.
- You'll save time and benefit from working with a single provider who can deliver cost savings when the two services are done together.



Lakeside Plantation Community Development District comprises 671 homes in North Port. The specific property to be included in your Reserve Study Update includes:

Clubhouse Elements

- Roofs including Assembly
- Exterior Wall Finishes
- Fitness Room
- Exterior Light Fixtures
- Pavers
- Railings
- Exterior Walls & Finishes
- Windows & Doors
- Mechanical and HVAC Systems

Additional Building Elements

- Restrooms
- Life Safety System
- Security System

Site Components

- Pool including Fence, Deck, Mechanicals & Furniture
- Tennis Court
- Playground
- Streets & Curbs
- Post or Pole Lights
- Sidewalks
- Irrigation System
- Fountains (2)
- Gazebo
- Furnishings
- Arbors
- Fountains (2)

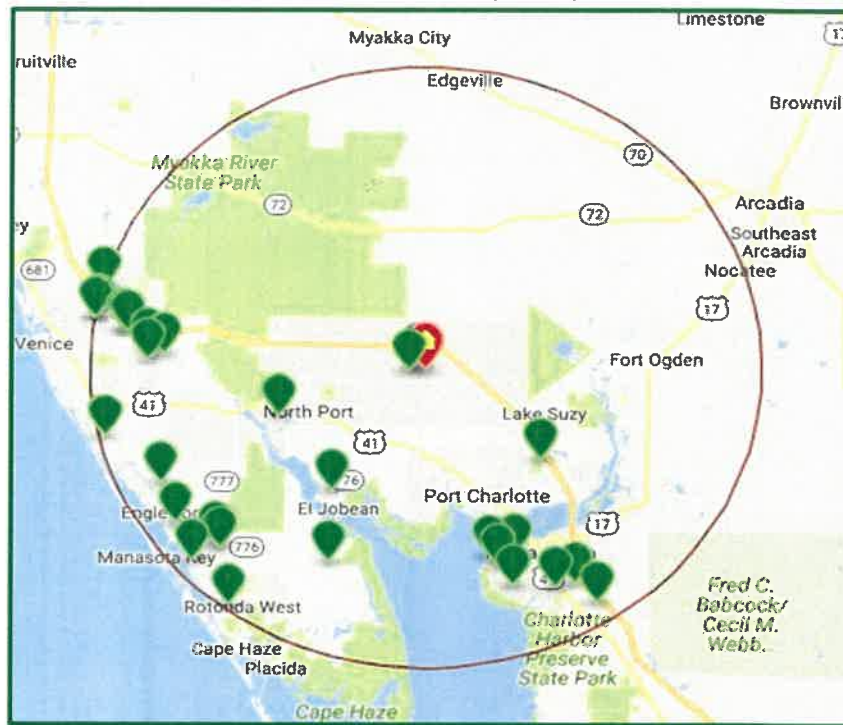
Lakeside Plantation Community Development District Reference Photograph:



Property to be included also includes other improvements to the property owned-in-common as defined in your Association's declaration and other property that you'd like us to include *(significant structural elements not listed above are subject to approval).

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Red represents your property, Green represents our past clients.
References available upon request.



Name

Gasparilla Condominium Association, Inc.
Landings on Lemon Bay Property Owners Association, Inc.
Oak Forest of Sarasota Homeowners Association, Inc.
Oyster Creek Homeowners' Association, Inc.
The Pines at Sandalhoven Homeowners Association, Inc.
Tiffany Square Condominium Association, Inc.
Laurel Interchange Association, Inc.
Technology Park Condominium Association, Inc.
Talon Bay Property Owners Association, Inc.
The Carriage Homes of Lakeside Plantation Homeowners Association, Inc.
The Towns at Lakeside Association, Inc.
Kings Gate Homeowners Association, Inc.
Tarpon Harbor II at Myakka Pointe Condominium Association, Inc.
Village of Holiday Lake Property Owners Association, Inc.
Condominium Association of Tarpon Cove, Inc.
Mondovi Bay Villas Condominium Association, Inc.
Oak Harbour Community Association, Inc.
Park Beach Club Condominium Association, Inc.
Tuscany Isles Property Owners Association, Inc.
Vivante at Punta Gorda Property Owners Association, Inc.
Windjammer Point Condominium Association
Commercial Office and Maintenance Warehouse at 140 and 150 Rich Street

City

Englewood
Englewood
Englewood
Englewood
Englewood
Englewood
Nokomis
Nokomis
North Port
North Port
North Port
Port Charlotte
Port Charlotte
Port Charlotte
Punta Gorda
Punta Gorda
Punta Gorda
Punta Gorda
Punta Gorda
Punta Gorda
Venice

Please sign below to authorize services for **Lakeside Plantation Community Development District** detailed in this **March 7, 2017** proposal, which is valid for 45 days. Time from authorization to inspection varies depending on demand for our services. You will receive your electronic report approximately 5 weeks after our inspection, based on timely receipt of all necessary information from you to complete the assignment.

Full Reserve Study Update for an investment of **\$3,300** (including all expenses)

- Meeting with our engineer on the day of the visual onsite property inspection
- Custom reserve study report with Comprehensive Condition Assessment
- One (1) 30 Year Funding Plan based on the Cash Flow Analysis Funding Method
- Excel® spreadsheet with Reserve Expenditures and Funding Plan
- Unlimited video/teleconference support with our engineer
- **ForeSite Basic** - Read your reserve study online, download a copy or Excel spreadsheets, store comments, photos and bids. And, try **ForeSite Plus** free for 60 days

***Quickly access and share your reserve study 2 ways:** 1) Shareable electronic PDF report link or 2) **ForeSite Basic** online. *We no longer send hard copy reports unless requested below as follows.*

Hard Copy Report Options – initial to authorize: *Your free: Electronic Report Copy PDF Link is included**

- 1 Color Report Copy (no charge, initial here to receive (1) color copy)
- Extra Color Report Copy(s) (\$75/Report Copy)
- Reserve Expenditures and Funding Plan Tables on 11X17 Paper (up to 10 copy(s), no charge, indicate quantity)

ForeSite Plus, 3-year subscription of **\$330** per year. ForeSite Basic is complimentary.

Proof-of-Loss Replacement Cost Insurance Appraisal for a fee of **\$1,950**.

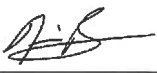
This fee is contingent upon authorization with the Reserve Study. Appraiser is a senior accredited member of the American Society of Appraisers (ASA).

Sign and Send Instructions to Get Started

Please send signed confirmation page to:

Email: Nick@reserveadvisors.com or

Fax: (813) 254-5474

by: 

Nick Brenneman, Southeast Regional Account Manager
for Reserve Advisors, Inc.,
on March 7, 2017
Ref. 100133

Mail \$1,650 retainer to: Reserve Advisors, Inc.

Attn: Accounting

735 N. Water Street, Suite 175

Milwaukee, WI 53202

Signature: _____

(Print Name) _____

Title _____

for **Lakeside Plantation Community Development District**

On _____,

Phone _____

Email _____

Management Co. _____

Payment Terms: Retainer payment is due upon authorization and prior to inspection. The balance is due net 30 days from the report shipment date. Following receipt of balance due, you may request one set of complimentary changes within six months of the report shipment. Any outstanding balance after 30 days of the final invoice date is subject to an interest charge of 1.5% per month. This agreement is subject to our Professional Services Conditions.

PROFESSIONAL SERVICE CONDITIONS

Our Services - Reserve Advisors, Inc. will perform its services as an independent contractor in accordance with our professional practice standards. Our compensation is not contingent upon our conclusions.

Our inspection and analysis of the subject property is limited to visual observations and is noninvasive. We will inspect sloped roofs from the ground. We will inspect flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. The report is based upon a "snapshot in time" at the moment of our observation. Conditions can change between the time of inspection and the issuance of the report. Reserve Advisors does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, structural, latent or hidden defects which may or may not be present on or within the property. Our opinions of estimated costs and remaining useful lives are not a guarantee of the actual costs of replacement, a warranty of the common elements or other property elements, or a guarantee of remaining useful lives.

We assume, without independent verification, the accuracy of all data provided to us. You agree to indemnify and hold us harmless against and from any and all losses, claims, actions, damages, expenses or liabilities, including reasonable attorneys' fees, to which we may become subject in connection with this engagement, because of any false, misleading or incomplete information which we have relied upon as supplied by you or others under your direction, or which may result from any improper use or reliance on the report by you or third parties under your control or direction. Your obligation for indemnification and reimbursement shall extend to any controlling person of Reserve Advisors, Inc., including any director, officer, employee, affiliate, or agent. Liability of Reserve Advisors, Inc. and its employees, affiliates, and agents for errors and omissions, if any, in this work is limited to the amount of its compensation for the work performed in this engagement.

Report - Reserve Advisors, Inc. will complete the services in accordance with the Proposal. The Report represents a valid opinion of our findings and recommendations and is deemed complete. However, we will consider any additional information made available to us in the interest of promptly issuing a Revised Report if changes are requested within six months of receiving the Report. We retain the right to withhold a Revised Report if payment for services is not rendered in a timely manner. All files, work papers or documents developed by us during the course of the engagement remains our property.

Your Obligations - You agree to provide us access to the subject property during our on-site visual inspection and tour. You will provide to us to the best of your ability and if reasonably available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete our Study. You agree to pay our actual attorneys' fees and any other costs incurred in the event we have to initiate litigation to collect on any unpaid balance for our services.

Use of Our Report and Your Name - Use of our Report(s) is limited to only the purpose stated herein. Any use or reliance for any other purpose, by you or third parties, is invalid. Our Reserve Study Report in whole or part ***is not and can not be used as a design specification, design engineering services or an appraisal.*** You may show our report in its entirety to those third parties who need to review the information contained herein. The Client and other third parties viewing this report should not reference our name or our report, in whole or in part, in any document prepared and/or distributed to third parties without our written consent. ***This report contains intellectual property developed by Reserve Advisors, Inc. specific to this engagement and can not be reproduced or distributed to those who conduct reserve studies without the written consent of Reserve Advisors, Inc..***

We reserve the right to include our client's name in our client lists, but we will maintain the confidentiality of all conversations, documents provided to us, and the contents of our reports, subject to legal or administrative process or proceedings. These conditions can only be modified by written documents executed by both parties.

Payment Terms, Due Dates, and Interest Charges - Retainer payment is due upon authorization and prior to inspection. The balance is due net 30 days from the report shipment date. You may request one set of complimentary revisions within six months of the report shipment. Any outstanding balance after 30 days of the final invoice date is subject to an interest charge of 1.5% per month. Any litigation necessary to collect an unpaid balance shall be venued in Milwaukee County Circuit Court in the State of Wisconsin.

March 7, 2017

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

RETAINER INVOICE #
1758605R
Amount Due Now:
\$1,650

PROPERTY:
Lakeside Plantation Community Development District
North Port, Florida

Invoice Date: March 7, 2017
Contract Number: 100133
RETAINER DUE: **\$1,650**

Terms: ***Retainer Due Upon Receipt of Authorized Contract and Prior to Inspection***

Mail \$1,650 retainer to:

Reserve Advisors, Inc.
Attn: Accounting
735 N. Water Street, Suite 175
Milwaukee, WI 53202

OR

**CONTACT US FOR
CREDIT CARD PAYMENT**



Payment Terms: Retainer payment is due upon authorization and prior to inspection. The balance is due net 30 days from the report shipment date. You may request one set of complimentary revisions within six months of the report shipment. Any outstanding balance after 30 days of the final invoice date is subject to an interest charge of 1.5% per month. This agreement is subject to our Professional Services Conditions.

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

Present and constituting a quorum were:

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

Also present were:

George Flint	District Manager
Jere Earlywine	District Counsel
David Robson	District Engineer
Alicia Belden	Amenities Manager
Joe Montagna	Vesta
Several Residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order at 7:00 p.m., called 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)

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Presentation of Letter of Interest and Resume for Vacancy in Seat #5 With a Term Ending November 2020

Mr. Flint: Seat #5, which was occupied by Ms. Sharon Moore, has a term expiring in November 2020. No one qualified for that seat during the qualifying period last June. As a result, the Board adopted a resolution declaring that seat vacant. District Counsel, Mr. Jere Earlywine's office drafted the resolution and he will discuss it.

Mr. Earlywine: Thank you, George. I appreciate the Board allowing me to sit here on behalf of Mr. Mike Eckert. With respect to the issue that George brought up, the election process is such that if no one qualifies, you adopt the resolution declaring the vacancy, and thereafter, you are supposed to appoint a replacement Supervisor. It is at your discretion in terms of how you go about that process, if you solicit resumes. I understand that you sent out a request for resumes and you have some information here to consider but it is ultimately up to you in what direction you want to go in. Of course you would take a vote on which candidate you would like to put in that seat and the majority vote would carry. Are there any questions on the process?

Mr. Flint: At the last meeting, you discussed this issue. You asked if we would send out an email to the community soliciting letters of interest and we would set a deadline a week before today's meeting. We sent out an email blast. As a result, we received one response and that response was included in your agenda package, which was from Mr. Richard Huddelson. Subsequent to Mr. Huddelson's letter of interest, the incumbent, Ms. Sharon Moore had provided an email to me that I forwarded to the Board, asking that the Board consider reappointing her to the seat. That is the information you have in front of you. As Jere indicated, the process is wide open to the Board. The only requirement is that, whoever is appointed be a general elector, which means that they have to be a full-time resident of the community, registered to vote with this address. That is the only qualification. The process that you use is up to you, and as Jere indicated, the majority of the Board would decide on how that is handled. Do we want to allow them to speak?

Mr. Smith: Sure.

Mr. Flint: Mr. Huddelson and Ms. Moore are here. Mr. Huddelson, the Board is asking if you want to make a brief statement.

Mr. Richard Huddelson: I think I summed it up in my resume to you. I have been a resident in Lakeside Plantation since July of 2004. I have been on various committees and

various boards. My experience in Lakeside has been tremendous. I think I can bring a lot to the Board. I don't have any personal agendas. I just think that I can work with everybody that is on the Board, do a good job and do the best for the Lakeside Plantation community.

Ms. Sharon Moore: I would point to my four years of experience on the CDD. I think I was very open minded, listened to the ideas and requests from the community and executed my job very well. It is your decision. I didn't prepare anything written. Is there anything specific that you want to know about my background? I have owned property since January of 2008 and have been a resident since August of 2011.

B. Appointment of Individual to Fulfill the Board Vacancy

Mr. Szewczyk: Do we now open it up to just these two? What do you guys think?

Mr. Flint: You have a number of options. You only received one response and you received a subsequent response. If you want to open it up to additional responses, you could do that. You could make a choice from the two you have or you can appoint someone who is not one of those two that the Board would be comfortable with. You have full discretion as far as how you handle it.

Mr. Szewczyk: Is there anybody else out there that would like to submit their name to be on the Board? I will take that as a no. As far as the Board is concerned, is there somebody that would like to start saying what they feel or what they think?

Ms. Stephens: I will start. Since Rick was the only person, up until yesterday, to submit his name, with all due respect to Sharon, Sharon is a great person, she did a great job. It is not a question that Rick is better than Sharon or Sharon is better than Rick. He had his resume and submitted it in a timely fashion. I think it should be fair and he should be appointed to the seat again.

Mr. Szewczyk: Bud?

Mr. Sabol: Well, I think that Sharon Moore has done a wonderful job and she decided to come back to the Board or attempt to come back to the Board. Sharon is a wonderful person.

Mr. Szewczyk: In all honesty I'm still deciding until I have to. Both people are very qualified. I go back to working on the original HOAs and ACCs with Rick and with Sharon for the last four years and I have gotten very comfortable having Sharon on the Board, especially with her knowledge of the financial side of everything. Until this guy turns around and says, "Okay, let's have a vote", I'm still not sure.

Mr. Smith: At this time, personally I'm with Joe. I've known Rick for a long time and I've known Sharon for a long time. My only thought right now is that Sharon's been here since I was here. We've started a lot of renovations and a lot of remodeling. We've got a lot in the works. My thought is that it would be nice to have Sharon continue on with what she started or what we've started and see it through. I guess at this time we need to take a vote.

Ms. Stephens: I'm sorry Harry, I don't mean to interrupt you.

Mr. Smith: No, go ahead.

Ms. Stephens: I do agree with you but, at the last election when Rick ran against Ms. Strong, she knew she was moving and yet she stayed on the ballot, and while Rick did lose by a few votes, not many, I really hate to say that it wasn't right. It was a personality conflict. That is what that was all about. Harry has done a great job. Harry was appointed to the seat. This is nothing personal but, now we have another situation. Rick, once again, was the only person in this whole community; the only one, think about it, and look at all of you sitting up there now. When Harry said, "Is there anyone else that wants to", no one got up. Rick was the only one that did, and again, this is not against Sharon. I know what Harry is saying but, up until yesterday, Rick was the only one. It is not personal. It is strictly business.

Mr. Smith: Are there any other comments?

Mr. Earlywine: Procedurally if you have someone in mind that you would like to nominate, you can make a motion to nominate your individual, make a second and vote.

Mr. Smith: I will nominate Sharon to remain on the Board and continue seeing through what is going on.

On MOTION by Mr. Smith seconded by Mr. Sabol with Mr. Szewczyk, Mr. Sabol and Mr. Smith in favor and Ms. Stephens dissenting, appointing Ms. Sharon Moore to Seat #5, was approved. (Motion passed 3-1)
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C. Administration of Oaths of Office to Newly Appointed Supervisor

Mr. Flint being a Notary Public of the State of Florida administered the Oath of Office to Ms. Stephens.

Mr. Flint: Because Ms. Moore was the incumbent in that seat; I won't go over the Sunshine Law and Public Records Law. She already has Form 1, Statement of Financial Interest filed and that will continue to be mailed to her for annual updates.

D. Consideration of Resolution 2017-03 Electing Assistant Secretary

Mr. Flint: You have a resolution electing officers in your agenda. Previously, Ms. Moore was an Assistant Secretary. If you wanted to keep the current Chairman, Vice Chairman and everyone the same, there's a resolution in your agenda that would designate Ms. Moore as an Assistant Secretary, if you wanted to put her in that position or we can consider the other seats again, whatever the preference of the Board is.

Mr. Smith: I say leave it alone.

On MOTION by Mr. Smith seconded by Mr. Szewczyk with all in favor Resolution 2017-03 Electing Assistant Secretary was approved designating Ms. Sharon Moore Assistant Secretary.

FOURTH ORDER OF BUSINESS

District Engineer Report

Mr. Flint: Mr. Dave Robson emailed his Inspection Report for the lakes. I will let Dave present that report to you.

