

*Lakeside Plantation  
Community Development District*

*Agenda*

*September 20, 2017*

# AGENDA

# *Lakeside Plantation*

## *Community Development District*

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

September 13, 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, September 20, 2017 at 7:00 p.m. at the Lakeside Plantation Clubhouse, 2200 Plantation Blvd, North Port, FL.** Following is the advance agenda for the meeting:

- I. Roll Call
- II. Audience Comments on Specific Items on the Agenda (*Speakers will fill out a card and submit it to the District Manager prior to beginning of the meeting*)
- III. District Engineer's Report
- IV. Unfinished Business Items
- V. New Business Items
  - A. Consideration of Agreement with Amenity Services Group, Inc. Regarding Amenity Facility Management and Maintenance; Pool Maintenance and Janitorial Services
  - B. Consideration of Resolution 2017-07 Authorizing the Establishment of a State Board of Administration (SBA) Account
  - C. Ratification of Proposal from Bloomings to Provide Post Hurricane Clean Up
- VI. Business Administration
  - A. Approval of Minutes of August 17, 2017 Meeting
  - B. Approval of Check Register
  - C. Balance Sheet and Income Statement
- VII. General Audience Comments
- VIII. Staff Reports
  - A. District Counsel
  - B. District Manager – Action Items
  - C. Amenities Manager – Monthly Report
- IX. Other Business
- X. Supervisors' Requests
- XI. Adjournment

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

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

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

The fifth order of business New Business Items. Section A is the consideration of agreement with Amenity Services Group, Inc. regarding amenity facility management and maintenance; pool maintenance and janitorial services. A copy of the agreement will be provided under separate cover. Section B is the consideration of Resolution 2017-07 authorizing the establishment of a State Board of Administration (SBA) account for the Capital Reserve Fund. A copy of the Resolution is enclosed for your review. Section C is the ratification of the proposal from Bloomings to provide post Hurricane Irma clean up. 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 August 17, 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,



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 V

A

**AGREEMENT FOR AMENITY FACILITY MANAGEMENT  
(FISCAL YEAR 2018)**

This **Agreement for Amenity Facility Management** (“**Agreement**”) is made and entered into as of this 1<sup>st</sup> day of October, 2017, by and between:

**Lakeside Plantation Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, whose address is 135 West Central Boulevard, Suite 320, Orlando, Florida 32801 (“**District**”); and

**Vesta Property Services, Inc.**, a Florida corporation, whose address is 245 Riverside Avenue, Suite 250, Jacksonville, Florida 32202 (“**Amenity Manager**” and, together with the District, “**Parties**”).

**RECITALS**

**WHEREAS**, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

**WHEREAS**, the District has constructed a recreation center that includes a swimming pool, a fitness room, and other recreation facilities (collectively, “**Amenity Center**”); and

**WHEREAS**, the District intends to provide for the operation and maintenance of the Amenity Center; and

**WHEREAS**, Amenity Manager has a background in the management and maintenance of recreation facilities and is willing to provide such management and maintenance services to the District in accordance with this Agreement; and

**WHEREAS**, the District desires to enter into a contractual relationship with Amenity Manager to manage and/or maintain the Amenity Center and to provide other services as described in this Agreement and as included in the Scope of Services attached hereto as **Exhibit A** and incorporated herein by reference (“**Services**”).

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

**1. INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated as a material part of this Agreement.

**2. ENGAGEMENT OF SERVICES.** The District agrees to engage Amenity Manager to provide the Services. This Agreement grants to Amenity Manager the right to enter and use the Amenity Center for the purposes and uses described in this Agreement, and Amenity Manager

hereby agrees to comply with all applicable laws, rules, and regulations while performing its obligations under this Agreement.

**3. SCOPE OF SERVICES.**

**A. Amenity Center Management Services.** Amenity Manager shall provide Amenity Center management and activities programming services from October 1, 2017, through September 30, 2018, in accordance with **Exhibit A**.

**B. General Facility Maintenance Services.** Amenity Manager shall provide general facility maintenance services from October 1, 2017, through September 30, 2018, in accordance with **Exhibit A**.

**C. Janitorial Services.** Amenity Manager shall provide janitorial services from October 1, 2017, through September 30, 2018, in accordance with **Exhibit A**.

**4. COMPENSATION.** Amenity Manager shall be compensated for providing the Services described herein and in the attached **Exhibit A** in accordance with the following terms:

**A. Facility Manager.** The fee for the Facility Manager shall not exceed Fifty-Eight Thousand Two Hundred Seventy Five Dollars (\$58,275) during the term of this Agreement.

**B. Office Administrative Assistant.** The fee for the Office Administrative Assistant shall not exceed Twenty-Five Thousand Three Hundred Ten Dollars (\$25,310) during the term of this Agreement.

**C. Facility Attendants.** The fee for the Facility Attendants shall not exceed Twenty-Eight Thousand Nine Hundred Ninety Dollars (\$28,990) during the term of this Agreement.

**D. Maintenance Personnel.** The fee for Maintenance Personnel shall not exceed Fifty-Five Thousand One Hundred Sixty Five Dollars (\$55,165) during the term of this Agreement. The fee does not include the cost of paper products, soap and janitorial supplies.

The staffed hours of the Amenity Center facilities are anticipated to be from 9 a.m. to 9 p.m. on Tuesday-Saturday, 9 a.m. to 6 p.m. on Monday, and from 12 p.m. to 6 p.m. on Sunday; provided, however, that any deviation from such staffed hours shall be approved by the District's Board of Supervisors ("**Board**"). In no event shall the Amenity Center facilities be staffed less than twelve (12) hours per day on Tuesday--Saturday, less than nine (9) hours per day on Monday, or less than six (6) hours per day on Sunday unless otherwise agreed to in writing by the District. Amenity Manager shall invoice the District monthly for the Services provided under this Agreement. Amenity Manager shall provide, upon request, copies of employee time cards

documenting the total hours worked. The District shall pay invoices within thirty (30) days of receipt.

**5. GENERAL PROVISIONS.**

**A.** Amenity Manager is an independent contractor. Amenity Manager shall have sole authority as an independent contractor in dealing with its employees and shall be solely responsible for all necessary insurance payments (including workers' compensation, as required by Florida law), payroll taxes and other deductions, and the provision of various benefits to its staff. Amenity Manager shall not be liable for the performance, or lack thereof, of other vendors or contractors who are outside of Amenity Manager's control.

**B.** Amenity Manager shall promptly respond to any and all emergencies or problems related to the Amenity Center and shall report to the District all known problems related to the Amenity Center.

**C.** Amenity Manager shall provide, at no additional cost to the District, company uniforms to all personnel providing the Services.

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

**E.** Temporary staffing services, such as after-hours private birthday parties and private facility rentals, shall be \$17.00 per hour, due prior to the commencement of such services.

**F.** Costs incurred by Amenity Manager due to emergencies or at the written direction of the District shall be reimbursed to Amenity Manager at cost. Such reimbursements shall be paid only in accordance with receipts for such costs provided to the District by Amenity Manager.

**G.** The District shall be responsible for all normal operating expenses of its day-to-day operation. These include, but are not limited to, shipping and postage expenses, utilities, office set up and equipment expenses, and mileage reimbursement expenses for District business and duties consistent with the District's policies and procedures. Additionally, the District shall reimburse Amenity Manager for the cost of the Facility Manager's cell phone which is to be used in furtherance of his or her duties, at a cost of Thirty Dollars (\$30.00) per month.

**H.** All pool chemicals necessary to perform the swimming pool maintenance, as well as chemicals required for special treatment of stains, metals sequestering, foam removal, oil removal, phosphate and nitrate removal, mustard and black algae treatment, and super chlorination, shall be used as needed and billed

separately. Additional service and/or chemicals required due to natural disasters or gale-force winds (or stronger) shall also be billed separately.

**I.** Unless the District expressly directs otherwise in writing, Amenity Manager, at the District's expense, shall timely apply for, obtain, and maintain all applicable permits, licenses, certifications, consents, and other approvals for the Services to be provided hereunder and from all governmental agencies which have jurisdiction over such services. Amenity Manager, by applying for such permits, licenses, certifications, consents, and other approvals, does not in any way guarantee the approval of such applications. In the event an applicable permit, license, certification, consent, or other approval is not obtained for a particular Service, or a permit, license, certificate, consent, or other approval necessary for a particular Service is rescinded or revoked, Amenity Manager shall immediately notify the District and shall not provide, and shall immediately abate the provision of, that Service.

**J.** Amenity Manager and its personnel shall be familiar with, and comply with, all rules and policies (together, "**Amenities Rules**") adopted by the District relating to the Amenity Center, and further shall ensure that all persons using the Amenity Center are informed with respect to the Amenities Rules and ensure that said persons conform therewith. Amenity Manager has the authority to have patrons, guests, and others who are failing to comply with the Amenities Rules removed from the Amenity Center only to the extent such authorization is set forth in the Amenities Rules and only to the extent Amenity Manager acts in a manner consistent with the Amenities Rules. Such incidents shall be reported promptly to the District.

**6. COMMUNITY PROGRAMMING; SHARING OF REVENUES.** Recreation, sports and other programs as described in **Exhibit A** shall be reasonably priced, with the objective of maximizing patron participation. The participants of these programs shall be charged directly by Amenity Manager (or its subcontractors) for such services, with ten percent (10%) of all program revenues (after direct labor and materials costs, but before overhead expenses such as insurance) remitted to the District. The sharing of revenues contemplated in this paragraph is conditioned upon Amenity Manager having the exclusive right to offer all personalized instruction at the Amenity Facility during the term of this Agreement, in accordance with District rules and policies. For purposes of this Agreement, Amenity Manager shall be deemed to "offer personalized instruction" if such instruction is provided directly by Amenity Manager staff or by a third-party provider identified by Amenity Manager and approved by the District's Board in accordance with District rules and policies. In the event that Amenity Manager elects to use a third-party provider, Amenity Manager shall ensure that a contract, in the form attached hereto as **Exhibit B**, is executed and in force between Amenity Manager and any subcontractor. Notwithstanding anything to the contrary herein, Amenity Manager shall be responsible for all acts or omissions of any subcontractor retained by Amenity Manager pursuant to the terms of the Agreement, to the same extent as Amenity Manager is responsible for its own acts or omissions. Further, the District reserves the right to require Amenity Manager to replace any subcontractor for any or no reason.

7. **CARE OF THE PROPERTY.** Amenity Manager shall use all due care to protect the property of the District, its patrons, landowners and authorized guests from damage by Amenity Manager or its employees or agents. Amenity Manager agrees to repair any damage resulting from the Services within twenty-four (24) hours. Any such repairs shall be at Amenity Manager's sole expense, unless otherwise agreed, in writing, by the District.

8. **COMPLIANCE WITH GOVERNMENTAL REGULATIONS.** In providing the Services, Amenity Manager shall use approved and effective chemicals and cleaning agents in strict compliance with state and federal environmental guidelines. Further, Amenity Manager shall take any action necessary to promptly comply with any and all orders or requirements affecting the Amenity Center placed thereon by any governmental authority having jurisdiction. However, Amenity Manager shall not take any action under this paragraph if the District is contesting or has affirmed its intention to contest any such order or requirement. Amenity Manager shall promptly and in no event within more than seventy-two (72) hours notify the District in writing of all such orders or requirements.

9. **INVESTIGATION AND REPORT OF ACCIDENTS/CLAIMS.** Amenity Manager shall promptly and in no event within more than seventy-two (72) hours provide a written report as to all accidents, injuries or claims for damage relating to the Amenity Center or related to the Services, including any damage or destruction of property, and shall cooperate and make any and all reports required by any insurance company, law enforcement agency or the District in connection therewith, unless the Board expressly directs Amenity Manager otherwise, in writing.

10. **TERMINATION.** The District shall have the right to terminate this Agreement at any time upon written notice due to Amenity Manager's failure to perform in accordance with the terms of this Agreement, or upon thirty (30) days' written notice without cause. Amenity Manager shall have the right to terminate this Agreement upon sixty (60) days' written notice to the District stating a failure of the District to perform in accordance with the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. In the event either party terminates this Agreement, Amenity Manager agrees to accept the balance due and owing to it at the effective date of termination for the work performed up to that date. Upon termination, the Parties shall account to each other with respect to all matters outstanding as of the date of termination.

11. **INSURANCE.** Amenity Manager shall maintain the insurance set forth in **Exhibit C**. Insurance obtained by Manager shall be primary and noncontributory with respect to insurance outlined in **Exhibit C**. All such policies shall be issued by insurance companies licensed to do business in the state of Florida. With the exception of Workers Compensation and Professional Liability Insurance, all such insurance shall be on an occurrence basis, and the District, and the District's Board Supervisors, managers, engineers, lawyers, staff, employees, representatives, and assigns shall be listed as additional insureds on all such policies. No policy may be canceled during the term of this Amendment without at least thirty (30) days written notice to the District. An insurance certificate, along with applicable endorsements, evidencing compliance with this paragraph shall be sent to the District prior to the commencement of any performance under this Agreement as well as at any time requested by the District.

**12. INDEMNIFICATION.**

**A.** Obligations under this paragraph shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

**B.** Amenity Manager will defend, indemnify, save and hold the District, and its supervisors, staff, and assigns (the "District Indemnitees") harmless from all loss, damage, injury or any other claims, including all judgments, liens, liabilities, debts and obligations resulting from the acts or omissions of Amenity Manager's officers, directors, agents, assigns, contractors, subcontractors, or employees.

**C.** For purposes of this section, "acts or omissions" on the part of Amenity Manager's officers, directors, agents, assigns or employees includes, but is not limited to, the operation and management of the Amenity Center in a manner that would require a permit, license, certification, consent, or other approval from any governmental agency which has jurisdiction over the operation and management of the Amenity Center, unless such permit, license, certification, consent, or other approval is first obtained or the Board has expressly directed Amenity Manager in writing not to obtain such permit license, certification, consent, or other approval.

**D.** The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District shall be entitled, whether pursuant to some other provision of this Agreement, at law, or in equity. The provisions of this Section 12 shall survive the termination or expiration of this Agreement.

**13. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained herein shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

**14. ENFORCEMENT OF AGREEMENT.** In the event that either the District or Amenity Manager is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings. The provisions of this Section 14 shall survive termination of this Agreement.

**15. ENTIRE AGREEMENT.** This instrument, together with its attachments, shall constitute the final and complete expression of the agreement between the Parties hereto relating

to the subject matter of this Agreement. In the event of any conflict between this instrument and its attachments, this instrument shall control.

**16. AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties hereto.

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

**18. NOTICES.** All notices, requests, consents, and other communications under this Agreement (“**Notice**” or “**Notices**”) shall be in writing and shall be delivered, mailed by Overnight Delivery or First Class Mail, postage prepaid, to the Parties, as follows:

**A. If to Amenity Manager:**

Vesta Property Services, Inc.  
245 Riverside Avenue, Suite 250  
Jacksonville, Florida 32202  
Attn: Roy Deary

**B. If to District:**

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

**With a copy to:**

Hopping Green & Sams P.A.  
119 South Monroe Street, Suite 300 (32301)  
Post Office Box 6526  
Tallahassee, Florida 32314  
Attn: Jere Earlywine

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Amenity Manager may deliver Notice on behalf of the District and Amenity Manager. Any party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days’ written notice to the Parties and addressees set forth herein.

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

**20. ASSIGNMENT.** Neither the District nor Amenity Manager may assign this Agreement or any monies to become due hereunder without the prior written approval of the other. Any purported assignment without such written approval is void.

**21. CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The Parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in Sarasota County, Florida.

**22. EFFECTIVE DATE.** Upon execution, this Agreement shall be effective on October 1, 2017 and shall remain in effect through September 30, 2018, unless terminated earlier in accordance with Section 10, above.

**23. PUBLIC RECORDS.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is George S. Flint ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE  
APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO**

**THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, GFLINT@GMSCFL.COM, OR 135 WEST CENTRAL BLVD., SUITE 320, ORLANDO, FLORIDA 32801.**

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

**25. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall not control or affect the meaning or construction of any of the provisions of this Agreement.

**26. COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

**27. NEGOTIATION AT ARM'S LENGTH.** This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement and received, or had the opportunity to receive, the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against any party.

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

**[THIS SPACE INTENTIONALLY LEFT BLANK]**

**IN WITNESS WHEREOF**, the Parties execute this Agreement the day and year first written above.

Attest:

**LAKESIDE PLANTATION COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman, Board of Supervisors

**VESTA PROPERTY SERVICES, INC.**

\_\_\_\_\_  
Witness

By: \_\_\_\_\_  
Print: \_\_\_\_\_  
Its: \_\_\_\_\_

\_\_\_\_\_  
Print Name of Witness

**Exhibit A:** Scope of Services  
**Exhibit B:** Subcontract Agreement for Program Services  
**Exhibit C:** Certificate of Insurance

**EXHIBIT A**  
**SCOPE OF SERVICES**

**Lakeside Plantation Community Development District**

Attention: George Flint  
District Manager  
2200 Plantation Boulevard North  
North Port, Florida 34289

**Proposal for Amenity Facility Management, Maintenance, and Programming Services**

For October 1, 2017 – September 30, 2018

Introduction:

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

**I. MANAGEMENT & STAFFING**

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

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

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

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

Personnel:

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

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

## II. MAINTENANCE

### A. Janitorial Maintenance Services

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

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

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

### B. Field Operations and General Facility Maintenance

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

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

**Note:** *Vesta shall not be held liable for the performance or lack thereof, of other recreation complex vendors or contractors who are outside of Vesta's control.*

## III. ACTIVITIES PROGRAMMING:

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

Activities and Programs shall be age-and-facility appropriate, such as the following (or similar) possible activities: swim lessons, tennis lessons and clinics, summer camp,

aqua aerobics, arts and crafts programs, Wine-and-Cheese gatherings, pot-luck dinners, and holiday-themed events.

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

#### IV. OTHER

A. Uniforms

All Staff shall wear company uniforms, provided by Vesta.

B. Capital Expenditures

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

C. Insurance

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

D. Operating Expenses

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

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

A. Facility Manager (full-time):

**\$ 58,275.00**

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

**\$25,310.00**

C. Facility Attendants (34 hours per week):

**\$28,990.00**

D. Maintenance Services (40 hours per week):

**\$55,165**

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

#### Terms:

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

**EXHIBIT B**  
**SUBCONTRACT AGREEMENT FOR PROGRAM SERVICES**

## SUBCONTRACT AGREEMENT FOR PROGRAM SERVICES

**THIS AGREEMENT** is made and entered into as of this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by and between:

**Vesta Property Services, Inc.**, a Florida corporation, whose address is 245 Riverside Avenue, Suite 250, Jacksonville, Florida 32202 ("**Amenity Manager**"); and

\_\_\_\_\_, a \_\_\_\_\_, whose address is \_\_\_\_\_ ("**Contractor**").

### RECITALS

**WHEREAS**, under contract with the Lakeside Plantation Community Development District ("**District**"), the Amenity Manager operates a community amenity center for the benefit of the community and the public; and

**WHEREAS**, the Amenity Manager desires to enter into a subcontract agreement with Contractor whereby Contractor will provide the following lessons, activities or programs ("**Services**"): \_\_\_\_\_; and

**WHEREAS**, Contractor represents that Contractor is qualified to provide the Services and desires to enter into an agreement with the Amenity Manager to do so in accordance with the terms and specifications in this Agreement;

**NOW, THEREFORE**, in consideration of the mutual covenants, promises and agreements contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties hereto, the Amenity Manager and Contractor hereby agree as follows:

1. **Recitals.** The Recitals set forth above are true and correct and are incorporated herein as a material part of this Agreement.

2. **Duties.** The scope of Services, and schedule for the Services, are as set forth in **Exhibit A**. Contractor shall:

- a. Coordinate Services directly with Amenity Manager's representative, or his or her designee;
- b. Ensure that only District Patrons and Guests, within the meaning of the District's Amenity Rules & Policies, participate in the lessons, activities or programs offered as part of the Services;
- c. Shall abide by the District's Amenity Rules & Policies, and shall notify the Amenity Manager in the event that any Patron, Guest or other person fails to abide by the Amenity Rules & Policies;
- d. Maintain the area where the area where the Services are provided during Contractor's use of the amenities, including, but not limited to, ensuring cleanliness and debris-free condition;
- e. Be solely responsible for the means, manner, and methods by which its duties, obligations, and responsibilities are performed; and
- f. Maintain all necessary licenses, permits and other authority to provide such Services.

The Contractor agrees that it has obtained, read and understood the District's Amenity Rules & Policies. Among other provisions, the Contractor recognizes that all persons participating in lessons, activities or programs offered by the Contractor must be District residents, individuals who have paid the District's annual user fees, or guests of the foregoing.

3. **Care of Property.** Contractor agrees to use all due care to protect the property of the District, its residents, and landowners from damage, and to require any participants in its lessons, activities or programs to do the same. The Contractor agrees that it shall assume responsibility for any and all damage to the District's facility or lands as a result of Contractor's use under this Agreement which may be attributable to events other than ordinary wear and tear. In the event that any damage to the District's facility or lands occurs, the Contractor shall promptly notify the Amenity Manager. The Contractor agrees that the Amenity Manager may make whatever arrangements necessary, in its sole discretion, to promptly make any such repairs as are necessary to preserve the health, safety, and welfare of the District's lands, facilities, residents and landowners. The Contractor agrees to reimburse the District for any such repairs within thirty (30) days of receipt of an invoice from the Amenity Manager and/or District reflecting the cost of the repairs made under this section.

4. **Use of Amenities.** Contractor understands and agrees that, at the Amenity Manager's option, the Contractor may not have exclusive use of the amenity area where the lesson, activity or program is being provided by the Contractor, and instead may have access to only an area designated by the Amenity Manager. Contractor shall be responsible for ensuring that its lesson, activity or program sizes do not exceed the capacity of the amenities, and shall timely provide class size information to the Amenity Manager to assist with this determination. Further, the District, through the Amenity Manager, reserves the right to cancel any lesson, activity or program with no or limited notice to Contractor and for any or no reason.

5. **Professional Judgment.** Contractor represents that it is qualified to provide the Services and has all applicable licenses, certifications and other regulatory approvals or qualifications, consistent with industry standards. For those offering swim instruction, Contractor further represents that Contractor has the certification(s) as provided in s. 514.071, Florida Statutes. Contractor shall maintain all required licenses in effect and shall at all times exercise sound professional judgment in providing the Services, including taking precautions for the safety of the attendees and others at the amenities. All minors participating in any lessons, activities or programs shall only be with the consent of a parent or guardian. The District shall in no way be responsible for the safety of any participant or other person while using District facilities. All such participants shall execute the District's form waiver agreement, and the Contractor shall be responsible for ensuring that participants have executed the form.

6. **Compensation.** The compensation for the Services is as set forth in **Exhibit A**. Collection of the fees for the Services is as described in **Exhibit A**. Contractor agrees to keep accurate records of the Services it provides, including the number of attendees, as well as any fees collected (if any), and the Amenity Manager and/or District may audit such records at any time.

7. **Term.** Unless terminated pursuant to the terms of this Agreement, this Agreement shall commence upon the date first written above, shall continue through September 30, 20\_\_, and shall automatically renew for one year periods ending September 30 of each year.

8. **Insurance.** Contractor agrees to obtain insurance acceptable to the District and Amenity Manager and in the amounts set forth in **Exhibit B**. The District, and its Supervisors, Staff

(including District Manager, District Counsel, District Engineer, Amenity Manager, etc.), contractors, agents, and representatives shall be named as additional insureds on certain of the policies, as shown on **Exhibit B**. The Contractor shall furnish the Amenity Manager and District with the Certificate of Insurance (and any endorsements) evidencing compliance with the insurance requirements set forth herein. No certificate shall be acceptable unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the Amenity Manager. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

9. **Indemnification.** Contractor agrees to defend, indemnify and hold harmless the District and its Supervisors, Staff (including District Manager, District Counsel, District Engineer, Amenity Manager, etc.), contractors, agents, and representatives from any and all liability, claims, actions, suits or demands by any person, corporation or other entity, including, but not limited to, all employees, agents and representatives of the Contractor, attendees, and persons traveling to or from the lessons, activities or programs offered by Contractor, and for any injuries, death, theft, real or personal property damage or loss of any nature, and any other claim of any type or nature, arising out of, or in connection with, the Services or Contractor's use of the amenities in connection with this Agreement, including the costs of litigation or any appellate proceedings with respect thereto.

10. **Independent Contractor.** The Contractor shall serve as an independent contractor of the Amenity Manager.

11. **Taxes.** The Contractor is responsible for paying income tax and self-employment tax, and the Amenity Manager will not withhold taxes from any compensation paid hereunder. Amenity Manager and District shall not be obligated to pay, and shall be immediately reimbursed by Contractor if Amenity Manager or District does pay, any taxes, including penalties or interest charges, levied or assessed by reason of any failure of Contractor to comply with the Agreement, applicable laws or governmental regulations, and Contractor's defense, indemnification and hold harmless obligations set forth in paragraph 9 above extend to, among other things (and without intending to limit paragraph 9 in any way), the payment of any and all such taxes, penalties and interest.

12. **Sovereign Immunity.** Contractor further agrees that nothing in the agreement between the parties shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes, or other statute or law.

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

14. **Third Party Rights.** The District shall have third party rights to enforce the provisions of this Agreement.

15. **Amendments.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties to this Agreement.

16. **Controlling Law.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida.

17. **Assignment.** Neither the Amenity Manager nor the Contractor may assign this Agreement or any monies to become due hereunder without the prior written approval of the other.

18. **Merger.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

19. **Public Records.** All records relating to this Agreement may be public records, and the Contractor agrees to comply with Florida law governing public records, including by responding to requests from the District and/or Amenity Manager for such records.

20. **Notices.** All notices, requests, consents and other communications hereunder (“**Notices**”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or telecopied to the parties, as follows:

**If to Contractor:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**If to Amenity Manager:**

Vesta Property Services, Inc.  
245 Riverside Avenue, Suite 250  
Jacksonville, Florida 32202  
Attn: Roy Deary

**With copies to:**

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

Hopping Green & Sams P.A.  
119 South Monroe Street, Suite 300 (32301)  
Post Office Box 6526  
Tallahassee, Florida 32314  
Attn: Jere Earlywine

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for each of the parties may deliver Notice on behalf of the party counsel represents. Any party or other person to whom Notices are to be sent or copied may notify the other party and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the party and addressees set forth herein.

21. **Termination.** This Agreement may be terminated immediately by the Amenity Manager for cause, or upon 30 days written notice by either party for any or no reason. Contractor shall not be entitled to lost profits or any other damages of any kind resulting from any termination by the Amenity

Manager, provided however that Contractor shall be entitled to payment for any work provided through the effective date of termination, subject to any offsets.

**IN WITNESS WHEREOF**, the parties hereto have executed this Agreement to be effective as of the day and year first written above.

**VESTA PROPERTY SERVICES, INC.**

\_\_\_\_\_  
[Print Name of Witness]

\_\_\_\_\_  
By: \_\_\_\_\_

\_\_\_\_\_  
[Print Name of Witness]

\_\_\_\_\_  
By: \_\_\_\_\_

ACKNOWLEDGED BY:

**LAKESIDE PLANTATION COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: District Manager

**Exhibit A:**      Scope, Schedule & Compensation  
**Exhibit B:**      Insurance Certificate (with Endorsements)

**Exhibit A**  
**Scope, Schedule & Compensation**

***Services & Compensation.*** The Contractor shall provide the following type of Services, with the compensation as follows:

|  | Lesson, Activity or Program | Permitted Fee to Patrons | Contractor Compensation |
|--|-----------------------------|--------------------------|-------------------------|
|  | Fitness Class ( )           |                          |                         |
|  | Yoga                        |                          |                         |
|  | Tennis Lesson               |                          |                         |
|  | Swimming Lesson             |                          |                         |
|  |                             |                          |                         |
|  |                             |                          |                         |

***Collection of Fees.*** Collection of fees from Patrons shall be done as follows:  
\_\_\_\_\_ Contractor shall directly collect any and all fees from Patrons, and remit any amounts above Contractor's compensation to the Amenity Manager; OR  
\_\_\_\_\_ Patrons shall make payment directly to the Amenity Manager or through a third party service (e.g., Pay Pal).

***Schedule.*** The Contractor shall provide the Services on \_\_\_\_\_ an as needed basis at the request of the Amenity Manager OR \_\_\_\_\_ on the following schedule:

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Agreed to by Contractor: \_\_\_\_\_ (Initials)  
Agreed to by Amenity Manager: \_\_\_\_\_ (Initials)  
Date: \_\_\_\_\_

**Exhibit B**  
**Insurance Certificate (with Endorsements)**

Amounts:

|                            |          |
|----------------------------|----------|
| ___ General Liability      | \$ _____ |
| ___ Professional Liability | \$ _____ |
| ___ Other                  | \$ _____ |
| ___ Other                  | \$ _____ |

The Lakeside Plantation Community Development District, and its Supervisors, Staff (including District Manager, District Counsel, District Engineer, Amenity Manager, etc.), contractors, agents, and representatives shall be named as additional insureds on the General Liability policy and \_\_\_\_\_ polic(ies) identified above.

