

*Lakeside Plantation
Community Development District*

Agenda

October 19, 2016

AGENDA

Lakeside Plantation

Community Development District

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

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

October 12, 2016

Board of Supervisors
Lakeside Plantation
Community Development District

Dear Board Members:

The Regular meeting of the Board of Supervisors of the Lakeside Plantation Community Development District will be held **Wednesday, October 19, 2016 at 7:00 p.m. at the Lakeside Plantation Clubhouse, 2200 Plantation Blvd, North Port, FL.** Following is the advance agenda for the meeting:

- I. Roll Call
- II. Audience Comments on Specific Items on the Agenda (*Speakers will fill out a card and submit it to the District Manager prior to beginning of the meeting*)
- III. District Engineer Report
- IV. Unfinished Business Items
 - A. Discussion of Fiscal Year 2017 Capital Improvement Program
- V. New Business Items
 - A. Consideration of Resolution 2017-01 Amending the Fiscal Year 2016 Budget
- VI. Business Administration
 - A. Approval of Minutes of September 21, 2016 Meeting
 - B. Approval of Check Register
 - C. Balance Sheet and Income Statement
- VII. General Audience Comments
- VIII. Staff Reports
 - A. District Counsel
 1. Update on Responsibility for Routine Tree Maintenance in District Owned Rights-of-Way
 - 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 Report. Any back-up materials will be provided under separate cover.

The fourth order of business is Unfinished Business. Section A is the discussion of the Fiscal Year 2017 Capital Improvement Program. A copy of the draft CIP and report on the amenities is enclosed for your review.

The fifth order of business New Business Items. Section A is the consideration of Resolution 2017-01 amending the Fiscal Year 2016 budget. A copy of the Resolution and amended budget are enclosed for your review.

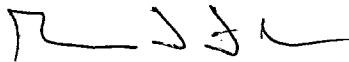
The sixth order of business is Business Administration. Section A is the approval of the minutes from the September 21, 2016 meeting. The minutes are enclosed for your review. Section B is approval of the check register enclosed for your review and Section C includes the balance sheet and income statement for your review.

The seventh order of business is General Audience Comments.

The eighth order of business is Staff Reports. Section A is District Counsel's Report. The memorandum from District Counsel regarding the responsibility for routine tree maintenance in District owned rights-of-way will be provided under separate cover. 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 IV

A

**LAKESIDE PLANTATION CDD
DRAFT CAPITAL IMPROVEMENT PLAN**

	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	Notes:
<u>REVENUE</u>							
Projected Beginning Balance	\$ 295,280	\$ 431,422	\$ 407,026	\$ 518,749	\$ 373,746	\$ 503,746	
Budgeted Transfer In	\$ 130,000	\$ 130,000	\$ 130,000	\$ 130,000	\$ 130,000	\$ 130,000	
Additional Transfer In	\$ 125,181						
Total Revenue	\$ 550,461	\$ 561,422	\$ 537,026	\$ 648,749	\$ 503,746	\$ 633,746	
<u>EXPENDITURES</u>							
Conservation Area Cleanup	\$ 27,400						Per contract
Stormwater Repairs	7,100						MRI Underwater Specialist
Fountain Repair	3,321						Bradley A. Ray
Paver Restoration	5,877						Paving Crew
Amenity Master Plan							
Conceptual Master Plan	8,655						Ugarte & Associates
Pool Deck	35,000						Estimated from written quotes
Pool Fencing	23,000						Estimated from written quotes
Reconfigured Basketball Court		5,800					Estimated from Ugarte
Playground Equipment		55,000					Estimated from Ugarte
Bocce Ball Court		14,000					Quote from Nidy
Pickleball Court		25,000					Quote from Nidy - 2 courts approx. \$35k
Putting Green							
New Bench Seating		6,500					Estimated from Ugarte
Elevated Picnic Deck							

EXPENDITURES (continued)