Mr. Robson: Good evening! I put some paper copies in front of the Board of Supervisors, not knowing for sure if emails are going through or not. On January 31st, I toured all of the lakes and took 170 photographs, which I foresee in years ahead, being part of what I call the "documentary of records". I am trying to count the lakes that we are doing over time. They don't always have to be taken from the same spot or anything but, if we get the expanse of bank of each side of each lake, we can compare them from year to year. I have some discussion about the two types of bank erosion, which typically happens with storm water ponds in Southwest Florida, with the bank drop-off versus washout erosion. Washout being that it's isolated and bank drop-off being sort of a uniform lift all the way around the lake. As I went through this year and, we had some discussion on it last year, the focus, I believe should be on residential homes. The drop-off is considered North. Some of the lake edges are so far from a building that there's not the consideration of a structural impact of buildings. It really becomes a public safety issue when you have a big drop-off. People can fall into the lake and have a hard time if they walk in the lake to get back out. That's what the Water Management Districts focus

on when they are looking at lake bank erosion. I focus on the residential side and would not necessarily feel, when the lake bank is adjacent to natural areas, that they would be fairly eroded before it requires action, because there is less opportunity for the public safety issue. That has been my approach and certainly, now, or in the future if you decide, as a Board, that it really should be uniform to treat all of the lake banks equally the same, we can do that. This year's approach and what I recommend, is that we continue to monitor and not take any action this year and that we not go out and bring any contractors in. The repairs that we did last year, suffered a little bit in those early spring rains but they managed to hold on. They are going adequately. In the photographs, I gave some representative photos. The one on the back page, Lake #3 is one of those that you heard me talk about, ultimately, in areas where you have what I call "the washout erosions", where an isolated piece of lake bank erodes back up the bank. That is caused by concentrated flow. It doesn't have to be just gutters and downspouts concentrating to the water, to that corner, and to adjacent houses combining. Just the rooflines themselves, if there's a defined swale between the units, concentrates that flow and sends it down to one spot in the lake and gives a lot more water and a lot more energy in one spot. Water with energy will take soil and carry it down into the lake. On that last page, Lake #3 West Bank 1, kind of gives us a good illustration. The bank is holding up pretty well. With the lake bank in this dry season, and since we had almost no rain for two months, you had significant drops in the lakes and that's normal. You can see how the two gutters that come off of that roof unit, made two little gulleys in the exposed soil. That simply illustrates that if you continue in a spot to have a washout, you either keep repairing, or you do something about that concentrated flow. In this case, it would be putting a pipe underground connected to the gutters to draw out. As you can see, we recommend having those pipes go out 16 feet underwater, when the water is at the normal level, so those pipes are still underwater during the dry season, like you are seeing in these photographs. The last page also has Lake #19, which is the first one on the South side when you are coming in the entrance off of Toledo Blade. We did a partial repair towards that South end. It is holding up well but erosion is continuing further up towards the North. It's really marginal at this point. It's not as bad as the section that we fixed last year. My recommendation is that we continue to monitor that one. The earlier photographs give you an idea of how things look. The North end of the big lake is starting to get a drop-off but I think we can hold off a year and see how it is next year. That may be an area that is about 200 feet plus of geotube and rock. One of the

repairs would be to go in. Currently, the lower cost is the repairs. The price has gone up as fuel has gone up as contractors have gotten busy. The last proposal that I have seen, instead of being in the upper \$20's and low \$30 per linear foot, have approached \$40 per linear foot. We won't possibly see any of those return to low prices in the next year or two. At this point, your Reserve Study has a lake erosion number, as I recall. I think we will maybe begin, over the next few years, to see if this trend of having minor work being done, allows you to not worry too much about it. Are there any questions from the Board?

Ms. Moore: David, you said something but I guess I'm missing that in the letter, so I want to clarify. The sections that show on Lake #3, which looks like one of the lakes at the villas, with the downspouts, are you recommending that this year we go ahead and put in the downspouts underground?

Mr. Robson: No. The sodded bank is holding up. When the water rises back up, those gulleys will partially fill back in and, until they make that sod seriously drop down, it will actually erode the sod away and no action needs to be taken.

Ms. Moore: Alright, so you don't think that it's worth doing preventative action and waiting until it gets worse?

Mr. Robson: Yes.

Ms. Moore: Because it could fill in and not cause the same problem in the future?

Mr. Robson: Yes. The downspouts are on private property and the CDD cannot expend funds to extend pipes up to those downspouts. There will have to be an investment made by the resident.

Ms. Moore: Okay, got it.

Mr. Szewczyk: Dave, I have a question on Lake #19. The first one coming in, is there plastic right now under that first pole? When you look at the left hand side of the photo, is that normal?

Mr. Robson: That is a place where the lake bank is curving. It has a natural low spot where the water runs. It is actually doing better than the area right beside it, where the drop-off is. There are odd pieces of plastic in several places. I can't determine how they got there or what their function is, especially when the water rises up, that area will look fairly normal.

Mr. Smith: I would like to go back to Lake #3 that Sharon was talking about. I know what you are suggesting in a couple of years, putting pipes underneath. Is this something that

you think that we went in there and put some stone, just in those areas, where the erosion is that, that would slow it down or stop it? I know what you are saying that when the lake fills back up, the dirt is going to fill the hole back in itself.

Mr. Robson: It will partially fill back in. Yes, making them slightly wider, putting a geotechnical fabric, a wheat-lock type fabric type thing and putting rock in there, would be a potential alternative. In the big storms, it doesn't seem to work and what happens instead is, especially if you have the rock stabilizing underneath there, it works on the side part instead and you sort of removed the problem.

Mr. Smith: Okay. That's kind of what I thought but I wanted to hear it from you. Thank you!

Mr. Robson: The other activity I have is the Public Facilities Report. I expect to have that inserted into next month's agenda. I will have both District Counsel and the District Manager look at the draft form of that before it's completed. Are there any questions?

FIFTH ORDER OF BUSINESS

Unfinished Business Items

Mr. Flint: We didn't have anything on the agenda. Were there any items? We have a number of things on the Action Items List that could fall under unfinished business. Was there anything else that wasn't on here that the Board wanted to discuss?

Mr. Szewczyk: Is this a good time to talk about the easement?

Mr. Flint: We were going to do that under the Attorney's Report but we can discuss it now. It's not a specific item on the agenda because the Board had approved it previously, and delegated authority to the Chairman. What we hoped tonight is to have the final form of that, which you could ratify. We are not quite there yet, but I'll let Jere go over the status of that item.

Mr. Earlywine: Thank you, George. The well easement, as George said, had already been approved. It was our task to go back and negotiate that with the HOA. They prepared a document that we felt was fine. I think we had that emailed out to you. The one addition that I would draw your attention to is the indemnification provision in there. As I understand it, in connection with the prior wells, is there is some sort of funding arrangement that they have that we were concerned about being an issue, in terms of us being involved for the purpose of litigation or something along those lines. I'm not suggesting that there is anything along those lines, but just as a safeguard for the CDD, we asked them to provide an indemnification

provision, and they were agreeable to that. I included that in the document. Do you have any questions on that? Their counsel is reviewing the document now, and I would expect that they would have any comments back in the next day or two. It should be assigned in probably a week and then we can bring it back for ratification at the next meeting.

SIXTH ORDER OF BUSINESS**New Business Items**

Mr. Flint: We don't have any new business items specifically identified. Was there any new business that the Board wants to bring up? Not hearing any,

SEVENTH ORDER OF BUSINESS**Business Administration****A. Approval of Minutes of January 18, 2017 Meeting**

Mr. Flint: Let me apologize for the delay in you receiving the minutes. We did the best we could; however, we were not able to get them in the agenda when it went out. We did distribute those via email yesterday and I have hard copies with me, today. I will note that the reference to Bud Sabol on the first page should say Alan. Bud Sabol and I have made that correction. Were there any other additions, deletions to the minutes, understanding that you only had these for a day? It would be totally acceptable if the Board wanted to defer action on these to your next meeting, if you weren't comfortable taking action on them tonight. Otherwise, if you are, if you had any additions, deletions or corrections, we could discuss those now.

Mr. Sabol: I would like to go back to the easement.

Mr. Flint: Okay.

Mr. Sabol: Is that for the Villas also or is it just for the Carriages?

Mr. Flint: It's the Carriage Homes. There are three well locations that exist. All three of them are about 5 X 5 feet. What the Carriage Homes are asking is because those wells failed, the 5 X 5 foot area is not large enough to actually sink another well. You can't be that close to the old one. What they asked is for three slightly larger, I think 10 X 10 feet, which will allow enough room for them to landscape around the well to get their pump and their electrical in there. We don't have any issue with where they're asking for these easements to be located. As Jere indicated, they've agreed to indemnify us against any legal action that the developer may or may not take against the Carriage Homes. We were not a party to that agreement. This only affects the Carriage Homes. We had a conference call with Ms. Eileen Buckley who was on the phone

and the two attorneys for the HOA, as well as Jere and myself and one of Jere's associates, a couple of days ago, to go through that agreement.

Ms. Moore: Did we have an original Easement Agreement with the Carriage Homes? Was it necessary? Do we have it for the townhomes and Villas?

Mr. Earlywine: There was an easement in place originally. I think it runs with the property. It was on property that we took, so we took the property subject to that easement. I don't know about the other areas, George, in terms of whether those are similar arrangements to this.

Mr. Flint: I don't know the answer with the townhomes or Villas. I don't know what their set up was for their irrigation. We can look into that but as far as the existing easements and the Carriage Homes, I don't think that easement was in favor of the HOA; therefore, the HOA cannot vacate those easements. Our discussion at the last meeting was that the Board would give them three new easements, they would vacate the existing easements and cap the existing wells. They actually can't vacate those easements because those easements were actually in favor of the developer, I believe. We are asking that they cap the wells, but we will still have these three original easements out there, at this point, in addition to the new ones. We don't think it's an issue because it's a 5 X 5 foot patch of grass. We really don't intend to do anything in those areas.

Ms. Moore: I'm just thinking. I know the well is used for underground watering. I'm not sure about the townhomes, I believe they do, which means that they probably have wells in a similar scenario. It could happen, so it may be worth it, if Staff contacts the HOAs and ask what the situation is, so if something happens, they already have an easement with the CDD. We have the document all worked out.

Mr. Flint: We'll look into that. It may be in those other communities that they had enough common area where they could put wells on their own property and not on CDD property. This is a situation where they didn't have common property to put the wells on. It was actually on CDD property and that's why they needed the easements. We'll check with the other two HOAs.

Ms. Moore: Thank you!

Mr. Flint: Back to the minutes. Were there any additions, deletions or corrections to the minutes?

Mr. Smith: No, I was fine with them.

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

B. Approval of Check Register

Mr. Flint: This is for the January. For the General Fund, you have check numbers 1309 through 1340 in the amount of \$34,405, a Capital Reserve Fund check in the amount of \$4,349.99 and the automatic drafts for the utility bills in the amount of \$3,772.83. The detailed register is behind the summary. If there are any questions, we can discuss that. If not, I would ask for a motion to approve.

Mr. Smith: It looks like we paid for fountain signs again. Didn't we just have those all done and shouldn't that be under warranty?

Ms. Belden: It was not the same signs.

Mr. Smith: It wasn't the Lakeside Plantation signs?

Ms. Belden: I will double check.

Mr. Flint: If it was a warranty item they will repair it under warranty, but my understanding is that it wasn't the same issue.

Ms. Belden: Right.

Mr. Flint: We'll follow up on that.

Mr. Smith: I thought they rewired both sides. We had them do both sides so that we would be covered in the future for the same sign or any light outage.

Ms. Belden: For the actual letters?

Mr. Smith: Yes.

Ms. Belden: Okay. I'll double check.

Mr. Smith: Thank you!

Mr. Sabol: George, who is ASCAP?

Mr. Flint: That is a licensing agency for music. There's two or three major music licensing entities that have the licensed rights to a majority of music that you listen to. In situations like this where you've got a clubhouse, you have a TV, music playing and you may have events in here where music is being played. It's a license fee to the holder of the rights to

that music. It's an annual fee that you'll see the District paying. They often will threaten a lawsuit if you don't pay them.

Mr. Sabol: Did we pay Bloomings \$930 to rip out the hedge?

Mr. Flint: Yes. Whatever was paid to them was what was in the proposal. There was a proposal that was brought to the Board when you approved removing the hedge. I went back and checked what we paid them against what was approved and the Board had approved that work. They removed the hedge and they also put some stone in. Are there any other questions on the Check Register?

Mr. Szewczyk: We replaced a concrete base for two signs. What street signs needed repairs?

Mr. Flint: There are stop signs. Those were actually light poles, right?

Ms. Belden: Yes.

Mr. Flint: There were two light poles that were leaning and we had them straightened several times. We ended up having a contractor come in and pour new concrete base on the bottom of those. I think one of them is right by the entrance. Where were the two?

Ms. Belden: Yes, there was one right at the entrance.

Mr. Smith: I have seen that leaning over every once in awhile.

On MOTION by Mr. Smith seconded by Mr. Sabol with all in favor the check register was approved.

C. Balance Sheet and Income Statement

Mr. Flint: We have the unaudited financial statements through January 31, 2017. This is the first 4 months of Fiscal Year 2017. We've collected \$544,000 of the \$656,000 in assessments. We are ahead of our pro-rated budget, as far as revenue and are under our pro-rated budget on expenses in all categories.

EIGHTH ORDER OF BUSINESS

General Audience Comments

Mr. Flint: This is an opportunity for any members of the public to provide comments to the Board on anything that was discussed on the agenda or anything on the agenda that you want to bring to the Board's attention.

Ms. Nina Blair: I live at 1544 Scarlett Avenue. I may be beating a dead horse, but last week, my mother spent the night with us. The City of North Port doesn't want you to park on the roads, and the HOA CDD doesn't want you parking on the grass and you can't block the sidewalks. She spent the night with us and her car was keyed. I went down to the City of North Port and filed a complaint to let them know, just in case my mother wanted to do an insurance claim, which she had no intention to, since she literally picked up the car that day for a bumper issue. I want to make the CDD Board aware of what the Police Department is saying. Their exact words to my mother and I were, "Huh, Lakeside Plantation. We are so tired of wasting our time in that community." It's going to come to a point where we are going to need them and they're going to think that the residents are arguing over something as petty as parking and they are just going to take their sweet time to come to us. Then who takes the responsibility for that, because there is absolutely no way to resolve an issue if we keep battling back and forth and no solutions are being made? The parking is a massive issue and I know that it continues to get talked about and continues to get thought about, and I know that Harry is going to sit down because nothing can be done. Something has to get resolved in the neighborhood. That's my comment.

Ms. Moore: Ma'am I'm sorry to tell you that if they can't control the speeding around here, they certainly aren't going to worry about your mother's car getting keyed. I'm just saying that. There are so many speeders in here. Nobody does a damn thing about it. Nobody cares about it. I yell and scream at them all the time to slow down and nobody here is going to make a difference. I've been here for five years and it's always been my contention that it's a terrible place as far as speeding. I'm sorry to tell you.

Ms. Blair: It was keyed.

Ms. Moore: I know but that's nothing. It's never going to get resolved because if they can't control the speeding, they're not going to do anything else around here either.

Mr. Blair: On that note about the speeding, we noticed that when we do have children in this community, which we have on the main drag on Scarlett, it's not really the main people that on the main drag of Scarlett, I would say the first 15 homes. There are cars that I flagged down and stepped out into the road because my kids were out the door and other kids were. We have people that moved into the neighborhood with little children. I know for a fact that they are doing 40 miles per hour, zipping down the road. You can almost hear the tires as they are going

around Scarlett, going down towards the far end. The tires are practically squealing because they were going so fast. I can see them coming and you can hear whether the car is going fast or just gliding right along. You can hear them going, “Rrrrrr” coming up this way. It’s in the morning time or it’s late in the afternoon time. It is hardly during the daytime when you hear that, but it is in the morning and in the evening. They are going so fast. It is such a factor that I constantly find myself out there, to where if I’m talking to a neighbor, I literally walk out into the street 2’. I flag them down and half the time, the ones that are going by, which are the same ones that go by, literally just don’t give you a second look. They just fly on by. I’m just telling them to slow down. Once I turn off of the main drag off of Lakeside Plantation onto Scarlett, I have to slow down. We have those bumps that help people slow down. No one wants to get those things that feel like you are riding over a big bolder. Those help slow people down a little bit. There are kids on that side and kids on the other side. There are not kids everywhere but they are out there. Going 35 to 40 miles per hour is way too much. I watched them go fast. For that extra five minutes, someone going 15 miles per hour down the road, will make a huge difference, plus it is our community. We don’t want people flying through our community. We want them to slow down. It’s not just for kids but for everybody strolling out there with their dogs. They might be crossing the street or whatever who might not have fast reflexes, so it really goes for everybody. That really is an issue. Regarding my mother having her car keyed, one fact about the parking, what was so upsetting was that we knew it wasn’t teenagers because it was in the evening. She didn’t get to our house until that evening on a weeknight, during school. I was pulled all the way in, she has a very small car and pulled all the way in. The sidewalk at the break in our driveway actually breaks up and forms an octagon. She was not even blocking the sidewalk but our other White Suburban, which is a very long vehicle, which was maybe two feet in from the back, did not get keyed. It did not get touched. It was such dug into the paint. Someone with brittle hands could not have keyed this car. You have to put some strength behind it because they went down to the bare metal, on a brand new car. I hate to see my mother so upset because she is a wonderful person, sweet as pie, everyone loves her that has ever met her. When she comes for the night to stay with her grandkids, when she got up, she was literally in tears because she just got her car back with new tires the night before she decided to spend at my house. The key mark that goes across the back of her trunk lid is so deep that it goes down to the metal. If you key a

car you scrape that paint off but this was very, very deep and very, very vengeful. I just wanted to bring that to everybody's attention. Please pay attention to your vehicles.

Ms. Blair: If you actually pull up Lakeside Plantation on Google, the people who rate our community is so embarrassing to people who are trying to sell their home, which I have considered. There are 12 people who have commented and rated our community and out of the 12, eight of them said that this is not a family-friendly location. They should title it as a 55 and older community. The staff is nice but the community itself is horrible. It is embarrassing how many people have a horrible taste in their mouth when you say Lakeside Plantation to them. Certainly not what I expected when I moved into the community.

Mr. Flint: Does the Board want to discuss any of these issues?

A resident: I would like to say something about the speeding. I have come before the Board numerous times about putting in speed bumps. I am the only one that is ever for it. If you listen to anybody they cringe when you say "speed bumps". It doesn't have to be a mountain. Just a little something to slow people down. A sign is not going to do it. Short of flinging yourself in front of a car, nothing is going to do it, except for a speed bump. It is unfortunate. I can't believe that you are saying that somebody actually keyed your mom's car. The only reason why I know that it was done that night was my brother runs the car dealership that she had just picked it up from and had the bumper replaced from an airport incident. She had the whole bumper replaced and came straight from the dealership to my home at 8:45 p.m. and the next morning at 8:00 a.m., she left and sent me the picture of what the car looked like. It is absolutely embarrassing. When you live in a community like this, you expect higher standards.

Ms. Stephens: I've lived here 12 years and I'm happy here. I always say that there are some "cranky frankies" but for the most part, there are some really, really nice people and as far as it being unfriendly, I live two houses from Joe and my children live across the street. I'm not saying that every neighbor is perfect, absolutely not. We have never ever had any kind of problem. Those children are so well behaved; now they are in high school. I said to Joe at the last meeting that I never, ever had a problem with his son but they are monitored. What we are concerned with is just like we do getting out of the house, a child that runs into the street. We all try to be careful but it doesn't mean that we're an unfriendly community of children. Most of us are old and we don't have grandchildren.

A resident: I actually have three children, two 14-year-olds and a two-year-old that live with me. My 14-year-old, Alicia can attest to me. He's very hands on and likes to help contribute as much as he can. Every time he gets off the bus, he walks in and asks if they have any events that he can help with. He helps set up, put chairs up, do whatever it is that he can do to help the community. That is just his mannerism. That is how he behaves and was taught. He was reprimanded by one gentleman who I reached out to and spoke about who continuously has ill words. Both of my children have come home so frustrated because I have taught them not to disrespect anyone of authority or elderly. It's caused so much heartache in my home that I finally have found out where this gentleman lives so that I could go address it with him myself because my children should not feel as though they are not free to do what they want in the house. They are not writing graffiti. They don't cuss. They are really good, good kids. I'm not just saying that because they're mine. They really are good kids. They are constantly being pressured. Every move that they do up at this clubhouse, they are constantly being yelled at. They were throwing a Chinese yo-yo. Do you know what that is? It's plastic with paper on the end of it. They were doing it to see how far it would go and a resident stopped them and told them how dare they put their hands on another person. They weren't even touching each other. I mean it is so asinine the things that they go after my children for. It's a joke.