[NOTE TO AMENITY MANAGER: ATTACH INSURANCE CERTIFICATE AND ENDORSEMENTS]

**EXHIBIT C**  
**CERTIFICATE OF INSURANCE**



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

2/28/2017

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

|                                                                                                                                                                                            |  |                                                                                                                                                                                |       |               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|---------------|
| <b>PRODUCER</b><br>Greene Hazel Insurance Group   HUB International<br>10739 Deerwood Park Blvd Ste 200<br>Jacksonville FL 32256                                                           |  | <b>CONTACT NAME:</b> Denise Pingel<br><b>PHONE (A/C No. Ext):</b> 904-398-1234 <b>FAX (A/C No.):</b> 904-396-7432<br><b>E-MAIL ADDRESS:</b> denise.pingel@hubinternational.com |       |               |
| <b>INSURED</b><br>VESTPRO-01<br>Vesta Property Services, Inc.<br>Amenity Services Group, Inc.<br>Amenity Food & Beverage, Inc.<br>245 Riverside Avenue, Suite 250<br>Jacksonville FL 32202 |  | <b>INSURER(S) AFFORDING COVERAGE</b>                                                                                                                                           |       | <b>NAIC #</b> |
|                                                                                                                                                                                            |  | INSURER A : FCCI Insurance Co.                                                                                                                                                 |       | 10178         |
|                                                                                                                                                                                            |  | INSURER B : Federal Insurance Company                                                                                                                                          |       | 20281         |
|                                                                                                                                                                                            |  | INSURER C : Ohio Casualty Insurance Co                                                                                                                                         |       | 24074         |
|                                                                                                                                                                                            |  | INSURER D : Houston Casualty Company                                                                                                                                           |       |               |
| INSURER E : Great American E&S Insurance C                                                                                                                                                 |  |                                                                                                                                                                                |       |               |
| INSURER F : Old Dominion Insurance Company                                                                                                                                                 |  |                                                                                                                                                                                | 40231 |               |

**COVERAGES**

CERTIFICATE NUMBER: 822504064

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE                                                                                                                                                                                                                                                                                                                     | ADDL SUBR INSR WVD                  | POLICY NUMBER          | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS                                                                                                                                                                                                                                    |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|------------------------|-------------------------|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| E        | <b>GENERAL LIABILITY</b><br><input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY<br><input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR<br><br>GEN'L AGGREGATE LIMIT APPLIES PER:<br><input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC |                                     | GLO4101679             | 12/31/2016              | 1/1/2018                | EACH OCCURRENCE \$1,000,000<br>DAMAGE TO RENTED PREMISES (Ea occurrence) \$50,000<br>MED EXP (Any one person) \$Excluded<br>PERSONAL & ADV INJURY \$1,000,000<br>GENERAL AGGREGATE \$2,000,000<br>PRODUCTS - COM/OP AGG \$2,000,000<br>\$ |
| F        | <b>AUTOMOBILE LIABILITY</b><br><input checked="" type="checkbox"/> ANY AUTO<br><input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS<br><input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS                                                               |                                     | B1T7585Z               | 2/15/2017               | 2/15/2018               | COMBINED SINGLE LIMIT (Ea accident) \$1,000,000<br>BODILY INJURY (Per person) \$<br>BODILY INJURY (Per accident) \$<br>PROPERTY DAMAGE (Per accident) \$<br>\$                                                                            |
| C        | <b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR<br><b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE<br><br>DED RETENTION \$                                                                                                                                                                                     |                                     | EUO1856316911          | 1/1/2017                | 1/1/2018                | EACH OCCURRENCE \$5,000,000<br>AGGREGATE \$5,000,000<br>\$                                                                                                                                                                                |
| A        | <b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b><br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)<br>If yes, describe under DESCRIPTION OF OPERATIONS below                                                                                                                                         | Y/N<br><input type="checkbox"/> N/A | 001WC16A73025          | 12/15/2016              | 12/15/2017              | <input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTH-ER<br>E.L. EACH ACCIDENT \$1,000,000<br>E.L. DISEASE - EA EMPLOYEE \$1,000,000<br>E.L. DISEASE - POLICY LIMIT \$1,000,000                            |
| B<br>D   | Crime<br>Professional Liability                                                                                                                                                                                                                                                                                                       |                                     | 82418189<br>H716108294 | 12/1/2016<br>8/4/2016   | 1/1/2018<br>12/1/2017   | Employee Dishonesty 1,000,000<br>Emp Theft Client Prop 1,000,000<br>Each Claim 1,000,000                                                                                                                                                  |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

**CERTIFICATE HOLDER**

Proof of Coverage

**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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ACORD 25 (2010/05)

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B

## **RESOLUTION 2017-07**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE DISTRICT MANAGER TO ESTABLISH AN ACCOUNT WITH THE STATE BOARD OF ADMINISTRATION; APPOINTING THE DISTRICT MANAGER AS ITS LEGAL REPRESENTATIVE WITH RESPECT TO SAID ACCOUNT(S) AND PROVIDING FOR THE DURATION OF SAID AUTHORIZATION**

**WHEREAS**, the Lakeside Plantation Community Development District (the “District”) is a local unit of special purpose government created and existing under Chapter 190, Florida Statutes; and

**WHEREAS**, the District finds that from time to time has funds on hand in excess of current needs; and

**WHEREAS**, it is in the best interest District and its landowners that said excess funds be invested to return the highest yield consistent with proper safeguards and the Districts currently adopted policies regarding the deposit of public funds.

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

1. That the District Manager, Governmental Management Services-Central Florida, LLC, (“GMS”) and its designee, as legal representative(s) of the District is hereby authorized to act as the administrator(s) for funds held at the State Board of Administration.
2. The District Manager and/or its designee shall have the authority to establish an account(s) on behalf of the District with the State Board of Administration, withdraw funds from or transmit funds to said account(s) at the State Board of Administration, establish funds transfer instructions, name designee(s), and initiate changes to this information via the Investment Pool Input Document.
3. That this authorization shall be continuing in nature until revoked by District or until a new legal representative is appointed.

**THIS RESOLUTION INTRODUCED AND ADOPTED** by the District at its regularly scheduled meeting this 20<sup>th</sup> day of September, 2017.

**ATTEST:**

**LAKESIDE PLANTATION  
COMMUNITY DEVELOPMENT  
DISTRICT**

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Secretary/Assistant Secretary

---

Chairman/Vice Chairman

C

# Bloomings

Landscape & Turf Management Inc.



## Lakeside Plantation CDD Hurricane Irma Clean Up

Upon inspection of the property after the passing of Hurricane Irma, it was noted that the following trees/palms were knocked down, and the locations;

|                                                   |                      |              |
|---------------------------------------------------|----------------------|--------------|
| Berm between Sycamore and Jonah                   | 3 Washingtonia Palms | \$75.00 Each |
| Plantation Blvd and Scarlett (By Carriage homes)  | 1 Oak                | \$450.00     |
| Plantation Blvd and Scarlett ( East Intersection) | 1 Oak                | \$550.00     |
| Pickle Ball Court                                 | 1 Oak                | \$550.00     |
| Sidewalk area by Tennis Court                     | 1 Oak                | \$600.00     |
| Removal and Disposal                              |                      | \$1000.00    |

Bloomings shall provide labor and materials to complete the aforementioned services for a fee of \$3375.00, Which is due in full upon completion. This price does NOT include stump grinding or replacement.

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Joe Lytle Bloomings Landscape



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Lakeside CDD Authorized Rep.

## 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, August 16, 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 by phone |
| Nathan Trates        | Amenities Manager          |
| Roy Deary            | Vesta                      |
| Steve Ballard        | Dart Pools                 |
| Raymond Kurilavicius | Dart Pools                 |
| Several Residents    |                            |

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Audience Comments on Specific Items on the Agenda**

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

Mr. Flint: This is for audience comments on any specific agenda items. Keep in mind, we have a public hearing for the budget adoption, so when we get to that public hearing, there will be an opportunity to talk about the budget itself. If you have a public comment on anything

other than the budget that's on the agenda, now would be the opportunity for you to provide that to the Board. Please state your name and address. There will be another opportunity later in the meeting, under "General Audience Comments", to bring up anything that was not on the agenda. During the budget workshop, we will open up the floor for any comments. Not hearing any, we have a couple of guests here today from Dart Pools. Mr. Smith, do you or Bud want to introduce them?

Mr. Smith: On Monday, when I was sitting by the pool. A representative from the pool company introduced himself to me. At that time, I asked you to come to the Board meeting, and you said that you would come to the meeting to explain what we have here, what it is going to take to fix it, what's wrong with it and what we are looking at, so we can move forward.

Mr. Kurilavicius: Good evening! I am Raymond Kurilavicius. I am one of the owners of Dart Pool Solutions. We have been taking care of your pool for a few months now. The pool itself is in fairly good condition. There are no cracks in it, as far as we can tell and no leakage in the pool. Structurally it is sound. We had some issues with the pumps. They tried to do a good thing, by keeping the old motors from having to be repaired, but when one motor failed a month ago, on the Fourth of July, the backup motor that they had on the shelf, unfortunately did not work. We had to take it to Sarasota to have it repaired, two times. The first time, it ran for about five minutes and died. They found a bad switch. The second trip is the motor that's running now. The equipment itself needs some attention. There are some electrical issues. I would like to have a licensed electrician come in and check things out. The main motor for the pool is a 230-volt motor. It will operate down to 215 or 210-volts without any issues. What we have is 215 volts, and with it running, it's dropping down into the 200 range. That will shorten the life of a motor over time. It will run hot, inefficiently and die fairly quickly. The motor was the wrong one, from the get-go. They make a 200-volt motor that we quoted for replacement to keep as a backup. We redid the filters when we first took over the ones that were there, which were torn, etc. That's been taken care of. The spa chemical control system needs to be replaced. The one that is there, is an off brand. We talked to the manufacturer several times. They have given us some help, but they do not specialize in pool or spa control systems. They have more commercial water systems for water treatment, and things like that. That will need replacing. Regarding some of the plumbing, the valves are in poor shape. Everything is working right now.

It may not look the best, but for a commercial pool of this age, it is actually in pretty good shape. Does anyone have specific questions on the pool?

Mr. Flint: Are you recommending that we replace the chemical feed controller, which is about \$2,000?

Mr. Kurilavicius: Yes. We have an estimate.

Mr. Flint: Are you also recommending that we have a spare motor and impeller on hand?

Mr. Kurilavicius: The impeller you normally don't have to replace, but they are brass, so they do wear out. The one that you had did wear out, and that was part of the initial slope. It wouldn't be a bad idea to replace them. The cost for the impeller is \$1,000. The motor is fairly expensive. I did not see a bid for the 200-volt motor. I believe the cost is about \$3,500. We can get a proper estimate for a specific model.

Ms. Moore: Do the plumbing valves need to be re-done?

Mr. Kurilavicius: At this point, they are working. When it comes time to replace them, we need to be proactive. If something needs to be replaced, we will tell you what needs to be replaced. If we turn something and it is turning too freely, that means everything is gone, or if it won't turn at all, then we need to find out why. Right now, they are working, but somewhere in the next year or two, we expect that they would need to be replaced. To replace all of them, is in the \$1,000 range. There are things that are normal wear and tear. If it needs to be done, we will let you know. It wouldn't affect the operation of the pool. They would shut it down.

Mr. Smith: What about the pool heater? Why did you shut it down and what can you do to correct it?

Mr. Kurilavicius: I don't know yet. I was just at the pool this afternoon. Someone called and said that the spa heater wasn't working. I will be out tomorrow morning to check that out and see what's going on with it. We were having a problem with the jet pump tripping a breaker, but when I was working on the main pool pump, I found two wires that were 240-volts. They should be on the same breaker. One was on one breaker on one side, and one was on another breaker on another side. We did take care of that issue. That's why we need to have a licensed electrician to come in to look at that system, to make sure that over time, things don't get too out of whack, to figure out why the voltage was low.

Mr. Smith: Are those sand filters adequate for this pool?

Mr. Kurilavicius: What you have is a DE filter. The way it was designed, they are made for bather load and the number of gallons that the pool has in it. We can't change that. When we did the grids, we made sure that every grid that was supposed to be in there, was there. The short answer is what you have is adequate. With the bather load that you have, we have to clean it weekly. Normally, we go two to three weeks without having to replace the DE filter. The way those filters work is there's a fine powder that coats the actual filter mesh. We have to flush that off and vacuum it out. It's time consuming on our end, but your pool gets a lot of use.

Mr. Smith: Right now you maintain the pool three days a week. Correct?

Mr. Kurilavicius: Correct.

Mr. Smith: Does it need to be maintained more than that to make everything work better?

Mr. Kurilavicius: Normally three days a week is sufficient for even a high use pool. If you have a handyman, it's not a bad idea to have them make sure that the chemical control system is working. Some facilities will call Steve or me directly if they have questions. If it's happening on a day we are not there, something like that helps out, but generally three days a week is fine.

Mr. Smith: Does your company have the availability to do what we want done?

Mr. Kurilavicius: Yes. Generally, we can do everything ourselves. The only thing that I have to bring another vendor in for, is if there were actual physical alterations to the pool. We are licensed to a certain level. If they are going to alter the structure of a commercial pool, then a certain license is needed for that. As far as everything else, generally we do everything in-house.

Mr. Smith: Do you have an estimate that you can leave with us tonight?

Mr. Kurilavicius: We can put that together and have it for you by the end of the week.

Mr. Smith: I would like to see something.

Mr. Kurilavicius: Generally, the prognosis is good. With the main pool, there is some discoloration in the finish, but the structure of the pool is sound. All of the equipment, for the most part is functioning. The electrical is the only issue that I would like to see checked out. We will look into the heater tomorrow. Once I see what is going on with the spa, I will be able to give you a more detailed list on what is going on.

Mr. Smith: Thank you!

Mr. Sabol: Do you have an electrical contractor that you normally deal with on situations like this?

Mr. Kurilavicius: Generally, we work with Smith Electric out of Englewood.

Ms. Moore: We've had electricians out here before at the pool, if I'm not mistaken.

Mr. Sabol: Yes.

Ms. Moore: They didn't find any crossed wires. We talked about needing to re-plaster the pool. Do you think that can wait until next Spring?

Mr. Kurilavicius: Absolutely. Like I said, the structure itself is sound, so it's really a cosmetic issue. The color is starting to rust. It runs fine but there may be some spots that don't look so great.

Ms. Moore: Thanks for coming tonight. It was a big help.

Mr. Kurilavicius: Not a problem. I'm glad to help. If you have any other issues and you would like us to come in, we don't have a problem. This is the best way for us to deal with people. In a lot of situations, for commercial pools, we end up in between a lot of things. One person walks up and says one thing, and another member walks up and everyone gets involved.

Mr. Szewczyk: In your opinion, for this size of pool, can we get a lower voltage motor, such as 200-volts, versus the higher one, and would there would have to be electrical work done in order to make that work properly?

Mr. Kurilavicius: Potentially. What's happening is the motor is running at the bottom end of its limits, and the old impeller looks worn. With that impeller being worn, if the electric motors run too freely, if they don't have a load on them, they will actually pull more power and run hard. It's like a car with a bald tire. The tire is sitting there and not doing anything. That is what was happening, and that may have been the whole issue. The motor that is there now, may run for years with a new impeller on it. It just comes down to whether the voltage can be bumped up or not. If we go with the lower voltage motor, because we find out that this is what it is and that one will work better, nothing changes. It's made to run the same speed, with the same amount of water and to operate at that lower voltage.

Mr. Smith: When the spa is running, the water bubbles and shoots out the edge. Is there a way to reduce that? Is the motor too big? What is the problem there?

Mr. Kurilavicius: For the spa, you have three different pumps. With the main circulation pump, when you turn the dial, it pushes water through the other jets and a commercial air blower

makes those big bubbles that are shooting up. There's not much that we can do for the one that's moving the water. Its designed to do what it's doing. Nothing has been changed there. With the air blower, if the bubbles are too big, we could put a T with a valve on it, to vent some of that air away. Instead of it going into the spa, some would go into the spa and some would be bypassed.

Mr. Smith: It never used to do that.

Mr. Kurilavicius: We will take a look at it.

Mr. Smith: I have no more questions.

### **THIRD ORDER OF BUSINESS**

#### **District Engineer's Report**

Mr. Robson: Good evening! I worked with George in getting a couple of quotes for outside vendors to do the trimming. We looked at the landscape contract and they were responsible to trim that south border. I believe that work is underway. Unless the Board has any other questions, that's the end of my report.

Mr. Smith: Are we talking about Boxwood?

Mr. Flint: Yes.

Mr. Robson: Yes, the south boundary area where the trees were overgrowing the boundaries.

Mr. Flint: I met with the Landscape Consultant, Tom Picciano and Bloomings agreed, under the existing contract to do that work, at no additional expense to the District. They added additional crew and are working their way down that fence line. I received some pictures yesterday. It looks like they are making good progress. Does the Board have anything for the District Engineer?

Mr. Sabol: Dave, are you a P.E.?

Mr. Robson: Yes.

Mr. Sabol: Do you have a Structural Engineer that works for Johnson Engineering?

Mr. Robson: No. We have couple of sub-consultants who we bring in on structural projects, rather than having them on staff. They are very qualified and can be of assistance.

Mr. Sabol: We have a problem with the playground, which we will discuss later on.

### **FOURTH ORDER OF BUSINESS**

#### **Public Hearing**

**A. Consideration of Resolution 2017-05 Adopting the Fiscal Year 2018 Budget and Relating to the Annual Appropriations**

Mr. Flint: We need a motion from the Board to open the public hearing?

On MOTION by Ms. Moore, seconded by Mr. Smith, with all in favor the public hearing was opened.

Mr. Flint: What is the Board's pleasure? Would you like to take public comment first and then bring it back to the Board for discussion, or go through the budget and take public comment?

Mr. Szewczyk: Take public comments.

Mr. Flint: The Board opened the floor to public comments. Please state your name and address and keep your comments to 20 minutes.

Mr. Roumy: Nabil Roumy, 1759 Scarlett Avenue. I would like clarification on the amount budgeted for "*Tennis court – maintenance*" and "*Tennis court – programs*", and why we have to spend \$3,000 on programs.

Ms. Moore: For maintenance, we are spending \$10,680, so the expenditure line is closer to reality. We spent \$9,693 in 2016. We are going to spend over \$10,000 this year.

Mr. Roumy: For materials?

Ms. Moore: Yes, it includes everything; the raised court and maintenance, new nets, new tape, etc.

Mr. Roumy: What about programs?

Ms. Moore: Programs are the drills for the teams and for children's tennis lessons. It's been in place since day one.

Mr. Roumy: I haven't had one lesson.

Ms. Moore: It's the teams and children's tennis lessons. We used to have children taking tennis lessons.

Mr. Flint: Are there any other public comments on the Proposed Fiscal Year 2018 Budget? The Board had a budget workshop at 6:30 p.m. We also had the budget on the May agenda, when the Board approved the Proposed Budget. This information was available and discussed. Are there any other public comments on the budget?

Mr. Sorke: Paul Sorke, 1524 Scarlett Avenue. We are going from \$6,700 to \$10,000 for “*Tennis court – maintenance*” and increasing “*Tennis court – programs*”. What I don’t understand is why maintenance is increasing. I deal with tennis court companies all of the time and I am personal friends with someone who owns a large company. They don’t do this much maintenance on a tennis court that they build. They literally build these tennis courts and all they have to do is have these maintenance guys come in and blow and sweep them. They don’t have to be repainted or resurfaced. Equipment lasts anywhere from two to three years. You said that you are replacing equipment every year, so there’s a problem here.

Ms. Moore: We are not replacing nets every year. It could be one net this year, or one next year, or maybe none next year. The way these courts are, with heavy rains, we lose a tremendous amount of material. We are adding clay on a regular basis, particularly in the summer months. If not, the loose clay washes all off and you have the subsurface, which is not safe and not the way it’s supposed to work. I don’t know everything that’s in this budget, so I’m not going to justify it. Thank you for correcting me.

Mr. Flint: The difference is these are clay courts, which are high maintenance. Roy is shaking his head. If you just have a regular court with a sport’s surface on it, those things don’t require a lot of maintenance. Clay courts are continuous. There are six of them here and its labor intensive.

Mr. Sorke: There are other nice developments that have tennis courts and they don’t have that kind of maintenance.

Mr. Flint: They are probably not clay courts.

Ms. Moore: You can call those developments and ask them about their maintenance.

Mr. Sorke: I deal with Oaks Country Club, Lavante development in Punte Gorda and Pelican Pointe in Venice.

Mr. Smith: Paul, the \$10,600 you are talking about is, because we have a lot of people using those courts and it takes a lot of material to maintain them. We are paying for them through rentals.

Mr. Sorke: The pool has a lot of working parts and it requires constant maintenance, which surprises me. The other thing about the programs is that I never see any kids playing tennis.

Ms. Moore: He's offered it every year for years. At a certain point, kids stopped coming.

Mr. Sorke: I don't see anything posted for kids.

Ms. Moore: There is definitely something being posted. I'm just giving you the history. Two years ago, there was a whole bunch of kids, and the next year, there were maybe three taking lessons. Someone could follow up. That's a good question.

Mr. Sorke: The other day, kids wanted to play tennis and I didn't see why kids couldn't go there and play tennis. There's nothing posted saying that kids can play tennis or what programs are available. If it's available for them, they should put a sign there. I had kids asking if it was okay for them to play tennis. If they live here, I don't think there's a problem if they want to play tennis. It makes me a little intimidated. I think we should be a little more open to that.

Mr. Smith: I know at one point, we had open times for tennis. I have to defer to Sharon. If I recall, you used to have to call and reserve a tennis court if you wanted to play, but we had open times where you could reserve that court and play. We have a lot of teams that play here and different things going on.

Ms. Moore: Maybe it's time to do a blast and remind everybody what's available and how to go about reserving a court, get the pro involved and see what he wants to offer the kids. It's a good point, if the word doesn't get out as much as it probably should.

Mr. Sorke: You can have open tennis at a certain time.

Ms. Moore: There is open tennis three mornings a week and evening open tennis two nights a week. Obviously, the word is not out. There is a bulletin board on the tennis court. You guys should be getting the word out.

Mr. Roumy: I play on the courts at Heron Creek on Sumpter Road. We have five courts. We never had a \$10,000 budget for court maintenance. We change the nets every three to four years. I don't know what this maintenance is all about.

Ms. Moore: Can the accountant put together a breakdown for comparison purposes?

Mr. Flint: Yes. Is there any other public comment? Hearing none, we will close the floor to public comments and we will bring it back to the Board. We had a workshop prior to the Board meeting. I don't know how much Board discussion there is. Is there any discussion, at this point, on the budget? In your agenda package, you have Resolution 2017-05, which

approves the Proposed Budget, and Resolution 2017-06, which imposes the assessments associated with that budget. There are two exhibits; one is the Adopted Budget that the other is the Assessment Roll. If there is any discussion, now would be the time to have that discussion. If not, a motion to adopt the resolutions would be in order.

On MOTION by Mr. Szewczyk, seconded by Mr. Smith, with all in favor, Resolution 2017-05 Adopting the Fiscal Year 2018 Budget and Relating to the Annual Appropriations, was adopted.

**B. Consideration of Resolution 2017-06 Imposing Special Assessments and Certifying an Assessment Roll**

Mr. Flint: Resolution 2017-06 imposes the special assessments. The budget that you just approved and the Assessment Roll, are attached, which lists the individual properties and the per unit assessments contained in the budget. Are there any questions on Resolution 2017-06? Hearing none, we need a motion to adopt the resolution.

On MOTION by Mr. Smith, seconded by Mr. Sabol, with all in favor, Resolution 2017-06 Imposing Special Assessments and Certifying an Assessment Roll, was adopted.

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

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

**FIFTH ORDER OF BUSINESS**

**Unfinished Business Items**

Mr. Flint: We didn't have any specific items listed. There may be some items that come up during Action Items later on in the agenda or Supervisor Requests. Is there anything that the Board wanted to discuss under "Unfinished Business"?

Ms. Moore: I was assigned to talk to Bloomings about what we were going to do in front of the Clubhouse. The work around the flag pole will not be completed, due to staffing issues, for another month or so. This landscaping is 16 years old and we have a lot of old plants. Maybe it's time to do more with the island. I suggest that we get proposals from Bloomings, or

other companies, for how we want to fix up the landscaping around the Clubhouse and the island out front. Someone suggested installing a trellis in that circle and a Bougainvillea growing around it, just like we do at the entrance. The landscaping looks old and worn out. Rather than piece-mealing it, we should look at the landscaping as a whole. That would be my recommendation.

Mr. Flint: One option would be to hire a Landscape Architect. I don't know if Bloomings does that, but we can ask them. Some landscape firms have in-house capabilities. It's just a matter of how you want to go about that.

Mr. Smith: I agree with Sharon. The island is green and there are plants. We fixed up the deck of the pool, which looks nice now. I would like to have something out here, so when people come and look at properties, or even residents, when you have visitors coming here, they would go home and say, "That was a sharp looking building", instead of "They just had some green plants there". I tend to agree with Sharon. I think we really need to look at sprucing it up out there.

Mr. Szewczyk: Could we check to see if Bloomings has an in-house Architect that we can possibly use and give us a rendering of a suggestion, and then we can go from there?

Mr. Flint: Yes.

Ms. Moore: To improve the island, as well as what is on each side of the building. A lot of that is looking old. It definitely needs some work. When I met with them about what to do at the flag pole, they just gave me a list of plants. At least give us a visualization. I don't want to spend a fortune, but its old. Plants don't last forever. Its 15 to 16 years old.

Ms. Stephens: Other than plants, what are you going to put out there?

Ms. Moore: We need to know which ones have color, which ones don't grow long, etc. We have some overgrowth where the Magnolias are. They just cut down those variegated ones, because they were so overgrown. The mulch is outdated. At a certain age, it's hard to get them to recover. Maybe we can. I don't know. We need to get some work done.

Ms. Stephens: I agree with you. The mulch is unappealing. The only time mulch looks good is when its first laid down, but with the first rain, it's all over the place.

Mr. Sabol: We should have a flowering bush.

Ms. Stephens: Whatever is out there needs to be pruned and constantly maintained. We have Bloomings, but who is there to maintain it?

Ms. Moore: That's their job, but we haven't had Bloomings for 16 years. I thought we all agreed, for safety reasons, to get rid of bushes at the end caps and the flowers, because they were so scraggly. We agreed to focus on the entrance and the Clubhouse. Instead of piece-mealing it, let's do it, and do it right and we will have something beautiful for another 15 years, if its maintained properly and you get the right bushes in there.

Mr. Smith: Sharon, I was with you that day when the gentleman was here from Bloomings. Did he not say that he was going to prepare something for us?

Ms. Moore: No, we didn't ask for one.

Mr. Flint: Well, we can start by checking with Bloomings, and then if they don't have that capability, we will have to look at alternatives.

Ms. Moore: Can you come back with a cost of getting someone to do a design for us?

Mr. Flint: Yes.

## **SIXTH ORDER OF BUSINESS**

### **New Business Items**

#### **A. Consideration of Proposals for Picnic Area Renovation**

Mr. Flint: I think Nathan was trying to get some proposals. I think Harry may have been involved with that.

Mr. Smith: Yes.

Mr. Flint: I don't know where we stand, whether we have proposals or we need additional time and should come back next month.

Mr. Smith: I believe Nathan has two proposals, but we have come up with more names, and I would like to have another month. We call many places to try to get people to come out. A lot of them said that they are not commercial and they can't do commercial properties. Even the guy that does our concrete sidewalk grinding, said that he doesn't want to do that project. I don't know if they have so much work that they are not interested in more work, or what the story is. It seems like they don't want to do it. Mr. Picataggio suggested using Trex Wood. He had a contractor that he was dealing with. I called him and asked for the name of that contractor, because I couldn't get anyone to answer me. He said the same thing. At first the guy sounded interested, but then when he called him back, he said that he didn't want to do it. I really don't understand how businesses can say that they don't want any work, but I guess that they have enough that they can say that. I would like to wait another month. By September we will have

two proposals. Maybe we can have a couple more and then we can have a good choice to choose from by then. If we can't get anyone else, then we will just have the two proposals.

Ms. Moore: I would like to see a schematic that shows exactly what we are going to have and how it connects and relates to our pool, at least some sort of drawing that shows where it is.

Mr. Smith: I can tell you what we told the two guys that came out. I don't think the second guy came back out. Basically, what we are looking at is the back gate, where the sidewalk goes back by the gazebo. Coming off of that, there are three light poles that go around the koi pond in the shape of a rectangle. We would fill in the koi pond and try to leave the hill back there, if we can, but it depends on what that's made out of. If it's made out of stone, when he starts pulling those stones out of there, it's going to crumble. If there's dirt underneath those stones, it will be fine.