	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	Notes:
Reserve Study							
Clubhouse Roof						40,146	Estimate from Reserve Study
Clubhouse Exterior Paint						8,071	Estimate from Reserve Study
Fountain Capital Repairs						20,855	Estimate from Reserve Study
Pool Remarcite						30,110	Estimate from Reserve Study
Pool Fencing							Included in Master Plan Above
Lake Bank Restoration	8,686						Advantage Marine
Gazebo			8,096				Estimate from Reserve Study
Playground							Included in Master Plan Above
Irrigation Pumps			10,181				Estimate from Reserve Study
Exercise Equipment		23,416					Estimate from Reserve Study
Access Control		21,380					Estimate from Reserve Study
Asphalt Mill/Overlay - Sycamore				53,991			Estimate from Reserve Study
Concrete Curbs and Gutters				25,759			Estimate from Reserve Study
Concrete Sidewalks*				91,032			Estimate from Reserve Study
Tennis Court Resurface				11,334			Estimate from Reserve Study
AC Units				25,347			Estimate from Reserve Study
Clubhouse carpet				13,446			Estimate from Reserve Study
Clubhouse Interior Paint				3,091			Estimate from Reserve Study
Clubhouse Furnishings				25,759			Estimate from Reserve Study
Pool Mechanical Equipment				25,244			Estimate from Reserve Study
Update Reserve Study		3,300					
Total Expenditures	\$ 119,039	\$ 154,396	\$ 18,277	\$ 275,003	\$ -	\$ 99,182	
Projected Ending Balance	\$ 431,422	\$ 407,026	\$ 518,749	\$ 373,746	\$ 503,746	\$ 534,564	
Reserve Study Rec. Balance	\$ 402,113	\$ 447,014	\$ 577,526	\$ 433,028	\$ 563,526	\$ 594,923	

*Sidewalks are repaired on an ongoing basis and therefore this projected expense is likely overstated.

Prepared by GMS on 06/14/16

SECTION V

A

RESOLUTION 2017-01

**A RESOLUTION AMENDING THE LAKESIDE
PLANTATION COMMUNITY DEVELOPMENT
DISTRICT GENERAL FUND BUDGET FOR FISCAL
YEAR 2016**

WHEREAS, the Board of Supervisors of the Lakeside Plantation Community Development District adopted a General Fund Budget for Fiscal Year 2016; and

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

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

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

1. The General Fund Budget for Fiscal Year 2016 is hereby amended in accordance with Exhibit "A" attached.
2. This resolution shall become effective this 19th day of October 2016 and be reflected in the monthly and Fiscal Year End 9/30/2016 Financial Statements and Audit Report of the District.

Adopted this 19th day of October, 2016.

Chairman/Vice Chairman

Secretary/ Assistant Secretary

Lakeside Plantation

Community Development District

Amended Budget
Fiscal Year 2016

October 19, 2016



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

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**Lakeside Plantation
Community Development District
Amended Budget - Fiscal Year 2016
General Fund**

Description	Adopted Budget FY2016	Increase/ (Decrease)	Amended Budget FY2016	Actuals as of 9/30/2016
Revenues:				
Tennis Club	\$ 15,000	\$ 5,000	\$ 20,000	\$ 19,428
Activities	12,500	(5,000)	7,500	6,907
Clubhouse Rentals	1,500	1,000	2,500	2,075
Miscellaneous	1,500	-	1,500	1,307
Interest Earnings	150	(100)	50	31
Operation & Maintenance Assessments	656,520	-	656,520	680,553
Carry Forward Surplus	-	121,034	121,034	259,370
Total Revenues	\$ 687,170	\$ 121,934	\$ 809,104	\$ 969,672
Administrative:				
Supervisor Fees	\$ 11,000	\$ (2,000)	\$ 9,000	\$ 9,000
District Manager	36,050	-	36,050	36,050
District Counsel	25,000	5,000	30,000	25,210
Reimbursable Expenses	600	-	600	-
District Engineer	10,000	5,000	15,000	13,084
Disclosure Report	1,000	-	1,000	1,000
Trustee Fees	4,200	137	4,337	4,337
Audit Fees	4,200	-	4,200	4,200
Postage, Phone, Faxes, Copies	200	-	200	70
General Liability Insurance	5,000	1,239	6,239	6,239
Legal Advertising	1,500	200	1,700	1,477
Dues, Licenses & Fees	175	-	175	175
Other Current Charges	1,900	-	1,900	1,662
Property Insurance	7,000	717	7,717	7,717
Website Design/Administration	400	300	700	699
Total Administrative	\$ 108,225	\$ 10,592	\$ 118,817	\$ 110,918
Operations:				
Personnel Services (Management Contract)	\$ 172,120	\$ -	\$ 172,120	\$ 172,120
Road & Sidewalk Repairs & Maintenance	7,500	(2,500)	5,000	2,852
Common Area Renewal & Maintenance	10,000	(4,000)	6,000	4,906
Street Light/Decorative Light	10,000	(2,000)	8,000	5,597
Landscape Maintenance - Contract	88,250	-	88,250	88,250
Landscape Maintenance - Other	5,000	2,000	7,000	6,183
Plant Replacement Program	-	300	300	285
Mulch	12,000	(3,000)	9,000	8,400
Irrigation Maintenance	500	500	1,000	924
Lake Maintenance	14,000	(2,408)	11,592	11,592
Electric Utility Services - Entrance Feature	9,000	(1,200)	7,800	7,710
Water Utility Services - Entrance Feature	1,500	(400)	1,100	1,017
Repairs & Maintenance - Entrance Feature	1,200	1,600	2,800	2,606
Miscellaneous Tools & Equipment	1,200	(1,200)	-	-
Landscape Inspection Services	3,300	-	3,300	3,300
Total Operations	\$ 335,570	\$ (12,308)	\$ 323,262	\$ 315,742