Ms. Moore: As those events occur, I encourage you to call Alicia.

The resident: She would be bombarded with calls if I called her every single time.

Ms. Moore: There's nothing we can do. We can't catch the person or talk to the person or whatever, until we get feedback. I understand. Clearly what you're describing is not acceptable. As far as the keying goes, I pray that it wasn't another adult or a neighbor. I certainly do. We had an incident three or four years ago, across the street, where two vehicles were keyed in the middle of the night. Nobody wants to see that happen and I think that's horrible. Regarding the speed bumps, the reason that I didn't vote for it in the past, primarily is because many people I talked to are passionately opposed to them. I think the cost was going to be excessive for "speed calming". I ride along every day on Scarlett Avenue every morning, somewhere between 7:30 a.m. and 9:30 a.m., the whole route. I thought, at that time, that the speeding had gone down a little bit. We still get it but I don't see quite so many now, of course, I probably leave later than people going out to work who hurry and I get that. I am certainly open to anything that we can do. The reality is that we if do them on Scarlett Avenue, we have

to do them on every street in the entire neighborhood. So many people were opposed to the speed calming bumps. Some were passionately for it and others were passionately against it.

Mr. Flint: This Board had a lot of very detailed discussions about this issue. You can go back and look at the minutes. What the residents need to understand is this Board does not have police powers. We don't have the ability to regulate traffic. We have an Interlocal Agreement with the City of North Port. The City of North Port is the law enforcement agency with the statutory ability to regulate traffic and write speeding tickets. That's the struggle. We looked at traffic calming devices as a potential solution, as Sharon mentioned. We had the District Engineer prepare a report with cost estimates on speed tables. It was very expensive plus controversy and this Board decided not to go in that direction. We asked the City of North Port to increase enforcement. I think there has been some increased enforcement. I don't know that it's been long lasting. When we asked, we may get a brief period where you may have some more presence. The Board always has the ability to hire off duty Police Officers to pay for enhanced patrol. I think this Board decided that they didn't want to do that. I think the town did it to help with parking enforcement within the town, but this Board made a decision. It is something available to you, but it's not something that's in your budget. First of all, you don't have statutory authority to enforce traffic, so this Board is not the entity that can do that. We don't have anything to do with whether someone's parked across the sidewalk. That's a Code Enforcement issue with the City of North Port and not a CDD issue. You have limited authority. One thing you can do is pay for enhanced patrol, but it becomes a budgetary matter, and right now, you don't have it in your operating budget. I'm not sure what other options the Board would like to discuss in that regard.

Mr. Sabol: I think, George, if there's a problem, call the Police Department. If they see someone in violation, they are saying what we turn in is not a valid report. When you see someone speeding 40 miles-per-hour, take their license plate and turn them in. We have no control. We set policies but we can't control the Police Department. We just can't. My recommendation is if you see someone doing something wrong, turn them in. As far as the speed bumps, I know that's a budget issue but maybe if the Police Department will not do anything for us, maybe as a community we should be thinking about putting some type of speed bumps in or something that would slow people down.

Ms. Stephens: I know it's something for the budget, but what price do you put on a life. That's how I see it. I know it's a lot of money. Maybe we should think about it for a future budget. Kids should be out playing. They shouldn't be stuck in the house. They should be able to go out and play. When my son was young, he ran into the middle of the street. It happens. We just have to try to have some kind of patrol.

Ms. Debra Johnson: Camille, can I just say something real quickly? How much do speed bumps cost?

Mr. Smith: \$8,000 each.

Ms. Johnson: We spent \$45,000 on Pickle ball courts. Is that right?

Mr. Szewczyk: No.

Ms. Johnson: I think they were considering it.

Mr. Szewczyk: That was on the playground equipment.

Ms. Moore: Cost is not the only factor, as I said earlier. Many people were passionate for it as were passionately against it. I'm open to revisiting it. I'm open to suggestions for how much it would cost to have one of those signs that blinks at you and shows your speed. I don't believe that we've done that on Scarlett Avenue. I've never seen a sign. I know the police sort of had speed signs on Lakeside Plantation because that's not ours. I guess maybe it would be good if staff or Dave Robson could look into what other options and creative ways that communities use to control or monitor speeding. Joe talked once about getting his radar gun for the baseballs and start pointing. It's not going to really stop people.

Mr. Szewczyk: I already put that on my notes. I might have to hire my son for a couple of hours. If I did it for specific times per day and then showed the police, specifically at these times of day that we need better coverage and gave them the data, it might not be calibrated or a mile or two per hour off, but it's pretty close. If we start getting the readings of 40 or 42 that are far above, you would think that they would have to do something. The other comment that I had regarding this is it might not be in the budget, but finding the money in the budget to get an off-duty policeman here, with a radar gun, just once or twice, one day on one side and one on the other and no warnings, tickets will put an end to a lot of the speeding real quick, and I think it will only take one or two visits.

Mr. Earlywine: Just to amplify the point you just made, you were asking for recommendations. In my experience from other communities that have done this, they had

Traffic Engineers come out to do studies and I know that you have gone through similar processes. What I remember hearing is that most people are good drivers. They are going to drive a reasonable speed, regardless of what the speed limits are, but tickets are what change the behavior. Speed bumps have their own ancillary issues where you can get sued for having the bumps and damaging cars. Most of the communities that I have been involved with opt to do some sort of police enforcement. That has its own implications where they had an agreement with the off-duty officer. Typically, there is some insurance and if it's a County officer, you can regulate that cost by maybe not having him out as often. If they are out here a few times and giving tickets that is what I understood from the Traffic Engineers that it would really have an impact.

Ms. Moore: George, is it possible that you can research that possibility with the Police Department. Jere, I seem to remember the Police Department or the City has an issue with a 20 mile-per-hour limit.

Mr. Flint: No. They were okay with it. As part of the Interlocal Agreement, we had to make sure that all of our signage was brought up to the speed limit. They agreed to all of the speed limits.

Ms. Moore: So much as I like Joe's son's radar gun, I don't think that they will accept that as official enough. We might as well get an off-duty officer or two.

Mr. Flint: I already added it to the action items list.

Ms. Moore: Great!

Mr. Flint: We can come back with some more definitive information at your next meeting.

Mr. Joe Burnam: I am the Vice President of the HOA at the Towns. I am listening to your conversation about parking and speeding. We hire a Policeman three times a month for \$45 an hour for three hours. They come out and are assigned to do the job that we ask them to do. If you're talking about getting a volunteer to come out with a radar gun, that's probably not going to work. You have to have a paid Policeman come out and do it, so that it's registered with the City. We've been very successful on the parking. Those who live on Scarlett Avenue in private homes, are very lucky to have driveways that hold four cars and a garage that holds two, so that's like six cars that you put in your driveway. In the Towns, most of the people have one car in the driveway and one car in the garage. We have eliminated the parking problem, somewhat. The

Police came last month and issued seven tickets and four violations for parking on a sidewalk. It's not happening today. We will have him here this month and next month three times. We try to keep on top of it. It's a measly \$45 an hour, three times a month. With all of the money we have here, that's pretty cheap to do the community. That will solve your problem. That's all I have to say on that. It's working well.

Mr. Flint: We've added that to the action items list and we'll bring back information at the next meeting on the enhanced traffic enforcement issue.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Earlywine: Thank you for having me here. It is good to see all of you again.

B. District Manager – Action Items

Mr. Flint: On the action items list. The first item we are going to review in the spring is the cleaning of the street signs, which is ongoing. We received the shades for courts 1 and 4.

Ms. Belden: They will be installed soon.

Mr. Flint: You approved those and they will be installed in the next couple of weeks. Further evaluation is needed on the spike rush. Regarding the line of sight issues, I think my notes in the comment section may be incorrect. I think the Board decided, because we are in the middle of bidding, that we were going to wait before we meet with the landscape contractor. Right?

Mr. Robson: Correct.

Mr. Flint: My note is not accurate. We are in the middle of an RFP process for landscape maintenance. Regarding the playground equipment, Alicia and I met with the installer and Bloomings today. There are a few plants that are going to need to be removed to give them access off of the parking lot. The permit has been issued by the City. In the next couple of weeks they will begin installation of the new playground equipment. I'm hoping by the end of February that it will be completed. We are still in permitting with the City of North Port on the pickle ball and bocce courts. They asked for an additional regular use permit and another permit. We are going through that process. I think the good thing about that is right now, there is an active group playing bocce. I think that and the pickle ball is somewhat seasonal, and so we are probably at the height, right now, of usage of the bocce court. I don't know that this permitting

delay is a major issue. We'll get the playground equipment installed while we are going through permitting. When the snowbirds begin to leave, in the April timeframe, it may even be a better time to begin construction of that. That would be in advance of summer when kids get out of school. It would be available for the basketball court in the summer. I think the April/May timeframe for that will work. We've deferred action on the picnic area to June. I think that's what the Board decided. The proposals for the preserve maintenance were also deferred until the spring. Regarding the streetlights, there was discussion at the last meeting about the amount of money that the District is spending on repairs. A question was raised on whether we should look for rewiring and replacement of the fixtures, or somehow, a comprehensive approach to revamping those. As part of that process, I wanted to go back and make sure that we documented the relationship between the CDD and the City regarding responsibilities. I received the information from the City of North Port when they approved the delineation of responsibilities between the CDD and the City, and basically, the delineation is that the City owns the roads, the ROW and sidewalks. They take responsibility for maintenance of the pavement and the sidewalks. The CDD takes responsibility for maintenance of the landscaping and streetlights; however, the City pays the electric on the streetlights. I have that information from the Clerk's office. There isn't a ROW agreement or any Interlocal Agreement defining that. It's basically part of an agenda item from July of 2007. It was approved by the Board and then a dedication of easement in 2005. I talked with the Public Works Director about the possibility of the City participating in some sort of cost share if we were to upgrade those streetlights to an LED, for example. Because they are paying the electric, it would seem to me that it would be in their best interest, to consider sharing in that cost because I think the life cycle cost of that, would be in their advantage. The Public Works Director told me that we would have to go back and amend this approval from 2007, to be able to change the cost share arrangement that was agreed to in 2007, and she gave me the Planning Director's name. I need to talk to the Planning Director.

Ms. Moore: My understanding is that when Cypress Falls turned over their street lights, they were in negotiations with the City and the City was going to take the street lights if they met their standard. You may want to question it when you talk to the Planning Director. It was my understanding that they took over the lights because they met certain standards.

Mr. Flint: I talked with the attorney for the CDD and did some research on that. The situation is slightly different. The section of road that the City eventually agreed to takeover, was after a lot of people showed up to a City Council meeting and were very controversial. It is a major collector but not Plantation Boulevard. I think it was Panacea Boulevard. Panacea is what they agreed to take over. They didn't agree to the section of Plantation Boulevard that is in that CDD. I did look into that. There are some extenuating circumstances as to why they eventually agreed with Panacea Boulevard and that's because it's a major collector road that tied Toledo Blade.

Mr. Smith: The school and fire station are there.

Mr. Flint: Yeah. I'm still working on this issue and I'm communicating with the City to find out the best way of doing that. In the meantime, we can also work on getting some cost estimates. I thought a critical part of that would be, possibly partnering with the City to try to share in those costs, because I think we would both benefit. We issued the landscape RFP on February 3. We had a pre-bid conference this afternoon at 3:30 p.m. Nine firms requested copies of the RFP. I think six to eight of those were present at the pre-bid meeting. We have some good interest. The proposals are due on March 6. We are hopeful that the sealed bid process on March 6, will have some good responses to review. We will be bringing those to you at your March Board meeting for review and evaluation. That's all I had on the action items. I'm going to add traffic enforcement to the list.

Ms. Moore: George, I don't know if it should be an action item, but the Capital Reserve Study is due to be updated this year.

Mr. Flint: Let me look at that. It would be good to do that now in advance of the budget process.

C. Amenities Manager – Monthly Report

Ms. Belden stated this month, under facility, we replaced keypad door handles. They were broken. The palm trees on Plantation Boulevard are trimmed. We had another tennis court lamp replaced and the ballast as well. The new treadmills that we ordered for the gym, there's a delay in the transit because of the weather. Hopefully, they will be shipped either Friday or Monday and arrive, 48 hours later. We repaired about 20 miles-per-hour speed limit signs, posted numerous new signs around the pool and we had the fitness equipment inspected and serviced. Under activities, we have the same weekly activities that we always have. Hopefully

next month, we are going to add zumba back to our classes. Under special events, we had a hot dog roast, community yard sale and the Valentine's Day dance, last night, which I thought went well. Under amenity management, I have quote to replace all of the weights in the gym. I'm going to ask the Board to not approve it tonight and give me another month to get another quote because it is a lot of money.

Ms. Moore: What is it replacing?

Ms. Belden: The weight machines in the gym.

Ms. Moore: Do they need to be replaced?

Mr. Flint: It's all of our gym equipment. The Reserve Study had \$23,000 programmed in there for the replacement of the equipment in the Fitness Center. We replaced two treadmills for \$7,800.

Ms. Belden: \$8,700.

Mr. Flint: What we discussed at the last meeting was having our fitness contractor that evaluates all of the equipment, provide a proposal. That equipment is still operational, a lot of the equipment still works, but it's dated. I think some of it could be replaced, even though it functions. I think it's probably gotten to the point where we do need to replace some of it, now whether we need to replace all of it, what you have is a proposal to replace all of it for \$22,000. That's to replace all of the machines that are in there. What we'd like to do is get at least one other proposal and make sure we are comfortable that all of it does need to be replaced and get a layout in conjunction with the proposal to make sure that we can meet ADA requirements and do more research.

Ms. Belden: Also, I didn't have this on my report, but I did include quotes for the sidewalks. There are 20 areas that need to be ground down, and five that need to be cut, removed and replaced for \$3,695.

Mr. Flint: This is the same contractor that we used in the past for the grinding and the replacement. It's very difficult to find contractors that do small concrete repair work like this, and we're comfortable with the unit prices. Because it is a health, safety issue with trip hazards, we would recommend that you approve this. The Reserve Study lumps sidewalk replacement up in specific years, whereas what we are doing is we're inspecting it a couple of times a year and making repairs as we go. This is anticipated in the Reserve Study even though it's not identified

each year. We would propose that it be funded out of your capital reserve because its renewal and replacement.

Ms. Moore: Does this include cutting out roots when the roots go right into the sidewalk and it's causing the problem?

Mr. Flint: Yeah.

Ms. Moore: In the past they've done that, so I just wanted to make sure.

Mr. Flint: The five areas where they're actually replacing panels, it mentions that they'll cut, remove and cut back roots and then re-pour. It does include the area that you asked about on the backside of that hedge. It's large. Its 24 feet long that they're replacing.

Ms. Moore: That sidewalk wasn't put in that long ago but it was put in right near all of those oak trees and it just seems like maybe, long-term, we should look at moving it. I'm not saying this time around but if you walked on that, you would trip. I don't know how good it is for somebody in a wheelchair, but that's what it was put in for, I believe. Long-term we should keep in mind, does it make sense to keep repairing that stretch and maybe move it so that it's not right on top of a tree trunk.

Mr. Flint: Okay.

Ms. Moore: It may be in a flood area. I don't know, but at least we should look at it.

Mr. Flint: Is there support for the proposal on the sidewalk repair? Since it was not on the agenda, Jere pointed out that if anyone has any comments on this specific proposal, you would want to solicit that before you voted on it. Are there any questions on the sidewalk repair? Hearing none, we'll bring it back to the Board.

On MOTION by Ms. Moore seconded by Mr. Szewczyk with all in favor the proposal for the sidewalk repairs in the amount of \$3,695, to be funded out of the Capital Reserve Fund was approved.

Mr. Sabol: Alicia, you and I discussed something about the cameras one day. This had nothing to do with Alicia, but there was some vandalism on the handicap seats. When they took the photographs, the cameras did not work well and nobody could identify anybody, so we have to discuss whether we are going to buy a couple of new cameras, or update the cameras, or have somebody come in and look at them. We couldn't identify anybody. Is that right?

Ms. Belden: No. It was very grainy.

Mr. Sabol: I don't know how the rest of the Board feels about that, but maybe we should be thinking about buying some more cameras, or having somebody come in and look at the ones we have.

Mr. Smith: I know that it's on the Reserve Study, but I don't know when we are supposed to purchase them.

Mr. Flint: We have access control identified on the Reserve Study. That was more access control than cameras. The DVR for that camera system has been replaced in the last two years. I think the cameras are older. You have a DVR that probably will accept better cameras. It's just that the cameras are probably older. We might be able to look at higher resolution cameras that might help with that. I'll put that on the action items list, also.

Ms. Stephens: I thought we always had a problem with the cameras, at least by the hot tub.

Ms. Belden: The camera that points towards the hot tub is attached to the clubhouse, so it's quite a bit away and things happen at night. There's not a great picture.

Ms. Stephens: Right, so maybe we should think about that before we order new exercise equipment. I'm just being sarcastic.

TENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Smith seconded by Mr. Szewczyk with all in favor the meeting was adjourned at 8:25 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B

Lakeside Plantation

Community Development District

Summary of Invoices

February 1, 2017 to February 28, 2017

Fund	Date	Check No.'s		Amount
General Fund	2/3/17	1341	\$	250.00
	2/6/17	1342-1349	\$	2,169.43
	2/13/17	1350	\$	3,337.29
	2/14/17	1351-1358	\$	11,200.90
	2/17/17	1359-1363	\$	1,000.00
	2/21/17	1364-1366	\$	14,932.50
	2/27/17	1367	\$	318.80
			\$	33,208.92
Capital Reserve Fund	2/28/17	41	\$	4,349.99
			\$	4,349.99
Automatic Drafts	<u>January 2017</u>			
Florida Power & Light	2200 Plantation Blvd - Clubhouse	\$	1,177.39	
	2200 Plantation Blvd - Fountain	\$	768.46	
	2200 Plantation Blvd - Tennis Courts	\$	1,699.63	
North Port Utilities	2200 Plantation Blvd - Clubhouse	\$	164.39	
	2200 Plantation Blvd - Fountain	\$	34.14	
	2200 Plantation Blvd - Tennis Courts	\$	168.19	
TECO Peoples Gas	2200 Plantation Blvd - Pool	\$	12.77	
Frontier Communications	2200 Plantation Blvd - Clubhouse	\$	351.98	
		\$	4,376.95	
			\$	41,935.86

CHECK DATE	CHECK VENDOR#	DATE	INVOICE	INVOICE..... DATE	EXPENSED TO.... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT
2/03/17	00205	2/03/17	02032017	02032017	201702 330-53800-48000		DJ SERVICES-VALENTINES	*	250.00	
2/06/17	00255	2/06/17	02062017	02062017	201702 310-51300-49000		WAYNE STEIER	*		250.00 001341
2/06/17	00250	1/26/17	58117	201701 330-53800-51000			RECORD NOTICE OF COMMENCE	*	13.00	
2/06/17	00104	2/01/17	72608	201702 330-53800-48102			RMVD PVC THREADED CUP	*	350.00	13.00 001342
2/06/17	00018	1/31/17	01312017	201701 330-53800-52000			AMERICAN LEAK DETECTION OF	*		350.00 001343
2/06/17	00032	2/02/17	54883-15	201701 320-53800-43400			QTRLY EQUIP MAINT-FEB17	*	145.00	
2/06/17	00256	1/31/17	01312017	201701 300-36900-10200			FITNESS LOGIC	*		145.00 001344
2/06/17	00041	1/25/17	169416	201702 330-53800-48400			REIMBURSE-TENNIS BALLS	*	123.99	
2/06/17	00052	1/25/17	40594	201701 330-53800-52000			TENNIS PROGRAMS-JAN17	*	895.00	
2/06/17	00001	2/01/17	56	201702 310-51300-34000			CEMENT/PRIMER/COUP/PIPE	*	11.69	
2/06/17	00052	1/25/17	40594	201701 330-53800-52000			10 LBS BAG OF ICE	*	6.67	
2/06/17	00001	2/01/17	56	201702 310-51300-34000			MILAN FISER	*		1,037.35 001345
2/06/17	00052	1/31/17	01312017	201701 300-36900-10200			GARBAGE COLLECTION-JAN17	*	158.62	
2/06/17	00041	1/25/17	169416	201702 330-53800-48400			NORTH PORT SOLID WASTE DISTRICT	*		158.62 001346
2/06/17	00052	1/25/17	40594	201701 330-53800-52000			RENTAL REFUND-BRIGGS	*	50.00	
2/06/17	00001	2/01/17	56	201702 310-51300-34000			RICK BRIGGS	*		50.00 001347
2/06/17	00052	1/25/17	40594	201701 330-53800-52000			SECURITY ALARM CORP.	*	147.00	
2/06/17	00001	2/01/17	56	201702 310-51300-34000			ALARM MONIT-FEB17-APR17	*		147.00 001348
2/06/17	00052	1/25/17	40594	201701 330-53800-52000			LAMP 1000 WATT/BALLAST	*	268.46	
2/06/17	00001	2/01/17	56	201702 310-51300-34000			WELCH TENNIS COURTS, INC.	*		268.46 001349
2/06/17	00052	1/25/17	40594	201701 330-53800-52000			MANAGEMENT FEES FEB17	*	3,004.17	
2/06/17	00001	2/01/17	56	201702 310-51300-35100			INFORMATION TECH FEB17	*	58.33	

LKSD LAKESIDE PLANT KCOSTA

CHECK DATE	VEND#	INVOICE.....	DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
2/01/17	56	201702 310-51300-31300									*	83.33	
		DISSEMINATION FEE FEB17											
2/01/17	56	201702 310-51300-51000									*	2.13	
		OFFICE SUPPLIES FEB17											
2/01/17	56	201702 310-51300-42000									*	55.53	
		POSTAGE FEB17											
2/01/17	56	201702 310-51300-42500									*	133.80	
		COPIES FEB17											
GOVERNMENTAL MANAGEMENT SERVICES													
2/14/17	00003	1/30/17 92659									*	150.00	3,337.29 001350
		QTRLY PEST CONTROL-JAN17											
A-1 SUPERIOR PEST CONTROL, INC.													
2/14/17	00137	1/23/17 312376									*	16.50	150.00 001351
		LAUNDRY SERVICES-JAN17											
BISCAYNE LAUNDRYLAND													
2/14/17	00010	2/01/17 2017-002									*	7,354.17	16.50 001352
		MTHLY LANDSCAPE MNT-FEB17											
BLOOMINGS LANDSCAPE & TURF MGMT, INC													
2/14/17	00014	1/31/17 176266									*	46.49	7,354.17 001353
		WATER COOLER- JAN17											
1/31/17	179983	201701 330-53800-48101									*	46.49	
		WATER COOLER- JAN17											
CULLIGAN WATER													
2/14/17	00105	2/07/17 35926									*	99.95	92.98 001354
		RPLC SHAFT SEAL SPA PUMP											
JOHN'S ELECTRIC MOTORS													
2/14/17	00027	2/01/17 17-01233									*	966.00	99.95 001355
		MTHLY LAKE MAINT-FEB17											
LAKE MASTERS AQUATIC WEED CONTROL													
2/14/17	00106	2/01/17 3415081									*	118.40	966.00 001356
		NOT. OF SOLICIT. PROPOSAL											
2/03/17	3416063	201702 310-51300-48000									*	67.20	
		NOT. OF MEETING 02/06/17											
THE SUN													
2/14/17	00052	1/30/17 40660									*	1,129.98	185.60 001357
		2 SHADY COURT SOLID GREEN											
2/08/17	40790	201702 330-53800-52000									*	479.79	
		1.4 HYDROBLEND BAGS											

LKSD LAKESIDE PLANT KCOSTA

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT
2/08/17	40791	201702	330	53800	52000			LINE ASSEMBLY-FINE BRISTL	*	299.96	
2/08/17	40792	201702	330	53800	52000			2 DRAG BROOM/COURT RAKE	*	425.97	
2/17/17	00200	2/15/17	AS021520	201702	310	51300	11000	WELCH TENNIS COURTS, INC.	*	200.00	2,335.70 001358
			SUPERVISOR FEE-02/15/17								
2/17/17	00055	2/15/17	CS021520	201702	310	51300	11000	ALAN SABOL	*	200.00	200.00 001359
			SUPERVISOR FEE-02/15/17								
2/17/17	00211	2/15/17	HS021520	201702	310	51300	11000	CAMILLE STEPHENS	*	200.00	200.00 001360
			SUPERVISOR FEE-02/15/2017								
2/17/17	00054	2/15/17	SM021520	201702	310	51300	11000	HARRY SMITH	*	200.00	200.00 001361
			SUPERVISOR FEE-02/15/17								
2/17/17	00056	2/15/17	JS021520	201702	310	51300	11000	SHARON MOORE	*	200.00	200.00 001362
			SUPERVISOR FEE-02/15/17								
2/21/17	00061	2/14/17	8452-C	201702	330	53800	51000	JOE SZEWCZYK	*	9.50	200.00 001363
			GUTTER GRATES								
2/21/17	00077	2/15/17	1009	201702	320	53800	46900	HOWARD'S POOL WORLD, INC.	*	550.00	9.50 001364
			LANDSCAPE INSPECT-FEB17								
2/21/17	00257	2/01/17	29829	201702	330	53800	12000	PERFORMANCE STANDARD ASSURANCE, INC	*	14,373.00	550.00 001365
			AMENITY CENTER MGMT-FEB17								
2/27/17	00104	2/22/17	73077	201702	330	53800	48102	VESTA PROPERTY SERVICES, INC.	*	136.80	14,373.00 001366
			RPLC QUICK START BOARD								
2/22/17	73078	201702	330	53800	48102				*	182.00	
			RPLC WEIGHT STACK CABLE								
			FITNESS LOGIC								318.80 001367

TOTAL FOR BANK A 33,208.92

LKSD LAKESIDE PLANT KCOSTA

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
TOTAL FOR REGISTER									33,208.92	

LKSD LAKESIDE PLANT KCOSTA

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	EXPENSED TO.... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT
2/28/17	00006	2/22/17 73082	201702 600-53800-62000		T80 TREADMILL FINAL PMT	*	4,349.99	
FITNESS LOGIC							4,349.99	000041
TOTAL FOR BANK C							4,349.99	
TOTAL FOR REGISTER							4,349.99	

LKSD LAKESIDE PLANT KCOSTA

Check Request

District	<u>Lakeside Plantation</u>	Date	<u>2/3/17</u>
Payable to	<u>Wayne Steier</u>		
Amount Requested	<u>\$250.00</u>	Account Number	<u>Valentine's Day</u>
Requested By	<u>Nathan Trates</u>		
Description of Need	<u>Valentine's Dance DJ for 4 hours</u>		
Approved By	<u>Alicia Bolden</u>	Signature	<u>Alicia Bolden</u>
Received By		Signature	

* Urgent

* Please send to clubhouse

201-330-5320 - 4000



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

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

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

www.facebook.com/JimmyMacs.Karaoke.DJ

DJ/KJ Karaoke Contract/Agreement

Client LAKE SIDE PLANTATION Address 2200 PLANTATION BLVD.

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

Event time 6 to 10pm Day of week Tuesday

Start date February 14th, 2017 ~ Valentine's Day

Agreement Amount Total: \$ 250.00 for 4 (four) hours.

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

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

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

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

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

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

Do You Want

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

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

Acceptance of Agreement

JimmyMac's JukeBox Representative: Wayne Steier Date: 2/02/2017

Client: _____ Date: _____

CHECK REQUEST FORM

DISTRICT/ASSOCIATION: Lakeside Plantation CDD DATE: 02/06/17

PAYABLE TO: Sarasota County Clerk of Courts #255

AMOUNT REQUESTED: \$13.00

REQUESTED BY: Katie Costa.

ACCOUNT # 001-310-51300-49000

DESCRIPTION OF NEED: Record Notice of Commencement

APPROVED BY: Ariel Lovera

SIGNATURE: _____

From: George Flint gflint@gmscfl.com
Subject: Fwd: Permit
Date: January 30, 2017 at 1:49 PM
To: Katie Costa kcosta@gmscfl.com



Katie,

Can you please process a check to the Sarasota County Clerk of Courts for \$13.00. The memo can indicate to Record Notice of Commencement. The check should be mailed to Alicia.

Thanks,

George

Begin forwarded message:

From: Alicia Belden <Alicia.Belden@vestaforyou.com>
Subject: Re: Permit
Date: January 30, 2017 at 1:39:55 PM EST
To: George Flint <gflint@gmscfl.com>

It is exactly \$13 and needs to be made out to sarasota county clerk .

Sent from my iPhone

On Jan 30, 2017, at 1:36 PM, George Flint <gflint@gmscfl.com> wrote:

Who does the check need to be made out to and will it be exactly \$13.00?

On Jan 30, 2017, at 1:23 PM, Alicia Belden <Alicia.Belden@vestaforyou.com> wrote:

The fee for filing the NOC is \$10 and a \$3 fee for a certified copy.

Sent from my iPhone

On Jan 26, 2017, at 3:32 PM, George Flint <gflint@gmscfl.com> wrote:

Thanks

On Jan 26, 2017, at 3:30 PM, Alicia Belden <Alicia.Belden@vestaforyou.com> wrote:

I just spoke with the woman again. She said it's unnecessary to file the NOC before the permit is complete. I can find out the fee first thing in the morning and let you know.

Sent from my iPhone

On Jan 26, 2017, at 3:23 PM, George Flint <gflint@gmscfl.com> wrote:

That is crazy that they need the NOC before the permit has even been issued. Any way you can get to Venice? There is a fee involved and we will need to know that in advance so you can bring a check with you.

On Jan 26, 2017, at 3:20 PM, Alicia Belden <Alicia.Belden@vestaforyou.com> wrote:

They are saying the notice of commencement is not "recorded" and I have to go up to Venice to get that done. They took the permit application though.

Sent from my iPhone

On Jan 26, 2017, at 8:09 AM, George Flint <gflint@gmscfl.com> wrote:

If they ask if you are the contractors agent tell them no you are just dropping off the permit application.

Sent from my iPhone



American Leak Detection of SW Florida

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

Invoice

INVOICE DATE	INVOICE #
1/26/2017	58117

BILLING ADDRESS
Lakeside Plantation 2200 Plantation Blvd. North Port, FL 34288

SITE ADDRESS
Lakeside Plantation 2200 Plantation Blvd. North Port, FL 34288

RECEIVED
FEB 03 2017
BY: _____

Work Order #	Tech	Order Date	Referral	street Address	Tax ID
	MDM	1/26/2017	Past Customer	2200 Plantation Blvd.	65-0488518
ITEM	DESCRIPTION				AMOUNT
CPL	Commercial Pool Leak One inch pvc threaded cup removed from pit drain suction line to vacuum pump. #250 1.330.538.51				350.00
				Total	3350.00

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

Guarantee on Repairs: Minor repairs made by American Leak Detection are guaranteed for 30 days. Major repairs are guaranteed for 1 year. All repairs are guaranteed from date of completion and for defective workmanship only.

Fitness Logic

380 Scarlet Blvd.
Oldsmar, FL 34677

Phone #
727-784-4964

Fax #
727-784-0223

E-mail
fitlogic@aol.com

RECEIVED
FEB 03 2017

BY: _____

Invoice

Date	Invoice #
2/1/2017	72608

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	MWC	71776	1/31/2017

Item Code	Description	Quantity	Price Each	Amount
Maintenance	Quarterly General Maintenance and cleaning of all equipment - Labor Only Maintenance completion during February #104 1.370.538.48102 Qbrly Equip Maint Sclt7	1	145.00	145.00

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

Alicia Belden

Subtotal	\$145.00
Sales Tax (0.0%)	\$0.00
Total	\$145.00

RECEIVED
FEB 03 2017

Check Request

BY: _____

District	<u>Lake Side Apartments</u>	Date	<u>1/31/17</u>
Payable to	<u>Milam Fiser</u>		
Amount Requested	<u>\$123.99</u>	Account Number	<u>Tennis</u>
Requested By	_____		
Description of Need	<u>Tennis balls</u>		
Approved By	<u>Milam Fiser</u>	Signature	<u>Milam Fiser</u>
Received By	_____	Signature	_____

* Please send to clubhouse

#18
1.330.578.521



Estero #621
10088 Gulf Center Drive
Fort Myers, FL 33913

SN Member 111821680544
799750 TENNIS BALLS 38.99 A
799750 TENNIS BALLS 38.99 A
799750 TENNIS BALLS 38.99 A
SUBTOTAL 116.97
TAX 7.02
TOTAL 123.99

XXXXXXXXXXXX07029 SWIPED
Seq#: 9241 App#: 423901
EFT/Debit Resp: APPROVED
Tran ID#: 702800009241....
Merchant ID: 99062111

APPROVED - Purchase
AMOUNT: \$123.99
CASHBACK: \$0.00

EFT/Debit 123.99
CHANGE 0.00

A 6.0% TAX 7.02
TOTAL TAX 7.02
TOTAL NUMBER OF ITEMS SOLD = 3
12:32 621 9 86 61

Executive members earn a 2% reward
annually up to \$750.00, or
approximately \$2.31 on this
purchase. They also get added benefits
& larger discounts on Costco Services.
See Membership for exclusions and
details.

OP#: 61 Name: Jake C.
Thank You!
Please Come Again
Whse:621 Trn:9 Trn:86 OP:61

RECEIVED
FEB 03 2017

BY: _____

Check Request

District	<u>Lakeside Plantations</u>	Date	<u>2/3/17</u>
Payable to	<u>Millan Eiser</u>		
Amount Requested	<u>\$ 895.⁰⁰</u>	Account Number	<u>Tennis</u>
Requested By	<u>Nathan Trates</u>		
Description of Need	_____		
Approved By	<u>Alicia Belden</u>	Signature	<u></u>
Received By	_____	Signature	_____

* Please send to clubhouse

#18
1-330-578-521
Tennis Programs - Jan 17

LAKESIDE TENNIS 50/50

<u>DATE</u>	<u>CLASS</u>	<u>Fee/Charged</u>	<u>50%</u>
1/2/2017	Men's Team	\$35	\$35
	Ladies 3.0 Team	\$35	\$35
1/3/2017	Ladies 3.5 Team	\$35	\$35
	Ladies Team	\$35	\$35
1/9/2017	Men's Team	\$35	\$35
	Ladies Team	\$50	\$50
1/10/2017	Ladies 3.5 Team	\$35	\$35
	Ladies Team	\$35	\$35
	Ladies Team	\$50	\$50
1/16/2017	Men's Team	\$35	\$35
	Ladies 3.0 Team	\$35	\$35
1/17/2017	Ladies 3.5 Team	\$35	\$35
	Ladies 3.5 Team	\$35	\$35
	Ladies Team	\$50	\$50
1/24/2017	Ladies 3.5 Team	\$35	\$35
	Ladies 3.5 Team	\$35	\$35
	Ladies 3.0 Team	\$35	\$35
	Ladies Team	\$50	\$50
1/30/2017	Men's Team	\$50	\$50
	Ladies Team	\$50	\$50
1/31/2017	Ladies 3.5 Team	\$35	\$35
	Ladies 3.5 Team	\$35	\$35
	Ladies Team	\$35	\$35
<u>TOTAL</u>		<u>\$895</u>	<u>\$895</u>

RECEIVED
FEB 03 2017

Check Request

BY: _____

District Lakeside Plantation Date 2/3/17
Payable to Milan Fiser
Amount Requested \$13.36 Account Number #11.69 / maintenance
Requested By Alicia Belden #6.67 / general supplies
Description of Need _____
Approved By [Signature] Signature Alicia Belden
Received By _____ Signature _____

* Please send to Clubhouse

#18

1.830.578.48102

1.330.588.48101



Maintenance

More saving.
More doing."

19690 COCHRAN BLVD.
PORT CHARLOTTE, FL 33948 (941)6250783

0201 00055 31056 01/31/17 02:04 PM
CASHIER SELF CHECK OUT

038753302485 CMT HANDIPAK <A>	8.39N
80Z PVC CEMENT/PRIMER COMBO	
046878533622 FITTING <A>	1.54N
1/2" SLIP X 3/4" MHT FITTING	
611942037599 1/2 PVC CPLG <A>	0.44N
1/2" PVC COUPLING SXS	
611942112579 1/2INX2FT PV <A>	1.32N
1/2"X2' PVC PIPE	

SUBTOTAL	11.69
SALES TAX	0.00

TAX EXEMPT

TOTAL	\$11.69
DEBIT	11.69

XXXXXXXXXXXX07029
AUTH CODE 030680



0201 56 31056 01/31/2017 2440

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	05/01/2017

THE HOME DEPOT RESERVES THE RIGHT TO
LIMIT / DENY RETURNS: PLEASE SEE THE
RETURN POLICY SIGN IN STORES FOR
DETAILS.

BUY ONLINE PICK-UP IN STORE
AVAILABLE NOW ON HOMEDEPOT.COM.
CONVENIENT, EASY AND FAST ORDERS
READY IN LESS THAN 2 HOURS!

ENTER FOR A CHANCE
TO WIN A \$5,000
HOME DEPOT GIFT CARD!

Tell us about your store visit!
Complete our short survey and
enter for a chance to win at:

www.homedepot.com/survey

PARTICIPE EN UNA
OPORTUNIDAD DE GANAR
UNA TARJETA DE
REGALO DE THD
DE \$5,000!