Ms. Moore: The trees at the pool?

Mr. Smith: From the back of the koi pond. There are a lot of unknowns right now. On top of the quotes that he gave to us, we will also have an additional expense. I talked to him about the Palmetto Palms. We want to get those removed, but that would probably be something that we would have Bloomings do. That way, you would have clear sight into the pool. That's kind of what we are looking at. We are looking at a rectangle that is 46'x21'. Is that right, Nathan?

Mr. Trates: It is 26'x50'. I believe that there is a drawing.

Mr. Smith: It is 50' deep and about 26' wide, which would give us plenty of room to put all of the tables that we would want out there.

Ms. Moore: How many tables and grills would fit? It sounds awfully big, but it probably isn't.

Mr. Smith: You have to figure that a table is going to take up probably 8'x8'.

Mr. Sabol: There would be enough room for six tables.

Mr. Smith: I would say six, possibly eight tables.

Mr. Sabol: What are you thinking Harry? Are you thinking about deferring it for another month, until we get more bids in?

Mr. Smith: I would like to wait a month to see if we can get more bids. At that point, we can look at it. The bids that we have right now are in the range of \$39,000. That does not include the trees. It's just to fill in the koi pond, compacting it all and putting concrete down.

Mr. Szewczyk: I'm going to say my peace, because I happen to be the minority here, regarding that area. I would like to see those palms cut down and ripped out, but I like the natural look. I would like to see the koi pond fixed up and that pump working, so we don't have a mosquito factory. Years ago, my friends and I had plenty of nice times back there. Maybe it was before the ants, but there are things that can be done back there, to eliminate the ants. When we first started talking about all of these changes back here, the koi pond was supposed to be one of the focal points, so that you saw it, the bridge gets fixed and the palms get cut down and we mulch it or do whatever to eliminate the ant problems back there. If we go through with the patio, we are talking about new grills anyway, so grills could be replaced where they are. I just felt like I had to say this because I am in the minority with the direction the Board wants to take. I have a different vision.

Ms. Moore: Just to clarify, Joe, I'm on the fence. I was more than happy to pursue the information, to see what could go back there, but I need more than a sketched out drawing to visualize and see whether it's worth whatever function. I don't particularly like the koi pond, because I just don't think that people go there. If you recall, when you set fish in there, every year we have to call the guy to come and trap the raccoons that would show up to fish. I just want to make sure that I was interested in pursuing information, because I hear that people want it, but there are different sides.

Mr. Smith: All you have out there are two ponds that breed mosquitos. That's all we would have.

Ms. Stephens: I share Sharon's feeling, because I was against the pickleball courts, and somehow, they got built. Now that the snowbirds are coming down, they will probably get more use. Like Joe, we had many barbecues back there. We always had a great time. The koi pond needs a lot of work. It probably won't cost as much, but how much is it going to cost to restore it and make it look as nice as we would like it to look? It could be beautiful, but is it going to be cost effective? Some of you are going to say, "We are going to spend all of this money on doing this other work". Will it balance out? I don't know. I think it will get a lot more use, because people are concerned about the red ants, but if we can get that under control, somehow, maybe we can go to Plan B.

Mr. Sabol: It's never been under control for the six-and-a-half years that I've been here. That's why I'm telling you that it should be under regular maintenance or we should do away with it, so ants don't chew your feet up when you have a picnic.

Ms. Stephens: I'm with you Bud.

Mr. Smith: One thing that I want to bring up, is at the last couple of meetings, we had people complaining. Part of it was that they wanted to have their kid's birthday parties up here. When we re-did the pool deck, we didn't enclose the picnic area, so now we can't have food out there. What did we tell people? We have the verandah here. At the last meeting, people asked, "How do I put six people on a little 3' table with two chairs?" That's what we are looking at. Ultimately, I think it really should come down to the residents and what they feel that they would like to use. If the majority of residents say that they won't use it, get rid of the koi pond and fill it in and make it dirt. I'm fine with that too, because ultimately our job as a Board Member is to please the residents.

Ms. Moore: Yes.

Mr. Smith: At some point, maybe we need to provide a questionnaire to the residents, asking if they want to have a picnic table out here, or remove it and have nothing back there, or have some picnic tables on the ground, or just rebuild the gazebo and have one table out there. I look at residents and say, "What would you guys like to have?" Maybe we have a survey and see how everyone feels.

Mr. Sabol: Do you want to go door-to-door?

Mr. Smith: No.

Mr. Sabol: You can't get the consensus of 50 people. You have to get consensus from the entire community. You asked me how we do it. What we can do is have an email blast go out and have a sheet over here asking residents what they think about this.

Mr. Flint: There is software that you can use to have surveys. If you recall, we did a survey when we amended the amenity policy. There is free software out there. There's also software that's very inexpensive. We can send out a survey and we can also have hard copies here for people who don't have computers. If you wanted to go in that direction, just be careful what you ask for, because if the survey comes back with a certain approach that you as representatives of the entire community don't agree with, you end up being criticized for not

going with the survey results. You have to be careful not to govern by survey, but sometimes it is helpful to have feedback from the community.

Ms. Stephens: They could just ask for an opinion. There are many few people that actually come to the Clubhouse who don't have any idea what's going on here. You can tell that by the functions. A month or so ago, we had pizza night and eight people were here. There's no interest.

Ms. Moore: I would like to make sure that we revisit what problem we are trying to solve. I agree with Harry. There were people last time talking about the need for a verandah. If you are not going to come up with a verandah, maybe we need to get tables that can fit four or six people, where a small family can come up, while their kids are at the pool and have some pizza and go back to the pool area. That may be the solution. Groups can have picnics. I belonged to a summer tennis group and we used to have a cookout for two or three years. I didn't have any problems with mosquitos, but I haven't been out there in a while. We now do it inside because it's too hot. We need to step back and see what we are trying to solve. Maybe we can get some nicer tables on the verandah. The tables are not in the best shape anyway. I just don't want to get stuck on something big. I like the idea of trying to get some more input. Do we ever get questions about people who want to use the area?

Mr. Trates: Four times a week, people are asking where they can eat. When we show them the two rocking chairs out front, they laugh.

Ms. Moore: How about you come up with a proposal for furnishing out the verandah that might accommodate people who want to eat while they are at the pool? The area is really more for picnicking.

Mr. Szewczyk: I agree with Sharon. My wife and I were up here one day and she is just looking out there. There were two sad looking tables with two chairs on the end. Here we have a plantation structure. We should have a bunch of tables with four chairs a piece, in between the windows to give people plenty of space and to be able to sit down. Big parties might have to be a totally different topic. From an everyday functioning standpoint, Nathan, I think it would be a good idea to see what kind of tables and chairs we can put there. Like it was stated, those type of people are not going to want to go back there. They want to be right here and keep their eyes on their kids.

Mr. Sabol: Joe, why not take part of the Palmetto bushes out, which are weeds, open that up and integrate it, so you can use the entire facility. What's wrong with that?

Mr. Szewczyk: I agree with you that those things need to go. Now whether we put the patio out there or fix up what we have, that's what needs to be decided. I totally agree that they need to go.

Ms. Moore: The reason for having a better set up for the verandah, is we used to occasionally have wine and cheese and put tables and chairs out there. One year, we had a high school jazz group by the gazebo and the verandah was full of tables and chairs. That worked very well. I know that it can hold more than that. I agree. Who wants to sit there and have their kids sit in rocking chairs? We need to look at that.

Ms. Stephens: The Plantation has rocking chairs.

Mr. Szewczyk: That's the look. It may not be functional.

Ms. Stephens: You might want new tables, but the rocking chairs need to stay.

Mr. Szewczyk: I'm not saying get rid of them. We have plenty in the front, but we need a functioning seat to eat in.

Mr. Smith: I think this is a topic that we are not going to solve by ourselves.

Mr. Flint: I could add on the Action Items List, a review of options for an additional eating area at the pool.

Mr. Szewczyk: Okay.

Mr. Flint: We could come back in September with that. You still have the picnic area issue. The question is whether you want Harry to come back with additional proposals next month and additional design information, or whether you want a survey prepared and more public input on that issue.

Mr. Trates: The other criticism that I heard about surveys is that it didn't have enough information. You may want to get the information first and build the survey off of those options, so that people have specific information about what the two options are.

Ms. Moore: We are going to need something more graphic, such as an etching. We are going to do a survey and we need to provide a better rendering of what is being proposed. I think we should first determine a better eating solution for the pool people.

Mr. Smith: Check with the people that come in, like Sharon said, and ask them. When you are getting asked, ask them what they foresee that would make it easier and better for them.

Maybe if we put some more tables out here, that might work. I just know that what we heard from people that have been in here and commented on the fact, that since we took out the picnic area, there's no place to come up here and have a family get together.

Ms. Moore: Regarding the furniture, a few years ago, someone bought new chairs for the tennis court section, where people are waiting. You remember that, Joe.

Mr. Szewczyk: Yes.

Ms. Moore: Some chairs didn't quite work. I'm not saying that we need the Taj Mahal. I'm just saying if they are cheap, it could collapse when some unlucky person sits there.

Mr. Smith: Okay, I think we thoroughly discussed that subject.

#### **B. Discussion of Pool**

Mr. Flint: Do you want to wait until Dart provides us with proposals for the chemical feeder, spare motor and impeller, if they believe that it needs to be replaced, and take action next month, or is there additional discussion that the Board wants to have this month on the pool issue? It sounds like they are going to be coming back with some specific recommendations.

Ms. Moore: He said that the spa chemical controller needs to be replaced. That's \$2,000. I think we have to pay that. Maybe they will get Smith Electrical to come out and check that, because we had other electricians come out and not find anything wrong. He is going to be checking the spa heater tomorrow to see if it needs to be fixed. I would certainly be okay with authorizing the spa chemical controller, since he said that needs to be replaced.

Mr. Flint: We can have the electrician come out, in the interim. If there's something that comes out of that, then we can bring it back next month, or if it's something more immediate, we can have a motion.

Ms. Moore: If it comes up to \$2,100 and you need authority now, we can do that.

Mr. Flint: On the chemical feeder?

Ms. Moore: Yes. I know that you have authority up to \$2,000. Right?

Mr. Flint: I don't remember.

Ms. Moore: I don't think that we should be waiting another month.

Mr. Flint: No.

Mr. Smith: According to him, it sounded like it should be done right away. The rest of it, we could hold off on.

Ms. Moore: Do we need to have a motion giving you the authority to spend up to \$3,000 on the spa heater, just to be safe?

Mr. Flint: Yes.

On MOTION by Ms. Moore, seconded by Mr. Smith, with all in favor of authorizing a not-to-exceed amount of \$3,000 for replacement of the spa chemical controller, was approved.

**C. Approval of Fiscal Year 2018 Meeting Schedule**

Mr. Flint: Each year the Board has to approve an annual meeting schedule, so we included a proposed one that follow the same dates and times that you historically met.

Mr. Szewczyk: Basically, they are all the third Wednesday of every other month, except for December.

Mr. Flint: Right, because of the holiday. In December, we don't have a meeting advertised. We typically do not meet in July, but we keep one advertised, in the event that you need to meet. Meetings are the third Wednesday, at 7:00 p.m., in this location. If the Board is comfortable with the same date and time each month, a motion to approve would be in order.

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

**SEVENTH ORDER OF BUSINESS**

**Business Administration**

**A. Approval of Minutes of June 21, 2017 Meeting**

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

Mr. Smith: On Page 25, I don't think it was Ms. Johnson.

Mr. Flint: That was probably Lindsay. I can go back and review the tape and verify that.

On MOTION by Mr. Smith, seconded by Ms. Stephens with all in favor the minutes of the June 21, 2017 meeting were approved, as amended.

**B. Approval of Check Register**

Mr. Flint: You have the check register for June for the General Fund, Capital Reserve Fund and automatic drafts for your utility accounts, totaling \$95,121.10. There is also the July check register for the General Fund, Capital Reserve Fund and automatic drafts for your utility accounts, totaling \$61,177.72. The detailed register and invoices are behind each summary. If there are any questions, we can discuss those. If not, we need a motion to approve.

On MOTION by Mr. Smith, seconded by Ms. Stephens, with all in favor the June and July check registers were approved.

### **C. Balance Sheet and Income Statement**

Mr. Flint: You have the unaudited financial statements through July 31, 2017. No action is required by the Board, but if there are any questions, we can discuss those. We are 100% collected on our on-roll operation and maintenance (O&M) assessments. I think our expenses are on line or below. Are there any questions on the financials?

Mr. Szewczyk: I have a question, which has probably been answered before. For “*Postage, Phone, Faxes, Copies*”, we budgeted \$200, but the actual was \$1,041. What are we doing? What are we sending out? What kind of phone calls are we making? Why is that so high?

Mr. Flint: I don’t have the detail of each line item with me, but when I provide information on “*Tennis Court – maintenance*”, I will provide you with the backup for that line item. Traffic enforcement will be starting up again next week and they will enforce for three weeks.

## **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. Please state your name and address and try to limit your comments to three minutes.

Ms. Swihart: Mary Swihart, 1732 Scarlett Avenue. I was at the June meeting, and the rock, between the sidewalk and the street that a resident put in, was discussed. A CDD Board Member said that it was never approved, but there was never a resolution. The attorney even said that area had to look like the rest of the areas in the community, which was grass. There was never any resolution to the people that have the rock, so what’s the resolution? Can they have the rock? On Dixie, there’s a house there that has rock there, and other people are talking

about putting rock in the CDD area. How do we resolve this, if you say that it wasn't approved and the attorney said that it has to be grass?

Mr. Flint: We will take public comment and then we will address your question. We are not going to get into a dialog on questions. Under "Staff Reports" or "Other Business" we will try to address the comments.

Ms. Swihart: You also talked about beautifying this area because it was overgrown and woody, coming into the single-family homes on the corner of 1501. That area had been neglected for years. Finally, a couple of years ago or last year, it was finally cut, but the shrubs in between those palm trees, are woody and overgrown. They need to be taken out and new ones need to be put in. It is the entrance to the single-family homes.

Mr. Roumy: I can't believe what's going on with the playground and the pickleball courts. The playground is not totally put together. The walls that you have on the side, have to be above ground, not underground. What we have is a cesspool full of water. There is mulch on top of the steps. On the slide, kids fall right on the mulch. It should be hard, above the ground, at least 6" to 12". The whole thing needs to be pulled out of the ground and put in the ground properly. It has to be above ground by at least 2' to 3'. What you are doing there is not right. No one is supervising anything around here. I don't know what Management is doing, how they spend our money, but you have to do it again. I'm talking about the pickleball courts. The court has to be pitched and water has to be pitched away from the court. What you have is a drain above the court, and when the water goes into the court, you end up with sand. I watch when someone falls on the pickleball court when you have sand there. It is not maintained. Every day or every other day, someone has to blow that sand away with a blower. If you are going to do the picnic area, at least, do it right the first time.

Mr. Schultz: Gary Shultz, Boxwood Street. Behind my house, the Pepper Trees are a disgrace. I believe there's something in the covenants of the Lakeside Plantation By-Laws, that says that the CDD will be responsible for maintaining the area as it was originally. This has not been done. Sharon, I really like your appreciation of beautification, and I invite you to come over to my house and look at the backyard. Bloomings was coerced into chopping part of the Pepper Trees down, and then taking their mowers over the bushes that they cut down the branches, sending wood against my patio, which I just paid to have new screens put on. I received an email from George, and I know that you spoke to Bloomings and there were things

that went on between you and then, and that's fine. I don't care about that. What I care about, is the back of my property, which is now dirt because the Pepper Trees were from the ground up 20', and still have large branches, hanging over within 1' of my Magnolia Tree. When I took the Oak Tree out of my front yard, because of the canopy laws in Sarasota, I had to plant another tree. That tree cost me \$400. The aesthetics behind my house are terrible. Bloomings cuts the lawn without having to duck under, or go around the Pepper Trees back there, which they have done for the last two months. This is unacceptable from a Board who is supposed to be maintaining this property the way it was intended. You are not functioning properly when it comes to this. There are other people on Boxwood that are still up north, and when they come back, they are going to be very dissatisfied with what is going on. Not only did Bloomings mow all of the branches down, but they never bothered to pick any of the lemons up either. This is unacceptable. Sharon, I would really like for you to come over, because of the way that you like the aesthetics around the property, and take a look behind my house and tell me if you would be pleased with the way this was done. There are further measures that I can take, and I will take them, if this is not taken care of to my satisfaction and the other residents of Boxwood Street. George, you screwed up.

Mr. Flint: Thank you, sir.

A Resident: I have a question about the bocce court. It was renovated. I'm still waiting for benches. Some of the people who play there are handicapped and need to sit down. The plastic chairs are not reliable. People can fall. Please let me know when we are going to see the benches, so we can enjoy our bocce games.

Mr. Sorke: I want to address the playground and the comments that this gentleman made about the other courts. They didn't build it on a native pitch like they should have. Regarding this playground, on July 22, I had some relatives visiting and we had smaller kids. I told them that we had a new playground and they could play there, so we came down here, and it was a swamp. It had not rained that day. It rained the day before, earlier that morning, so all that day and the next day, the swamp was there. I had taken a picture. When you come down the slide, there is deep water, all the way to the frame, facing the street, and all the way down to the bench. There is a sewer system, 6' to 8' away, coming from there. This playground should've been elevated before it was installed, so when it rains, water goes into the grass. When it rains here in Florida, you can't tell it rained an hour later, because the water soaks down to the soil. This

playground is worthless. There's really nothing fun, compared to the other one. There are multiple things that they can do. On this one, all they do is use the slide. The things that kids can climb on, are so dangerous that every parent has said, "I won't let my kid play on that thing". They will let them go down the slide and that's it. All of the things on the side are so dangerous. There are not many teenagers playing on it. You have little kids playing, and half of it is worthless. When they designed it, they should have jerked it out of the ground and replaced it. They should have included some things that were intended for toddlers. When they redid it, they should've brought some soil in and built it up, because it's an absolute mess. Now when it rains today, they won't be able to use it tomorrow, because the water is still sitting there. Technically, since its been put in, there's not been any days that the kids can really use it, unless it absolutely hasn't rained for three to four days. During our rainy season, that's out of commission for all of the kids. It is absolutely horrible. She will show you the pictures. I was so embarrassed when our guests came here and asked if it was brand new and I said yes. The canopy and bench was replaced out there, but when you see that water, how deep it is and that its been there for two days, without any rain, it was absolutely done wrong. Those people that put that in, might do that, but they should have called an engineer. There is a sewer that needs to be elevated. It is an absolute mess. That playground is a disaster. We had a lot of kids move into here. It is totally unusable, and has been since it was put in.

Mr. Flint: Your three minutes are up. We get the point. We will address these issues under "Other Business". There are some extenuating circumstances.

Mr. Schultz: I like what you said. The CDD Board is here to take care of the people in this development. From what I understand, there were other areas in the development where a company was hired to take care of the Pepper Trees and the overgrowth. My question to the Board is why wasn't that done on Boxwood? Why was that street eliminated from all the rest of the development or wherever it was done, what company did the work, and why can't we get those people to clean that mess up?

Mr. Flint: Mr. Chairman, he's had his three minutes.

Mr. Smith: If you can sit down, we will address some of your issues.

Mr. Schultz: Thank you.

Ms. Blair: Nina Blair, 1540 Scarlett Avenue. I wanted to just give you some feedback about the pool, because I use the pool three to four times a week, and I come up with my kids

and my cousins. It's usually the same amount of people that are in the pool, but it is frequently stated that you are able to seat about 20 people at that little picnic area that was originally closed in. I agree with Harry that we should poll the people who come up here and use the Clubhouse. Even just close it in like the old way, would be fantastic. When I come up with my kids, my three-year-old wants a snack. I can't give him an animal cracker on the pool deck, or you get thrown out. That's the first thing. The other thing is that I was wondering if we know who our new Manager is going to be, now that Alicia is no longer with the company. I hadn't heard anyone speak regarding the fact that she's no longer in the office. Do we have someone in place? Who do we come to other than Nathan?

Mr. Trates: It's on the agenda, under the Manager's Report.

Mr. Flint: Are there any other public comments? If not, we will close public comments and proceed to Staff Reports.

## **NINTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. District Counsel**

Mr. Earlywine: I don't have any report at this time, unless you have questions for me. I am happy to address the one comment, if you want me to.

Mr. Smith: Yes. We talked to Lindsay two months ago and she was going to come up with documentation for us on that comment.

Ms. Moore: She sent us a legal opinion. Is that what you are talking about, regarding our responsibility for the area between the sidewalk and the street?

Mr. Earlywine: Yes. She sent out an email in late July with a memorandum attached, as well as the email itself. As I looked at the minutes, and spoke with Lindsay about this, the question, at least in her mind was what happens if you install trees and large rocks that are designed to prevent parking in those right-of-way (ROW) areas. She was looking at it from that context. The truth of the matter is, in most communities, you are going to have HOA covenants that are going to apply and govern what can go in those areas. I think that is true in this community, in large part because there are areas that don't have HOA covenants. As we all know, the District is the fee simple owner of the ROW. To a certain extent, we have the ability to regulate what goes in there, but I would say that in other communities, where you have HOA covenants, its more typical that the HOA regulates that issue. Then the CDD would just look for

health, safety and welfare type issues. So, you might do an annual inspection to make sure that the treatment is below where they are supposed to be. My sense, in talking with District Staff, and just my experience in this, is to probably stick with the health, safety and welfare issue and do your annual inspections. If you want to do more regulatory work in that regard, we can certainly explore that, but that would be my recommendation.

Ms. Moore: I guess I'm confused. The HOA Attorney is telling them that they have no authority to regulate anything in that space. We have a lot of homes that are not in an HOA. We have a lot of people who are upset about certain things that are currently in that space. Others, obviously are putting stone in because they think that it looks nice. I feel like, as a Board, we are obligated to regulate what happens in that space, which doesn't make me thrilled. We need to develop a procedure or policy of what we have to regulate, whether that is to create an approval process. It's an endless list. Because we have a different setup here, if I'm not mistaken, from what I may have interpreted, we are responsible for regulating changes to that area. Not cutting the grass or maintaining the grass, but if someone wants to put an Oak Tree there, or someone wants to remove the grass and pave it, or put stones down, they have to get our authority to do it, regardless of whether it is HOA property or not. Is that not true?

Mr. Earlywine: It goes back to what I said before. Let me see if I can clarify, so I understand the questions you are asking. The CDD owns that ROW. It has fee simple title to it, but the HOA has covenants in place, which serve as a contract with the homeowners. To the extent that homeowners are doing things within those ROW areas, that are governed by the covenants, I think they can enforce those against the homeowners. Now whether they can take action and operate on a property, gets to be a murky area in the law. I think governmental authority being what it is, we certainly have the upper hand, but you don't need to get into that kind of conflict situation. Let the HOA do its thing, where it has the authority and work with the HOA when appropriate. The other piece of this is what you do in the areas where there's no HOA, which I think is part of your question, Sharon. In those areas, once you get into regulating those ROW areas, you certainly can. My suggestion would be to reach out to the HOA to see what regulations they are putting in place and how they are managing that, to be consistent. I would be happy to talk with the HOA Lawyer, because I'm sure that you can come to some resolution about how that HOA covenant functions in the areas where the covenant is in place.

Ms. Moore: We are going to have to do something, because the HOA Attorney said that they have no responsibility for that area, or any legal authority to regulate what occurs in that space; however, that does not answer the question for the 85 homes that are outside of the HOA covenants.

Mr. Earlywine: I understand. Which HOA Counsel is giving you that advise?

Ms. Moore: The single-family village. Their representative is here tonight, if she wants to talk with you afterwards, and figure out what's best. I feel like, as a Board, we have to resolve this issue. If we have to pay for your Attorney's time, or their Attorney's time to have a conversation, we should do that, because we need to get that issue resolved.

Mr. Earlywine: Okay.

Ms. Moore: People keep looking to us to do it. We don't have the legal authority, but you are telling me that the HOA is the one that has the legal authority. Then they are getting bad legal advice. I don't know.

Mr. Earlywine: I don't think they are getting bad legal advice. I think you just have to think about the different types of property sticks. Property is described as a bundle of sticks, and you can separate out individual sticks. The HOA has the authority to regulate what the homeowner does through the contractual relationship that they have. Now, can the HOA come onto the CDDs property and remove landscaping? That's where it becomes the conflict, and that's probably the legal opinion they are getting. Can we resolve that through some sort of mutual understanding or agreement? We certainly can. In a lot of communities, it is done informally. The covenant is in place and it works without having that kind of formality, but we can add that formality, and I'm sure that we can do an agreement with the village.

Ms. Moore: We still have the amount of HOA property, which is the event that started all of this.

Mr. Earlywine: Right, and I think that area is probably an area where you need to decide if you want to be in the business of regulating those, consistent with what the HOA is doing, or if you want to just look at it from the health, safety and welfare standpoint?

Mr. Sabol: Do we have authority to give residents permission to have rocks?

Mr. Flint: We didn't take a formal position, one way or another.

Mr. Sabol: We did not.

Mr. Flint: We didn't deny it, approve it or address it because I was under the impression. I think Jere confirmed that we are not obligated to regulate whether they have grass or stone. I think when the issue was posed to Lindsay, she was thinking large rocks to prevent parking, which is different than replacing grass with stone. That's a landscaping decision. They are both pervious. It doesn't impact the drainage one way or another. It is more of an aesthetic issue. Again, those aesthetic issues are typically handled by property owners or HOAs, but there are some homes here that don't fall into one of those. I think that's the issue we are dealing with.

Mr. Sabol: What can we do with the situation that exists right now? Do we go back to those homeowners and ask them to replace it at their expense or let it go?

Ms. Moore: I think we need a policy that gives guidelines to the Board, as to what scenarios would require us to get involved in this.

Mr. Earlywine: It definitely opens up where you have to look at all of these situations, see what those circumstances are and what the cost would be to change those circumstances. I think that factors into the policy. You want to do that study and then come up with a policy. I think the first step is to talk with the villages, and staff can look at the 85 homes that don't have HOA covenants to see if they all landscaping is the same, if they have trees in there, stone or gravel. What do they have in there?

Ms. Moore: They are different. They were all under the original Master HOA. The first phase of this development, in 2002, had a Master HOA. When that developer or builder went belly-up, no one kept active. The new builder created three or four different HOAs. It's very convoluted, but we need to have guidance.

Mr. Earlywine: I understand.

Ms. Stephens: I think all of those 85 homes have trees, between the grass curb and the sidewalk.

Mr. Earlywine: We will have someone go out and categorize these lots, and tell us what kind of infrastructure and landscaping is in each area. Then we will have a better sense of what steps to take to move forward.

A Resident: Can I just ask a question? We've been having a problem with parking on that area, which is a safety issue. When we parked in the street, in between the sidewalk and the street on that grassy area, that is considered CDD property and we cannot park in that area. In our area, we have a lot of kids. When cars are parked like that, kids are partying across the

street. We've had kids laying in the middle of the street, so I'm just saying, if that's considered under the HOA jurisdiction, we should be able to dictate no parking on that area. Correct?

Mr. Earlywine: Parking is actually a different issue, which was already exhausted at the last meeting. The answer on parking is that it's actually regulated by the City, and there's a Uniform Traffic Safety Code, which picks up parking as part of that. We don't take the position that the CDD has the authority under our Chapter 190 powers to do that.

The Resident: We think that's a safety issue.

Mr. Earlywine: Understood. It's not a safety issue that we have jurisdiction over, because it falls under the Uniform Traffic Safety Code.

Mr. Flint: That specifically allows parking in that area, as long as you are facing the same direction as traffic.

Mr. Earlywine: To get that fixed, you can go to the City and have that Ordinance fixed if you wanted to.

Mr. Szewczyk: I believe that Lindsay said that last week, that it's going to take the residents of the community to go to the commissioners and say that this community wants the regulations changed here, so that there is no parking on the grass.

Ms. Stephens: Lindsay emailed me something and said that if wanted that to change, we have to get a Petition and go to City Hall and present it, because there's nothing we can do.

Mr. Flint: I think she made the point that they are going to listen to residents more than they are going to listen to this Board and the CDD. Is there anything else under Attorney's Report? Not hearing any, the next item is the District Manager's Report.

#### **B. District Manager – Action Items**

Mr. Flint: You have the Action Items List. We talked about the picnic area. The proposals for preserve maintenance were deferred until December. The District Engineer will review those preserve areas again at that point. The enhanced traffic enforcement will resume next week. We've been alternating months. I'm going to add an additional item, "*Options for Additional Eating Area at Pool*", and we will look at the possibility of adding more tables on the verandah. Regarding the review of non-HOA homes, it sounds like we probably need to inventory that, so we can figure out how to develop a policy, to be consistent with the other single-family homes. We will add the landscaping in front of the Clubhouse to the Action Items List. The bocce court and playground benches were ordered and are in storage. We've been

waiting for the concrete contractor to pour the two pads by the bocce court. I think those were finished on August 4. Now that those are in place, Vesta is going to have someone here, as of Monday, to install the benches.