Comparta Su Opinión! Complete la breve
encuesta sobre su visita a la tienda y
tenga la oportunidad de ganar en.

www.homedepot.com/survey

User ID:
2PX2 62602 62457

Password:
17081 62401

Entries must be completed within 14 days

General Supplies Publix

The Shoppes at Price Crossing
1251 South Toledo Blade Blvd.
North Port, FL 34288
Store Manager: Tony Johnson
941-240-5023

PUB DRINKING WATER	0.85	F
PUB DRINKING WATER	0.95	F
ICE (15)	1.59	
S&T CRN n/2 BAR CK	6.35	F
CARROT BAR CAKE	6.35	F
Profection	-6.39	F
LIP EXTRA NDL SOUP	1.59	F
LIFEWAY LF PLAIN	2.79	F
You Saved	1.20	
LIFEWAY SMTH STING	2.79	F
You Saved	1.20	

Order Total	19.24
Salad Tax	0.23
Grand Total	19.52
Debit	19.52
Change	0.00

Savings Summary
Special Price Savings 8.79
Your Savings at Publix 8.79

REGISTRATION:
Trace #: 079558
Reference #: 0404826354
Alert: XXXXXXXXXX7606
Debit: Purchase FROM CHECKING
Amount: \$19.52

01/29/2017 09:41:15
075558

DEBIT CARD

PURCHASE

CARD #: XXXXXXXXXX7606
Trans #: 079558
Order Card: US DEBIT
Chip Card: 6011
ATC: 0052
TC: 77F1CABE75AB01D
Invoice: 079558
Approval Code: 00
Entry Method: Chip Read
Mode: Issuer-PIN Verified

SALE AMOUNT \$19.52
APPROVED BY ISSUER

CUSTOMER COPY

General Supplies RaceTrac 95

1520 El Jobean Rd
Port Charlotte, FL 33948
(941) 755-3069

For Guest Experience, Comments
Please Call 888.636.5589
Or go to racetrac.com

Tax Description	Qty	Amount
BON APETIT FRENCH SW		\$1.99
BAG OF ICE		\$2.69
LARGE COFFEE		\$1.79
Sub Total		\$6.47
Tax		\$0.31

Total \$6.78

Debit: \$6.78
Change: \$0.00

Debit
Sale
Card Num: XXXXXXXXXX7606
Terminal: JD12901217003
Approval: 054776
Sequence: 054753

REG: 1 CSH: Cortes, A TRAN: 2325165
1/28/2017 7:18:49 AM
HOW ARE WE DOING?
WWW.TELLRACETRAC.COM
OR CALL 800.251.6970
FOR FREE TASTENWORKS CHIPS
COUPON EXPIRES 2/28/17

NORTH PORT SOLID WASTE DISTRICT



SERVICE ADDRESS			
2200 PLANTATION BLVD SWD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
54883-159826	55-55	2/02/17	3/01/17

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

245

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

SERVICE ADDRESS

2200 PLANTATION BLVD SWD

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
54883-159826	55-55	2/02/17	3/01/17

Rate Class : COMMERCIAL WASTE
 Last payment amount/date: 158.62 1/19/17

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

Service	Consumption	Charge	Total
GB DUMPSTER4YD/1 PICKUP 12/31/16	1/31/17	156.80	
GB BINS ONCE PER MONTH 12/31/16	1/31/17	1.82	
TOTAL COMMERCIAL GARBAGE			158.62

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

Pay your bill by phone is here!! Call 1-855-941-INFO (4636) to make payments 24/7 at NO CHARGE.

An overloaded dumpster causes extra fees on your monthly bill. Scheduling an extra pick up can save you money in the long run. For more information contact Diane Martin at 941-240-8057.

#32
 Garbage Collection - Jan 17
 720.538.434

RECEIVED
FEB 06 2017

BY: _____

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.

RECEIVED
FEB 03 2017

Check Request

BY: _____

District	<u>Lake side Plantation</u>	Date	<u>1/31/17</u>
Payable to	<u>Bick Briggs</u>		
Amount Requested	<u>50.00</u>	Account Number	<u>0511 account</u>
Requested By	<u>Nathan Trates</u>		
Description of Need	<u>Deposit return for rental</u>		
Approved By	<u>Alicia Belton</u>	Signature	<u>[Signature]</u>
Received By	_____	Signature	_____

* Please send to clubhouse -

286
1-336.538.48102

From: Katie Costa kcosta@gmscfl.com
Subject: Fwd: Lakeside Plantation
Date: February 6, 2017 at 4:29 PM
To: Anthony Peregrino ap@gmascfl.com

Anthony,

Please attach below as backup for Rick Briggs check request.

Thank you,

Katie Costa

Governmental Management Services-CF, LLC
135. W Central Blvd, Suite 320
Orlando, FL 32801
Phone: (407) 841-5524
Fax: (407) 839-1526
Email: kcosta@gmscfl.com

Report forwarded to 3 pages.

From: "Lakeside Plantation Office Staff" <lakesideplantation@verizon.net>
Subject: RE: Lakeside Plantation
Date: February 6, 2017 at 4:23:26 PM EST
To: "Katie Costa" <kcosta@gmscfl.com>

Katie,

It was the deposit and after looking at our records after their event, we realized we never received a \$250.00 rental fee from them. So we are using the deposit they would have gotten back as the rental fee, and refunding them the \$50.00.

Kind regards,

Nathan
Office Administrator
Lakeside Plantation
2200 Plantation Blvd
North Port, Florida 34289
941-423-5500

From: Katie Costa [<mailto:kcosta@gmscfl.com>]
Sent: Monday, February 06, 2017 4:16 PM
To: Lakeside Plantation Office Staff
Subject: Re: Lakeside Plantation

Nathan,

Good afternoon. I had quick question regarding the deposit refund for Rick Briggs. I show a check deposited in October for \$300.00. Was that amount completely a deposit? Or is a portion of that the price for the actual rental?

Thank you,

Katie Costa
Governmental Management Services-CF, LLC
135. W Central Blvd, Suite 320
Orlando, FL, 32801
Phone: (407) 841-5524
Fax: (407) 839-1526
Email: kcosta@gmscfl.com

On Feb 3, 2017, at 11:02 AM, Lakeside Plantation Office Staff
<lakesideplantation@verizon.net> wrote:

<2-3-2017 - Deposit slip.pdf>

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



Invoice Number
Sale Date
Due Date

169416
1/25/2017
2/4/2017

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

RECEIVED
JAN 27 2017

BY: _____

Description	Qty	Price	Net	Tax	Total
CSID: 2564 Monitoring-Commercial-Fire-Basic For: Lakeside Plantation-F at 2200 Plantation Blvd. North Port, FL 34286 Period Covered: 02/01/2017 to 04/30/2017 inclusive.	3	\$28.00	\$84.00	\$0.00	\$84.00
CSID: 2582 Monitoring-Commercial-Security-Basi For: Lakeside Plantation at 2200 Plantation Blvd. North Port, FL 34289 Period Covered: 02/01/2017 to 04/30/2017 inclusive.	3	\$21.00	\$63.00	\$0.00	\$63.00

TOTALS \$147.00 \$0.00 \$147.00

Deposits On Account: \$0.00

Your Balance as of 1/25/2017 \$147.00

#41
Alarm Monit - Feb 17 - April 17
1.330.538.484

-----Return Stub Below-----

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

Customer : Lakeside Plantation CDD



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

Invoice Number 169416
Bill Payer ID: 11765
(Primary) CSID:
Date Remitted

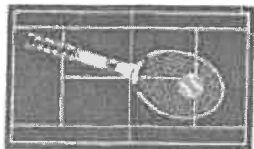
Charge* ☐ Card Number
Name On Card

Billing Zipcode
Exp Date
Card ID

Signature

*Please Note : If paying by charge card, we can only accept payment by : American Express, Discover, Mastercard, Visa
Please remit to : Security Alarm Corp. 17776 Toledo Blade Blvd, Port Charlotte, FL 33948 Tel. (941) 625-9700 Fax. (941) 625-980

Inv. No 169416



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

RECEIVED
JAN 27 2017

BY: _____

Invoice

Date	Invoice #
1/25/2017	40594

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	2/24/2017
Sales Rep	Ship Via	Ship Date
Angela Leija	FedEx Ground	1/25/2017

Notes

FedEx charge is for Lamp

Quantity	Units	Description	Options	Unit Price	Amount
1	ea	Lamp 1000 Watt (18.1" x 9.3" x 9.3")		59.99	59.99
1		Ballast for LSI Courtsider XL Black		157.14	157.14
1		Shipping & Handling for Ballast		45.00	45.00

Thank you for your business.	Subtotal	262.13
	Shipping Cost (FedEx Ground)	6.33
	Total	\$268.46

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
1-370-538,52

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
2/1/17	56

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

P.O. No.	Terms	Project

Description	Qty	Rate	Amount
Management Fees February 2017		3,004.17	3,004.17
Information Technology - February 2017		58.33	58.33
Dissemination Agent Services - February 2017		83.33	83.33
Office Supplies		2.13	2.13
Postage		55.53	55.53
Copies		133.80	133.80
		Total	\$3,337.29
		Payments/Credits	\$0.00
		Balance Due	\$3,337.29

INVOICE 92659 Dated 1/30/2017

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

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

RECEIVED

FEB 02 2017

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

BY: _____

Acct # 2112
Lic#:
Purchase order
Registration #: 1A95CCD1

DESCRIPTION	INVOICE	DISCOUNT	TAX	QUANTITY	AMOUNT DUE
For service at: Lakeside Plantation Comm. 2200 Plantation Blvd. North Port, FL 34289					
<u>Pest Control - Quarterly</u>	\$150.00	\$0.00	\$0.00		\$150.00

#3
1,330,538.483

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

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

A-1 Superior Pest Control

340 Tamiami Trl
Port Charlotte, FL 33953

Acct # 2112
C/O GOVERNMENTAL MANAGEMENT SERVICES

INVOICE 92659 Dated 1/30/2017
PLEASE REMIT \$150.00

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Accepted Credit Cards: VISA, MASTERCARD & DISCOVER

Check/Card # _____

Exp. Date _____ CVV _____

Amt. Paid _____ Signature _____

Email _____

Comments _____

A-1 SUPERIOR

PEST CONTROL

340 Tamiami Tr., Ft. Charlotte, FL 33953 • WWW.A1SPC.COM
PChar/RG. (941) 824-2111 • Sara (941) 806-8333 • Eng/Ven (941) 475-0044

SERVICE ADDRESS

Lakeside Plantation Comm.
2200 Plantation Blvd.

North Port, FL 34289-

135 W Centre Blvd Suite 320

SERVICE INVOICE

WO#: 92659

Account: 2112

Schedule service: 1/16/2017

Route 1

LSD: 10/26/2016

DOM/PC/RODENT/X 6 BOXES/anyday but Wed 423-5500 CODE:FitRm- 8072 /BillRm - GET KEY FROM OFFICE
/CardGRm 1776

SERVICE TYPE

AMOUNT

Pest Control - Quarterly

\$150.00

Tax:

\$0.00

Total:

\$150.00

Credits /Prepay:

\$0.00

PREVIOUS BALANCE

\$0.00

TOTAL DUE

\$ 150.00

TOTAL
PAID

☒

☐ CASH
☒ BILL

☐ CK#
☐ CREDIT CARD

ARE YOU SATISFIED
ACCEPTED BY:

☐ YES ☐ NO

DATE

1/30/17

COMMENTS:

THANK YOU
MARK

FLAG LEFT?

☒ YES

☐ NO

TREATMENT AREA

- ☐ LANAI
- ☐ ATTIC
- ☐ GARAGE
- ☒ BASEBOARDS
- ☒ PERIMETER
- ☐ KITCHEN
- ☒ BATHROOMS
- ☐ FOUNDATION
- ☐ LAWN
- ☐ ORNAMENTALS

- ☐ CRAWLSPACE
- ☐ WALL VOIDS
- ☐ STATION #
- ☐ LAWN MOWING:
- ☐ SHRUB TRIMMING:
- ☐ TREE TRIMMING:
- ☒ OTHER: RODENT BOXES
- ☐ OTHER:

PESTS

- ☒ ANTS
- ☐ SUBTERRANEAN TERMITES
- ☐ CARPENTER ANTS
- ☐ DRYWOOD TERMITES
- ☒ ROACHES
- ☐ WEEDS
- ☐ RODENTS
- ☐ FUNGUS
- ☐ FLEAS
- ☐ SCALE
- ☒ SILVERFISH
- ☐ APHIDS
- ☐ FIRE ANTS
- ☐ OTHER:
- ☐ CHINCH BUGS
- ☐ OTHER:
- ☐ SOD WEBWORMS
- ☐ ARMY WORMS
- ☐ MOLE CRICKETS

CHEMICALS:

Phantom <u>1/2 GHL</u>	Delta Dust	Merit 75 W/P	Fertilizer
Flusher	Borid Dust	Cyper T/C	Fungicide
Evercide	Cyonara	Bifenthrin <u>COGIL</u>	1st Line GT Plus
Gentrol	Termidor SC	Atrazine	Miracle Grow
Maxforce Ant Gel	Termidor 80WG	Basagran	Other
Maxforce Roach Gel	Premise 75	Manor	Other
Contrac Blox <u>24 PCS</u>	Onslaught	Bifen XTS	Other

312376

Statement		DATE	TERMS
TO	Tahesia Plantation		
IN ACCOUNT WITH			
Dorothy Runday 13671 Tamiami Tr. N. Port, Fla 34287			
1/22/17	4489-9	16 50	
CURRENT	OVER 30 DAYS	OVER 60 DAYS	TOTAL AMOUNT
			16 50

RECEIVED
FEB 16 2017

BY: _____

#134
Laundry Services - Jun 17
1.330.538 48102



Invoice

5824 Bee Ridge Road #165, Sarasota, FL 34233

Date Invoice #
2/1/2017 2017-00248

Bill To:

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

RECEIVED
FEB 09 2017

BY: _____

Terms Due Date
Net 30 3/3/2017

Description	Qty	Amount
Month of February Monthly Grounds Maintenance Fee #10 Monthly Landscape Maint. Feb 17 1,320.538.464		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

LAKESIDE PLANTATION
135 W. CENTRAL BOULEVARD
SUITE 320
ORLANDO, FL 32801

IF PAYING BY CREDIT CARD, PLEASE CHECK CORRECT CARD AND FILL OUT BELOW			
☐	☐	☐	☐
CARD NUMBER			V. CODE
SIGNATURE			EXP. DATE
DATE	PAY THIS AMOUNT	ACCOUNT NUMBER	
01/31/2017	92.98	1017805	
AMOUNT PAID \$			

Pay By Date: Feb 15

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

RECEIVED
FEB 08 2017

Balance Forward Statement
RETURN THIS TOP PORTION WITH YOUR PAYMENT
PLEASE WRITE ACCOUNT NUMBER ON CHECK

BY: _____

Page: 1

InvDate	InvNum	Location	Billed	Tax	Balance
Previous Balance: 12/31/2016					94.97
Location 1017805					
LAKESIDE PLANTATION 2200 PLANTATION BLVD					
01/13/2017	176266	1017805	PO#		46.49
2413	5 GALLON DRINKING WATER	8.000 @	5.50	44.00	0.00
4201	DELIVERY CHARGE	1.000 @	2.49	2.49	0.00
01/25/2017		1017805	PO#		-94.97
	PAYMENT	@			
01/30/2017	179983	1017805	PO#		46.49
2413	5 GALLON DRINKING WATER	8.000 @	5.50	44.00	0.00
4201	DELIVERY CHARGE	1.000 @	2.49	2.49	0.00

#14
Water Cooler Jan 17
1. 370-538-4810

ACCOUNT IS CURRENT

Current	92.98	30day	0.00	60day	0.00	90day	0.00	Balance	92.98
---------	-------	-------	------	-------	------	-------	------	---------	-------

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

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

Culligan Water Conditioning
1099 Enterprise Court

Nokomis, FL 34275
941-485-7526

Invoice # 176266

01/13/2017 02:35 PM

Driver: KEVIN STEINER

Customer: 1017805
LAKESIDE PLANTATION
2200 PLANTATION BLVD
DOOR CODE 8072
NORTH PORT, FL 34289

P O Num:

Item	Price	Total
2413 5 GALLON DRINKING WAT		
8.000 @ 5.50		44.00
4201 DELIVERY CHARGE		
1.000 @ 2.49		2.49
SubTotal Sales:		46.49
Sales Tax:		0.00
Invoice Total:		46.49
Prev Balance:		

Culligan Water Conditioning
1099 Enterprise Court

Nokomis, FL 34275
941-485-7526

Invoice # 179983

01/30/2017 11:06 AM

Driver: KEVIN STEINER

Customer: 1017805
LAKESIDE PLANTATION
2200 PLANTATION BLVD
DOOR CODE 8072
NORTH PORT, FL 34289

P O Num:

Item	Price	Total
2413 5 GALLON DRINKING WAT		
8.000 @ 5.50		44.00
4201 DELIVERY CHARGE		
1.000 @ 2.49		2.49
SubTotal Sales:		46.49
Sales Tax:		0.00
Invoice Total:		46.49
Prev Balance:		

Signed By:

Signed By:

Pool Maintenance



JOHN'S ELECTRIC MOTORS

CPC 1458872

4220 Whidden Blvd.

CHARLOTTE HARBOR, FL 33980

(941) 625-0240

CUSTOMER'S ORDER NO.		PHONE		DATE	
		403-5500		2/7/17	
NAME					
LAKESIDE PLANTATION					
ADDRESS					
PLANTATION Blvd. N.P					
CASH	C.O.D.	CHARGE	ON ACCT.	MORE RETD.	PAID OUT
SERVICE CALL TO					
REPLACE shaft seal					
ON SPA PUMP					99.95
TAX					EXEMPT
TOTAL					99.95
SOLD BY		RECEIVED BY			

PRODUCT UNIT 35926 All claims and returned goods MUST be accompanied by this bill.

35926

THANK YOU

RECEIVED
FEB 10 2017

BY: _____

#105

1.336.838.51

Invoice

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

DATE	INVOICE #
2/1/2017	17-01233

BILL TO

LAKESIDE PLANTATION CDD
135 W. CENTRAL BLVD.
SUITE 320
ORLANDO, FL 32801

RECEIVED
FEB 06 2017

BY: _____

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 #27 Mthly Lake Maint - Feb 17 1.320.538.46	966.00	966.00	
Thank you for your business.		Payments/Credits	\$0.00	
		Balance Due	\$966.00	

The Sun
23170 Harborview Road
Port Charlotte, FL 33980

RECEIVED
FEB 08 2017

02/01/17

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

Date: 02/01/17	Ad Taker: HVINACCO	Agate Lines: 83
Ad Date: 02/03/17	Sales Person: 200	Depth: 8.792
Class: 3138	Words: 299	Inserts: 1
Ad ID: 3415081	Lines: 74	Blind Box:

Account: 297693

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

Description: Notice of RFP Lakeside Plantation CDD Telephone: (407)

Other Charges:	\$0.00	Gross:	\$118.40
Discount:	\$0.00		
Surcharge:	\$0.00	Paid Amount:	- \$0.00
Credits:	\$0.00		
Bill Depth:	8.792	Amount Due:	\$118.40

Publication	Start	Stop	Inserts	Cost
Legal Advertising	02/03/17	02/03/17	1	\$118.40

invoice

Ad Note:

Customer Note:

#106
1.310.513.48

Legals

Please remit to:

The Sun
23170 Harborview Road
Port Charlotte, FL 33980

We Appreciate Your Business!
Thank You!

LAKESIDE PLANTATION
COMMUNITY DEVELOP-
MENT DISTRICT
NOTICE OF SOLICITATION
FOR REQUEST FOR PRO-
POSALS
LANDSCAPE MAINTENANCE
SERVICES
SARASOTA COUNTY,
FLORIDA

Notice is hereby given that the Lakeside Plantation Community Development District (referred to herein as the "District" or the "Owner") requests proposals to provide landscape maintenance services (Request for Proposals 2017-101) including, but not limited to, maintenance of turf, trees, shrubs, ground cover, and irrigation, as more specifically set forth in the bid documents.

The bid documents will be available for public inspection and may be obtained beginning Friday, February 3, 2017 at 10:00 AM from the District Manager's office, located at 135 W. Central Blvd., Suite 320, Orlando, FL 32801, or by contacting George Flint at 407-841-5524.

Firms desiring to provide services for this project must submit seven (7) copies of the required proposal no later than Monday, March 6, 2017 at 2:00 PM at the Office of the District Manager, located at 135 W. Central Blvd., Suite 320, Orlando, FL 32801 ATTN: George Flint, at which time proposals will be publically opened. Proposals must be submitted in a sealed envelope pursuant to the bid documents. Proposals received after the time and date stipulated above will be returned unopened to the Proposer.

A non-mandatory pre-proposal conference will be held on Wednesday, February 15, 2017 at 3:30 PM at the Lakeside Plantation Clubhouse located at 2200 Plantation Blvd., North Port, FL 34289.

Evaluation of proposals will be conducted in accordance with the process described in the bid documents. The District reserves the right to reject any and all proposals with or without cause, to waive minor technical errors and informalities, or to accept the proposal which, in its judgment, is in the best interest of the District.
George S. Flint
Governmental Management
Services - Central Florida, LLC
District Manager
216240 3415023

The Sun
23170 Harborview Road
Port Charlotte, FL 33980

02/03/17

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

Date: 02/03/17	Ad Taker: HVINACCO	Agate Lines: 32
Ad Date: 02/06/17	Sales Person: 200	Depth: 3.444
Class: 3138	Words: 268	Inserts: 1
Ad ID: 3416063	Lines: 42	Blind Box:

Account: 297693

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

Description: **NOM 02/15** Telephone: **(407) 841-5524**

Other Charges:	\$0.00	Gross:	\$67.20
Discount:	\$0.00		
Surcharge:	\$0.00	Paid Amount:	- \$0.00
Credits:	\$0.00		
Bill Depth:	3.444	Amount Due:	\$67.20

Publication	Start	Stop	Inserts	Cost
Legal Advertising	02/06/17	02/06/17	1	\$67.20

invoice

Ad Note:

Customer Note:

Legals

Please remit to:

The Sun
23170 Harborview Road
Port Charlotte, FL 33980

We Appreciate Your Business!
Thank You!

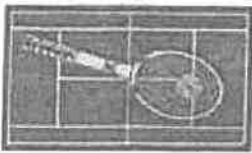
NOTICE OF MEETING LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT. The regular meeting of the Board of Supervisors of the Lakeside Plantation Community Development District will be held on Wednesday, February 15, 2017 at 7:00 PM at the Lakeside Plantation Clubhouse, 2200 Plantation Blvd., North Port, FL 34289. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 135 W. Central Blvd., Suite 320, Orlando, FL 32801. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors, Staff or other individuals will participate by telephone. Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (407) 841-5524. If you are hearing or speech impaired, please contact the Florida Relay Service 1-800-955-8770, for aid in contacting the District Office. Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. George S. Flint Governmental Management Services - Central Florida, LLC District Manager
Publish: February 6, 2017
297693 3416063

RECEIVED

FEB 10 2017

GMS-CF, LLC

#106
1-310-913-418



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

Invoice

Date	Invoice #
1/31/2017	40660

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	Alicia	3/2/2017
Sales Rep	Ship Via	Ship Date
Shannon Wilder		1/31/2017

Notes

Quantity	Units	Description	Options	Unit Price	Amount
2		Shady Court - Solid Forest Green (regular price is \$574.99)		524.99	1,049.98
1		Shipping & Handling		80.00	80.00

Thank you for your business.	Total	\$1,129.98
------------------------------	-------	------------

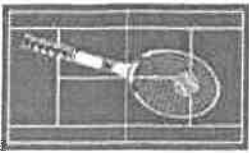
ALL PAST DUE ACCOUNTS ARE SUBJECT TO AN ANNUAL INTEREST CHARGE OF 1-1/2% PER MONTH
THIS REPRESENTS AN ANNUAL INTEREST RATE OF 18%. MATERIALS AND EQUIPMENT SHALL
REMAIN THE PROPERTY OF WELCH TENNIS COURTS, INC. UNTIL PAID IN FULL. ALL RETURNS ARE
SUBJECT TO A RESTOCKING FEE.

#S2nd
1.330.536.52

RECEIVED

FEB 02 2017

BY: _____

**RECEIVED****Invoice**

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

FEB 08 2017

Date	Invoice #
2/8/2017	40790

BY: _____

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

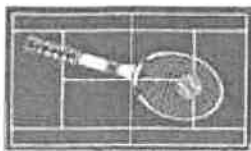
Terms	PO #	Due Date
Net 30	Alicia	3/10/2017
Sales Rep	Ship Via	Ship Date
Shannon Wilder		2/8/2017

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.	#52 1.330.538.52	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.



Invoice

RECEIVED

FEB 14 2017

Date	Invoice #
2/8/2017	40791

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

BY: _____

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	Alicia	3/10/2017
Sales Rep	Ship Via	Ship Date
Shannon Wilder		2/8/2017

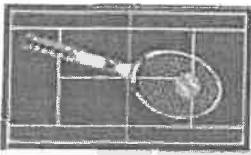
Notes

Delivered with clay.

Quantity	Units	Description	Options	Unit Price	Amount
4	ea	Line Master Assembly - Fine Bristles (regular price is \$81.99)	Bristle: Fine	74.99	299.96

Thank you for your business.	#52 1.376.538.52	Total	\$299.96
------------------------------	---------------------	-------	----------

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.

**RECEIVED****Invoice**

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

FEB 00 2017

Date	Invoice #
2/8/2017	40792

BY: _____

Bill To	Ship To
Lakeside Plantation 135 W Central Blvd Suite 320 Orlando FL 32801	Milan Lakeside Plantation 2200 Plantation Blvd. North Port FL 34289

Terms	PO #	Due Date
Net 30	Alicia	3/10/2017
Sales Rep	Ship Via	Ship Date
Shannon Wilder		2/8/2017

Notes

Delivered with clay.

Quantity	Units	Description	Options	Unit Price	Amount
2	ea	Drag Broom (regular price is \$170.99)	Model: Hand Bristle: Fine Size: 3/8"	157.49	314.98
1	set (1)	Court Rake Teeth		110.99	110.99
Thank you for your business. #52 1.330.538.52				Total	\$425.97

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.

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:

Lakeside Plantation CDD

Board Meeting Date:

February 15, 2017

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

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

Approved for Payment:


District Manager Signature

2/15/17
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: February 15, 2017

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

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

Approved for Payment:


District Manager Signature

2/15/17
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:

Lakeside Plantation CDD

Board Meeting Date:

February 15, 2017

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

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

Approved for Payment:


District Manager Signature

2/15/17
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: February 15, 2017

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

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

Approved for Payment:


District Manager Signature

2/15/17
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:

Lakeside Plantation CDD

Board Meeting Date:

February 15, 2017

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

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

Approved for Payment:


District Manager Signature

2/15/17
Date

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

HOWARD'S POOL WORLD, INC.

OFFICE: (941) 625-6007
TOLL FREE: (800) 215-0226
FAX: (941) 766-1108

12419 SW COUNTY RD 769
LAKE SUZY, FL 34269

Bill To

LAKESIDE PLANTATION
1412 SOUTH NARCOOSSEE RD.
ST CLOUD FL 34771

RECEIVED
FEB 7 2017

Invoice

Date

BY: _____

2/14/2017

Work Done At:		Invoice #	Terms	Due Date	Rep
2200 PLANTATION BLVD NORTHPORT, FL 34289		8452-C	NET 10	2/24/2017	DAVID
Quantity	Description			Rate	Amount
1	GUTTER GRATES			9.50	9.50
				Total	\$9.50
				Payments/Credits	\$0.00
				Total Account Balance	\$434.50

PARADISE AWAITS YOU IN ALL SEASONS! WARM YOUR POOL/SPA TODAY
WITH AN ELECTRIC HEAT PUMP! CALL US TODAY FOR A FREE ESTIMATE.

LIC. # CPC 053310

POOL MAINTENANCE & REPAIRS

www.howardspoolworld.com

PSA

720 Brooker Creek Blvd. #206
Oldsmar, FL 34677

Invoice

Date	Invoice #
2/15/2017	1009

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

RECEIVED
FEB 21 2017

BY: _____

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	February Inspection #77 Landscape Inspection - Feb 17 1.320.538.969	550.00	550.00
Total			\$550.00



Invoice

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

Invoice #
Date
Terms
Due Date
Memo

29829
2/1/2017
Net 30
3/3/2017
Contracted Fees for Fe...

Bill To

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

RECEIVED
FEB 13 2017

BY: _____

Description	Quantity	Rate	Amount
Facility Manager Services at Lakeside Plantation Amenity Center	1	4,715.00	4,715.00
Office Administrative Assistant Services at Lakeside Plantation Amenity Center	1	2,730.00	2,730.00
Facility Attendants Services at Lakeside Plantation Amenity Center	1	2,015.00	2,015.00
Facility Maintenance Services at Lakeside Plantation Amenity Center	1	4,883.00	4,883.00
Cell Phone Reimbursement for Facility Manager	1	30.00	30.00

Thank you for your business.

Total \$14,373.00

#257
Amenity Center Mgmt 5/6/17
1,350,576.12

Fitness Logic

380 Scarlet Blvd.
Oldsmar, FL 34677

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

Invoice

Date	Invoice #
2/22/2017	73077

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

RECEIVED
FEB 27 2017
BY: _____

P.O. Number		Terms	Rep	Work Order #	Completed
		Net 10	CWC	72164	2/21/2017
Item Code	Description	Quantity	Price Each	Amount	
Parts	Quick start - incline and resistance board	1	36.80	36.80	
Shipping	Shipping and Handling	1	16.00	16.00	
Labor	Replace quick start board on Precor elliptical. Serial#AJMEC08070042;Model#FFX 546i	1	84.00	84.00	
± 104 1-330-538-48102					
Thank you for your business. Invoices over 30 Days will incur 1.5% Interest per month				Subtotal \$136.80	
				Sales Tax (0.0%) \$0.00	
				Total \$136.80	

[Signature]

Fitness Logic

380 Scarlet Blvd.
Oldsmar, FL 34677

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

Invoice

Date	Invoice #
2/22/2017	73078

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

RECEIVED
FEB 27 2017
BY: _____

P.O. Number		Terms	Rep	Work Order #	Completed
		Net 10	CWC	72163	2/21/2017
Item Code	Description	Quantity	Price Each	Amount	
Parts	Weight stack cable - 25'	1	80.00	80.00	
Shipping	Shipping and Handling	1	18.00	18.00	
Labor	Replace weight stack cable on Magnum single adjustment pulley system. Serial#95156.	1	84.00	84.00	
#104 1.330.538-48102					
Thank you for your business. Invoices over 30 Days will incur 1.5% Interest per month				Subtotal \$182.00	
				Sales Tax (0.0%) \$0.00	
				Total \$182.00	

Fitness Logic

380 Scarlet Blvd.
Oldsmar, FL 34677

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

Invoice

Date	Invoice #
2/22/2017	73082

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

RECEIVED
FEB 27 2017
BY:

P.O. Number	Terms	Rep	Work Order #	Completed
	Net 10	CWC	72162	2/21/2017

Item Code	Description	Quantity	Price Each	Amount
Equipment	New Vision T80 Classic Treadmill -- **5 year parts. 2 year labor warranty**	2	3,999.99	7,999.98
Shipping	Shipping and Handling	1	700.00	700.00
Deposit	Deposit	1	-4,349.99	-4,349.99
	#6 31.C.538.62			

Thank you for your business. Invoices over 30 Days will incur 1.5% Interest per month		Subtotal	\$4,349.99
		Sales Tax (0.0%)	\$0.00
		Total	\$4,349.99



2 104904 / 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

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

B 5 5517 8

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Do not pay	New charges due by	Amount enclosed
57421-67439	\$1,177.39	Feb 15 2017	\$

Your electric statement

For: Dec 22 2016 to Jan 25 2017 (34 days)

Customer name: LAKESIDE PLANTATION COMM

Service address: 2200 PLANTATION BLVD # CLBHS

Account number: 57421-67439

Statement date: Jan 25 2017

Next meter reading: Feb 22 2017

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (-)	New charges due by
1,095.24	1,095.24 CR	0.00	0.00	1,177.39	\$1,177.39	Feb 15 2017

Meter reading - Meter KLL2846

Current reading 28914
Previous reading - 27931
kWh constant x 10
kWh used 9830

Demand reading 5.18
kW constant x 10.00
Demand kW 52

Energy usage

	Last Year	This Year
kWh this month	9190	9830
Service days	33	34
kWh per day	278	289

Amount of your last bill 1,095.24
Payment received - Thank you 1,095.24 CR
Balance before new charges \$0.00

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

Electric service amount 1,074.58**
Storm charge 7.38
Gross receipts tax 27.74
Franchise charge 67.69
Total new charges \$1,177.39

Total amount you owe \$1,177.39

FPL automatic bill pay - DO NOT PAY

- Payment received after April 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 February 05, 2017. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- The number of days included in your bill can vary month to month. So even if you use the same amount of energy per day, your bill may be higher this month due to greater number of service days. Visit www.FPL.com for more information.

**The electric service amount includes the following charges:

Customer charge: \$25.00
Fuel: \$277.21
(\$0.028200 per kWh)
Non-fuel: \$221.17
(\$0.022500 per kWh)
Demand: \$551.20
(\$10.60 per kW)

RECEIVED
JAN 31 2017

BY: _____

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



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

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

B 5 5517 4

AUTO **CO 0116
1 104904

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001



Account number	Do not pay	New charges due by	Amount enclosed
04126-05586	\$768.46	Feb 15 2017	\$

Your electric statement

For: Dec 22 2016 to Jan 25 2017 (34 days)

Customer name: LAKESIDE PLANTATION

Service address: 2200 PLANTATION BLVD # FNTN

Account number: 04126-05586

Statement date: Jan 25 2017

Next meter reading: Feb 22 2017

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (-)	New charges due by
649.79	649.79 CR	0.00	0.00	768.46	\$768.46	Feb 15 2017

Meter reading - Meter KN48183

Current reading 58498
Previous reading - 48585
kWh used 8913

Demand reading 20.70
Demand kW 21

Energy usage

	Last Year	This Year
kWh this month	7582	8913
Service days	33	34
kWh per day	229	262

Amount of your last bill 649.79
Payment received - Thank you 649.79 CR
Balance before new charges \$0.00

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

Electric service amount	698.49**
Storm charge	6.68
Gross receipts tax	18.11
Franchise charge	44.18
Total new charges	\$768.46

Total amount you owe \$768.46

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

Customer charge:	\$25.00
Fuel:	\$251.35
(\$0.028200 per kWh)	
Non-fuel:	\$200.54
(\$0.022500 per kWh)	
Demand:	\$222.60
(\$10.80 per kW)	

FPL automatic bill pay - DO NOT PAY

- Payment received after April 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 February 05, 2017. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- The number of days included in your bill can vary month to month. So even if you use the same amount of energy per day, your bill may be higher this month due to greater number of service days. Visit www.FPL.com for more information.

RECEIVED
JAN 30 2017

BY: _____

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: 1-800-4-OUTAGE (468-8243)
Hearing/speech impaired: 711 (Relay Service)
Online at: www.FPL.com

3 104904

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

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

B 5

5517 5

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
84595-15071	\$1,699.63	Feb 15 2017	\$

Your electric statement

Account number: 84595-15071

For: Dec 22 2016 to Jan 25 2017 (34 days)

Customer name: LAKE SIDE PLANTATION COMM

Statement date: Jan 25 2017

Service address: 2200 PLANTATION BLVD # POOL

Next meter reading: Feb 22 2017

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (-)	New charges due by
1,331.92	1,331.92 CR	0.00	0.00	1,699.63	\$1,699.63	Feb 15 2017

Meter reading - Meter KL84533

Current reading 21176
Previous reading - 99546
kWh used 21630

Amount of your last bill 1,331.92
Payment received - Thank you 1,331.92 CR
Balance before new charges \$0.00

Demand reading 39.66
Demand kW 40

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

Energy usage

	Last Year	This Year
kWh this month	21284	21630
Service days	33	34
kWh per day	644	636

Electric service amount 1,545.64**
Storm charge 16.22
Gross receipts tax 40.05
Franchise charge 97.72
Total new charges \$1,699.63

Total amount you owe**\$1,699.63******The electric service amount includes the following charges:**

Customer charge: \$25.00
Fuel: \$609.97
(\$0.028200 per kWh)
Non-fuel: \$486.67
(\$0.022500 per kWh)
Demand: \$424.00
(\$10.60 per kW)

FPL automatic bill pay - DO NOT PAY

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- The number of days included in your bill can vary month to month. So even if you use the same amount of energy per day, your bill may be higher this month due to greater number of service days. Visit www.FPL.com for more information.

RECEIVED
JAN 30 2017

BY: _____

Please have your account number ready when contacting FPL.

Customer service: 1-800-375-2434

Outside Florida: 1-800-226-3545

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

Hearing/speech impaired: 711 (Relay Service)

Online at:

www.FPL.com



SERVICE ADDRESS			CURRENT CHARGES DUE DATE
2200 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	
43123-156052	18-29	1/26/17	2/16/17

Total Current Charges 164.39
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 164.39

\$ _____
 AMOUNT ENCLOSED

FREE 24/7 PAYMENT OPTIONS:

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

Check Here For:

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

*H2O Program Donation: \$ _____

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

000043123000156052000000164392

2307 LAKE

SERVICE ADDRESS			
2200 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-156052	18-29	1/26/17	2/16/17

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

Rate Class : COMMERCIAL
 Last payment amount/date: 144.19 1/18/17

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

WA	12/20/16	1/23/17	34	80000038	1.000	TGAL	Current	Previous	Usage
							772	767	5
							USAGE FOR	1/16	5.00

Service	Consumption	Charge	Total
WA Base facility chg		42.90	
WA Usage block 1	5.00	19.65	
TOTAL WATER			62.55
SE Base facility chg		70.99	
SE Consumption	5.00	30.85	
TOTAL SEWER			101.84

Total Current Charges 164.39
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 164.39

Pay your bill by phone is here!! Call 1-855-941-INFO (4636) to make payments 24/7 at NO CHARGE.

RECEIVED
 JAN 28 2017

BY: _____

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

AFTER HOURS/EMERGENCY
 water or sewer service call
 941.240.8000



SERVICE ADDRESS			CURRENT CHARGES DUE DATE
2200 PLANTATION BLVD FICT			
ACCOUNT NUMBER	CYCLE	BILL DATE	
43123-154658	18-29	1/26/17	2/16/17

Total Current Charges 34.14
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 34.14



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: \$ _____

000043123000154658000000034145

2306 LAKE

SERVICE ADDRESS 2200 PLANTATION BLVD FICT

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154658	18-29	1/26/17	2/16/17

Rate Class : COMMERCIAL

Last payment amount/date: 26.28 1/18/17

Service Period Days Meter Number Mult Units
 WA 12/20/16 1/23/17 34 83717471 1.000 TGAL

Service
 WA Base facility chg
 WA Usage block 1
 TOTAL WATER

Consumption

4.00

↑ Please return this upper portion with your payment *** Bank Deposit ***
 Last Bill Amount 26.28
 Payments 26.28-
 Adjustments .00
 BALANCE FORWARD .00

Current Previous Usage
 1511 1507 4
 USAGE FOR 1/16 2.00

Charge Total
 18.42
 15.72
 34.14

Total Current Charges 34.14
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 34.14

Pay your bill by phone is here!! Call 1-855-941-INFO (4636) to make payments 24/7 at NO CHARGE.