Mr. Deary: They will be here on Tuesday

Mr. Flint: The benches will be anchored onto the concrete. They have an integrated awning. Two should be installed by next week. The one for the playground inserts into a sleeve. The same contractor that poured those two pads was supposed to install the sleeves in concrete, so that a bench could be installed. We need to check with the contractor to find out the status, because those sleeves are not in place yet. We should have two of the three next week. There was a broken irrigation line on the playground, and during periods when it wasn't raining, every time the irrigation came on, that area flooded. The irrigation line was repaired. That was a significant part of the problem. The pictures you were seeing was the result of that broken irrigation line, and did not take anything from the fact that the playground area was located in an area that was part of your stormwater system. I think the Board knew that. When we were looking at options, and alternative locations for that playground, the consultant recommended that it be relocated on this side of the pool. There were concerns about the proximity to the pond and alligators and other issues. You ultimately decided to keep it where it was. I reached out to GameTime, the company that sold the playground equipment to us. They are one of the largest providers of playground equipment in the Country. Tina Powell who works for Charlotte County, in charge of the division that has recreation under them, is familiar with GameTime. She and Joe and I met, reviewed the design, and based on the size of the site, the fall zones and everything else, we brought a plan back to you. That was all that could fit on that site. The Board approved the design and the location. As far as the height of the playground equipment, when I was growing up, you would come off the end of the slide and your tail would end up on the ground. They are designed now to terminate very close to the ground. When you see that slide out there, and you see that there's less than probably 6" between the bottom of that slide and mulch, it's because it was designed that way. I provided a rendering, and proposal from GameTime. When they designed it, the slide was designed to come out close to the mulch. It's a safety issue. There are three platforms in that design; 3', 6' and 8' platforms. I had the GameTime representative come out today to measure the distance from the platforms to the ground, and they are all as designed. Granted that the location is not great, but that was a

decision that this Board made after a significant amount of discussion and deliberation. With the repair of the broken irrigation line, you will see some improvement in that area. We will be installing a new bench. I think it looks significantly better now that, that area has been sodded where that access mulch was. On the pickleball court, there was an existing 50'x50' pad. The contractor was limited based on the elevation of that pad, and the fact that, that pad is level. When you extend it out 10' in both directions, you have to carry the same level of that existing 50'x50' pad. If you were to pitch that 10' on each side, you are going to create an issue with the surface of the basketball and pickleball courts, where you don't have a level surface to play. If we are going to do work at the koi pond, I think we can have that contractor scrape a few inches of dirt off on the end closest to the pond, to bring the level down on that end, which I think will probably address any drainage issues. Again, they had to follow the pitch of the existing pad. I think they did the best that they could do in that regard.

Ms. Moore: Could I bring up something with the pickleball court? I had a conversation with Alicia a month ago about why that was happening and everyone recognized that the grass was too high. We were talking about hiring a trench all around it. We need to come up with a solution, so sand and dirt is not running onto the court. I don't think it's a hard solution, but it has to happen.

Mr. Flint: Part of the daily maintenance routine needs to include blowing that court and the bocce court, while they are blowing the pool deck. I think that there have been challenges with onsite staffing and Roy will be addressing that. Hopefully, we are going to be heading in the right direction. They are committed to providing some additional assistance on the maintenance side. I will let Roy address that issue. Regarding the Pepper Trees, those lots that back up are 120' deep. The gentleman that spoke, his lot terminates where the Magnolia Trees are planted. There's a significant distance between the back of his lot and the fence line. That is all CDD property. We are not talking about his property. We are talking about CDD property. The difference between that property and the natural areas, where we had a contractor come out and remove Brazilian Pepper, is that those are conservation areas that are subject to Water Management District permits. The area behind the homes are not conservation areas. The only requirement on Bloomings part is that they have to keep that vegetation trimmed back far enough, so that they can adequately mow that area. Under their existing contract, they trimmed the Brazilian Pepper back to the tree line, so they can get in there and mow that area under their

contract. That hasn't cost the District anything. If you wanted to go in and fully remove the Pepper Trees, I think the District Engineer obtained two proposals, which were in the range of \$10,000 to \$12,000. There is no obligation for the District to do that, or any permit requirement, so having Bloomings under their contract, doing it at no expense, seemed like the right thing to do. Now they can get in there and mow that area. If they trimmed that area and blew debris onto people's private property, we will definitely address that, because they will have to go in and clean that up. I was going to check it out earlier before the meeting, but we will make sure that someone goes out there and looks at it, to make sure that they are not blowing debris onto people's private lots. Those areas between the back of their lot and the fence, are part of your stormwater system. That was how those were proposed to be maintained. I will leave it to the Attorney to give you advice on whether you have any obligation to do anything beyond what you have already done. I think the answer is "No", and I don't think you are in any jeopardy by not doing anything additional.

Mr. Deary: I agree.

Mr. Flint: The Board can choose to provide direction to do something other than what we've already done. We allowed our contractor to mow those areas. Beyond that, if those Pepper Trees were fully removed, I think you are opening up a different issue, because then you are basically removing that barrier between those houses, the canal and the development on the other side of the canal.

Mr. Smith: That is what the District Engineer said at the last meeting. If we remove those Brazilian Peppers, we are going to open it up to where the people on Boxwood Street would have open slots, which is what happened on Scarlett Avenue, when they cleaned up the next subdivision. All of those who had a nice preserve area behind them, are now going to have new condos. If I remember right, the Board said that they did not want to remove the peppers, because they wanted the natural barrier, so people would be able to see all the way through.

Ms. Moore: The back of my property is on a big environmental area, and the Pepper Trees with those vines grew onto my screen, and I had to cut them back. That is our responsibility. There are bushes all down Scarlett Avenue. All of those houses back up to that same preserve, but their lots are not as deep.

Mr. Flint: Right.

Ms. Moore: It's a big endeavor to decide to do something that we are not legally obligated to do. The term comes up every once in a while. There's one at the other end of Scarlett Avenue. Occasionally, we have forgotten that they are supposed to take care of that. This one is in the worst shape. We need to make sure that Bloomings is aware of that, so they can address it.

Mr. Flint: Is there anything else that the Board wants to add to the Action Item List? Not hearing any, we will move on to the Amenities Manager Report.

**C. Amenities Manager – Monthly Report**

Mr. Deary: Good evening! I am Roy Deary of Vesta. I have a couple of items to report on, since the last meeting in June, including the personnel changes, which one of the audience members eluded to. The Board and many residents know Joe Montagna. He has been part of my company since we started here. Joe has been with us for 10 years, and he decided on a career change in July. I'm happy for Joe, but it's part of the changes that we are undergoing. I informed the Board, a couple of weeks ago, that Heather Alexandre would fill Joe's role beginning in October. I hired Heather 16 years ago out of the University of Florida. She's very good in Club Management, and has been an asset. She's familiar with Lakeside Plantation, as she attended many events. Secondly, I think the community knows that Alicia decided to make a career change. She gave us her notice about three weeks ago, and left officially a week ago today. I informed the Board that Nathan would be Interim Manager while we conducted a search for that position. We had many good resumes to review and conducted several good interviews, one of which I participated in earlier today. After going through that process, I'm happy to say that I think we have the right individual right here in this room, which is Nathan. He is certainly familiar with the place. Hearing everyone clap, is music to my ears. I enjoyed going through the process. It's good to be thorough and to conduct an expeditious but thorough search, and I feel like we've done that. I'm also happy to say that we have a lot of confidence in Nathan and his abilities. It's inherent to me, after feedback from others in the community, that he has a sense of ownership for the community as a whole. He cares a lot. He's very congenial and service oriented, which is great. Those are things that you may not be able to teach. He has prior management experience, and certainly knows this place, so I think it's going to be a very smooth transition. I appreciate everyone's patience, because he's only in that position, officially for a week, and he has a lot on his shoulders for a short time. Regarding the maintenance position,

Michael is on leave. He's utilizing his rights under the Family Leave Act. I believe he has about four more weeks. In the meantime, we had some other staffing issues. Malon has stepped up and is providing additional help. As George alluded to, we are continuing to bring in other resources to make sure that we are not dropping the ball for the next few weeks. We continue to take a real hard look at the needs and what our abilities are, currently, with the team we have in place and what kind of changes we need to make, to ensure that we are providing a level of service that the community requires. To that particular point, what Nathan just handed to the Board is our August invoice, which reflects a credit for June for management and maintenance services, and a credit for August related to Michael's leave. With the transition of Nathan going through the administrative rights of the Manager's role, we are not providing the full 30 hours under the contract for the Administrative Assistant position, so we have a credit for the month of August, when Alicia left. All of that is reflected in the August invoice, and we will do the same for a portion of September for the balance of Michael's leave, unless we provide the full measure of services. That would be our preference. The gentleman that will be here on Tuesday, Ken Chancy from another property that manages St. Pete, may have some resources for us to tap into. I will provide George and the Board with an update on all of that by the middle of next week. That's my overview of the things that we have been working on this month. Nathan will provide the rest of our report. I can either stay here to answer your questions, or let Nathan answer them.

Mr. Smith: Two months ago, we asked Joe to get us some numbers, as far as having somebody here, especially Sunday until 9:00 p.m., and Monday. I don't want to drop this on you.

Mr. Deary: I've been here since we started with Joe, and I remember when that change occurred. My quick answer is we can go back to that arrangement, without changing the dollars. We will make it work, so there's no financial impact to the community, if you feel that its needed. The feedback that I received from Nathan, a few days ago, is from our viewpoint, usage is probably much more needed in the winter, than the summer, because of the increase in the level of activity. Maybe we can come back and discuss that next month. We don't think we need a full 30 hours for the administrative position. What we would like to do is to decrease the amount to 24 hours, which is a minimal difference for the community, the residents and the operation. We will devote those savings to maintenance, to provide a higher level of service and some additional resources to get the maintenance scope up to where we would like it. We want

to restructure the coverage, without any financial impact to the District that would still leave us with a level of service. If that's the Board's direction, we can show you all of that next month. I apologize that we lost the transition with Joe's departure. That's my responsibility. I have all of my notes from the June meeting. I'm sorry about that.

Mr. Smith: That's fine. I just wanted to make sure that was brought up.

Mr. Deary: We are taking a fresh look at the entire operation. Is that it for now? If so, I can turn it over to Nathan.

Mr. Smith: Yes.

Mr. Deary: Thank you!

Mr. Trates: First off, I would like to thank everyone for the round of applause. That means a lot. This month, we completed the bocce ball and horseshoe area landscaping. The concrete was poured for the basketball benches, which will be installed on Tuesday. The streetlights on Plantation Boulevard were repaired and the median was completed. A company was hired to help with maintenance, during this transition. Our daily activities were the same. For the monthly events, we slowed down quite a bit, to account for a lot of the residents not being here, during the summer months. Next month, we are excited for our annual Labor Day barbecue. Please sign up in the office for that. Under Amenity Management, I have four quotes for the pool resurfacing, that I provided to you earlier, which will be completed in the Spring. I have those if you would like to look at them. The first is from Dart Pool Solutions, which is the company that does our three times a week pool cleaning. Their proposal is \$35,616.88. The second proposal was from Resurrection Pools for \$43,325. The third proposal was from Mr. Marcite. He gave us a few options. For a court surface, the cost was \$42,190, and \$45,690 for a pebble stone surface. The last proposal was from Sparkling Clean Pools & Spas for \$23,795. This is the same company that helped us put in our pool resurfacing pavers last year. Because we worked with them last year, with the pool deck renovation, I recommend that we engage Sparkling Clean Pools & Spas.

Ms. Moore: We asked for these prices, because we wanted to get this done in September and October. This is for the re-plastering of the lining of the pool.

Mr. Trates: Correct.

Ms. Moore: What we are talking about now, is not urgent, so we are going to wait until next spring. These proposals are usually good for 90 days, so I'm thinking that we should just

get proposals from the same companies next January or February, and get on their calendar for May, when the kids get out of school. Does that make sense?

Mr. Smith: Yes.

Mr. Flint: We probably need to check references and make sure that we have an apples-to-apples comparison, because there are different options here. You don't always want to go with the lowest bid. That would give us some additional time to check references.

Mr. Trates: References were included for each company.

Ms. Moore: Do you have a sense of how long it is going to take and how long the pool will be shut down?

Mr. Trates: I believe they said it would take a month or two.

Mr. Flint: It would be three to four weeks.

Ms. Moore: We need to do it in the off-season.

Ms. Blair: We have to make sure that the kids are in school.

Mr. Flint: We are going to try to schedule it right before school gets out and after the snowbirds leave.

Mr. Smith: Have any of them said anything, as far as how much notice they need, such as a lead time?

Mr. Trates: A few companies said that they usually require at least a month or two in advance. I know Sparkly Clean Pools said that they have a small window because they are so busy. I will double check with them, just to get accurate representations.

Mr. Smith: I would hate to wait until January and then find out that they couldn't do it until July.

Ms. Moore: If they say that, then we will lock into a contract. They said that their price is only good for 90 days.

Mr. Smith: This one says 60 days.

Ms. Moore: If you want to do it sooner, that's fine. We can lock it in. I agree that we should get them on the calendar, because May is probably going to be a highly desirable month.

Mr. Trates: I have nothing further on the Amenities Manager Report, but I am happy to take any other questions.

Ms. Moore: Congratulations Nathan! The only comment that I want to make is to encourage you to think outside of the box. We have done wine and cheese for so many years.

For the first time in the five-and-a-half years that I've been around, it was cancelled. We just need something that's unique or different. I mentioned before that the Northwood High School Performance Group had a fundraiser and we chipped in a few dollars. It was community oriented. When we reached out to the kids, we had very little response. I don't know if there's a way to reach out to them. We have a lot of children in this community and we need to make sure that we are reaching out.

Mr. Sabol: I spoke to you yesterday, or the day before about the potted plants. You told me that someone donated them, two or three years ago. Bloomings will not take care of them. It is up to the Board to decide what to do with them.

Mr. Flint: Three of them are dead.

Ms. Moore: They don't look good.

Mr. Sabol: I don't know how involved you were with cleaning up the shed and getting those dead trees and the new ones in there, but it looks great.

#### **TENTH ORDER OF BUSINESS**

#### **Other Business**

There being none, the next item followed.

#### **ELEVENTH ORDER OF BUSINESS**

#### **Supervisor's Requests**

Mr. Smith: Just to add to the playground. I know that everyone saw the pictures and the water sitting out there. As George alluded to, part of the problem was that we just planted that sod, and had the sprinklers running every day. It was also raining every day, and the line had a hole in it that sprayed water all over. The major problem that we have on the playground was that broken line. The line was fixed. I've been watching it. The water has gone down and we don't have puddles anymore. We still have a puddle where they dug it up, but they are waiting to make sure that there are no further problems, before they bury it back up. That is my understanding.

Mr. Sabol: Harry, what are we going to do with the playground surface? A lot of material has to be redone.

Mr. Smith: Once this is all done, it's just going to have to get racked.

Mr. Sabol: Are the plans to let nature take its course and then cover it up in a month or two and see what happens?

Mr. Smith: We are trying to make sure that there are no more leaks.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

|                                                                                              |
|----------------------------------------------------------------------------------------------|
| On MOTION by Mr. Smith seconded by Mr. Szewczyk with all in favor the meeting was adjourned. |
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Secretary/Assistant Secretary

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Chairman/Vice Chairman



**B**

# Lakeside Plantation

## Community Development District

### Summary of Invoices

August 1, 2017 to August 31, 2017

| Fund                    | Date             | Check No.'s                               |    | Amount    |
|-------------------------|------------------|-------------------------------------------|----|-----------|
| General Fund            | 8/7/17           | 1485-1490                                 | \$ | 2,490.61  |
|                         | 8/8/17           | 1491                                      | \$ | 3,284.50  |
|                         | 8/11/17          | 1492                                      | \$ | 1,820.00  |
|                         | 8/14/17          | 1493-1500                                 | \$ | 9,065.64  |
|                         | 8/16/17          | 1501                                      | \$ | 402.00    |
|                         | 8/21/17          | 1502-1507                                 | \$ | 1,000.00  |
|                         | 8/25/17          | 1508                                      | \$ | 23.24     |
|                         | 8/28/17          | 1509-1513                                 | \$ | 1,650.77  |
|                         |                  |                                           | \$ | 19,736.76 |
| Capital Reserve Fund    | 8/7/17           | 48                                        | \$ | 2,216.00  |
|                         | 8/14/17          | 49                                        | \$ | 11,350.00 |
|                         |                  |                                           | \$ | 13,566.00 |
| Automatic Drafts        | <u>July 2017</u> |                                           |    |           |
| Florida Power & Light   |                  | 2200 Plantation Blvd - Clubhouse          | \$ | 1,241.30  |
|                         |                  | 2200 Plantation Blvd - Fountain           | \$ | 645.13    |
|                         |                  | 2200 Plantation Blvd - Tennis Courts/Pool | \$ | 513.55    |
| North Port Utilities    |                  | 2200 Plantation Blvd - Clubhouse          | \$ | 144.19    |
|                         |                  | 2200 Plantation Blvd - Fountain           | \$ | 1,136.66  |
|                         |                  | 2200 Plantation Blvd - Tennis Courts/Pool | \$ | 95.49     |
| TECO Peoples Gas        |                  | 2200 Plantation Blvd - Pool               | \$ | 12.77     |
| Frontier Communications |                  | 2200 Plantation Blvd - Clubhouse          | \$ | 364.20    |
|                         |                  |                                           | \$ | 4,153.29  |
|                         |                  |                                           | \$ | 37,456.05 |

| YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER |       |                   |                 |         |                 |     |       |     |          | 9/12/17     | PAGE 1 |          |                 |        |   |
|---------------------------------------------------------------|-------|-------------------|-----------------|---------|-----------------|-----|-------|-----|----------|-------------|--------|----------|-----------------|--------|---|
| *** CHECK DATES 08/01/2017 - 08/31/2017 ***                   |       |                   |                 |         |                 |     |       |     |          |             |        |          |                 |        |   |
| LAKESIDE PLANTATION - GENERAL                                 |       |                   |                 |         |                 |     |       |     |          |             |        |          |                 |        |   |
| BANK A LAKESIDE PLANTATION                                    |       |                   |                 |         |                 |     |       |     |          |             |        |          |                 |        |   |
| CHECK DATE                                                    | VEND# | .....INVOICE..... | DATE            | INVOICE | YRMO            | DPT | ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT   | .....CHECK..... | AMOUNT | # |
| 8/07/17                                                       | 00072 | 7/02/17           | 30107590        | 201707  | 330-53800-48100 |     |       |     |          |             | *      | 342.00   |                 |        |   |
| MUSIC LICENSE FEE-2017                                        |       |                   |                 |         |                 |     |       |     |          |             |        |          |                 |        |   |
| 8/07/17                                                       | 00137 | 7/10/17           | 312389          | 201707  | 330-53800-48102 |     |       |     |          |             | *      | 17.00    |                 |        |   |
| LAUNDRY SERVICES-JUL17                                        |       |                   |                 |         |                 |     |       |     |          |             |        |          |                 |        |   |
| 8/07/17                                                       | 00104 | 7/31/17           | 76011           | 201707  | 330-53800-48102 |     |       |     |          |             | *      | 354.99   |                 |        |   |
| BISCAYNE LAUNDRYLAND                                          |       |                   |                 |         |                 |     |       |     |          |             |        |          |                 |        |   |
| RPLC ALTERNATOR ELLIPTICAL                                    |       |                   |                 |         |                 |     |       |     |          |             |        |          |                 |        |   |
| FITNESS LOGIC                                                 |       |                   |                 |         |                 |     |       |     |          |             |        |          |                 |        |   |
| 8/07/17                                                       | 00066 | 7/31/17           | 95116           | 201706  | 310-51300-31500 |     |       |     |          |             | *      | 943.00   |                 |        |   |
| CDD MTG/ASCAP AGMT/CRSPND                                     |       |                   |                 |         |                 |     |       |     |          |             |        |          |                 |        |   |
| HOPPING GREEN & SAMS                                          |       |                   |                 |         |                 |     |       |     |          |             |        |          |                 |        |   |
| 8/07/17                                                       | 00193 | 7/27/17           | 28              | 201707  | 310-51300-31100 |     |       |     |          |             | *      | 675.00   |                 |        |   |
| PROF. ENGINEER SVCS-JUL17                                     |       |                   |                 |         |                 |     |       |     |          |             |        |          |                 |        |   |
| JOHNSON ENGINEERING, INC.                                     |       |                   |                 |         |                 |     |       |     |          |             |        |          |                 |        |   |
| 8/07/17                                                       | 00032 | 8/02/17           | 54883-15        | 201707  | 320-53800-43400 |     |       |     |          |             | *      | 158.62   |                 |        |   |
| GARBAGE COLLECTION-JUL17                                      |       |                   |                 |         |                 |     |       |     |          |             |        |          |                 |        |   |
| NORTH PORT SOLID WASTE DISTRICT                               |       |                   |                 |         |                 |     |       |     |          |             |        |          |                 |        |   |
| 8/08/17                                                       | 00001 | 8/01/17           | 62              | 201708  | 310-51300-34000 |     |       |     |          |             | *      | 3,004.17 |                 |        |   |
| MANAGEMENT FEES AUG17                                         |       |                   |                 |         |                 |     |       |     |          |             |        |          |                 |        |   |
| 8/01/17                                                       | 62    | 201708            | 310-51300-35200 |         |                 |     |       |     |          |             | *      | 58.33    |                 |        |   |
| INFO TECHNOLOGY AUG17                                         |       |                   |                 |         |                 |     |       |     |          |             |        |          |                 |        |   |
| 8/01/17                                                       | 62    | 201708            | 310-51300-31300 |         |                 |     |       |     |          |             | *      | 83.33    |                 |        |   |
| DISSEMINATION FEES AUG17                                      |       |                   |                 |         |                 |     |       |     |          |             |        |          |                 |        |   |
| 8/01/17                                                       | 62    | 201708            | 310-51300-51000 |         |                 |     |       |     |          |             | *      | 1.11     |                 |        |   |
| OFFICE SUPPLIES                                               |       |                   |                 |         |                 |     |       |     |          |             |        |          |                 |        |   |
| 8/01/17                                                       | 62    | 201708            | 310-51300-42000 |         |                 |     |       |     |          |             | *      | 19.70    |                 |        |   |
| POSTAGE                                                       |       |                   |                 |         |                 |     |       |     |          |             |        |          |                 |        |   |
| 8/01/17                                                       | 62    | 201708            | 310-51300-42500 |         |                 |     |       |     |          |             | *      | 84.75    |                 |        |   |
| COPIES                                                        |       |                   |                 |         |                 |     |       |     |          |             |        |          |                 |        |   |
| 8/01/17                                                       | 62    | 201708            | 310-51300-41000 |         |                 |     |       |     |          |             | *      | 33.11    |                 |        |   |
| TELEPHONE                                                     |       |                   |                 |         |                 |     |       |     |          |             |        |          |                 |        |   |
| GOVERNMENTAL MANAGEMENT SERVICES                              |       |                   |                 |         |                 |     |       |     |          |             |        |          |                 |        |   |
| 8/11/17                                                       | 00153 | 2/23/17           | 5932-QB         | 201702  | 330-53800-51000 |     |       |     |          |             | *      | 1,820.00 |                 |        |   |
| INSTALL SCROLL COMPRESSOR                                     |       |                   |                 |         |                 |     |       |     |          |             |        |          |                 |        |   |
| ALEX'S POOL HEATING &                                         |       |                   |                 |         |                 |     |       |     |          |             |        |          |                 |        |   |
| 8/14/17                                                       | 00003 | 7/31/17           | 102264          | 201707  | 330-53800-48300 |     |       |     |          |             | *      | 150.00   |                 |        |   |
| QTRLY PEST CONTROL-JUL17                                      |       |                   |                 |         |                 |     |       |     |          |             |        |          |                 |        |   |
| A-1 SUPERIOR PEST CONTROL, INC.                               |       |                   |                 |         |                 |     |       |     |          |             |        |          |                 |        |   |
| LKSD LAKESIDE PLANT KCOSTA                                    |       |                   |                 |         |                 |     |       |     |          |             |        |          |                 |        |   |

AP300R  
 \*\*\* CHECK DATES 08/01/2017 - 08/31/2017 \*\*\*  
 YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER  
 LAKESIDE PLANTATION - GENERAL  
 BANK A LAKESIDE PLANTATION  
 RUN 9/12/17  
 PAGE 2

LAKESIDE PLANTATION - GENERAL  
BANK A LAKESIDE PLANTATION

| CHECK DATE | VEND# | .....INVOICE DATE | .....EXPENSED TO... INVOICE         | YRMO   | DPT             | ACCT# | SUB | SUBCLASS | VENDOR NAME                          | STATUS | AMOUNT   | ....CHECK....#  |
|------------|-------|-------------------|-------------------------------------|--------|-----------------|-------|-----|----------|--------------------------------------|--------|----------|-----------------|
| 8/14/17    | 00010 | 7/31/17           | 2017-013 BAHIA SOD/15 BLACK KOW BAG | 201707 | 320-53800-46500 |       |     |          |                                      | *      | 255.00   |                 |
|            |       | 7/31/17           | 2017-013 PRESSURE WASH FENCE BLVD   | 201707 | 320-53800-46300 |       |     |          |                                      | *      | 600.00   |                 |
|            |       | 7/31/17           | 2017-013 4 SPLICE KIT/6 ID WIRE     | 201707 | 320-53800-46700 |       |     |          |                                      | *      | 154.10   |                 |
|            |       | 7/31/17           | 2017-013 LOCAT/RPR IRG.LINE ZONE16  | 201707 | 320-53800-46700 |       |     |          |                                      | *      | 91.50    |                 |
|            |       | 7/31/17           | 2017-013 LOCAT/RPR IRG.LINE ZONE18  | 201707 | 320-53800-46700 |       |     |          |                                      | *      | 91.50    |                 |
|            |       |                   |                                     |        |                 |       |     |          | BLOOMINGS LANDSCAPE & TURF MGMT, INC |        |          | 1,192.10 001494 |
| 8/14/17    | 00014 | 7/14/17           | 257738 WATER COOLER-JUL17           | 201707 | 330-53800-48101 |       |     |          |                                      | *      | 35.49    |                 |
|            |       | 7/31/17           | 260847 WATER COOLER-JUL17           | 201707 | 330-53800-48101 |       |     |          |                                      | *      | 35.49    |                 |
|            |       |                   |                                     |        |                 |       |     |          | CULLIGAN WATER                       |        |          | 70.98 001495    |
| 8/14/17    | 00026 | 8/01/17           | 4036 RPLC WIRE ST LGHT 31 & 32      | 201708 | 320-53800-47000 |       |     |          |                                      | *      | 335.00   |                 |
|            |       | 8/01/17           | 4036 RPLC BALLAST/LAMP/CMPCTOR      | 201708 | 320-53800-47000 |       |     |          |                                      | *      | 5,830.00 |                 |
|            |       |                   |                                     |        |                 |       |     |          | KEN TYNER ELECTRIC INC.              |        |          | 6,165.00 001496 |
| 8/14/17    | 00027 | 8/01/17           | 17-06556 MTHLY LAKE MAINT-AUG17     | 201708 | 320-53800-46000 |       |     |          |                                      | *      | 966.00   |                 |
|            |       |                   |                                     |        |                 |       |     |          | LAKE MASTERS AQUATIC WEED CONTROL    |        |          | 966.00 001497   |
| 8/14/17    | 00229 | 7/05/17           | 55279 MAINT.INSPECT/SRVC CALL       | 201707 | 330-53800-48102 |       |     |          |                                      | *      | 100.00   |                 |
|            |       |                   |                                     |        |                 |       |     |          | PYE BARKER FIRE & SAFETY, INC.       |        |          | 100.00 001498   |
| 8/14/17    | 00041 | 7/26/17           | 177102 ALARM MONIT-AUG17-OCT17      | 201707 | 300-15500-10000 |       |     |          |                                      | *      | 147.00   |                 |
|            |       |                   |                                     |        |                 |       |     |          | SECURITY ALARM CORP.                 |        |          | 147.00 001499   |
| 8/14/17    | 00106 | 7/19/17           | 3476761 NOT. OF MEETING-07/24/17    | 201707 | 310-51300-48000 |       |     |          |                                      | *      | 274.56   |                 |
|            |       |                   |                                     |        |                 |       |     |          | THE SUN                              |        |          | 274.56 001500   |
| 8/16/17    | 00071 | 8/24/17           | 08242017 TRFFC ENFR-08/24-09/08/17  | 201708 | 300-15500-10000 |       |     |          |                                      | *      | 402.00   |                 |
|            |       |                   |                                     |        |                 |       |     |          | CITY OF NORTH PORT                   |        |          | 402.00 001501   |
| 8/21/17    | 00262 | 7/31/17           | 71796 JULY CLEANING SVC             | 201707 | 330-53800-48102 |       |     |          |                                      | *      | 975.00   |                 |

LKSD LAKESIDE PLANT KCOSTA

| CHECK DATE | VEND# | .....INVOICE.....<br>DATE INVOICE       | ....EXPENSED TO....<br>YRMO DPT ACCT# SUB | SUBCLASS | VENDOR NAME                          | STATUS | AMOUNT  | ....CHECK.....<br>AMOUNT # |
|------------|-------|-----------------------------------------|-------------------------------------------|----------|--------------------------------------|--------|---------|----------------------------|
| 7/31/17    | 71796 | 201707 330-53800-48102                  | JULY CLEANING SVC                         |          | APEX JANITORIAL                      | V      | 975.00- |                            |
| 8/21/17    | 00200 | 8/16/17 AS081620 201708 310-51300-11000 | SUPERVISOR FEES-08/16/17                  |          | ALAN SABOL                           | *      | 200.00  | 200.00 001503              |
| 8/21/17    | 00055 | 8/16/17 CS081620 201708 310-51300-11000 | SUPERVISOR FEES-08/16/17                  |          | CAMILLE STEPHENS                     | *      | 200.00  | 200.00 001504              |
| 8/21/17    | 00211 | 8/16/17 HS081620 201708 310-51300-11000 | SUPERVISOR FEES-08/16/17                  |          | HARRY SMITH                          | *      | 200.00  | 200.00 001505              |
| 8/21/17    | 00054 | 8/16/17 SM081620 201708 310-51300-11000 | SUPERVISOR FEES-08/16/17                  |          | SHARON MOORE                         | *      | 200.00  | 200.00 001506              |
| 8/21/17    | 00056 | 8/16/17 JS081620 201708 310-51300-11000 | SUPERVISOR FEES-08/16/17                  |          | JOE SZEWCZYK                         | *      | 23.24   | 200.00 001507              |
| 8/25/17    | 00028 | 8/25/17 08252017 201708 300-20700-10000 | FY17 DEBT SERVICE ASSESS                  |          | LAKESIDE PLANTATION C/O USBANK       | *      | 750.00  | 23.24 001508               |
| 8/28/17    | 00010 | 8/21/17 2017-015 201708 320-53800-46500 | INSTALL NEW PALM TREES                    |          | BLOOMINGS LANDSCAPE & TURF MGMT, INC | *      | 145.00  | 750.00 001509              |
| 8/28/17    | 00104 | 8/15/17 76302 201708 330-53800-48102    | QRTLY EQUIPMAINT - AUG17                  |          | FITNESS LOGIC                        | *      | 12.98   | 145.00 001510              |
| 8/28/17    | 00018 | 8/21/17 08212017 201708 330-53800-52000 | TENNIS SUPPLIES                           |          | MILAN FISER                          | *      | 5.78    | 18.76 001511               |
| 8/28/17    | 00077 | 8/14/17 1068 201708 320-53800-46900     | LANDSCAPE INSPECTION-8/11                 |          | PERFORMANCE STANDARD ASSURANCE, INC  | *      | 550.00  | 550.00 001512              |

LKSD LAKESIDE PLANT KCOSTA

| CHECK DATE                | VEND# | INVOICE DATE | INVOICE YRMO | EXPENSED TO DPT ACCT# | SUB SUBCLASS    | VENDOR NAME          | STATUS | AMOUNT    | ....CHECK....<br>AMOUNT # |
|---------------------------|-------|--------------|--------------|-----------------------|-----------------|----------------------|--------|-----------|---------------------------|
| 8/28/17                   | 00052 | 8/09/17      | 43352        | 201708                | 330-53800-52000 | ALGAEBLASTER 2.5 GAL | *      | 187.01    |                           |
| WELCH TENNIS COURTS, INC. |       |              |              |                       |                 |                      |        | 187.01    | 001513                    |
| TOTAL FOR BANK A          |       |              |              |                       |                 |                      |        | 19,736.76 |                           |
| TOTAL FOR REGISTER        |       |              |              |                       |                 |                      |        | 19,736.76 |                           |

LKSD LAKESIDE PLANT KCOSTA

AP300R  
\*\*\* CHECK DATES 08/01/2017 - 08/31/2017 \*\*\*  
YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER  
LAKESIDE PLANTATION - CAP RES  
BANK C CHECKING ACTIVITIES  
RUN 9/12/17  
PAGE 1

| CHECK<br>DATE | VEND# | .....INVOICE.....<br>DATE INVOICE | .....EXPENSED TO.....<br>YRMO DPT ACCT# | SUB<br>SUBCLASS | VENDOR NAME | STATUS | AMOUNT | ....CHECK....<br>AMOUNT # |
|---------------|-------|-----------------------------------|-----------------------------------------|-----------------|-------------|--------|--------|---------------------------|
|---------------|-------|-----------------------------------|-----------------------------------------|-----------------|-------------|--------|--------|---------------------------|

|         |       |         |          |        |                 |                           |   |          |
|---------|-------|---------|----------|--------|-----------------|---------------------------|---|----------|
| 8/07/17 | 00017 | 6/03/17 | 06032017 | 201708 | 600-53800-61000 | EXCVT/RPLC 2 CONCRETE PAD | * | 2,216.00 |
|---------|-------|---------|----------|--------|-----------------|---------------------------|---|----------|

[illegible]

|                                      |           |        |
|--------------------------------------|-----------|--------|
| BLOOMINGS LANDSCAPE & TURF MGMT, INC | 11,350.00 | 000049 |
|--------------------------------------|-----------|--------|

|                    |           |
|--------------------|-----------|
| TOTAL FOR BANK C   | 13,566.00 |
| TOTAL FOR REGISTER | 13,566.00 |

LKSD LAKESIDE PLANT KCOSTA



| Invoice & Remittance Advice |             |
|-----------------------------|-------------|
| Account Number:             | 1880525     |
| Billing Number:             | 30107590    |
| Billing Date:               | 02-JUL-2017 |
| Total Amount Due:           | USD 342.00  |
| Amount Enclosed:            |             |

Pay Online: [www.bmi.com/payments](http://www.bmi.com/payments)

**RECEIVED**

JUL 17 2017

BY: \_\_\_\_\_

Attn: Accounts Payable  
Lakeside Plantation  
Cmnty Dev Dist  
135 W. Central Blvd  
Suite 320  
Orlando FL 32801

01880525301075900000003420013

BMI  
PO Box 630893  
Cincinnati OH 45263-0893

Contact us: (888) 492-6264

[www.bmi.com/email](http://www.bmi.com/email)

Please return the above portion with your payment  
Correspondence written on this notice or sent to this address will not be recognized by BMI

| Billing Number | Beginning Balance | Billed and Adjusted | Payments | Ending Balance |
|----------------|-------------------|---------------------|----------|----------------|
| 30107590       | \$0.00            | \$342.00            | \$0.00   | \$342.00       |

| Date                                            | Type | Transaction # | Description                           | Amount Due (in USD) |
|-------------------------------------------------|------|---------------|---------------------------------------|---------------------|
| <b>Account# 1880525</b>                         |      |               |                                       |                     |
| <b>Lakeside Plantation Cmnty Dev Dist</b>       |      |               |                                       |                     |
| <b>2200 Plantation Blvd North Port FL 34289</b> |      |               |                                       |                     |
| 01-JUL-2017                                     | INV  | 9586951       | Estimated Fee 07/01/2017 - 06/30/2018 | \$342.00            |

If you are billed quarterly or semi-annually and your payment is 90 days past due, the unpaid balance of your Annual Fee is now due in full.

BMI customers have the following online features:

Manage your account online using the account and billing numbers appearing on the top of this invoice at: [www.bmi.com/lge](http://www.bmi.com/lge). For the best online experience, please use the Google Chrome browser. Make a payment at: [www.bmi.com/payments](http://www.bmi.com/payments) using the account number and billing number above to login. As a reminder, we accept payments from both business and personal accounts.

Recently held a Special Event with gross revenues in excess of \$25,000 or more? These events should be reported within 90 days as outlined in your BMI Local Government Entities License Agreement. Please contact your BMI representative at 877-264-2137 to request a report form.

Connect with additional savings for your business at: [www.bmi.com/jbl](http://www.bmi.com/jbl) - [www.bmi.com/dell](http://www.bmi.com/dell) - [www.bmi.com/fedex](http://www.bmi.com/fedex).

#7 2nd  
Music License Fee - 2017  
1-330-838-481

**RECEIVED**

JUL 17 2017

BY: \_\_\_\_\_  
IF: \_\_\_\_\_ / ED: \_\_\_\_\_

JUL 17 2017

**Profile Details**

| Music Profile Information for: 07/01/2017 - 06/30/2018        |                |                    |                                | Invoice: 9589951 |                           |               |
|---------------------------------------------------------------|----------------|--------------------|--------------------------------|------------------|---------------------------|---------------|
| The following information represents changes to your account: |                |                    |                                |                  |                           |               |
| 2200 Plantation Blvd<br>34289                                 | North Port, FL | Profile<br>Details | Adjusted<br>Profile<br>Details | Previous Fees    | Adjusted<br>Annual<br>Fee | Change in Fee |
| Base License Fee                                              |                |                    |                                | 0.00             | 342.00                    | 342.00        |
| Population                                                    |                |                    | 1200                           |                  |                           |               |

312389

AUG 04 2017

| Statement                                                                        |              | DATE         | TERMS        |
|----------------------------------------------------------------------------------|--------------|--------------|--------------|
| TO<br>Lakeside Plantation                                                        |              |              |              |
| IN ACCOUNT WITH<br>Bucayne Foundation<br>13671 TAMMUNU LN<br>North Port FL 34287 |              |              |              |
| 7/10/17                                                                          | 4455-3       | 1700         |              |
| CURRENT                                                                          | OVER 30 DAYS | OVER 60 DAYS | TOTAL AMOUNT |
|                                                                                  |              |              | 1700         |

#137  
Laundry Services - July 17  
1.370.538.48102

# Fitness Logic

380 Scarlet Blvd.  
Oldsmar, FL 34677

AUG 6 2017

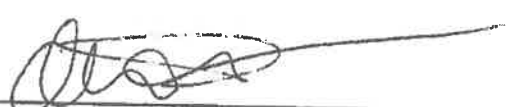
## Invoice

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

| Date      | Invoice # |
|-----------|-----------|
| 7/31/2017 | 76011     |

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

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

| P.O. Number                                                                                                         |                                                              | Terms    | Rep        | Work Order #                   | Completed |
|---------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|----------|------------|--------------------------------|-----------|
|                                                                                                                     |                                                              | Net 10   | FB         | 76457                          | 7/28/2017 |
| Item Code                                                                                                           | Description                                                  | Quantity | Price Each | Amount                         |           |
| Parts                                                                                                               | Alternator                                                   | 1        | 249.99     | 249.99                         |           |
| Shipping                                                                                                            | Shipping and Handling                                        | 1        | 21.00      | 21.00                          |           |
| Labor                                                                                                               | Replace alternator on Life Fitness elliptical.<br>Model#95xi | 1        | 84.00      | 84.00                          |           |
| <p>#104<br/>1-770-578-48102</p>  |                                                              |          |            |                                |           |
| Thank you for your business.<br>Invoices over 30 Days will incur 1.5% Interest per month                            |                                                              |          |            | <b>Subtotal</b> \$354.99       |           |
|                                                                                                                     |                                                              |          |            | <b>Sales Tax (0.0%)</b> \$0.00 |           |
|                                                                                                                     |                                                              |          |            | <b>Total</b> \$354.99          |           |

# Hopping Green & Sams

Attorneys and Counselors

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

## STATEMENT

July 31, 2017

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

Bill Number 95116  
Billed through 06/30/2017

AUG 01 2017

### General Counsel/Monthly Meeting

LPCDD 00001 JLE

#### FOR PROFESSIONAL SERVICES RENDERED

|                            |     |                                                                                                           |                      |          |
|----------------------------|-----|-----------------------------------------------------------------------------------------------------------|----------------------|----------|
| 06/14/17                   | LCW | Review draft agenda for June meeting.                                                                     | #66<br>1-310-513-315 | 0.10 hrs |
| 06/15/17                   | LCW | Review meeting minutes and provide comments to same.                                                      |                      | 0.10 hrs |
| 06/19/17                   | LCW | Prepare for board meeting; review ASCAP agreement.                                                        |                      | 0.50 hrs |
| 06/21/17                   | LCW | Prepare for and attend board meeting.                                                                     |                      | 2.60 hrs |
| 06/22/17                   | LCW | Follow-up from board meeting.                                                                             |                      | 0.20 hrs |
| 06/29/17                   | SSW | Research implementation of Senate Bill 80 amending public records law; prepare memorandum regarding same. |                      | 0.10 hrs |
| 06/30/17                   | LCW | Prepare correspondence to Board regarding parking regulations and ownership of district rights-of-way.    |                      | 0.60 hrs |
| Total fees for this matter |     |                                                                                                           |                      | \$943.00 |

#### MATTER SUMMARY

|                    |          |         |          |
|--------------------|----------|---------|----------|
| Whelan, Lindsay C. | 4.10 hrs | 225 /hr | \$922.50 |
| Warren, Sarah S.   | 0.10 hrs | 205 /hr | \$20.50  |

TOTAL FEES \$943.00

TOTAL CHARGES FOR THIS MATTER \$943.00

#### BILLING SUMMARY

|                    |          |         |          |
|--------------------|----------|---------|----------|
| Whelan, Lindsay C. | 4.10 hrs | 225 /hr | \$922.50 |
| Warren, Sarah S.   | 0.10 hrs | 205 /hr | \$20.50  |

TOTAL FEES \$943.00

TOTAL CHARGES FOR THIS BILL \$943.00

=====

**Please include the bill number on your check.**

Johnson Engineering, Inc.

Remit To:

P.O. Box 2112

Fort Myers, FL 33902

Ph: 239.334.0046 Fax: 239.334.3661

# Invoice

Project Manager David Robson

July 27, 2017

Project No: 20150050-000

Invoice No: 28

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

BY: \_\_\_\_\_

FEID #59-1173834

#193  
Prof. Engineer Sves-Jul 17  
1-310-513-711

Project 20150050-000 Lakeside Plantation CDD

20150050-000

Lakeside Plantation CDD

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

Work Authorization #4, dated 5/27/15

Work Authorization #5, dated 5/27/15

Work Authorization #7, dated 1/26/17

Professional Services through July 16, 2017

## PROFESSIONAL SERVICES

| Phase No. | Phase Description        | Contract Amount | Fee Type | %     | Total Inv To-Date | Previously Invoiced | Current Inv Amount | Balance to Complete |
|-----------|--------------------------|-----------------|----------|-------|-------------------|---------------------|--------------------|---------------------|
| 1.        | General Engineering      | 14,892.50       | T&M      | 100 % | 14,892.50         | 14,217.50           | 675.00             | 0.00                |
| 3.        | Lake Bank Erosion Report | 5,662.50        | T&M      | 100 % | 5,662.50          | 5,662.50            | 0.00               | 0.00                |
| 4.        | Pond Bank Restoration    | 3,500.00        | NTE      | 100 % | 3,500.00          | 3,500.00            | 0.00               | 0.00                |
| 5.        | Recertify SFWMD ERP      | 1,500.00        | NTE      | 100 % | 1,500.00          | 1,500.00            | 0.00               | 0.00                |
| 6.        | Preserve Area Evaluation | 4,800.00        | LS       | 100 % | 4,800.00          | 4,800.00            | 0.00               | 0.00                |
| 7.        | Public Facilities Report | 3,600.00        | LS       | 100 % | 3,600.00          | 3,600.00            | 0.00               | 0.00                |
| Totals    |                          | 33,955.00       |          |       | 33,955.00         | 33,280.00           | 675.00             | 0.00                |

SUB-TOTAL PROFESSIONAL SERVICES:

675.00

INVOICE TOTAL:

675.00

## Summary of professional services

| Phase No. / Description                 | Bill Hours | Bill Rate | Billable Amount |
|-----------------------------------------|------------|-----------|-----------------|
| 1. - General Engineering<br>Engineer VI | 4.50       | 150.00    | 675.00          |
| 1. - General Engineering Total          | 4.50       |           | 675.00          |

## NORTH PORT SOLID WASTE DISTRICT



| SERVICE ADDRESS          |       |           |          |
|--------------------------|-------|-----------|----------|
| 2200 PLANTATION BLVD SWD |       |           |          |
| ACCOUNT NUMBER           | CYCLE | BILL DATE | DUE DATE |
| 54883-159826             | 55-55 | 8/02/17   | 9/01/17  |

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



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

000054883000159826000000158621

255

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

## SERVICE ADDRESS

2200 PLANTATION BLVD SWD

| ACCOUNT NUMBER | CYCLE | BILL DATE | DUE DATE |
|----------------|-------|-----------|----------|
| 54883-159826   | 55-55 | 8/02/17   | 9/01/17  |

Rate Class : COMMERCIAL WASTE

Last payment amount/date: 158.62 7/19/17

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

| Service                  | Consumption     | Charge | Total  |
|--------------------------|-----------------|--------|--------|
| GB DUMPSTER4YD/1 PICKUP  | 6/30/17 7/31/17 | 156.80 |        |
| GB BINS ONCE PER MONTH   | 6/30/17 7/31/17 | 1.82   |        |
| TOTAL COMMERCIAL GARBAGE |                 |        | 158.62 |

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

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

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

RECEIVED  
 AUG 07 2017

4.32  
 Garbage Collection - July 19  
 1-320-538474

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

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

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

# Invoice

Invoice #: 62  
Invoice Date: 8/1/17  
Due Date: 8/1/17  
Case:  
P.O. Number:

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

1

| Description                                     | Hours/Qty | Rate     | Amount     |
|-------------------------------------------------|-----------|----------|------------|
| Management Fees August 2017 1-310-513-34        |           | 3,004.17 | 3,004.17   |
| Information Technology - August 2017 .352       |           | 58.33    | 58.33      |
| Dissemination Agent Services - August 2017 .313 |           | 83.33    | 83.33      |
| Office Supplies .51                             |           | 1.11     | 1.11       |
| Postage .42                                     |           | 19.70    | 19.70      |
| Copies .425                                     |           | 84.75    | 84.75      |
| Telephone .41                                   |           | 33.11    | 33.11      |
| Total                                           |           |          | \$3,284.50 |
| Payments/Credits                                |           |          | \$0.00     |
| Balance Due                                     |           |          | \$3,284.50 |

# Alex's Pool HEATING & AIR CONDITIONING, LLC

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

RECEIVED

AUG 09 2017

BY: \_\_\_\_\_

## INVOICE

### BILL TO

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

### SHIP TO

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

INVOICE # 5932-QB

DATE 02/23/2017

DUE DATE 08/04/2017

### ACTIVITY

#### Pool Heating

#5 Symbiont Model #: PH090ARAEWNE Serial #: 1082580-B07.

Install a new 6- Ton Copeland Scroll Compressor.

1- Acid Neutralizer.

1- 1/2 Filter Drier.

1- Contactor.

1- Run Capacitor.

6.25 LBS. of R-22 Refrigerant.

1- Evacuate system to below 600 microns.

1- Year Warranty on the Compressor.

QTY

RATE

AMOUNT

1

1,820.00

1,820.00

BALANCE DUE

\$1,820.00

53

01-030 5300: 51000

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

RECEIVED  
AUG 03 2017

BY: \_\_\_\_\_

INVOICE 102264 Dated 7/31/2017

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

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

Acct # 2112  
Lic#:  
Purchase order

| 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

1.330.538.453

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 102264 Dated 7/31/2017  
PLEASE REMIT \$150.00

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

\_\_\_ Check Enclosed \_\_\_ Charge my Visa, Mastercard or Discover

Card # \_\_\_\_\_

Exp. Date \_\_\_\_\_ Billing Zip Code: \_\_\_\_\_

Amount Paid: \$ \_\_\_\_\_ Signature \_\_\_\_\_

\_\_\_ Email my invoices to: \_\_\_\_\_

Comments \_\_\_\_\_

# A-1 SUPERIOR

PEST CONTROL

340 Tamiami Tr., Ft. Charlotte, FL 33953 • WWW.A1SPC.COM  
P.Char/P.G. (941) 624-2111 • Sara (941) 906-8333 • Eng./Ven (941) 475-0044

## SERVICE ADDRESS

Lakeside Plantation Comm.  
2200 Plantation Blvd.

North Port, FL 34289

135 W Central Blvd Suite 320

## SERVICE INVOICE

WO#: 102264

Account: 2112

Schedule service: 7/17/2017

Route 1

LSD: 4/26/2017

EDM/PC/RODENT X 8 BOXES/anyday but Wed 423-5500 CODE:PR2m- 9072 /B2Rm - GET KEY FROM OFFICE  
/Card/Glum 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

0

☐ CASH  
☒ BILL

☐ CK#  
☐ CREDIT CARD

ARE YOU SATISFIED  
ACCEPTED BY:

☐ YES

☐ NO

DATE

7/31/17

## COMMENTS:

THANK YOU  
MARK

FLA'S 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 _____              | Delta Dust _____    | Merit 75 W/P _____      | Fertilizer _____       |
| Flusher _____              | Borid Dust _____    | Cyper T/C _____         | Fungicide _____        |
| Evercide _____             | Cyonara _____       | Bifenthrin <u>B.GAL</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 _____            |



# Invoice

5824 Bee Ridge Road #165, Sarasota, FL 34233

Date Invoice #  
7/31/2017 2017-01329

**Bill To:**

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

#10  
1-320-538-465

JUL 31 2017

| Description              | Terms | Due on receipt |
|--------------------------|-------|----------------|
|                          | Qty   | Amount         |
| Horseshoe Pit Renovation |       |                |
| Bahia Sod - Pallet       | 1     | 165.00         |
| Black Kow - Bag          | 15    | 90.00          |

**PAYMENT ACCEPTED: CHECK AND CREDIT CARD.**

Please contact our office to pay by credit card.

Make check payable to:

Bloomings Landscape & Turf Management, Inc.

Please include invoice number on your check.

Thank You For Your Business

**Total** \$255.00

**Payments/Credits** \$0.00

**Balance Due** \$255.00

**Phone #**

**Fax #**

**E-mail**

**Web Site**

(941) 927-9765

(941) 929-9356

carla@bloomingslandscape.com

www.bloomingslandscape.com



# Invoice

5824 Bee Ridge Road #165, Sarasota, FL 34233

Date      Invoice #  
7/31/2017      2017-01330

**Bill To:**

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

#16  
1.320.578.463

JUL 31 2017  
BY: \_\_\_\_\_

| Terms                                                                    |     | Due on receipt |
|--------------------------------------------------------------------------|-----|----------------|
| Description                                                              | Qty | Amount         |
| Pressure wash fence from the Blvd past the bank along Toledo Blade Labor |     | 600.00         |

**PAYMENT ACCEPTED: CHECK AND CREDIT CARD.**

Please contact our office to pay by credit card.

Make check payable to:

Bloomings Landscape & Turf Management, Inc.

Please include invoice number on your check.

Thank You For Your Business

**Total** \$600.00

**Payments/Credits** \$0.00

**Balance Due** \$600.00

**Phone #**

**Fax #**

**E-mail**

**Web Site**

(941) 927-9765

(941) 929-9356

carla@bloomingslandscape.com

www.bloomingslandscape.com



# Invoice

5824 Bee Ridge Road #165, Sarasota, FL 34233

Date 7/31/2017 Invoice # 2017-01331

**Bill To:**

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

#10  
1.320.538.467

JUL 31 2017

| Description                                             | Terms | Due on receipt |
|---------------------------------------------------------|-------|----------------|
|                                                         | Qty   | Amount         |
| Service Date: 07/05/2017                                |       |                |
| Track & Locate wires next to sidewalk along Lake Balson |       |                |
| Reconnect and test                                      |       |                |
| Splice Kit DBR 600                                      | 4     | 14.00          |
| 14-2 Hunter ID Wire                                     | 6     | 5.10           |
| Labor - Technician                                      | 1.5   | 82.50          |
| Labor - Helper                                          | 1.5   | 52.50          |

**PAYMENT ACCEPTED: CHECK AND CREDIT CARD.**

Please contact our office to pay by credit card.

Make check payable to:

Bloomings Landscape & Turf Management, Inc.

Please include invoice number on your check.

Thank You For Your Business

**Total** \$154.10

**Payments/Credits** \$0.00

**Balance Due** \$154.10

Phone #

Fax #

E-mail

Web Site

(941) 927-9765

(941) 929-9356

carla@bloomingslandscape.com

www.bloomingslandscape.com



# Invoice

5824 Bee Ridge Road #165, Sarasota, FL 34233

Date 7/31/2017 Invoice # 2017-01333

## Bill To:

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

#10  
1-220-578-467

JUL 31 2017

| Description                                     | Qty  | Amount |
|-------------------------------------------------|------|--------|
| Service Date: 07/05/2017                        |      |        |
| Locate and repair irrigation line on Zone #18   |      |        |
| 1.25" PVC SCH40 Reducing Tee Slip X Slip X Fipt | 1    | 5.00   |
| 1 1/4" Slip Fix                                 | 1    | 12.00  |
| 1 1/4" PVC Pipe CL 160 White                    | 1    | 0.75   |
| 1 1/4" PVC SCH40 Coupling Slip                  | 1    | 1.50   |
| 1/2" X 100' PVC Black Flex                      | 2    | 2.00   |
| 1/2" 90 Elbow Insert X Fipt                     | 1    | 2.25   |
| 1/2" X Close Poly Nipple                        | 1    | 0.50   |
| Labor - Technician                              | 0.75 | 41.25  |
| Labor - Helper                                  | 0.75 | 26.25  |

## 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

|                         |         |
|-------------------------|---------|
| <b>Total</b>            | \$91.50 |
| <b>Payments/Credits</b> | \$0.00  |
| <b>Balance Due</b>      | \$91.50 |

Phone #

Fax #

E-mail

Web Site

(941) 927-9765

(941) 929-9356

carla@bloomingslandscape.com

www.bloomingslandscape.com



# Invoice

5824 Bee Ridge Road #165, Sarasota, FL 34233

Date Invoice #  
7/31/2017 2017-01332

**Bill To:**

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

#10  
1-920-518-467

JUL 31 2017

| Terms                                           |      | Due on receipt |
|-------------------------------------------------|------|----------------|
| Description                                     | Qty  | Amount         |
| Service Date: 07/05/2017                        |      |                |
| Locate and repair irrigation line on Zone #16   |      |                |
| 1.25" PVC SCH40 Reducing Tee Slip X Slip X Fipt | 1    | 5.00           |
| 1 1/4" Slip Fix                                 | 1    | 12.00          |
| 1 1/4" PVC Pipe CL 160 White                    | 1    | 0.75           |
| 1 1/4" PVC SCH40 Coupling Slip                  | 1    | 1.50           |
| 1/2" X 100' PVC Black Flex                      | 2    | 2.00           |
| 1/2" 90 Elbow Insert X Fipt                     | 1    | 2.25           |
| 1/2" X Close Poly Nipple                        | 1    | 0.50           |
| Labor - Technician                              | 0.75 | 41.25          |
| Labor - Helper                                  | 0.75 | 26.25          |

**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

|                         |         |
|-------------------------|---------|
| <b>Total</b>            | \$91.50 |
| <b>Payments/Credits</b> | \$0.00  |
| <b>Balance Due</b>      | \$91.50 |

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



**better water. pure and simple.®**

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

|                                                                               |                          |                          |
|-------------------------------------------------------------------------------|--------------------------|--------------------------|
| IF PAYING BY CREDIT CARD, PLEASE CHECK CORRECT CARD AND FILL OUT BELOW        |                          |                          |
| <input type="checkbox"/>                                                      | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> <input type="checkbox"/>                             |                          |                          |
| <input type="checkbox"/> PLEASE CHECK BOX TO ENROLL IN AUTOMATIC BILL PAYMENT |                          |                          |
| CARD NUMBER                                                                   |                          | V. CODE                  |
| SIGNATURE                                                                     |                          | EXP. DATE                |
| DATE                                                                          | PAY THIS AMOUNT          | ACCOUNT NUMBER           |
| 07/31/2017                                                                    | 70.98                    | 1017805                  |
| AMOUNT PAID \$                                                                |                          |                          |

RECEIVED  
AUG 04 2017

Pay By Date: Aug 15

17\*3897 1 MB 0.420\*  
LAKESIDE PLANTATION  
135 W Central Blvd Ste 320  
Orlando FL 32801-2435



BY: \_\_\_\_\_

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

## Balance Forward Statement

RETURN THIS TOP PORTION WITH YOUR PAYMENT

Page: 1

| InvDate                                  | InvNum                  | Location | Billed  | Tax  | Balance |
|------------------------------------------|-------------------------|----------|---------|------|---------|
| Previous Balance: 06/30/2017             |                         |          |         |      | 144.97  |
| Location 1017805                         |                         |          |         |      |         |
| LAKESIDE PLANTATION 2200 PLANTATION BLVD |                         |          |         |      |         |
| 07/14/2017                               | 257738                  | 1017805  | PO#     |      | 35.49   |
| 2413                                     | 5 GALLON DRINKING WATER |          | 6.000 @ | 5.50 | 33.00   |
| 4201                                     | DELIVERY CHARGE         |          | 1.000 @ | 2.49 | 0.00    |
| 07/24/2017                               |                         | 1017805  | PO#     |      | -144.97 |
|                                          | PAYMENT                 |          | @       |      |         |
| 07/31/2017                               | 260847                  | 1017805  | PO#     |      | 35.49   |
| 2413                                     | 5 GALLON DRINKING WATER |          | 6.000 @ | 5.50 | 33.00   |
| 4201                                     | DELIVERY CHARGE         |          | 1.000 @ | 2.49 | 0.00    |

#14  
Water Cooler - July 17  
1-330-538-4810

## ACCOUNT IS CURRENT

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

Pay your bill online using our secure payment page at [www.culligansarasota.com](http://www.culligansarasota.com)

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



**Ken Tyner Electric Inc**

License # EC13006946

8380 Swiss Blvd

Punta Gorda, FL 33982

Phone: 941-505-2778 Fax: 941-505-8999

E-mail kentynerelectric@yahoo.com

**Invoice**

| Date     | Invoice # |
|----------|-----------|
| 8/1/2017 | 4036      |

AUG 1 2017

|                                                                                                                                        |
|----------------------------------------------------------------------------------------------------------------------------------------|
| <b>Bill To</b>                                                                                                                         |
| Lakeside Plantation<br>2200 Plantation Blvd<br>North Port, FL 34289<br>O-941-423-5500 F-941-423-5501<br>Lakesideplantation@verizon.net |

|                                                                                            |
|--------------------------------------------------------------------------------------------|
| <b>Job Address</b>                                                                         |
| Lakeside Plantation<br>2200 Plantation Blvd<br>North Port, FL 34289<br>Alicia-941-468-0172 |

| Description                                                                                                                                                                                                     | Terms    | Due on receipt |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------------|
|                                                                                                                                                                                                                 | Rate     | Amount         |
| 1. REPLACED WIRE FOR STREET LIGHT #S 31 & 32                                                                                                                                                                    | 335.00   | 335.00         |
| 2. REPLACED BALLAST, LAMPS & COMPACITORS IN THE FOLLOWING STREET LIGHT THAT WERE NOT WORKING: 0 (FRONT ENTRANCE), 3, 4, 6, 9, 13, 16, 24, 25, 26, 29, 30, 31, 32, 37, 45, 50, 54, 59, 66, 69, 70 @ \$265.00 EA. | 5,830.00 | 5,830.00       |
| #26<br>1.720.578.47                                                                                                                                                                                             |          |                |

Thank you for your business.



|                         |                   |
|-------------------------|-------------------|
| <b>Total</b>            | <b>\$6,165.00</b> |
| <b>Payments/Credits</b> | <b>\$0.00</b>     |
| <b>Balance Due</b>      | <b>\$6,165.00</b> |

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

# Invoice

| DATE     | INVOICE # |
|----------|-----------|
| 8/1/2017 | 17-06556  |

## BILL TO

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

JUL 3 1 2017

| E-mail                           | P.O. NO. | TERMS  | REP | MAIL STOP ID |
|----------------------------------|----------|--------|-----|--------------|
| susan.oraczewski@lakemasters.com |          | Net 30 |     | 4696         |

| QUANTITY | DESCRIPTION                                                                                                               | RATE   | AMOUNT |
|----------|---------------------------------------------------------------------------------------------------------------------------|--------|--------|
|          | Monthly Service-Treatment of Waterways & Canals as per map<br><br># 27 lnd<br>Monthly Lake Maint - Aug 17<br>1-320-538.46 | 966.00 | 966.00 |

Thank you for your business.