RECEIVED
 JAN 28 2017

BY: _____



SERVICE ADDRESS			CURRENT CHARGES DUE DATE
2200 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	
43123-154656	18-29	1/26/17	2/16/17

Total Current Charges 168.19
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 168.19



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: \$ _____

000043123000154656000000168192

2305 LAKE

SERVICE ADDRESS			
2200 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154656	18-29	1/26/17	2/16/17

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

Rate Class : COMMERCIAL
 Last payment amount/date: 154.44 1/18/17

Last Bill Amount 154.44
 Payments 154.44
 Adjustments .00
 BALANCE FORWARD .00

Service	Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
WA	12/20/16	1/23/17	34	80005382	1.000	TGAL	1771	1750
								21
							USAGE FOR 1/16	27.00

Service	Consumption	Charge	Total
WA Base facility chg		83.70	
WA Usage block 1	20.00	78.60	
WA Usage block 2	1.00	5.89	
TOTAL WATER			168.19

Total Current Charges 168.19
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 168.19

Pay your bill by phone is here!! Call 1-855-941-INFO (4636) to make payments 24/7 at NO CHARGE.

RECEIVED
 JAN 28 2017

RECEIVED
 JAN 28 2017

BY: _____

BY: _____

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

AFTER HOURS/EMERGENCY
 water or sewer service call
 941.240.8000



RECEIVED
JAN 27 2017

ACCOUNT STATEMENT

peoplesgas.com



Statement Date: 01/23/2017

Account: 211014212750

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

BY: _____

Current month's charges:	\$12.77
Total amount due:	\$12.77
Current month's charges due:	02/13/2017

Your Account Summary

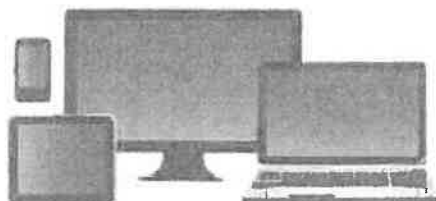
Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
Current Month's Charges Due By 02/13/2017	\$12.77
Total Amount Due	\$12.77

DO NOT PAY. Your account will be drafted on 02/13/2017

Things to do:

- ✓ Read new bill carefully
- ✓ Make note of new account number
- ✓ Check out guide on last page
- ✓ Register at tecoaccount.com

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



More options for you.

Visit tecoaccount.com to view and pay your bill, manage your information and more, 24/7 from any device.

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:	02/13/2017
Amount Enclosed	\$ _____

618049392582 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 02/13/2017

00007289 01 AV 0.97 32601 FTECO101241702243010 00000 05 00000000 008 06 34721 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

Account: 211014212750
Statement Date: 01/23/2017
Current month's charges due 02/13/2017

Details of Current Month's Charges -- Service from 12/17/2016 to 01/18/2017

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	01/18/2017	404		404		0 CCF		1.042		1.0000	0.0 Therms	33 Days
Customer Charge								\$12.00				
Natural Gas Service Cost								\$12.00				
Franchise Fee								\$0.77				
Total Natural Gas Cost, Local Fees and Taxes										\$12.77		
Total Current Month's Charges										\$12.77		

Peoples Gas Usage History

Therms Per Day
(Average)

JAN 2017 0.0
DEC 0.0
NOV 0.0
OCT 0.0
SEP 0.0
AUG 0.0
JUL 0.0
JUN 0.0
MAY 0.0
APR 0.0
MAR 0.0
FEB 0.7
JAN 2016 0.3

Important Messages

Welcome to Your New Bill

Due to the transition of your billing information into our new system, the previous balance on the first page of this statement reflects all payments and credits posted to your account through Dec. 31. Any payments itemized on this statement were posted after Dec. 31.



TEXT CODE: FLBBB
PIN: 7332

PAGE 1 OF 6

Date of Bill 2/01/17
New Charges Due Date 2/25/17

Account Number 941/423-5501 Total Amount Due \$351.98

LAKESIDE PLANTATION COMMUNIT
135 W CENTRAL BLVD STE 320
ORLANDO, FL 32801-2435
Amount Paid

328012435 0

37200194142355010219130000000000000000351985

www.frontier.com
Business

1-800-921-8102

Account Number 941/423-5501 Date of Bill 2/01/17

Previous Balance	358.20
Payments Received Thru 1/22/17	-358.20
Thank you for your payment]	
Balance Forward	.00
New Charges	351.98

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 \$351.98

CURRENT BILLING SUMMARY

Qty Description	941/423-5501.0	Charge
Local Service from 02/01/17 to 02/28/17		
Basic Charges		
Frontier Additional Line - Basic 2 Year		35.00
Addl Line Unlimited 2 Yr		80.00
Solutions Bundle 2 Yr		87.00
3 Acc Rec Chrg Multi-Ln Ctx		3.96
3 Federal Subscriber Line Charge		25.56
Federal USF Recovery Charge		4.92
FCA Long Distance - Federal USF Surcharge		3.34
Total Basic Charges		239.78
Non Basic Charges		
FiOS 50/50 2Yr - Bus		94.99
Data Protection		7.99
Other Charges-Detailed Below		-80.40
Partial Month Charges-Detailed Below		-30.00
FCA Long Distance - Federal USF Surcharge		1.11
Total Non Basic Charges		-6.31
Video		
FiOS TV Extreme HD Priv		74.99
4 HD Set Top Box		47.96
Partial Month Charges-Detailed Below		-14.99
FCC Regulatory Recovery Fee		.08
Broadcast TV Surcharge		1.99
Regional Sports Fee		4.99
Total Video		115.02
Toll/Other		
Other Charges-Detailed Below		2.99
FCA Long Distance - Federal USF Surcharge		.50
Total Toll/Other		3.49
TOTAL		351.98

** ACCOUNT ACTIVITY **
Qty Description

Order Number Effective Dates

941/423-5501

1 Federal Primary Carrier Centrex Line		Date of Bill	2/01/17
941/423-5500	AUTOCH 2/01		2.20
Additional Line Discount	Subtotal		2.20
Solutions Bundle Discount	AUTOCH 2/01		-30.00
Promo Discount	AUTOCH 2/01		-22.00
1 Federal Primary Carrier Centrex Line	AUTOCH 2/01		-35.00
1 Carrier Cost Recovery Surcharge	AUTOCH 2/01		2.20
941/423-5501	Subtotal		2.99
1 Federal Primary Carrier Centrex Line			-81.81
941/429-8648	AUTOCH 2/01		2.20
Partial Month Charges	Subtotal		2.20
FiOS Video Discount 99 MO	PROMOTION 2/01 2/28		-14.99
FiOS Internet Bus 99 MO	PROMOTION 2/01 2/28		-30.00
941/423-5501	Subtotal		-44.99
	Subtotal		-122.40

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	JAN 03	9:50A	4.0	DD	TAMPAWST FL (813)814-1000	.00 U
E 2	JAN 03	10:11A	3.0	DD	TAMPAWST FL (813)814-1000	.00 U
E 3	JAN 04	1:21P	1.0	DD	CLEARWATER FL (727)531-6565	.00 U
E 4	JAN 04	1:22P	2.0	DD	CLEARWATER FL (727)531-6565	.00 U
E 5	JAN 04	1:48P	2.0	DD	STPETERSBG FL (727)214-4570	.00 U
E 6	JAN 10	11:11A	2.0	DD	CLEARWATER FL (727)442-3388	.00 U
E 7	JAN 14	11:25A	1.0	DD	BRADENTON FL (941)447-2654	.00 U
E 8	JAN 17	1:21P	1.0	DD	BRADENTON FL (941)447-2654	.00 U
E 9	JAN 18	1:22P	6.0	DD	TAMPAWST FL (813)814-1000	.00 U
E 10	JAN 19	2:45P	2.0	DD	CLEARWATER FL (727)784-4964	.00 U
E 11	JAN 23	12:00P	1.0	DD	CLEARWATER FL (727)784-4964	.00 U
E 12	JAN 30	8:56A	4.0	DD	TAMPASTH FL (813)641-7787	.00 U
E 13	JAN 30	1:30P	1.0	DD	CLEARWATER FL (727)784-4964	.00 U
941/423-5500						Subtotal .00

Subtotal Minutes: 30.0 ***REP LINE ONLY
*****Resume printing of detail

Detail of Frontier Charges

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

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
E 14	JAN 19	12:02P	1.4	DD	TAMPAWST FL (813)818-7200	.00 U
E 15	JAN 26	11:43A	.6	DD	CLEARWATER FL (727)447-1677	.00 U
941/423-5501						Subtotal .00

Subtotal Minutes: 2.0 ***REP LINE ONLY
*****Resume printing of detail

Detail of Frontier Com of America Charges

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

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
E 16	JAN 02	11:56A	.7	DD	ELGIN IL (224)407-1030	.00 U

941/423-5501

Date of Bill 2/01/17

Detail of Frontier Com of America Charges

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
E 17	JAN 03	9:46A	1.2	DD	PUNTAGORDA FL (941)505-2778	.00 U
E 18	JAN 03	10:25A	2.3	DD	BAD AXE MI (989)269-5900	.00 U
E 19	JAN 03	10:48A	2.4	DD	CHAMBERSBG PA (717)404-4561	.00 U
E 20	JAN 03	1:24P	.3	DD	PUNTAGORDA FL (941)505-2778	.00 U
E 21	JAN 06	12:54P	2.5	DD	CHAMBERSBG PA (717)404-4561	.00 U
E 22	JAN 10	1:28P	.7	DD	CHAMBERSBG PA (717)404-4561	.00 U
E 23	JAN 12	9:42A	1.0	DD	KALAMAZOO MI (269)377-1504	.00 U
E 24	JAN 16	12:21P	2.0	DD	JACKSONVL FL (904)355-1831	.00 U
E 25	JAN 16	1:00P	1.1	DD	PHLDLPHZN1 PA (267)616-9284	.00 U
E 26	JAN 16	4:40P	.7	DD	CHAMBERSBG PA (717)404-4561	.00 U
E 27	JAN 17	2:49P	.5	DD	SOUTHFIELD MI (248)514-0179	.00 U
E 28	JAN 20	3:03P	.9	DD	LA GRANGE IL (708)567-2573	.00 U
E 29	JAN 20	4:40P	1.0	DD	ATLANTA NE GA (678)234-4787	.00 U
E 30	JAN 21	10:40A	1.0	DD	ATLANTA NE GA (678)234-4787	.00 U
E 31	JAN 23	10:14A	2.1	DD	AKRON OH (330)352-4968	.00 U
E 32	JAN 25	9:44A	.9	DD	JACKSONVL FL (904)355-1831	.00 U
E 33	JAN 25	9:48A	.6	DD	AKRON OH (330)289-3226	.00 U
E 34	JAN 27	5:14P	.5	DD	JACKSONVL FL (904)355-1831	.00 U
941/423-5500						Subtotal .00
Subtotal Minutes: 22.4						***REP LINE ONLY

*****Resume printing of detail

Detail of Frontier Com of America Charges

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

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
E 35	JAN 03	4:21P	.6	DD	LYNN MA (781)598-7697	.00 U
E 36	JAN 06	10:25A	.7	DD	LYNN MA (781)598-7697	.00 U
E 37	JAN 06	11:49A	1.0	DD	NOFT MYERS FL (239)652-6961	.00 U
E 38	JAN 07	11:40A	.3	DD	NOFT MYERS FL (239)652-6910	.00 U
E 39	JAN 07	11:44A	3.6	DD	NOFT MYERS FL (239)652-6910	.00 U
E 40	JAN 10	4:06P	2.9	DD	HATBORO PA (215)674-5685	.00 U
E 41	JAN 12	5:40P	15.5	DD	SADLBK VLY CA (949)434-5494	.00 U
E 42	JAN 13	10:03A	18.4	DD	SADLBK VLY CA (949)434-5495	.00 U
E 43	JAN 17	10:51A	.5	DD	ROYAL OAK MI (248)551-0374	.00 U
E 44	JAN 17	11:32A	.5	DD	NCAPECORAL FL (239)772-3076	.00 U
E 45	JAN 17	2:12P	.9	DD	UTICA MI (586)254-6435	.00 U
E 46	JAN 17	2:37P	.5	DD	NCAPECORAL FL (239)772-3234	.00 U
E 47	JAN 18	3:00P	.6	DD	ALBANY NY (518)473-8190	.00 U
E 48	JAN 18	3:01P	.7	DD	ALBANY NY (518)473-8100	.00 U
E 49	JAN 19	1:55P	.8	DD	BRADDOCK VA (703)832-0528	.00 U
E 50	JAN 19	1:57P	.8	DD	BRADDOCK VA (703)832-0528	.00 U
E 51	JAN 19	1:59P	.6	DD	BRADDOCK VA (703)832-0528	.00 U
E 52	JAN 19	2:01P	.3	DD	BRADDOCK VA (703)832-0528	.00 U
E 53	JAN 19	2:03P	.5	DD	NCAPECORAL FL (239)772-3076	.00 U
E 54	JAN 19	2:03P	.3	DD	BRADDOCK VA (703)832-0528	.00 U
E 55	JAN 21	10:55A	.3	DD	SOUTHAMBOY NJ (732)679-0366	.00 U
E 56	JAN 21	10:56A	.5	DD	SOUTHAMBOY NJ (732)679-0366	.00 U
E 57	JAN 23	11:00A	.9	DD	CONCORD NH (603)271-1555	.00 U
E 58	JAN 24	1:46P	.7	DD	UTICA MI (586)731-6253	.00 U
E 59	JAN 24	1:48P	.5	DD	UTICA MI (586)731-6253	.00 U
E 60	JAN 24	1:52P	.7	DD	UTICA MI (586)731-6253	.00 U
E 61	JAN 25	3:46P	.9	DD	LYNN MA (781)596-4473	.00 U

941/423-5501

Date of Bill 2/01/17

Detail of Frontier Com of America Charges

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
			941/423-5501			
			Subtotal Minutes:	54.5	***REP LINE ONLY	
					Subtotal	.00

*****Resume printing of detail

Legend Call Types:

DD - Day

Caller Summary Report

	Calls	Minutes	Amount
941/423-5500	32	52	.00
Main Number	29	56	.00
***Customer Summary	61	108	.00

Caller Summary Report

	Calls	Minutes	Amount
Intra-Lata	15	32	.00
Interstate	35	65	.00
Intrastate	11	11	.00
***Customer Summary	61	108	.00

941/423-5501

Date of Bill 2/01/17

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 \$351.98 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Important Notice. If you pay your Frontier Invoices through an online bank, please review the payee address. It must say "Frontier Communications, PO Box 740407, Cincinnati, OH 45272-0470." You must also include your 17-digit Frontier Account number in the Payee information. Effective January 31, 2017, payments that are sent to the Verizon PO Box will be rejected, and no longer forwarded to Frontier. To avoid payment resubmission and possible late fees, please correct the Payee address.

Frontier's programming and content costs are rising. Effective with your next bill, the rate for your FiOS Commercial TV package will increase by \$4 per month. This increase allows Frontier to continue to provide the great TV experience you've come to expect. We also have other great packages and money saving promotions available for you to explore.

Please call 1-800-921-8102 today to review your account with one of our trained Frontier representatives who will be happy to assist you to make sure you are getting the best value and experience you have come to expect from Frontier.

Important information: Frontier will perform a network update in February. The update will improve calling functionality and enhance your service. If you experience any issues while making a long distance call, please contact Customer Service.

Frontier offers a variety of billing options. Visit frontier.com to pay online or set up automatic monthly payments at no charge. You can also call 1-800-801-6652 to set up an instant payment (\$3.50 fee may apply) or contact Customer Service at 1-800-921-8102 (\$4.50 fee may apply). Visit frontier.com/pay-my-bill to view options and learn more.

Your current Frontier service includes promotional pricing discounts or credits. At the end of the promotional period, the discounts or credits will be removed. If you have questions, please call Customer Service.

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

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

Frontier Communications and its affiliates (collectively "Frontier") would like to offer you products and services that best meet your needs by using information about services you have already

941/423-5501

Date of Bill 2/01/17

purchased from Frontier. To do this, Frontier may use your customer proprietary network information (CPNI), which includes your current services, how you use them, and the related billing of those services to determine which new products or services might best meet your needs. Protecting the confidentiality of your CPNI is your right and our duty under federal law.

You may choose not to allow us to use your CPNI to offer you additional products or services, such as, long distance, High-Speed Internet, or bundled packages. If Frontier's use of your customer information for this purpose is acceptable to you, you do not need to take any action. Your consent to Frontier's use of your CPNI will be inferred after thirty (30) days. If you wish to restrict Frontier's use of your CPNI, you may call 1-877-213-1556 or visit www.frontier.com/cpni.

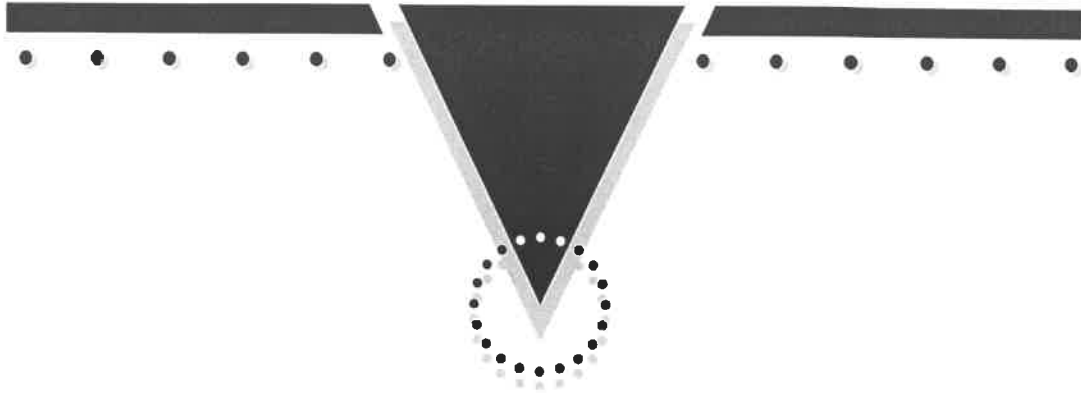
Even if you consent to Frontier's use of your CPNI, as described above, you can change your mind at any time and contact customer service to make that change. Any restriction of Frontier's use of your CPNI will stay in effect until you notify us otherwise. If you choose to restrict access to your CPNI, your service will not be affected - you will continue to receive the same high quality services from Frontier. You should know that restricting Frontier's use of your CPNI will not eliminate all of our marketing contacts with you. You may still receive marketing contacts that are not based on your restricted CPNI. Frontier takes the privacy of customer information seriously and appreciates the opportunity to provide high quality communications services to you.