Payments/Credits \$0.00

Balance Due \$966.00

**Pye • Barker**  
**Fire & Safety**  
P.O. BOX 69  
ROSWELL GA 30077-0069  
1-800-927-8610

# ORIGINAL INVOICE

| INVOICE NO. | INVOICE DATE | ACCOUNT NO. | AMOUNT DUE | AMOUNT PAID |
|-------------|--------------|-------------|------------|-------------|
| FS 55279    | 7/05/17      | 57705530    | 100.00     |             |

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

*Fire inspection*

24- 1/125

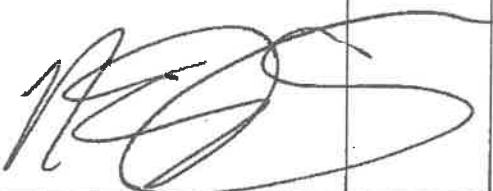
LAKESIDE PLANTATION  
2200 PLANTATION BLVD  
NORTH PORT FL 34289-9472

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



TO PAY ONLINE GO TO: [www.pyebarkerfire.com](http://www.pyebarkerfire.com)

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

| FS                                                                                                             | 55279                  | 57705530      | LAKESIDE PLANTATION |         | 1         |
|----------------------------------------------------------------------------------------------------------------|------------------------|---------------|---------------------|---------|-----------|
| OUR TRUCK                                                                                                      |                        | SHAUN BROMLEY |                     | NET 30  | 7/05/2017 |
| STOCK NUMBER                                                                                                   | DESCRIPTION            | QUANTITY      | UNIT                | PRICE   | AMOUNT    |
| E SC                                                                                                           | SERVICE CALL           | 1             | EACH                | 40.0000 | 40.00     |
| E I                                                                                                            | MAINTENANCE INSPECTION | 10            | EACH                | 6.0000  | 60.00     |
| #220<br>1-770-576 48102<br> |                        |               |                     |         |           |
| SUB TOTAL                                                                                                      |                        | 100.00        | HAZ MAT CHARGE      |         |           |
| DELIVERY CHARGE                                                                                                |                        |               | SALES TAX           |         |           |
| TOTAL                                                                                                          |                        | 100.00        |                     |         |           |

AUG 10 2017

BY: \_\_\_\_\_

**Pye • Barker**  
**Fire & Safety**

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

800-927-8610

**Thank You!**  
**ORIGINAL INVOICE**

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

RECEIVED  
JUL 28 2017



BY: \_\_\_\_\_

Invoice Number

177102

Sale Date

7/26/2017

Due Date

8/5/2017

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

#41 hel  
Alarm Maint - Aug 17 - Oct 17  
1.300.155.1

| Description                                                                                                                                                                        | Qty | Price   | Net     | Tax    | Total   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|---------|---------|--------|---------|
| CSID: 2564<br>Monitoring-Commercial-Fire-Basic<br>For: Lakeside Plantation-F at 2200 Plantation Blvd. North Port, FL 34286<br>Period Covered: 08/01/2017 to 10/31/2017 inclusive.  | 3   | \$28.00 | \$84.00 | \$0.00 | \$84.00 |
| CSID: 2582<br>Monitoring-Commercial-Security-Basi<br>For: Lakeside Plantation at 2200 Plantation Blvd. North Port, FL 34289<br>Period Covered: 08/01/2017 to 10/31/2017 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 7/25/2017 | \$147.00 |
|------------------------------|----------|

-----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

Charge\* ☐ Card Number

Name On Card

Signature

Invoice Number 177102

Bill Payer ID: 11765

(Primary) CSID:

Date Remitted

Billing Zipcode

Exp Date

Card ID

\*Please Note : If paying by charge card, we can only accept payment by : American Express, Discover, Mastercard, Visa  
Please remit to : Security Alarm Corp. 17776 Toledo Blade Blvd, Port Charlotte, FL 33948 Tel. (941) 625-9700 Fax. (941) 625-9800

Inv. No 177102

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

**RECEIVED**  
AUG 04 2017

07/19/17

BY: \_\_\_\_\_

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

|                                 |                           |
|---------------------------------|---------------------------|
| Acct#: 297693                   | Date: 07/19/17            |
| STACIE VANDERBILT               | Ad Date: 07/24/17         |
| LAKESIDE PLANTATION CDD         | Class: 3126               |
| GOV MGMT SERVICES - CF, LLC     | Ad ID: 3476761            |
| 135 W. CENTRAL BLVD., SUITE 320 | Ad Taker: MBERNSEN-<br>TX |
| ORLANDO, FL 32801               | Sales Person: 200         |
| Telephone: (407) 841-5524       | Words: 443                |
|                                 | Lines: 96                 |
|                                 | Agate Lines: 120          |
|                                 | Depth: 12.639             |
|                                 | Inserts: 2                |

|                |        |              |          |
|----------------|--------|--------------|----------|
| Other Charges: | \$0.00 | Gross:       | \$274.56 |
| Discount:      | \$0.00 |              |          |
| Surcharge:     | \$0.00 | Paid Amount: | - \$0.00 |
| Credits:       | \$0.00 |              |          |
| Bill Depth:    | 12.639 | Amount Due:  | \$274.56 |

| Publication        | Start      | Stop       | Inserts | Cost     |
|--------------------|------------|------------|---------|----------|
| Charlotte Sun (CS) | ✓ 07/24/17 | ✓ 07/31/17 | 2       | \$274.56 |

Ad Note:

Customer Note:

#106  
Not. of Meeting - 07/24/17  
1:310.513.48

**We Appreciate Your Business!**  
**Thank You STACIE VANDERBILT!**

**LAKESIDE PLANTATION  
COMMUNITY DEVELOPMENT  
DISTRICT  
NOTICE OF PUBLIC HEARING  
TO CONSIDER THE ADOPTION  
OF THE FISCAL YEAR  
2017/2018 BUDGETS;  
NOTICE OF REGULAR BOARD  
OF SUPERVISORS' MEETING;  
AND NOTICE OF WORKSHOP  
MEETING.**

The Board of Supervisors of the Lakeside Plantation Community Development District will hold a public hearing on Wednesday, August 16, 2017 at 7:00 p.m. at the Lakeside Plantation Clubhouse, 2200 Plantation Blvd., North Port, FL 34289 for the purpose of hearing comments and objections on the adoption of the proposed budget(s) ("Proposed Budget") of the District for the fiscal year beginning October 1, 2017 and ending September 30, 2018 ("Fiscal Year 2017/2018"). In addition, the Board will hear public comment and objections relative to the levy of a non ad valorem assessment pursuant to Florida Law for the purpose of funding operations and maintenance and principal and interest expenses of the District.

A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and budgets may be obtained at the offices of the District Manager, 135 W. Central Boulevard, Suite 320, Orlando, FL 32801, (407) 841-5524 ("District Manager's Office"), during normal business hours.

Prior to the public hearing and meeting will be a workshop meeting of the District at 6:30 p.m. at the same location for the purpose of discussing the Proposed Budget.

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

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 711, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

George S. Flint  
Governmental Management Services - Central Florida, LLC  
District Manager  
Publish: July 24, 31, 2017  
297693 3476761



4986 City Hall Boulevard  
North Port, FL 34286  
(941) 429-7300

ADMINISTRATION DIVISION  
ADDITIONAL POLICE SERVICE PERMIT APPLICATION

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

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

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

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

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

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

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

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

Call 941-429-7300 for cancellations during business hours

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

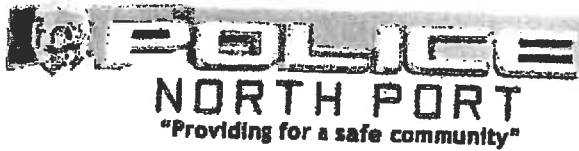
I HAVE READ AND UNDERSTAND THE CONDITIONS FOR AN OFF-DUTY OFFICER.

SIGNED: [Signature] District Manager DATE: 8/14/17  
COMPANY NAME: Lakeside Plantation CDD

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



A Florida Law Enforcement Accredited Agency



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

ADMINISTRATION DIVISION  
ADDITIONAL POLICE SERVICE PERMIT APPLICATION

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

NAME OF AUTHORIZED AGENT REQUESTING POLICE SERVICE

NAME: George S. Flint TITLE: District Manager/Secretary

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

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

Thurs. 8/24/17 FROM: 7 AM TO: 10 AM  
Wed. 8/30/17 FROM: 2 PM TO: 5 PM  
Fri 9/8/17 FROM: 4 PM TO: 7 PM

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

ADDRESS: \_\_\_\_\_

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

NUMBER OF OFFICERS REQUESTED: 1

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

Signature of applicant/Agent \_\_\_\_\_

Date signed 8/22/17

TO BE COMPLETED BY DETAIL COORDINATOR

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

Approved: \_\_\_\_\_ Date: \_\_\_\_\_ Disapproved: \_\_\_\_\_  
SIGNED: \_\_\_\_\_ Event #: \_\_\_\_\_



**Attendance Confirmation**  
for  
**BOARD OF SUPERVISORS**

---

**District Name:**

Lakeside Plantation CDD

**Board Meeting Date:**

August 16, 2017

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

1-310-513-11

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

**Approved for Payment:**

  
District Manager Signature

8/16/17  
Date

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

**Attendance Confirmation**  
for  
**BOARD OF SUPERVISORS**

---

**District Name:**

Lakeside Plantation CDD

**Board Meeting Date:**

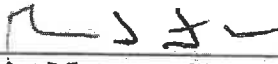
August 16, 2017

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

1-310-513-11

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

**Approved for Payment:**

  
District Manager Signature

8/16/17  
Date

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

**Attendance Confirmation**  
for  
**BOARD OF SUPERVISORS**

---

**District Name:**

Lakeside Plantation CDD

**Board Meeting Date:**

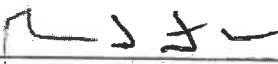
August 16, 2017

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

1-310-513-11

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

**Approved for Payment:**

  
District Manager Signature

8/16/17  
Date

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

**Attendance Confirmation**  
for  
**BOARD OF SUPERVISORS**

---

**District Name:**

Lakeside Plantation CDD

**Board Meeting Date:**

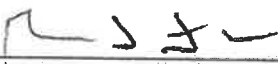
August 16, 2017

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

1-310-513-11

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

**Approved for Payment:**

  
District Manager Signature

8/16/17  
Date

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

**Attendance Confirmation**  
**for**  
**BOARD OF SUPERVISORS**

---

**District Name:**

Lakeside Plantation CDD

**Board Meeting Date:**

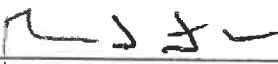
August 16, 2017

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

1-310-513-11

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

**Approved for Payment:**

  
District Manager Signature

8/16/17  
Date

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

## CHECK REQUEST FORM

DISTRICT/ASSOCIATION: Lakeside Plantation CDD DATE: 08/25/17

PAYABLE TO: Lakeside Plantation CDD @ USBANK #18

AMOUNT REQUESTED: \$ 23.24

REQUESTED BY: Katie Costa

ACCOUNT # 001-300-20700-10000

DESCRIPTION OF NEED: FY17 Debt service Assessment

APPROVED BY: And Lovera

SIGNATURE: 

**LAKESIDE PLANTATION  
COMMUNITY DEVELOPMENT DISTRICT**

**SPECIAL ASSESSMENT RECEIPTS - FY2017**

**TAX COLLECTOR**

|               |       |                            |                      |                  |                 |                     |                      |                      |               |         |    |         |  |      |
|---------------|-------|----------------------------|----------------------|------------------|-----------------|---------------------|----------------------|----------------------|---------------|---------|----|---------|--|------|
|               |       |                            |                      |                  |                 |                     | Gross Assessments \$ | 880,463              | \$            | 694,731 | \$ | 185,733 |  |      |
|               |       |                            |                      |                  |                 |                     | Net Assessments \$   | 832,038              | \$            | 656,520 | \$ | 175,517 |  |      |
|               |       |                            |                      |                  |                 |                     |                      |                      |               |         |    |         |  | 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  |         |    |         |  |      |
| 3/29/17       | 16-07 | \$ 8,783.14                | \$ 66.80             | \$ 130.75        | \$ -            | \$ 8,585.59         | \$ 6,774.47          | \$ 1,811.12          | \$ 8,585.59   |         |    |         |  |      |
| 4/28/17       | 16-08 | \$ 29,091.05               | \$ -                 | \$ 436.37        | \$ 50.55        | \$ 28,705.23        | \$ 22,649.90         | \$ 6,055.33          | \$ 28,705.23  |         |    |         |  |      |
| 5/31/17       | 16-09 | \$ 24,716.63               | \$ -                 | \$ 370.75        | \$ -            | \$ 24,345.88        | \$ 19,210.15         | \$ 5,135.73          | \$ 24,345.88  |         |    |         |  |      |
| 6/23/17       | 16-10 | \$ 69,812.02               | \$ -                 | \$ 1,047.18      | \$ -            | \$ 68,764.84        | \$ 54,258.98         | \$ 14,505.86         | \$ 68,764.84  |         |    |         |  |      |
| 7/31/17       | 16-11 | \$ -                       | \$ -                 | \$ -             | \$ 110.15       | \$ 110.15           | \$ 86.91             | \$ 23.24             | \$ 110.15     |         |    |         |  |      |
|               |       | \$ -                       | \$ -                 | \$ -             | \$ -            | \$ -                | \$ -                 | \$ -                 | \$ -          |         |    |         |  |      |
| <b>Totals</b> |       | \$ 884,039.82              | \$ 29,592.20         | \$ 12,816.72     | \$ 312.26       | \$ 841,943.16       | \$ 664,336.26        | \$ 177,606.90        | \$ 841,943.16 |         |    |         |  |      |

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      |



5824 Bee Ridge Road #165, Sarasota, FL 34233

## Invoice

Date 8/21/2017 Invoice # 2017-01588

**Bill To:**

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

| Description                         | Terms | Due on receipt |
|-------------------------------------|-------|----------------|
|                                     | Qty   | Amount         |
| Shed Renovation                     |       |                |
| Remove Bottlebrush and Wax Myrtle   |       | 250.00         |
| Install new palm trees and bubblers |       |                |
| Areca Palm - 25 gallon              | 2     | 400.00         |
| Bubbler                             | 2     | 100.00         |

**PAYMENT ACCEPTED: CHECK AND CREDIT CARD.**

Please contact our office to pay by credit card.

Make check payable to:

Bloomings Landscape & Turf Management, Inc.

Please include invoice number on your check.

Thank You For Your Business

**Total** \$750.00

**Payments/Credits** \$0.00

**Balance Due** \$750.00

Phone #  
(941) 927-9765

Fax #  
(941) 929-9356

E-mail  
carla@bloomingslandscape.com

Web Site  
www.bloomingslandscape.com

# Fitness Logic

380 Scarlet Blvd.  
Oldsmar, FL 34677

Phone #  
727-784-4964

Fax #  
727-784-0223

E-mail  
fitlogic@aol.com

*Maintenance*

## Invoice

| Date      | Invoice # |
|-----------|-----------|
| 8/15/2017 | 76302     |

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

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

| P.O. Number                                                                              |                                                                                                               | Terms    | Rep        | Work Order # | Completed |
|------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|----------|------------|--------------|-----------|
|                                                                                          |                                                                                                               | Net 10   | JRZ        | 74989        | 8/11/2017 |
| Item Code                                                                                | Description                                                                                                   | Quantity | Price Each | Amount       |           |
| Maintenance                                                                              | Quarterly General Maintenance and cleaning of all equipment - Labor Only Maintenance completion during August | 1        | 145.00     | 145.00       |           |
| Thank you for your business.<br>Invoices over 30 Days will incur 1.5% Interest per month |                                                                                                               |          |            |              |           |
| Subtotal                                                                                 |                                                                                                               |          |            | \$145.00     |           |
| Sales Tax (0.0%)                                                                         |                                                                                                               |          |            | \$0.00       |           |
| Total                                                                                    |                                                                                                               |          |            | \$145.00     |           |

## Check Request

|                     |                            |                |                                                                                     |
|---------------------|----------------------------|----------------|-------------------------------------------------------------------------------------|
| District            | <u>Lakeside Plantation</u> | Date           | <u>8-21-17</u>                                                                      |
| Payable to          | <u>Milan Fiser</u>         |                |                                                                                     |
| Amount Requested    | <u>\$12.98</u>             | Account Number | <u>Tennis</u>                                                                       |
| Requested By        | <u>Jamie Staubly</u>       |                |                                                                                     |
| Description of Need | <u>Tennis supplies</u>     |                |                                                                                     |
| Approved By         | <u>Nathan Trates</u>       | Signature      |  |
| Received By         |                            | Signature      |                                                                                     |



LOWE'S HOME CENTERS, LLC  
2000 TAMiami TRAIL  
PORT CHARLOTTE, FL 33948 (941) 421-1041

- SALE -

SALES#: S17320P1 2308102 TRANS#: 10821656 08-15-17 -

417879 8ILKOUR PREN MTL PISTOL A 12.98

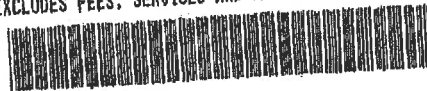
SUBTOTAL: 12.98  
TOTAL TAX: 0.00  
INVOICE 10264 TOTAL: 12.98  
DEBIT: 12.98

DEBIT:XXXXXXXXXX4242 AMOUNT:12.98 AUTHCD:042561  
SWIPE REF ID:173210164954 08/15/17 14:27:32  
TRACE:00535332

PURCHASE CASH BACK TOTAL DEBIT  
12.98 0.00 12.98

STORE: 1732 TERMINAL: 10 08/15/17 14:28:00

# OF ITEMS PURCHASED: 1  
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.  
SEE REVERSE SIDE FOR RETURN POLICY.  
STORE MANAGER: ROB UECKER

LOWE'S PRICE MATCH GUARANTEE  
FOR MORE DETAILS, VISIT LOWES.COM/PRICEMATCH

\*\*\*\*\*  
\* YOUR OPINIONS COUNT! \*  
\* REGISTER FOR A CHANCE TO BE \*  
\* ONE OF FIVE \$300 WINNERS DRAWN MONTHLY! \*  
\* REGISTRESE EN EL SORTEO MENSUAL \*  
\* PARA SER UNO DE LOS CINCO GANADORES DE \$300! \*  
\* REGISTER BY COMPLETING A GUEST SATISFACTION SURVEY \*  
\* WITHIN ONE WEEK AT: [www.lowes.com/survey](http://www.lowes.com/survey) \*  
\* YOUR ID # 10264 1732 227 \*  
\* NO PURCHASE NECESSARY TO ENTER OR WIN. \*  
\* VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. \*  
\* OFFICIAL RULES & WINNERS AT: [www.lowes.com/survey](http://www.lowes.com/survey) \*  
\*\*\*\*\*  
STORE: 1732 TERMINAL: 10 08/15/17 14:28:00

# Check Request

District Lakeside Plantation Date 8/24/17  
Payable to Milton Fiser  
Amount Requested \$5.78 Account Number Tennis  
Requested By Jamie Stauffer  
Description of Need Ice for Tennis courts/coolers  
Approved By Nathan Traks Signature [Signature]  
Received By \_\_\_\_\_ Signature \_\_\_\_\_

\* Please send to clubhouse \*

**WELCOME TO  
OUR STORE**

125578  
NORTH PORT  
1060 PLANTATION BLVD  
NORTHPORT FL 34289

| Description  | Qty | Amount          |
|--------------|-----|-----------------|
| T READY ICE  | 1   | 2.89            |
| T READY ICE  | 1   | 2.89            |
| Subtotal     |     | 5.78            |
| Tax          |     | <del>0.00</del> |
| <b>TOTAL</b> |     | <del>5.78</del> |
| CASH         | \$  | 7.00            |
| Change       | \$  | -0.81           |

ST# AB123 TILL XXXX DR# 1 TRAN# 1022929  
CSH: 4 08/18/17 17:49:05

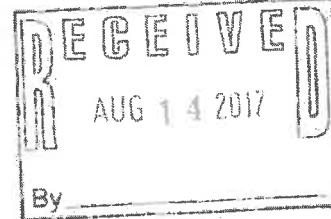
PSA

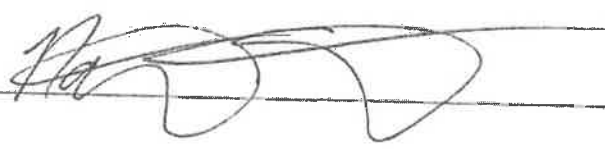
720 Brooker Creek Blvd. #206  
Oldsmar, FL 34677

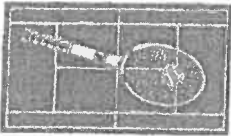
# Invoice

| Date      | Invoice # |
|-----------|-----------|
| 8/14/2017 | 1068      |

|                                                                          |
|--------------------------------------------------------------------------|
| <b>Bill To</b>                                                           |
| Lakeside Plantation CDD<br>1412 S. Narcoossee Rd.<br>St. Cloud, FL 34771 |



|                                                                                     |                                    | P.O. No.     | Terms | Project  |
|-------------------------------------------------------------------------------------|------------------------------------|--------------|-------|----------|
| Quantity                                                                            | Description                        |              |       |          |
|                                                                                     |                                    | Rate         |       | Amount   |
|                                                                                     | August 11th Inspection 320-538-464 | 550.00       |       | 550.00   |
|  |                                    | <b>Total</b> |       | \$550.00 |

**RECEIVED****Invoice**

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

BY: \_\_\_\_\_

| Date     | Invoice # |
|----------|-----------|
| 8/9/2017 | 43352     |

|                                                                         |
|-------------------------------------------------------------------------|
| Bill To                                                                 |
| Lakeside Plantation<br>135 W Central Blvd Suite 320<br>Orlando FL 32801 |

|                                                                              |
|------------------------------------------------------------------------------|
| Ship To                                                                      |
| Milan<br>Lakeside Plantation<br>2200 Plantation Blvd.<br>North Port FL 34289 |

| Terms          | PO #         | Due Date  |
|----------------|--------------|-----------|
| Net 30         | Milan        | 9/8/2017  |
| Sales Rep      | Ship Via     | Ship Date |
| Shannon Wilder | FedEx Ground | 8/9/2017  |

**Notes**

The FedEx shipping charge is for the AlgaeBlaster.

| Quantity | Units | Description                                                         | Options           | Unit Price | Amount |
|----------|-------|---------------------------------------------------------------------|-------------------|------------|--------|
| 1        | jug   | AlgaeBlaster 2.5 gal. per bottle                                    |                   | 75.99      | 75.99  |
| 2        | ea    | Windsock - 2-panel - RED (complete with frame & 18' pole)           | Size: 8"x24"      | 29.00      | 58.00  |
| 2        | ea    | Installation Kit                                                    | Style: Two Panels | 10.00      | 20.00  |
| 1        |       | Shipping & Handling for the Windsock's & Windsock Installation Kits |                   | 25.00      | 25.00  |

Thank you for your business.

|                              |                 |
|------------------------------|-----------------|
| Subtotal                     | 178.99          |
| Shipping Cost (FedEx Ground) | 8.02            |
| <b>Total</b>                 | <b>\$187.01</b> |

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.

AUG 6 2017

BRADLEY A. RAY

PORT CHARLOTTE, FL

941-743-9423

4235501

Completed 8/1/17

Submitted To: Alicia

Work To Be Performed At:

|                                     |                         |
|-------------------------------------|-------------------------|
| Name <u>Lakeside Plantation</u>     | Address <u>Same</u>     |
| Address <u>2200 Plantation Blvd</u> | City, State <u>Same</u> |
| City, State <u>North Port, Fla</u>  |                         |
| Phone # <u>941 423 5500</u>         | Date <u>6-3-17</u>      |

We hereby propose to furnish the materials and perform the labor necessary for the completion of:

- Excavate (2) 7'x10' areas for new concrete pads.
- Form areas to proper grade & pitch.
- Pump 3000 PSI concrete, fiber mesh, min 4" thick
- Wet set 2 beach mounts in each pad.
- Non-Skid finish
- Cut Control joints.

Rplc

Thank You!

All material is guaranteed to be as specified, and the above work to be performed in accordance with the above specifications and completed in a substantial workmanlike manner. Not responsible for or damage to irrigation systems, landscaping or underground wiring. Control joints placed as needed to minimize fracturing or cracking. Total sum:

In full @ Completion Dollars (\$ 2216<sup>00</sup>)

#17  
31.600. 988:61

With payments as follows:

Respectfully submitted

Note: This proposal may be withdrawn by us if not accepted within 30 days

### ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature [Signature] Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_



# Invoice

5824 Bee Ridge Road #165, Sarasota, FL 34233

Date 7/31/2017 Invoice # 2017-01328

**Bill To:**

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

#27hd  
31,600.58.61

PAID  
JUL 31 2017  
BY: \_\_\_\_\_

| Terms                                                                                          |     | Due on receipt |
|------------------------------------------------------------------------------------------------|-----|----------------|
| Description                                                                                    | Qty | Amount         |
| Remove approved plantings along Plantation Blvd to improve line of sight<br>Material and labor |     | 9,670.00       |

**PAYMENT ACCEPTED: CHECK AND CREDIT CARD.**  
Please contact our office to pay by credit card.  
Make check payable to:  
Bloomings Landscape & Turf Management, Inc.  
Please include invoice number on your check.  
Thank You For Your Business

|                         |            |
|-------------------------|------------|
| <b>Total</b>            | \$9,670.00 |
| <b>Payments/Credits</b> | \$0.00     |
| <b>Balance Due</b>      | \$9,670.00 |

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



# Invoice

5824 Bee Ridge Road #165, Sarasota, FL 34233

Date

Invoice #

7/31/2017

2017-01345

**Bill To:**

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

#27nd  
31.600.538.61

JUL '31 2017

| Terms                      |     | Due on receipt |
|----------------------------|-----|----------------|
| Description                | Qty | Amount         |
| Playground sod renovation  |     |                |
| St. Augustine Sod - Pallet | 3   | 900.00         |
| Irrigation Modification    |     | 300.00         |
| Labor                      | 16  | 480.00         |

**PAYMENT ACCEPTED: CHECK AND CREDIT CARD.**

Please contact our office to pay by credit card.

Make check payable to:

Bloomings Landscape & Turf Management, Inc.

Please include invoice number on your check.

Thank You For Your Business

**Total**

\$1,680.00

**Payments/Credits**

\$0.00

**Balance Due**

\$1,680.00

Phone #

Fax #

E-mail

Web Site

(941) 927-9765

(941) 929-9356

carla@bloomingslandscape.com

www.bloomingslandscape.com



2 115698

/ 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 1

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    | \$1,241.30 | Aug 15 2017        | \$              |

**Your electric statement**

For: Jun 26 2017 to Jul 25 2017 (29 days)

**Account number: 57421-67439**

Customer name: LAKESIDE PLANTATION COMM

Statement date: Jul 25 2017

Service address: 2200 PLANTATION BLVD # CLBHSE

Next meter reading: Aug 24 2017

| Amount of your last bill | Payments (-) | Additional activity (+ or -) | Balance before new charges (=) | New charges (+) | DO NOT PAY (=) | New charges due by |
|--------------------------|--------------|------------------------------|--------------------------------|-----------------|----------------|--------------------|
| 1,368.06                 | 1,368.06 CR  | 0.00                         | 0.00                           | 1,241.30        | \$1,241.30     | Aug 15 2017        |

**Meter reading - Meter KLL2846**

Current reading 34852  
Previous reading - 33839  
kWh constant x 10  
kWh used 10130

Amount of your last bill 1,368.06  
Payment received - Thank you 1,368.06 CR  
Balance before new charges \$0.00

Demand reading 5.42  
kW constant x 10.00  
Demand kW 54

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

Electric service amount 1,133.79\*\*  
Storm charge 8.51  
Gross receipts tax 29.29  
Franchise charge 69.71  
Total new charges \$1,241.30

**Energy usage**

|                | Last Year | This Year |
|----------------|-----------|-----------|
| kWh this month | 11650     | 10130     |
| Service days   | 32        | 29        |
| kWh per day    | 364       | 349       |

**Total amount you owe \$1,241.30**

**FPL automatic bill pay - DO NOT PAY**

- Payment received after **October 18, 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 **August 05, 2017**. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

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

Customer charge: \$25.00  
Fuel: \$285.87  
( \$0.028200 per kWh)  
Non-fuel: \$250.72  
( \$0.024750 per kWh)  
Demand: \$572.40  
( \$10.60 per kW)

Please have your account number ready when contacting FPL.

Customer service: 1-800-375-2434

Outside Florida: 1-800-226-3545

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

Hearing/speech impaired: 711 (Relay Service)





/ 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

AUTO \*\*CO 0116  
1 115698

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



RECEIVED  
JUL 28 2017

BY: \_\_\_\_\_

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

FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

| Account number | Do not pay | New charges due by | Amount enclosed |
|----------------|------------|--------------------|-----------------|
| 04126-05586    | \$645.13   | Aug 15 2017        | \$              |

**Your electric statement**

For: Jun 26 2017 to Jul 25 2017 (29 days)

Customer name: LAKESIDE PLANTATION

Service address: 2200 PLANTATION BLVD # FNTN

Account number: 04126-05586

Statement date: Jul 25 2017

Next meter reading: Aug 24 2017

| Amount of your last bill | Payments (-) | Additional activity (+ or -) | Balance before new charges (=) | New charges (+) | DO NOT PAY (=) | New charges due by |
|--------------------------|--------------|------------------------------|--------------------------------|-----------------|----------------|--------------------|
| 682.83                   | 682.83 CR    | 0.00                         | 0.00                           | 645.13          | \$645.13       | Aug 15 2017        |

**Meter reading - Meter KN46183**

Current reading 07589  
Previous reading - 94574  
kWh used 7025

Demand reading 17.83  
Demand KW 18

**Energy usage**

|                | Last Year | This Year |
|----------------|-----------|-----------|
| kWh this month | 6039      | 7025      |
| Service days   | 32        | 29        |
| kWh per day    | 188       | 242       |

Amount of your last bill 682.83  
Payment received - Thank you 682.83 CR  
Balance before new charges \$0.00

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

|                          |                 |
|--------------------------|-----------------|
| Electric service amount  | 587.78**        |
| Storm charge             | 5.90            |
| Gross receipts tax       | 15.22           |
| Franchise charge         | 36.23           |
| <b>Total new charges</b> | <b>\$645.13</b> |

**Total amount you owe \$645.13**

**FPL automatic bill pay - DO NOT PAY**

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

|                       |          |
|-----------------------|----------|
| Customer charge:      | \$25.00  |
| Fuel:                 | \$198.11 |
| ( \$0.028200 per kWh) |          |
| Non-fuel:             | \$173.87 |
| ( \$0.024750 per kWh) |          |
| Demand:               | \$190.80 |
| ( \$10.60 per kW)     |          |

- Payment received after **October 16, 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 **August 05, 2017**. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Please have your account number ready when contacting FPL.

Customer service: 1-800-375-2434

Outside Florida: 1-800-226-3545

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

Hearing/speech impaired: 711 (Relay Service)





FPL

3 115698

/ 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    | \$513.55   | Aug 15 2017        | \$              |

**Your electric statement**

For: Jun 26 2017 to Jul 25 2017 (29 days)

Account number: 84595-15071

Customer name: LAKE SIDE PLANTATION COMM

Statement date: Jul 25 2017

Service address: 2200 PLANTATION BLVD # POOL

Next meter reading: Aug 24 2017

| Amount of your last bill | Payments (-) | Additional activity (+ or -) | Balance before new charges (=) | New charges (+) | DO NOT PAY (-) | New charges due by |
|--------------------------|--------------|------------------------------|--------------------------------|-----------------|----------------|--------------------|
| 653.08                   | 653.08 CR    | 0.00                         | 0.00                           | 513.55          | \$513.55       | Aug 15 2017        |

**Meter reading - Meter KL84533**

Current reading 88599  
Previous reading - 83628  
kWh used 4971

Demand reading 17.44  
Demand kW 17

**Energy usage**

|  | Last Year | This Year |
|--|-----------|-----------|
|--|-----------|-----------|

|                |       |      |
|----------------|-------|------|
| kWh this month | 10135 | 4971 |
| Service days   | 32    | 29   |
| kWh per day    | 316   | 171  |

Amount of your last bill 653.08  
Payment received - Thank you 653.08 CR  
Balance before new charges \$0.00

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

|                          |                 |
|--------------------------|-----------------|
| Electric service amount  | 468.41**        |
| Storm charge             | 4.18            |
| Gross receipts tax       | 12.12           |
| Franchise charge         | 28.84           |
| <b>Total new charges</b> | <b>\$513.55</b> |

**Total amount you owe****\$513.55****FPL automatic bill pay - DO NOT PAY**

- Payment received after **October 16, 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 **August 05, 2017**. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

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

|                       |          |
|-----------------------|----------|
| Customer charge:      | \$25.00  |
| Fuel:                 | \$140.18 |
| ( \$0.028200 per kWh) |          |
| Non-fuel:             | \$123.03 |
| ( \$0.024750 per kWh) |          |
| Demand:               | \$180.20 |
| ( \$10.60 per kW)     |          |

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





|                      |       |           |                                |
|----------------------|-------|-----------|--------------------------------|
| SERVICE ADDRESS      |       |           | CURRENT<br>CHARGES<br>DUE DATE |
| 2200 PLANTATION BLVD |       |           |                                |
| ACCOUNT NUMBER       | CYCLE | BILL DATE |                                |
| 43123-156052         | 18-29 | 7/28/17   | 8/18/17                        |

Total Current Charges 144.19  
 PAST DUE - MUST PAY NOW .00  
 Bank acct will be drafted 144.19



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](http://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: \$ \_\_\_\_\_

000043123000156052000000144191

2246 LAKE

| SERVICE ADDRESS      |       |           |          |
|----------------------|-------|-----------|----------|
| 2200 PLANTATION BLVD |       |           |          |
| ACCOUNT NUMBER       | CYCLE | BILL DATE | DUE DATE |
| 43123-156052         | 18-29 | 7/28/17   | 8/18/17  |

Rate Class : COMMERCIAL

Last payment amount/date: 565.89 7/20/17

↑ Please return this upper portion with your payment (if) \*\*\* Bank Draft \*\*\*

Last Bill Amount 565.89  
 Payments 565.89 -  
 Adjustments .00  
 BALANCE FORWARD .00

| WA | Service Period  | Days | Meter Number | Mult  | Units | Current | Previous | Usage |
|----|-----------------|------|--------------|-------|-------|---------|----------|-------|
|    | 6/20/17 7/21/17 | 31   | 80000038     | 1.000 | TGAL  | 850     | 847      | 3     |
|    | USAGE FOR 7/16  |      |              |       |       |         | 14.00    |       |

| Service              | Consumption | Charge | Total |
|----------------------|-------------|--------|-------|
| WA Base facility chg |             | 42.90  |       |
| WA Usage block 1     | 3.00        | 11.79  |       |
| TOTAL WATER          |             |        | 54.69 |
| SE Base facility chg |             | 70.99  |       |
| SE Consumption       | 3.00        | 18.51  |       |
| TOTAL SEWER          |             |        | 89.50 |

Total Current Charges 144.19  
 PAST DUE - MUST PAY NOW .00  
 Bank acct will be drafted 144.19

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

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

AUG 01 2017



|                           |       |           |                                |
|---------------------------|-------|-----------|--------------------------------|
| SERVICE ADDRESS           |       |           | CURRENT<br>CHARGES<br>DUE DATE |
| 2200 PLANTATION BLVD FICT |       |           |                                |
| ACCOUNT NUMBER            | CYCLE | BILL DATE |                                |
| 43123-154658              | 18-29 | 7/28/17   | 8/18/17                        |

Total Current Charges 1,136.66  
 PAST DUE - MUST PAY NOW .00  
 Bank acct will be drafted 1,136.66

\$ \_\_\_\_\_  
 AMOUNT ENCLOSED

**FREE 24/7 PAYMENT OPTIONS:**

**Pay By Phone:**  
 1-855-941-INFO (4636)  
**Pay online:**  
[www.cityofnorthport.com](http://www.cityofnorthport.com)

Check Here For:

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

\*H2O Program Donation: \$ \_\_\_\_\_



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

000043123000154658000001136667

2245 LAKE

|                           |  |                           |           |          |
|---------------------------|--|---------------------------|-----------|----------|
| SERVICE ADDRESS           |  | 2200 PLANTATION BLVD FICT |           |          |
| ACCOUNT NUMBER            |  | CYCLE                     | BILL DATE | DUE DATE |
| 43123-154658              |  | 18-29                     | 7/28/17   | 8/18/17  |
| Rate Class : COMMERCIAL   |  |                           |           |          |
| Last payment amount/date: |  |                           | 880.69    | 7/20/17  |

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

Last Bill Amount 880.69  
 Payments 880.69 -  
 Adjustments .00  
 BALANCE FORWARD .00

|    |         |         |    |          |       |      |           |          |       |
|----|---------|---------|----|----------|-------|------|-----------|----------|-------|
| WA | 6/20/17 | 7/21/17 | 31 | 83717471 | 1.000 | TGAL | Current   | Previous | Usage |
|    |         |         |    |          |       |      | 1698      | 1630     | 68    |
|    |         |         |    |          |       |      | USAGE FOR | 7/16     | 9.00  |

| Service              | Consumption | Charge | Total    |
|----------------------|-------------|--------|----------|
| WA Base facility chg |             | 18.42  |          |
| WA Usage block 1     | 4.00        | 15.72  |          |
| WA Usage block 2     | 4.00        | 23.56  |          |
| WA Usage block 3     | 4.00        | 33.08  |          |
| WA Usage block 4     | 4.00        | 44.12  |          |
| WA Usage block 5     | 4.00        | 56.64  |          |
| WA Usage block 6     | 48.00       | 945.12 |          |
| TOTAL WATER          |             |        | 1,136.66 |

Total Current Charges 1,136.66  
 PAST DUE - MUST PAY NOW .00  
 Bank acct will be drafted 1,136.66

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

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

PAID

AUG 1 2017

BT



| SERVICE ADDRESS      |       |           | CURRENT CHARGES DUE DATE |
|----------------------|-------|-----------|--------------------------|
| 2200 PLANTATION BLVD |       |           |                          |
| ACCOUNT NUMBER       | CYCLE | BILL DATE |                          |
| 43123-154656         | 18-29 | 7/28/17   | 8/18/17                  |

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

\$ \_\_\_\_\_  
 AMOUNT ENCLOSED

**FREE 24/7 PAYMENT OPTIONS:**

**Pay By Phone:**  
 1-855-941-INFO (4636)  
**Pay online:**  
[www.cityofnorthport.com](http://www.cityofnorthport.com)

Check Here For:

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

\*H2O Program Donation: \$ \_\_\_\_\_



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

000043123000154656000000095494

2244 LAKE

| SERVICE ADDRESS      |       |           |          |
|----------------------|-------|-----------|----------|
| 2200 PLANTATION BLVD |       |           |          |
| ACCOUNT NUMBER       | CYCLE | BILL DATE | DUE DATE |
| 43123-154656         | 18-29 | 7/28/17   | 8/18/17  |

Rate Class : COMMERCIAL

Last payment amount/date: 119.07 7/20/17

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

Last Bill Amount 119.07  
 Payments 119.07 -  
 Adjustments .00  
 BALANCE FORWARD .00

|    |         |         |    |          |       |      |           |          |       |
|----|---------|---------|----|----------|-------|------|-----------|----------|-------|
| WA | 6/20/17 | 7/21/17 | 31 | 80005382 | 1.000 | TGAL | Current   | Previous | Usage |
|    |         |         |    |          |       |      | 1882      | 1879     | 3     |
|    |         |         |    |          |       |      | USAGE FOR | 7/16     | 15.00 |

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

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

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

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

AUG 1, 2017

BY: \_\_\_\_\_



RECEIVED  
JUL 26 2017

## ACCOUNT STATEMENT

peoplesgas.com



BY: \_\_\_\_\_

Statement Date: 07/21/2017

Account: 211014212750

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

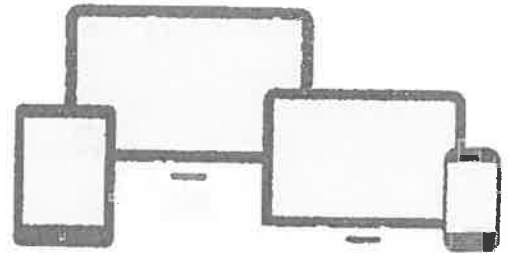
|                              |            |
|------------------------------|------------|
| Current month's charges:     | \$12.77    |
| Total amount due:            | \$12.77    |
| Current month's charges due: | 08/11/2017 |

### Your Account Summary

|                                           |                |
|-------------------------------------------|----------------|
| Previous Amount Due                       | \$12.77        |
| Payment(s) Received Since Last Statement  | -\$12.77       |
| Current Month's Charges Due By 08/11/2017 | \$12.77        |
| <b>Total Amount Due</b>                   | <b>\$12.77</b> |

**DO NOT PAY.** Your account will be drafted on 08/11/2017

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



Log in to [tecoaccount.com](http://tecoaccount.com)  
to view and pay your bill, manage  
your account and more!

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



### Safety tip: ask for identification

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

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



#### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211014212750

|                              |            |
|------------------------------|------------|
| Current month's charges:     | \$12.77    |
| Total amount due:            | \$12.77    |
| Current month's charges due: | 08/11/2017 |
| <b>Amount Enclosed</b>       | <b>\$</b>  |

655086511414 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED  
ON 08/11/2017

00001550 01 AV 0.37 32801 FTECO107211723574110 00000 08 00000000 007 07 36103 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

655086511414 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 08/11/2017

# ACCOUNT STATEMENT



**Account:** 211014212750  
**Statement Date:** 07/21/2017  
**Current month's charges due** 08/11/2017

## Details of Current Month's Charges – Service from - 06/16/2017 to 07/17/2017

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     | 07/17/2017 | 404             | 404                | 0 CCF             | 1.041 | 1.0000         | 0.0 Therms | 32 Days        |

Customer Charge

\$12.00

### Peoples Gas Usage History

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**

Therms Per Day  
(Average)

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

## Important Messages

TEXT CODE: FLBBB  
PIN: 7332

PAGE 1 OF 5

Date of Bill 8/01/17  
New Charges Due Date 8/25/17

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

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

347710000 0

072008941423550102191300000000000000364205

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

Account Number 941/423-5501 Date of Bill 8/01/17

Previous Balance 363.25  
Payments Received Thru 7/21/17 -363.25  
Thank you for your payment]  
Balance Forward .00  
New Charges 364.20

DO NOT PAY - You are currently signed up for Auto Pay.  
To view your Auto Pay, please log in at www.frontier.com.  
Total Amount Due \$364.20

CURRENT BILLING SUMMARY

| Qty Description                           | 941/423-5501.0 | Charge |
|-------------------------------------------|----------------|--------|
| Local Service from 08/01/17 to 08/31/17   |                |        |
| Basic Charges                             |                |        |
| Frontier Additional Line - Basic 2 Year   |                | 35.00  |
| Addl Line Unlimited 2 Yr                  |                | 80.00  |
| Solutions Bundle 2 Yr                     |                | 87.00  |
| 3 Acc Rec Chrg Multi-Ln Ctx               |                | 6.39   |
| 3 Federal Subscriber Line Charge          |                | 25.56  |
| Federal USF Recovery Charge               |                | 5.46   |
| FCA Long Distance - Federal USF Surcharge |                | 3.42   |
| Total Basic Charges                       |                | 242.83 |
| Non Basic Charges                         |                |        |
| FiOS 50/50 2Yr - Bus                      |                | 94.99  |
| Data Protection                           |                | 7.99   |
| Other Charges-Detailed Below              |                | -77.46 |
| Partial Month Charges-Detailed Below      |                | -30.00 |
| FCA Long Distance - Federal USF Surcharge |                | 1.14   |
| Total Non Basic Charges                   |                | -3.34  |
| Video                                     |                |        |
| FiOS TV Extreme HD Priv                   |                | 78.99  |
| 4 HD Set Top Box                          |                | 47.96  |
| Other Charges-Detailed Below              |                | 6.00   |
| Partial Month Charges-Detailed Below      |                | -14.99 |
| FCC Regulatory Recovery Fee               |                | .09    |
| Broadcast TV Surcharge                    |                | 1.99   |
| Total Video                               |                | 120.04 |
| Toll/Other                                |                |        |
| Other Charges-Detailed Below              |                | 3.99   |
| FCA Long Distance - Federal USF Surcharge |                | .68    |
| Total Toll/Other                          |                | 4.67   |
| TOTAL                                     |                | 364.20 |

\*\* ACCOUNT ACTIVITY \*\*  
Qty Description

Order Number Effective Dates

941/423-5501

|                                        |           | Date of Bill | 8/01/17 |
|----------------------------------------|-----------|--------------|---------|
| 1 Federal Primary Carrier Centrex Line |           |              |         |
| 941/423-5500                           | AUTOCH    | 8/01         | 2.20    |
|                                        | Subtotal  |              | 2.20    |
| 1 Business High Speed Internet Fee     | AUTOCH    | 8/01         | 1.99    |
| 1 Regional Sports Fee                  | AUTOCH    | 8/01         | 6.00    |
| 1 Road Work Reco Surcharge             | AUTOCH    | 8/01         | .95     |
| Additional Line Discount               | AUTOCH    | 8/01         | -30.00  |
| Solutions Bundle Discount              | AUTOCH    | 8/01         | -22.00  |
| Promo Discount                         | AUTOCH    | 8/01         | -35.00  |
| 1 Federal Primary Carrier Centrex Line |           |              |         |
|                                        | AUTOCH    | 8/01         | 2.20    |
| 1 Carrier Cost Recovery Surcharge      | AUTOCH    | 8/01         | 3.99    |
| 941/423-5501                           | Subtotal  |              | -71.87  |
| 1 Federal Primary Carrier Centrex Line |           |              |         |
|                                        | AUTOCH    | 8/01         | 2.20    |
| 941/429-8648                           | Subtotal  |              | 2.20    |
| Partial Month Charges                  |           |              |         |
| FiOS Video Discount 99 MO              | PROMOTION | 8/01 8/31    | -14.99  |
| FiOS Internet Bus 99 MO                | PROMOTION | 8/01 8/31    | -30.00  |
| 941/423-5501                           | Subtotal  |              | -44.99  |
|                                        | Subtotal  |              | -112.46 |

CIRCUIT ID DETAIL  
88/KQXA/297018/ /VZFL

Detail of Frontier Charges

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

| Ref #                | Date     | Time   | Min | *Type | Place and Number Called     | Charge           |
|----------------------|----------|--------|-----|-------|-----------------------------|------------------|
| E                    | 1 JUL 14 | 10:37A | .7  | DD    | STPETERSBG FL (727)319-7780 | .00 U            |
|                      |          |        |     |       | 941/423-5501                | Subtotal .00     |
| Subtotal Minutes: .7 |          |        |     |       |                             | ***REP LINE ONLY |

\*\*\*\*\*Resume printing of detail

Detail of Frontier Com of America Charges

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

| Ref #                  | Date     | Time   | Min  | *Type | Place and Number Called     | Charge           |
|------------------------|----------|--------|------|-------|-----------------------------|------------------|
| E                      | 2 JUL 03 | 9:53A  | 1.7  | DD    | PUNTAGORDA FL (941)575-6444 | .00 U            |
| E                      | 3 JUL 03 | 10:47A | .7   | DD    | PUNTAGORDA FL (941)505-2778 | .00 U            |
| E                      | 4 JUL 10 | 12:31P | .4   | DD    | PUNTAGORDA FL (941)639-7700 | .00 U            |
| E                      | 5 JUL 10 | 1:01P  | 3.4  | DD    | FORT MYERS FL (239)826-8738 | .00 U            |
| E                      | 6 JUL 19 | 9:57A  | 49.7 | DD    | REDFIELD SD (605)468-8020   | .00 U            |
| E                      | 7 JUL 19 | 2:16P  | .7   | DD    | ATLANTA SO GA (770)463-7093 | .00 U            |
| E                      | 8 JUL 22 | 3:47P  | .7   | DD    | BROOKLYN NY (718)757-8600   | .00 U            |
| E                      | 9 JUL 26 | 1:45P  | 16.5 | DD    | CONCORD NH (603)227-4000    | .00 U            |
|                        |          |        |      |       | 941/423-5500                | Subtotal .00     |
| Subtotal Minutes: 73.8 |          |        |      |       |                             | ***REP LINE ONLY |

\*\*\*\*\*Resume printing of detail

Detail of Frontier Com of America Charges

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

| Ref # | Date      | Time   | Min | *Type | Place and Number Called     | Charge |
|-------|-----------|--------|-----|-------|-----------------------------|--------|
| E     | 10 JUL 11 | 4:05P  | .6  | DD    | OKEECHOBEE FL (863)763-6199 | .00 U  |
| E     | 11 JUL 19 | 12:44P | .4  | DD    | FRANKLIN NC (828)349-6767   | .00 U  |

941/423-5501

Date of Bill 8/01/17

Detail of Frontier Com of America Charges

| Ref #                          | Date | Time | Min | *Type            | Place and Number Called | Charge |
|--------------------------------|------|------|-----|------------------|-------------------------|--------|
|                                |      |      |     |                  | 941/423-5501            |        |
|                                |      |      |     |                  | Subtotal                | .00    |
|                                |      |      | 1.0 | ***REP LINE ONLY |                         |        |
| Subtotal Minutes:              |      |      |     |                  |                         |        |
| *****Resume printing of detail |      |      |     |                  |                         |        |
| Legend Call Types:             |      |      |     |                  |                         |        |
| DD - Day                       |      |      |     |                  |                         |        |

Caller Summary Report

|                     | Calls | Minutes | Amount |
|---------------------|-------|---------|--------|
| 941/423-5500        | 8     | 73      | .00    |
| Main Number         | 3     | 1       | .00    |
| ***Customer Summary | 11    | 75      | .00    |

Caller Summary Report

|                     | Calls | Minutes | Amount |
|---------------------|-------|---------|--------|
| Intra-Lata          | 1     |         | .00    |
| Interstate          | 5     | 68      | .00    |
| Intrastate          | 5     | 6       | .00    |
| ***Customer Summary | 11    | 75      | .00    |

941/423-5501

Date of Bill 8/01/17

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$204.19 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Effective September 1, 2017, Frontier Communications will update our Central Office equipment to allow all Texas Centrex customers to have Direct Access to dial 9-1-1 without a preceding digit. This is in compliance with Kari's Law, adopted on March 1, 2016 by the Commission on State Emergency Communications Rule 251.16 (Direct Access to 9-1-1 Service). A one-time charge of \$1.00 per line will appear on your next bill to provide this update.

Effective with this bill, the new applicable late payment fee will increase to \$9.00 and 1.5%, for customers who subscribe to Voice, Internet, or TV.††Please contact Customer Service with any questions.

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

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

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 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](http://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

941/423-5501

Date of Bill 8/01/17

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.