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

CDPIFLBBB94194142332801FLFT-FLABUSBU VOIPNY 00000000000000351.98
NYYNNNNNNNNNNNNNNNNNNNNNNNNNNNNNN 1-800-921-8102



Lakeside Plantation

Community Development District

Unaudited Financial Reporting
February 28, 2017



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**Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT**

**COMBINED BALANCE SHEET
February 28, 2017**

	<u>General</u>	<u>Debt Service</u>	<u>Capital Reserve</u>	<u>Totals</u>
Assets				
<u>Cash:</u>				
Operating Account	\$ 86,275	\$ -	\$ -	\$ 86,275
Debit Card Account	3,000	-	-	3,000
Money Market Account	369,320	-	-	369,320
Petty Cash	50	-	-	50
Capital Reserve Account	-	-	444,609	444,609
<u>Investment - Operations:</u>				
Investment - SBA Fund A	476	-	-	476
<u>Investment - Bonds:</u>				
Reserve Fund	-	38,337	-	38,337
Revenue Fund	-	160,096	-	160,096
Prepayment Fund	-	0	-	0
Prepaid Expenses	25	-	-	25
Due from General Fund	-	10,798	-	10,798
Due from Other	950	-	-	950
Total Assets	<u><u>\$ 460,096</u></u>	<u><u>\$ 209,231</u></u>	<u><u>\$ 444,609</u></u>	<u><u>\$ 1,113,936</u></u>
Liabilities & Fund Balances				
Liabilities				
Accounts Payable	\$ 1,752	\$ -	\$ -	\$ 1,752
Due to Debt	10,798	-	-	10,798
Customer Deposits	1,075	-	-	1,075
Total Liabilities	<u><u>\$ 13,625</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 13,625</u></u>
Fund Balances				
Restricted for Debt Service	\$ -	\$ 209,231	\$ -	\$ 209,231
Assigned for Capital Projects	-	-	444,609	444,609
Unassigned	446,471	-	-	446,471
Total Fund Balances	<u><u>\$ 446,471</u></u>	<u><u>\$ 209,231</u></u>	<u><u>\$ 444,609</u></u>	<u><u>\$ 1,100,311</u></u>
Total Liabilities & Fund Balances	<u><u>\$ 460,096</u></u>	<u><u>\$ 209,231</u></u>	<u><u>\$ 444,609</u></u>	<u><u>\$ 1,113,936</u></u>

Lakeside Plan tatio n
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending February 28, 2017

	Adopted Budget	Prorated Budget Thru 02/28/17	Actual Thru 02/28/17	Variance
Revenues:				
Tennis Club	\$ 20,000	\$ 8,333	\$ 15,764	\$ 7,431
Activities	10,000	4,167	3,761	(406)
Clubhouse Rentals	3,000	1,250	1,575	325
Miscellaneous	1,500	625	422	(203)
Interest	50	21	11	(10)
Operations & Maintenance Assessments	656,520	561,356	561,356	-
Total Revenues	\$ 691,070	\$ 575,752	582,888	\$ 7,137

Expen ditures:

Admin istrative

Supervisor Fees	\$ 11,000	\$ 4,000	\$ 3,800	\$ 200
District Manager	36,050	15,021	15,021	(0)
District Counsel	25,000	10,417	3,208	7,209
Reimbursable Expenses	600	250	-	250
District Engineer	10,000	4,167	2,041	2,125
Disclosure Report	1,000	417	417	0
Trustee Fees	4,400	2,683	2,683	-
Audit Fees	4,200	-	-	-
Postage, Phone, Fax, Copies	200	83	473	(390)
General Liability Insurance	5,500	5,500	5,500	-
Legal Advertising	1,500	625	370	255
Dues, Licenses & Fees	175	175	175	-
Other Current Charges	1,900	792	1,307	(516)
Property Insurance	7,400	7,400	7,996	(596)
Information Technology	700	292	416	(125)

To talAdmin istrative

\$ 109,625	\$ 51,821	\$ 43,408	\$ 8,413
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Operatio n s

Personnel Services (Management Contract)	\$ 172,120	\$ 71,717	\$ 71,865	\$ (148)
Road & Sidewalk Repairs & Maintenance	5,000	2,083	498	1,585
Common Area Renewal & Maintenance	10,000	4,167	-	4,167
Street Light/Decorative Light	10,000	4,167	4,925	(758)
Landscape Maintenance - Contract	88,250	36,771	36,771	(0)
Landscape Maintenance - Other	5,000	2,083	3,243	(1,159)
Mulch	12,000	5,000	-	5,000
Irrigation Maintenance	500	208	282	(74)
Lake Maintenance	14,000	5,833	4,830	1,003
Electric Utility Services - Entrance Feature	9,000	3,750	3,402	348
Water Utility Services - Entrance Feature	1,000	417	856	(440)
Repairs & Maintenance - Entrance Feature	3,000	1,250	-	1,250
Miscellaneous Tools & Equipment	1,200	500	-	500
Landscape Inspection Services	3,300	1,375	1,100	275

To talOperatio n s

\$ 334,370	\$ 139,321	\$ 127,771	\$ 11,550
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Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending February 28, 2017

	Adopted Budget	Prorated Budget Thru 02/28/17	Actual Thru 02/28/17	Variance
Clubhouse				
Activities	\$ 19,000	\$ 7,917	\$ 8,412	\$ (495)
Licenses/Fees	625	289	289	-
General Supplies	10,000	4,167	3,376	790
Maintenance	10,000	4,167	4,156	10
Office Supplies	3,000	1,250	221	1,029
Public Communication	1,400	583	481	102
Pest Control	600	250	300	(50)
Security	1,500	625	681	(56)
AED	300	125	-	125
Telephone & Internet Services	5,000	2,083	1,767	316
Janitorial Supplies	2,500	1,042	1,155	(113)
Electric Utility Services - Clubhouse	16,000	6,667	5,784	883
Gas Utility	250	104	64	40
Garbage Collection	1,900	792	793	(1)
Water Utility Services - Clubhouse	3,000	1,250	1,379	(129)
Electric Utility Services - Pool	16,500	6,875	6,006	869
Pool Maintenance - Other	10,000	4,167	3,234	932
Tennis Courts - Maintenance	7,500	3,125	7,206	(4,081)
Tennis Courts - Programs	3,000	1,250	1,700	(450)
Water Utility Services - Tennis Courts & Pool	5,000	2,083	818	1,266
Total Clubhouse	\$ 117,075	\$ 48,810	\$ 47,822	\$ 988
Other Expenditures				
Transfer Out - Current Year	\$ 130,000	\$ 100,000	\$ 100,000	\$ -
Total Other Expenditures	\$ 130,000	\$ 100,000	\$ 100,000	\$ -
Total Expenditures	\$ 691,070		\$ 319,001	
Excess Revenues (Expenditures)	\$ -		\$ 263,888	
Fund Balance - Beginning	\$ -		\$ 182,583	
Fund Balance - Ending	\$ -		\$ 446,471	

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE SERIES 1999
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending February 28, 2017

	Adopted Budget	Prorated Budget Thru 02/28/17	Actual Thru 02/28/17	Variance
<u>Revenues:</u>				
Assessments - On Roll	\$ 175,905	\$ 150,076	\$ 150,076	\$ -
Assessments - Direct Billed	8,842	8,842	8,842	-
Interest	10	4	40	36
Total Revenues	\$ 184,757	\$ 158,922	\$ 158,958	\$ 36
<u>Expenditures:</u>				
Interest - 11/1	\$ 58,380	\$ 58,380	\$ 58,380	\$ -
Principal - 5/1	65,000	-	-	-
Interest - 5/1	58,380	-	-	-
Total Expenditures	\$ 181,760	\$ 58,380	\$ 58,380	\$ -
Excess Revenues (Expenditures)	\$ 2,997		\$ 100,578	
Fund Balance - Beginning	\$ 99,742		\$ 108,653	
Fund Balance - Ending	\$ 102,739		\$ 209,231	

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL RESERVE FUND
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending February 28, 2017

	Adopted Budget	Prorated Budget Thru 02/28/17	Actual Thru 02/28/17	Variance
<u>Revenues:</u>				
Transfer In - Current Year	\$ 130,000	\$ 100,000	\$ 100,000	\$ -
Total Revenues	\$ 130,000	\$ 100,000	\$ 100,000	\$ -
<u>Expenditures:</u>				
Property Site Elements	\$ 106,300	\$ 44,292	\$ 42,594	\$ 1,697
Clubhouse Interior	44,796	18,665	8,700	9,965
Contingency	-	-	35	(35)
Total Expenditures	\$ 151,096	\$ 62,957	\$ 51,329	\$ 11,627
Excess Revenues (Expenditures)	\$ (21,096)		\$ 48,671	
Fund Balance - Beginning	\$ 457,695		\$ 395,938	
Fund Balance - Ending	\$ 436,599		\$ 444,609	

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	\$ 11,207	\$ 3,605	\$ (250)	\$ 1,192	\$ 10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,764
Activities	1,023	503	1,100	865	270	-	-	-	-	-	-	-	3,761
Clubhouse Rentals	700	300	-	575	-	-	-	-	-	-	-	-	1,575
Miscellaneous	16	319	4	83	-	-	-	-	-	-	-	-	422
Interest	1	1	0	5	4	-	-	-	-	-	-	-	11
Operations & Maintenance Assessments	-	207,229	313,736	23,191	17,201	-	-	-	-	-	-	-	561,356
Total Revenues	\$ 12,947	\$ 211,957	\$ 314,590	\$ 25,910	\$ 17,484	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 582,888

Expenditures:													
Administrative													
Supervisor Fees	\$ 1,000	\$ 1,000	\$ -	\$ 800	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,800
District Manager	3,004	3,004	3,004	3,004	3,004	-	-	-	-	-	-	-	15,021
District Counsel	2,056	1,033	119	-	-	-	-	-	-	-	-	-	3,208
Reimbursable Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-
District Engineer	375	241	300	-	1,125	-	-	-	-	-	-	-	2,041
Disclosure Report	83	83	83	83	83	-	-	-	-	-	-	-	417
Trustee Fees	2,683	-	-	-	-	-	-	-	-	-	-	-	2,683
Audit Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage, Phone, Fax, Copies	9	86	122	64	191	-	-	-	-	-	-	-	473
General Liability Insurance	-	-	-	-	-	-	-	-	-	-	-	-	5,500
Legal Advertising	-	92	-	93	186	-	-	-	-	-	-	-	370
Dues, Licenses & Fees	175	-	-	-	-	-	-	-	-	-	-	-	175
Other Current Charges	-	833	303	38	134	-	-	-	-	-	-	-	1,307
Property Insurance	7,996	-	-	-	-	-	-	-	-	-	-	-	7,996
Information Technology	83	83	83	83	83	-	-	-	-	-	-	-	416
Total Administrative	\$ 22,965	\$ 6,455	\$ 4,015	\$ 4,166	\$ 5,806	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,408

Operations													
Personnel Services (Management Contract)	\$ 14,373	\$ 14,373	\$ 14,373	\$ 14,373	\$ 14,373	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 71,865
Road & Sidewalk Repairs & Maintenance	-	-	498	-	-	-	-	-	-	-	-	-	498
Common Area Renewal & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Street Light/Decorative Light	-	3,975	90	860	-	-	-	-	-	-	-	-	4,925
Landscape Maintenance - Contract	7,354	7,354	7,354	7,354	7,354	-	-	-	-	-	-	-	36,771
Landscape Maintenance - Other	1,890	-	932	-	421	-	-	-	-	-	-	-	3,243
Mulch	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Maintenance	169	-	66	-	47	-	-	-	-	-	-	-	282
Lake Maintenance	966	966	966	966	966	-	-	-	-	-	-	-	4,830
Electric Utility Services - Entrance Feature	657	673	653	650	768	-	-	-	-	-	-	-	3,402
Water Utility Services - Entrance Feature	546	231	18	26	34	-	-	-	-	-	-	-	856
Repairs & Maintenance - Entrance Feature	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Tools, Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Inspection Services	-	-	550	-	550	-	-	-	-	-	-	-	1,100
Total Operations	\$ 25,956	\$ 27,572	\$ 25,500	\$ 24,229	\$ 24,514	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 127,771

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES & EXPENDITURES

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Clubhouse													
Activities	\$ 2,224	\$ 1,174	\$ 1,627	\$ 1,131	\$ 2,255	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,412
Licenses/Fees	-	-	-	289	-	-	-	-	-	-	-	-	289
General Supplies	563	411	957	778	667	-	-	-	-	-	-	-	3,376
Maintenance	2,231	262	853	347	464	-	-	-	-	-	-	-	4,156
Office Supplies	45	-	8	7	161	-	-	-	-	-	-	-	221
Public Communication	40	40	40	321	40	-	-	-	-	-	-	-	481
Pest Control	150	-	-	150	-	-	-	-	-	-	-	-	300
Security	387	147	-	-	147	-	-	-	-	-	-	-	681
AED	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone & Internet Services	352	352	352	358	352	-	-	-	-	-	-	-	1,767
Janitorial Supplies	302	75	327	235	216	-	-	-	-	-	-	-	1,155
Electric Utility Services - Clubhouse	1,292	1,180	1,039	1,095	1,177	-	-	-	-	-	-	-	5,784
Gas Utility	13	13	13	13	13	-	-	-	-	-	-	-	64
Garbage Collection	159	159	159	159	159	-	-	-	-	-	-	-	793
Water Utility Services - Clubhouse	171	649	251	144	164	-	-	-	-	-	-	-	1,379
Electric Utility Services - Pool	768	977	1,230	1,332	1,700	-	-	-	-	-	-	-	6,006
Pool Maintenance - Other	1,500	555	223	847	109	-	-	-	-	-	-	-	3,234
Tennis Courts - Maintenance	470	161	2,497	2,872	1,206	-	-	-	-	-	-	-	7,206
Tennis Courts - Programs	-	385	420	895	-	-	-	-	-	-	-	-	1,700
Water Utility Services - Tennis Courts & Pool	157	123	215	154	168	-	-	-	-	-	-	-	818
Total Clubhouse	\$ 10,824	\$ 6,663	\$ 10,211	\$ 11,128	\$ 8,996	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47,822
Other Expenditures													
Transfer Out	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000
Total Other Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000
Total Expenses	\$ 59,744	\$ 40,691	\$ 39,727	\$ 39,522	\$ 139,317	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 319,001
Excess Revenues (Expenditures)	\$ (46,798)	\$ 171,266	\$ 274,864	\$ (13,612)	\$ (121,832)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 263,888

**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)
CURRENT BONDS OUTSTANDING	\$	1,680,000.00

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2017

TAX COLLECTOR

		Gross Assessments		\$	880,463	\$	694,731	\$	185,733
		Net Assessments		\$	832,038	\$	656,520	\$	175,517
								1999	
Date Received	Dist	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	General Fund 78.91%	Debt Svc Fund 21.09%	Total 100%
11/18/16	16-01	\$ 90,418.94	\$ 3,750.73	\$ 1,300.02	\$ -	\$ 85,368.19	\$ 67,359.87	\$ 18,008.32	\$ 85,368.19
11/30/16	16-02	\$ 187,459.93	\$ 7,498.54	\$ 2,699.42	\$ -	\$ 177,261.97	\$ 139,868.77	\$ 37,393.20	\$ 177,261.97
12/14/16	16-03	\$ 395,277.17	\$ 15,807.59	\$ 5,692.04	\$ -	\$ 373,777.54	\$ 294,929.62	\$ 78,847.92	\$ 373,777.54
12/21/16	16-04	\$ 25,155.41	\$ 958.33	\$ 362.96	\$ -	\$ 23,834.12	\$ 18,806.34	\$ 5,027.78	\$ 23,834.12
1/31/17	16-05	\$ 30,602.33	\$ 918.08	\$ 445.26	\$ 151.56	\$ 29,390.55	\$ 23,190.65	\$ 6,199.90	\$ 29,390.55
2/28/17	16-06	\$ 22,723.20	\$ 592.13	\$ 331.97	\$ -	\$ 21,799.10	\$ 17,200.61	\$ 4,598.49	\$ 21,799.10
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals		\$ 751,636.98	\$ 29,525.40	\$ 10,831.67	\$ 151.56	\$ 711,431.47	\$ 561,355.86	\$ 150,075.61	\$ 711,431.47

Imagine School at North Port Inc.

\$ 8,842.03

\$

\$ 8,842.03

DATE RECEIVED	Check Num	DUE DATE	AMOUNT BILLED	NET AMOUNT RECEIVED	AMOUNT DUE	GENERAL FUND	SERIES 1999 DEBT
10/13/16	2262	11/1/16	\$ 8,842.03	\$ 8,842.03	\$ -	\$ -	\$ 8,842.03
			\$ 8,842.03	\$ 8,842.03	\$ -	\$ -	\$ 8,842.03

SECTION VIII

B

Lakeside Plantation CDD

ACTION ITEMS

as of 3/15/2017

Item #	Meeting Assigned	Action Item	Assigned To:	Date Due	Status	Comments
1	8/19/15	Evaluate Access Controls	Vesta		In Process	Included in Reserve Study. To be reviewed in Spring 2017.
2	4/20/16	Clean Street Signs	Vesta		Ongoing	
3	11/16/16	Shade Options on Ct. 1 and 4	Vesta		Completed	
4	11/16/16	Proposal for Removal of Spike Rush	Vesta/Lake Masters			Proposals included on 1/18/17 agenda for discussion. Further Evaluation Needed.
5	11/16/16	Line of Site Issues on Medians on Plantation Blvd	Smith/Bloomings		In Process	On hold pending landscape RFP process.
6	11/16/16	Purchase and Install Playground Equipment	Flint/Gametime		On Hold	Installation scheduled for week of 3/21/17.
7	11/16/16	Permit and Construct Pickleball Courts and Renovate Bocce Court			In Process	Permit issued and construction scheduled to commence in late March early April.
8	11/16/16	Evaluate Proposals for Renovation of Koi Pond/Picnic Area	Flint/NIDY		In Process	
9	11/16/16	Consideration of Proposals for Preserve Maintenance	Vesta		Deferred	Deferred to June 2017
10	1/18/17	Street Lights	Robson		Deferred	Deferred to Spring 2017
11	1/18/17	Issue Landscape RFP	Flint		In Process	Review Reserve Study and Solicit Proposals for Replacement of Street Lights.
12	2/15/17	Evaluate Enhanced Traffic Enforcement	Flint/Pidcciano		In Process	Issue to be discussed at 3/15/17 Board meeting.
13	2/15/17	Reserve Study Update	Flint		In Process	Flint to meet with Captain Morales on 3/9/17 and information to be presented at 3/15/17 Board Meeting.
14	2/15/17	Evaluate Camera System	Flint		In Process	Proposal included on the 3/15/17 agenda for Board consideration.
			Vesta		In Process	Proposal for upgrade to be presented at 3/15/17 Board meeting.



Lakeside Plantation CDD **Community Development District**

Amenity Center Management Report

Date of Meeting: March 15th, 2017

Submitted by: Alicia Belden

➤ **Facility**

- *Repaired pool bathroom toilet*
- *Repaired both pool lifts*
- *Replaced both gym treadmills*
- *Spot painted pillars at fountain entrance*
- *Replaced damaged fill valve at fountain*
- *Removed excess clay from tennis courts*
- *Fixed handrail near billiards room*
- *Pool heater repaired*

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

- *Tennis – Daily*
- *Bocce Ball – Monday, Wednesday & Fridays – 10:00 am*
- *Water Aerobics – Monday through Friday - 9:30 am*
- *Mahjongg – Tuesdays - 1:00 pm & Wednesdays – 12:30 PM*
- *Mexican Train – Wednesday's & Friday's – 12:30 PM*
- *Bridge – Thursdays – 7:00 PM*
- *Belly Dancing class – Saturdays 10:00 am*
- *Stretch & Strengthen – Monday & Thursday @ 10 am*
- *Painting class- every Tuesday at 1:00 pm*
- *Pickleball – everyday at 9 am*

➤ **Special Events:**

- *Bingo x 2*
- *Bus trip to Immokalee*
- *Ladies Lunch*
- *Acoustics Unplugged*
- *Game Night Potluck*
- *Wine & Cheese*
- *Breakfast*
- *Pizza Night*
- *Coffee and Donuts*

Amenity Management

- 1. Quote to replace gym equipment from Gym Source**
- 2. Quote to upgrade security cameras**