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

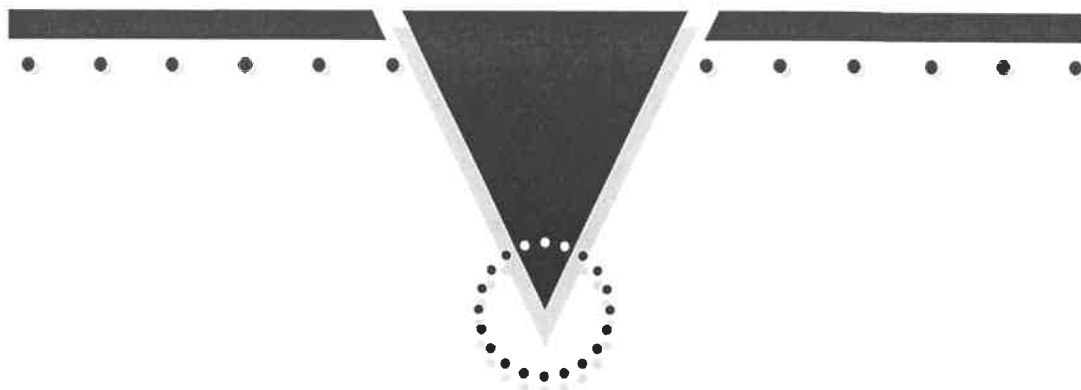
Local Franchise Authority - FiOS TV  
Your FCC Community ID is: FL1334

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

REMITTANCE: FRONTIER  
PO BOX 740407  
CINCINNATI OH 45274-0407

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





# Lakeside Plantation

## Community Development District

Unaudited Financial Reporting  
August 31, 2017



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**Lakeside Plantation  
COMMUNITY DEVELOPMENT DISTRICT**

**COMBINED BALANCE SHEET  
August 31, 2017**

|                                              | <u>General</u>    | <u>Debt Service</u> | <u>Capital<br/>Reserve</u> | <u>Totals</u>     |
|----------------------------------------------|-------------------|---------------------|----------------------------|-------------------|
| <b>Assets</b>                                |                   |                     |                            |                   |
| <u>Cash:</u>                                 |                   |                     |                            |                   |
| Operating Account                            | \$ 63,404         | \$ -                | \$ -                       | \$ 63,404         |
| Debit Card Account                           | 2,970             | -                   | -                          | 2,970             |
| Money Market Account                         | 217,347           | -                   | -                          | 217,347           |
| Petty Cash                                   | 50                | -                   | -                          | 50                |
| Capital Reserve Account                      | -                 | -                   | 398,750                    | 398,750           |
| <u>Investment - Operations:</u>              |                   |                     |                            |                   |
| Investment - SBA Fund A                      | 478               | -                   | -                          | 478               |
| <u>Investment - Bonds:</u>                   |                   |                     |                            |                   |
| Reserve Fund                                 | -                 | 38,409              | -                          | 38,409            |
| Revenue Fund                                 | -                 | 75,228              | -                          | 75,228            |
| Prepayment Fund                              | -                 | 0                   | -                          | 0                 |
| Prepaid Expenses                             | 3,610             | -                   | -                          | 3,610             |
| Due from General Fund                        | -                 | 896                 | -                          | 896               |
| <b>Total Assets</b>                          | <u>\$ 287,860</u> | <u>\$ 114,534</u>   | <u>\$ 398,750</u>          | <u>\$ 801,144</u> |
| <b>Liabilities &amp; Fund Balances</b>       |                   |                     |                            |                   |
| <b>Liabilities</b>                           |                   |                     |                            |                   |
| Accounts Payable                             | \$ 23,479         | \$ -                | \$ -                       | \$ 23,479         |
| Due to Debt                                  | 896               | -                   | -                          | 896               |
| Customer Deposits                            | 1,125             | -                   | -                          | 1,125             |
| <b>Total Liabilities</b>                     | <u>\$ 25,500</u>  | <u>\$ -</u>         | <u>\$ -</u>                | <u>\$ 25,500</u>  |
| <b>Fund Balances</b>                         |                   |                     |                            |                   |
| Restricted for Debt Service                  | \$ -              | \$ 114,534          | \$ -                       | \$ 114,534        |
| Assigned for Capital Projects                | -                 | -                   | 398,750                    | 398,750           |
| Unassigned                                   | 262,360           | -                   | -                          | 262,360           |
| <b>Total Fund Balances</b>                   | <u>\$ 262,360</u> | <u>\$ 114,534</u>   | <u>\$ 398,750</u>          | <u>\$ 775,643</u> |
| <b>Total Liabilities &amp; Fund Balances</b> | <u>\$ 287,860</u> | <u>\$ 114,534</u>   | <u>\$ 398,750</u>          | <u>\$ 801,144</u> |

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

|                                      | Adopted<br>Budget | Prorated Budget<br>Thru 08/31/17 | Actual<br>Thru 08/31/17 | Variance        |
|--------------------------------------|-------------------|----------------------------------|-------------------------|-----------------|
| <b>Revenues:</b>                     |                   |                                  |                         |                 |
| Tennis Club                          | \$ 20,000         | \$ 18,333                        | \$ 18,732               | \$ 399          |
| Activities                           | 10,000            | 9,167                            | 6,462                   | (2,705)         |
| Clubhouse Rentals                    | 3,000             | 2,750                            | 2,675                   | (75)            |
| Miscellaneous                        | 1,500             | 1,375                            | 1,376                   | 1               |
| Interest                             | 50                | 46                               | 28                      | (17)            |
| Operations & Maintenance Assessments | 656,520           | 656,520                          | 667,689                 | 11,169          |
| <b>Total Revenues</b>                | <b>\$ 691,070</b> | <b>\$ 688,191</b>                | <b>696,963</b>          | <b>\$ 8,772</b> |

**Expenditures:**

|                             |                   |                   |                  |                  |
|-----------------------------|-------------------|-------------------|------------------|------------------|
| <b>Administrative</b>       |                   |                   |                  |                  |
| Supervisor Fees             | \$ 11,000         | \$ 9,000          | \$ 8,200         | \$ 800           |
| District Manager            | 36,050            | 33,046            | 33,046           | (0)              |
| District Counsel            | 25,000            | 22,917            | 12,669           | 10,248           |
| Reimbursable Expenses       | 600               | 550               | -                | 550              |
| District Engineer           | 10,000            | 9,167             | 7,265            | 1,902            |
| Disclosure Report           | 1,000             | 917               | 917              | 0                |
| Trustee Fees                | 4,400             | 4,400             | 4,129            | 271              |
| Audit Fees                  | 4,200             | 4,200             | 3,500            | 700              |
| Postage, Phone, Fax, Copies | 200               | 183               | 1,180            | (996)            |
| General Liability Insurance | 5,500             | 5,500             | 5,500            | -                |
| Legal Advertising           | 1,500             | 1,375             | 1,054            | 321              |
| Dues, Licenses & Fees       | 175               | 175               | 175              | -                |
| Other Current Charges       | 1,900             | 1,742             | 1,696            | 46               |
| Property Insurance          | 7,400             | 7,400             | 7,996            | (596)            |
| Information Technology      | 700               | 642               | 916              | (274)            |
| <b>Total Administrative</b> | <b>\$ 109,625</b> | <b>\$ 101,213</b> | <b>\$ 88,241</b> | <b>\$ 12,971</b> |

|                                              |                   |                   |                   |                 |
|----------------------------------------------|-------------------|-------------------|-------------------|-----------------|
| <b>Operations</b>                            |                   |                   |                   |                 |
| Personnel Services (Management Contract)     | \$ 172,120        | \$ 157,777        | \$ 154,423        | \$ 3,354        |
| Road & Sidewalk Repairs & Maintenance        | 5,000             | 4,583             | 4,193             | 390             |
| Common Area Renewal & Maintenance            | 10,000            | 9,167             | 600               | 8,567           |
| Street Light/Decorative Light                | 10,000            | 9,167             | 14,893            | (5,726)         |
| Landscape Maintenance - Contract             | 88,250            | 80,896            | 80,896            | (0)             |
| Landscape Maintenance - Other                | 5,000             | 4,583             | 5,147             | (563)           |
| Mulch                                        | 12,000            | 11,000            | 8,160             | 2,840           |
| Irrigation Maintenance                       | 500               | 458               | 1,864             | (1,406)         |
| Lake Maintenance                             | 14,000            | 12,833            | 10,626            | 2,207           |
| Electric Utility Services - Entrance Feature | 9,000             | 8,250             | 7,357             | 893             |
| Water Utility Services - Entrance Feature    | 1,000             | 917               | 3,458             | (2,541)         |
| Repairs & Maintenance - Entrance Feature     | 3,000             | 2,750             | 1,295             | 1,455           |
| Miscellaneous Tools & Equipment              | 1,200             | 1,100             | -                 | 1,100           |
| Landscape Inspection Services                | 3,300             | 3,025             | 2,750             | 275             |
| Traffic Enforcement                          | -                 | -                 | 1,206             | (1,206)         |
| <b>Total Operations</b>                      | <b>\$ 334,370</b> | <b>\$ 306,506</b> | <b>\$ 296,867</b> | <b>\$ 9,639</b> |

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

|                                               | Adopted<br>Budget | Prorated Budget<br>Thru 08/31/17 | Actual<br>Thru 08/31/17 | Variance        |
|-----------------------------------------------|-------------------|----------------------------------|-------------------------|-----------------|
| <b>Clubhouse</b>                              |                   |                                  |                         |                 |
| Activities                                    | \$ 19,000         | \$ 17,417                        | \$ 13,976               | \$ 3,441        |
| Licenses/Fees                                 | 625               | 625                              | 830                     | (205)           |
| General Supplies                              | 10,000            | 9,167                            | 8,515                   | 651             |
| Maintenance                                   | 10,000            | 9,167                            | 8,716                   | 451             |
| Office Supplies                               | 3,000             | 2,750                            | 2,460                   | 290             |
| Public Communication                          | 1,400             | 1,283                            | 991                     | 292             |
| Pest Control                                  | 600               | 550                              | 600                     | (50)            |
| Security                                      | 1,500             | 1,375                            | 1,271                   | 104             |
| AED                                           | 300               | 275                              | -                       | 275             |
| Telephone & Internet Services                 | 5,000             | 4,583                            | 3,946                   | 637             |
| Janitorial Supplies                           | 2,500             | 2,292                            | 2,349                   | (57)            |
| Electric Utility Services - Clubhouse         | 16,000            | 14,667                           | 13,311                  | 1,355           |
| Gas Utility                                   | 250               | 229                              | 140                     | 89              |
| Garbage Collection                            | 1,900             | 1,742                            | 1,586                   | 155             |
| Water Utility Services - Clubhouse            | 3,000             | 2,750                            | 2,969                   | (219)           |
| Electric Utility Services - Pool              | 16,500            | 15,125                           | 12,373                  | 2,752           |
| Pool Maintenance - Other                      | 10,000            | 9,167                            | 13,831                  | (4,665)         |
| Tennis Courts - Maintenance                   | 7,500             | 6,875                            | 9,314                   | (2,439)         |
| Tennis Courts - Programs                      | 3,000             | 2,750                            | 3,100                   | (350)           |
| Water Utility Services - Tennis Courts & Pool | 5,000             | 4,583                            | 1,799                   | 2,784           |
| <b>Total Clubhouse</b>                        | <b>\$ 117,075</b> | <b>\$ 107,371</b>                | <b>\$ 102,078</b>       | <b>\$ 5,292</b> |
| <b>Other Expenditures</b>                     |                   |                                  |                         |                 |
| Transfer Out - Current Year                   | \$ 130,000        | \$ 130,000                       | \$ 130,000              | \$ -            |
| <b>Total Other Expenditures</b>               | <b>\$ 130,000</b> | <b>\$ 130,000</b>                | <b>\$ 130,000</b>       | <b>\$ -</b>     |
| <b>Total Expenditures</b>                     | <b>\$ 691,070</b> |                                  | <b>\$ 617,187</b>       |                 |
| <b>Excess Revenues (Expenditures)</b>         | <b>\$ -</b>       |                                  | <b>\$ 79,776</b>        |                 |
| <b>Fund Balance - Beginning</b>               | <b>\$ -</b>       |                                  | <b>\$ 182,583</b>       |                 |
| <b>Fund Balance - Ending</b>                  | <b>\$ -</b>       |                                  | <b>\$ 262,360</b>       |                 |

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

|                                       | Adopted<br>Budget | Prorated Budget<br>Thru 08/31/17 | Actual<br>Thru 08/31/17 | Variance        |
|---------------------------------------|-------------------|----------------------------------|-------------------------|-----------------|
| <b><u>Revenues:</u></b>               |                   |                                  |                         |                 |
| Assessments - On Roll                 | \$ 175,905        | \$ 175,905                       | \$ 178,503              | \$ 2,598        |
| Assessments - Direct Billed           | 8,842             | 8,842                            | 8,842                   | -               |
| Interest                              | 10                | 9                                | 295                     | 286             |
| <b>Total Revenues</b>                 | <b>\$ 184,757</b> | <b>\$ 184,756</b>                | <b>\$ 187,640</b>       | <b>\$ 2,884</b> |
| <b><u>Expenditures:</u></b>           |                   |                                  |                         |                 |
| Interest - 11/1                       | \$ 58,380         | \$ 58,380                        | \$ 58,380               | -               |
| Principal - 5/1                       | 65,000            | 65,000                           | 65,000                  | -               |
| Interest - 5/1                        | 58,380            | 58,380                           | 58,380                  | -               |
| <b>Total Expenditures</b>             | <b>\$ 181,760</b> | <b>\$ 181,760</b>                | <b>\$ 181,760</b>       | <b>\$ -</b>     |
| <b>Excess Revenues (Expenditures)</b> | <b>\$ 2,997</b>   |                                  | <b>\$ 5,880</b>         |                 |
| <b>Fund Balance - Beginning</b>       | <b>\$ 99,742</b>  |                                  | <b>\$ 108,653</b>       |                 |
| <b>Fund Balance - Ending</b>          | <b>\$ 102,739</b> |                                  | <b>\$ 114,534</b>       |                 |

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

|                                       | Adopted<br>Budget  | Prorated Budget<br>Thru 08/31/17 | Actual<br>Thru 08/31/17 | Variance         |
|---------------------------------------|--------------------|----------------------------------|-------------------------|------------------|
| <b><u>Revenues:</u></b>               |                    |                                  |                         |                  |
| Transfer In - Current Year            | \$ 130,000         | \$ 130,000                       | \$ 130,000              | \$ -             |
| <b>Total Revenues</b>                 | <b>\$ 130,000</b>  | <b>\$ 130,000</b>                | <b>\$ 130,000</b>       | <b>\$ -</b>      |
| <b><u>Expenditures:</u></b>           |                    |                                  |                         |                  |
| Property Site Elements                | \$ 106,300         | \$ 97,442                        | \$ 105,702              | \$ (8,261)       |
| Clubhouse Interior                    | 44,796             | 41,063                           | 8,700                   | 32,363           |
| Reserve Study                         | -                  | -                                | 3,300                   | (3,300)          |
| Reserve Component Inventory           | -                  | -                                | 9,451                   | (9,451)          |
| Contingency                           | -                  | -                                | 35                      | (35)             |
| <b>Total Expenditures</b>             | <b>\$ 151,096</b>  | <b>\$ 138,505</b>                | <b>\$ 127,188</b>       | <b>\$ 11,316</b> |
| <b>Excess Revenues (Expenditures)</b> | <b>\$ (21,096)</b> |                                  | <b>\$ 2,812</b>         |                  |
| <b>Fund Balance - Beginning</b>       | <b>\$ 457,695</b>  |                                  | <b>\$ 395,938</b>       |                  |
| <b>Fund Balance - Ending</b>          | <b>\$ 436,599</b>  |                                  | <b>\$ 398,750</b>       |                  |

**Lakeside Plantation**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF REVENUES & EXPENDITURES**

|                                      | Oct              | Nov               | Dec               | Jan              | Feb              | March           | April            | May              | June             | July         | Aug             | Sept        | Total             |
|--------------------------------------|------------------|-------------------|-------------------|------------------|------------------|-----------------|------------------|------------------|------------------|--------------|-----------------|-------------|-------------------|
| <b>Revenues:</b>                     |                  |                   |                   |                  |                  |                 |                  |                  |                  |              |                 |             |                   |
| Tennis Club                          | \$ 11,207        | \$ 3,605          | \$ (250)          | \$ 1,192         | \$ 10            | \$ 743          | \$ 10            | \$ 662           | \$ -             | \$ -         | \$ 1,553        | \$ -        | \$ 18,732         |
| Activities                           | 1,023            | 503               | 1,100             | 865              | 270              | 1,325           | 305              | 266              | -                | -            | 805             | -           | 6,462             |
| Clubhouse Rentals                    | 700              | 300               | -                 | 575              | -                | -               | -                | -                | -                | -            | 1,100           | -           | 2,675             |
| Miscellaneous                        | 16               | 319               | 4                 | 83               | -                | 150             | 293              | 63               | -                | -            | 449             | -           | 1,376             |
| Interest                             | 1                | 1                 | 0                 | 5                | 4                | 3               | 3                | 3                | 3                | 3            | 3               | 3           | 28                |
| Operations & Maintenance Assessments | -                | 207,229           | 313,736           | 23,191           | 17,201           | 6,774           | 22,650           | 19,210           | 54,259           | 87           | 3,353           | -           | 667,689           |
| <b>Total Revenues</b>                | <b>\$ 12,947</b> | <b>\$ 211,957</b> | <b>\$ 314,590</b> | <b>\$ 25,910</b> | <b>\$ 17,484</b> | <b>\$ 8,996</b> | <b>\$ 23,361</b> | <b>\$ 20,204</b> | <b>\$ 54,262</b> | <b>\$ 90</b> | <b>\$ 7,262</b> | <b>\$ -</b> | <b>\$ 696,963</b> |

|                             |                  |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |             |                  |
|-----------------------------|------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-------------|------------------|
| <b>Expenditures:</b>        |                  |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |             |                  |
| <b>Administrative</b>       |                  |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |             |                  |
| Supervisor Fees             | \$ 1,000         | \$ 1,000        | \$ -            | \$ 800          | \$ 1,000        | \$ 600          | \$ 1,000        | \$ 1,000        | \$ 800          | \$ -            | \$ 1,000        | \$ -        | \$ 8,200         |
| District Manager            | 3,004            | 3,004           | 3,004           | 3,004           | 3,004           | 3,004           | 3,004           | 3,004           | 3,004           | 3,004           | 3,004           | -           | 33,046           |
| District Counsel            | 2,056            | 1,033           | 119             | 2,345           | 2,623           | 1,496           | 1,514           | 541             | 943             | -               | -               | -           | 12,669           |
| Reimbursable Expenses       | -                | -               | -               | -               | -               | -               | -               | -               | -               | -               | -               | -           | -                |
| District Engineer           | 375              | 241             | 300             | -               | 1,125           | 2,974           | 300             | 900             | 150             | 675             | 225             | -           | 7,265            |
| Disclosure Report           | 83               | 83              | 83              | 83              | 83              | 83              | 83              | 83              | 83              | 83              | 83              | -           | 917              |
| Trustee Fees                | 2,683            | -               | -               | -               | -               | -               | -               | -               | 1,446           | -               | -               | -           | 4,129            |
| Audit Fees                  | -                | -               | -               | -               | -               | -               | 3,500           | -               | -               | -               | -               | -           | 3,500            |
| Postage, Phone, Fax, Copies | 9                | 86              | 122             | 64              | 191             | 95              | 98              | 133             | 109             | 133             | 139             | -           | 1,180            |
| General Liability Insurance | -                | -               | -               | -               | -               | -               | -               | -               | -               | -               | -               | -           | 5,500            |
| Legal Advertising           | -                | 92              | -               | 93              | 186             | 83              | 82              | 82              | 80              | 358             | -               | -           | 1,054            |
| Dues, Licenses & Fees       | 175              | -               | -               | -               | -               | -               | -               | -               | -               | -               | -               | -           | 175              |
| Other Current Charges       | -                | 833             | 303             | 38              | 134             | 268             | 60              | 15              | 46              | -               | -               | -           | 1,696            |
| Property Insurance          | -                | -               | -               | -               | -               | -               | -               | -               | -               | -               | -               | -           | 7,996            |
| Information Technology      | 83               | 83              | 83              | 83              | 83              | 83              | 83              | 83              | 83              | 83              | 83              | -           | 916              |
| <b>Total Administrative</b> | <b>\$ 22,965</b> | <b>\$ 6,455</b> | <b>\$ 4,015</b> | <b>\$ 6,510</b> | <b>\$ 8,429</b> | <b>\$ 8,687</b> | <b>\$ 9,724</b> | <b>\$ 5,840</b> | <b>\$ 6,745</b> | <b>\$ 4,336</b> | <b>\$ 4,534</b> | <b>\$ -</b> | <b>\$ 88,241</b> |

|                                              |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |             |                   |
|----------------------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------|-------------------|
| <b>Operations</b>                            |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |             |                   |
| Personnel Services (Management Contract)     | \$ 14,373        | \$ 14,373        | \$ 14,373        | \$ 14,373        | \$ 14,373        | \$ 14,373        | \$ 14,373        | \$ 14,373        | \$ 14,373        | \$ 14,373        | \$ 10,693        | \$ -        | \$ 154,423        |
| Road & Sidewalk Repairs & Maintenance        | -                | -                | 498              | -                | -                | 3,695            | -                | -                | -                | -                | -                | -           | 4,193             |
| Common Area Renewal & Maintenance            | -                | 3,975            | 90               | 860              | -                | 365              | 3,140            | -                | 298              | 600              | 6,165            | -           | 600               |
| Street Light/Decorative Light                | -                | 7,354            | 7,354            | 7,354            | 7,354            | 7,354            | 7,354            | 7,354            | 7,354            | 7,354            | 7,354            | -           | 14,893            |
| Landscape Maintenance - Contract             | 7,354            | 7,354            | 7,354            | 7,354            | 7,354            | 7,354            | 7,354            | 7,354            | 7,354            | 7,354            | 7,354            | -           | 80,896            |
| Landscape Maintenance - Other                | 1,890            | -                | 932              | -                | 195              | 150              | 390              | -                | -                | 255              | 1,335            | -           | 5,147             |
| Mulch                                        | -                | -                | -                | -                | -                | -                | -                | -                | 8,160            | -                | -                | -           | 8,160             |
| Irrigation Maintenance                       | 169              | -                | 66               | -                | 47               | 268              | -                | -                | -                | 337              | 977              | -           | 1,864             |
| Lake Maintenance                             | 966              | 966              | 966              | 966              | 966              | 966              | 966              | 966              | 966              | 966              | 966              | -           | 10,626            |
| Electric Utility Services - Entrance Feature | 657              | 653              | 653              | 650              | 768              | 659              | 673              | 645              | 650              | 683              | 645              | -           | 7,357             |
| Water Utility Services - Entrance Feature    | 546              | 231              | 18               | 26               | 34               | 102              | 74               | 177              | 231              | 881              | 1,137            | -           | 3,458             |
| Repairs & Maintenance - Entrance Feature     | -                | -                | -                | -                | -                | -                | -                | -                | -                | -                | 1,295            | -           | 1,295             |
| Miscellaneous Tools, Equipment               | -                | -                | -                | -                | -                | -                | -                | -                | -                | -                | -                | -           | -                 |
| Landscape Inspection Services                | -                | -                | 550              | -                | 550              | -                | 550              | -                | 550              | -                | 550              | -           | 2,750             |
| Traffic Enforcement                          | -                | -                | -                | -                | -                | 402              | -                | -                | 402              | -                | 402              | -           | 1,206             |
| <b>Total Operations</b>                      | <b>\$ 25,956</b> | <b>\$ 27,572</b> | <b>\$ 25,500</b> | <b>\$ 24,229</b> | <b>\$ 24,288</b> | <b>\$ 28,334</b> | <b>\$ 27,520</b> | <b>\$ 23,516</b> | <b>\$ 32,984</b> | <b>\$ 25,449</b> | <b>\$ 31,519</b> | <b>\$ -</b> | <b>\$ 296,867</b> |

# Lakeside Plantation

## COMMUNITY DEVELOPMENT DISTRICT STATEMENT OF REVENUES & EXPENDITURES

|                                               | Oct                | Nov               | Dec               | Jan                | Feb                 | March              | April              | May                | June             | July               | Aug                | Sept        | Total             |
|-----------------------------------------------|--------------------|-------------------|-------------------|--------------------|---------------------|--------------------|--------------------|--------------------|------------------|--------------------|--------------------|-------------|-------------------|
| <b>Clubhouse</b>                              |                    |                   |                   |                    |                     |                    |                    |                    |                  |                    |                    |             |                   |
| Activities                                    | \$ 2,224           | \$ 1,174          | \$ 1,627          | \$ 1,131           | \$ 2,255            | \$ 1,525           | \$ 1,284           | \$ 1,179           | \$ 454           | \$ 480             | \$ 634             | \$ -        | \$ 13,976         |
| Licenses/Fees                                 | -                  | -                 | -                 | 289                | -                   | -                  | -                  | -                  | -                | 541                | -                  | -           | 830               |
| General Supplies                              | 563                | 411               | 957               | 778                | 743                 | 738                | 673                | 614                | 1,345            | 284                | 1,409              | -           | 8,515             |
| Maintenance                                   | 2,231              | 262               | 853               | 619                | 548                 | 93                 | 974                | 571                | 1,625            | 497                | 445                | -           | 8,716             |
| Office Supplies                               | 45                 | -                 | 8                 | 7                  | 161                 | 996                | 143                | 178                | 490              | 40                 | 352                | -           | 2,460             |
| Public Communication                          | 40                 | 40                | 40                | 321                | 40                  | 305                | 40                 | 40                 | 40               | 40                 | 45                 | -           | 991               |
| Pest Control                                  | 150                | -                 | -                 | 150                | -                   | -                  | 150                | -                  | -                | 150                | -                  | -           | 600               |
| Security                                      | 387                | 147               | -                 | -                  | 147                 | -                  | 344                | 147                | 50               | -                  | 49                 | -           | 1,271             |
| AED                                           | -                  | -                 | -                 | -                  | -                   | -                  | -                  | -                  | -                | -                  | -                  | -           | -                 |
| Telephone & Internet Services                 | 352                | 352               | 352               | 358                | 352                 | 356                | 356                | 365                | 374              | 363                | 364                | -           | 3,946             |
| Janitorial Supplies                           | 302                | 75                | 327               | 235                | 216                 | 570                | 303                | 200                | -                | 22                 | 99                 | -           | 2,349             |
| Electric Utility Services - Clubhouse         | 1,292              | 1,180             | 1,039             | 1,095              | 1,177               | 1,116              | 1,139              | 1,252              | 1,411            | 1,368              | 1,241              | -           | 13,311            |
| Gas Utility                                   | 13                 | 13                | 13                | 13                 | 13                  | 13                 | 13                 | 13                 | 13               | 13                 | 13                 | -           | 140               |
| Garbage Collection                            | 159                | 159               | 159               | 159                | 159                 | 159                | 159                | 159                | 159              | 159                | -                  | -           | 1,586             |
| Water Utility Services - Clubhouse            | 171                | 649               | 251               | 144                | 164                 | 154                | 195                | 195                | 335              | 566                | 144                | -           | 2,969             |
| Electric Utility Services - Pool              | 768                | 977               | 1,230             | 1,332              | 1,700               | 1,415              | 1,504              | 1,367              | 914              | 653                | 514                | -           | 12,373            |
| Pool Maintenance - Other                      | 1,500              | 555               | 223               | 847                | 1,929               | 1,146              | 110                | 2,105              | 525              | 2,731              | 2,160              | -           | 13,831            |
| Tennis Courts - Maintenance                   | 470                | 161               | 2,497             | 2,600              | 1,206               | 27                 | 200                | 415                | 1,325            | 7                  | 406                | -           | 9,314             |
| Tennis Courts - Programs                      | -                  | 385               | 420               | 895                | 700                 | 700                | -                  | -                  | -                | -                  | -                  | -           | 3,100             |
| Water Utility Services - Tennis Courts & Pool | 157                | 123               | 215               | 154                | 168                 | 209                | 198                | 209                | 151              | 119                | 95                 | -           | 1,799             |
| <b>Total Clubhouse</b>                        | <b>\$ 10,824</b>   | <b>\$ 6,663</b>   | <b>\$ 10,211</b>  | <b>\$ 11,128</b>   | <b>\$ 11,677</b>    | <b>\$ 9,523</b>    | <b>\$ 7,783</b>    | <b>\$ 9,008</b>    | <b>\$ 9,219</b>  | <b>\$ 8,033</b>    | <b>\$ 8,010</b>    | <b>\$ -</b> | <b>\$ 102,078</b> |
| <b>Other Expenditures</b>                     |                    |                   |                   |                    |                     |                    |                    |                    |                  |                    |                    |             |                   |
| Transfer Out                                  | \$ -               | \$ -              | \$ -              | \$ -               | \$ 100,000          | \$ -               | \$ -               | \$ -               | \$ -             | \$ -               | \$ 30,000          | \$ -        | \$ 130,000        |
| <b>Total Other Expenditures</b>               | <b>\$ -</b>        | <b>\$ -</b>       | <b>\$ -</b>       | <b>\$ -</b>        | <b>\$ 100,000</b>   | <b>\$ -</b>        | <b>\$ -</b>        | <b>\$ -</b>        | <b>\$ -</b>      | <b>\$ -</b>        | <b>\$ 30,000</b>   | <b>\$ -</b> | <b>\$ 130,000</b> |
| <b>Total Expenses</b>                         | <b>\$ 59,744</b>   | <b>\$ 40,601</b>  | <b>\$ 39,727</b>  | <b>\$ 41,867</b>   | <b>\$ 144,394</b>   | <b>\$ 46,544</b>   | <b>\$ 45,028</b>   | <b>\$ 38,364</b>   | <b>\$ 48,948</b> | <b>\$ 37,818</b>   | <b>\$ 74,063</b>   | <b>\$ -</b> | <b>\$ 617,187</b> |
| <b>Excess Revenues (Expenditures)</b>         | <b>\$ (46,798)</b> | <b>\$ 171,266</b> | <b>\$ 274,864</b> | <b>\$ (35,957)</b> | <b>\$ (126,910)</b> | <b>\$ (37,548)</b> | <b>\$ (21,767)</b> | <b>\$ (18,160)</b> | <b>\$ 5,314</b>  | <b>\$ (37,727)</b> | <b>\$ (66,801)</b> | <b>\$ -</b> | <b>\$ 79,776</b>  |

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

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

**LAKESIDE PLANTATION  
COMMUNITY DEVELOPMENT DISTRICT**

**SPECIAL ASSESSMENT RECEIPTS - FY2017**

**TAX COLLECTOR**

Gross Assessments \$ 880,463 \$ 694,731 \$ 185,733  
Net Assessments \$ 832,038 \$ 656,520 \$ 175,517

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

Imagine School at North Port Inc. \$ 8,842.03 \$ - \$ 8,842.03

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

## SECTION III

B

## Lakeside Plantation CDD

### ACTION ITEMS

*as of 9/13/2017*

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

C



# **Lakeside Plantation CDD** **Community Development District**

## **Amenity Center Management Report**

Date of Meeting: September 20<sup>th</sup>, 2017

Submitted by: Nathan Trates

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### ➤ **Facility**

- ***Installed playground and bocce canopy benches***
- ***New chemical feeder installed for spa/hot tub***
- ***New crank style umbrellas for pool area***
- ***Replaced basketball court net***
- ***Entrance fountain motor/impeller fixed.***
- ***New fuse installed on hot tub heater control panel***
- ***Fountains deep cleaned***
- ***Blooming's debris and tree removal after the storm***
- ***Hurricane shutters installed before hurricane Irma***
- ***Deep clean of pool debris after storm***

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

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

### ➤ **Special Events:**

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

**Amenity Management**