**Lakeside Plantation
Community Development District
Amended Budget - Fiscal Year 2016
General Fund**

Description	Adopted Budget FY2016	Increase/ (Decrease)	Amended Budget FY2016	Actuals as of 9/30/2016
Clubhouse:				
Activities	\$ 19,000	\$ (2,000)	\$ 17,000	\$ 16,275
License/Fees	625	-	625	625
General Supplies	10,000	1,000	11,000	10,364
Maintenance	10,000	(3,000)	7,000	6,256
Office Supplies	3,000	-	3,000	2,219
Public Communication	800	700	1,500	1,436
Pest Control	900	(300)	600	600
Security	1,500	1,000	2,500	2,091
AED	300	150	450	419
Telephone & Internet Services	4,600	100	4,700	4,570
Janitorial Supplies	3,000	-	3,000	2,439
Electric Utility Services - Clubhouse	16,000	(900)	15,100	14,957
Gas Utility	250	-	250	194
Garbage Collection	1,900	-	1,900	1,725
Water Utility Services - Clubhouse	3,000	(200)	2,800	2,685
Electric Utility Services - Tennis Courts/Pool	16,500	(1,500)	15,000	14,839
Pool Maintenance - Other	7,500	4,500	12,000	9,693
Tennis Courts - Maintenance	7,500	-	7,500	6,799
Tennis Courts - Programs	2,000	600	2,600	2,380
Water Utility Services - Tennis Courts/Pool	5,000	(1,500)	3,500	3,410
Total Clubhouse	\$ 113,375	\$ (1,350)	\$ 112,025	\$ 103,978
Other Expenditures:				
Transfer Out - Capital Reserve Fund (CY)	\$ 130,000	\$ -	\$ 130,000	\$ 130,000
Transfer Out - Capital Reserve Fund (Excess)	-	125,000	125,000	125,000
Total Other Expenditures	\$ 130,000	\$ 125,000	\$ 255,000	\$ 255,000
Total Expenditures	\$ 687,170	\$ 121,934	\$ 809,104	\$ 785,637
Excess Revenue (Expenditures)	\$ -	\$ -	\$ -	\$ 184,034

**Lakeside Plantation
Community Development District
Amended Budget - Fiscal Year 2016
Capital Reserve Fund**

Description	Adopted Budget FY2016	Increase/ (Decrease)	Amended Budget FY2016	Actuals as of 9/30/2016
Revenues:				
Transfer In - Capital Reserve Fund (CY)	\$ 130,000	\$ -	\$ 130,000	\$ 130,000
Transfer In - Capital Reserve Fund (Excess)	-	125,000.00	125,000	125,000
Total Revenues	\$ 130,000	\$ 125,000	\$ 255,000	\$ 255,000
Expenditures:				
Clubhouse Exterior Building Elements	\$ -	6,000	\$ 6,000	\$ 5,877
Property Site Elements	-	75,000	75,000	71,162
Clubhouse Interior Elements	-	2,000	2,000	1,703
Pool Elements	-	80,000	80,000	75,599
Total Expenditures	\$ -	\$ 163,000	\$ 163,000	\$ 154,342
Excess Revenue	\$ 130,000	\$ (38,000)	\$ 92,000	\$ 100,658

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, September 21, 2016 at 7:00 p.m. at the Lakeside Plantation Clubhouse, 2200 Plantation Boulevard, North Port, Florida.

Present and constituting a quorum:

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

Also present:

George Flint	District Manager
Mike Eckert	District Counsel by phone
David Robson	District Engineer
Alicia Belden	Amenities Manager
Joe Montagna	Vesta
Several Residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order at 7:00 p.m. 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. Swyheart: I think the pool is finished now and thank you again, Board, you did a wonderful job on the pool. We've had somebody come out and look at the pool. I think they gave us an okay on it a few months back but the pump went out again and the main thing about this is you have one man and only one man can do this job and when the pump needed to be put in he was on vacation. We had to wait for him to get back to put the pump in. If there is a chance that someone will be out here again to look this over and maybe this is the wrong type of pump or needs an adapter. They need to look the whole system over and report back to the

Board to let you know what needs to be done especially by the time the snowbirds are here. Thank you.

Mr. Flint: We intended to talk about that during the staff reports. We will discuss that issue.

Ms. Buddie: My husband and I just returned from the North and correct me if I am wrong but the wildlife preservation was attacked. They had someone come in and clear out the Brazilian pepper trees. Was that through the CDD?

Mr. Flint: Yes the CDD has permits in place that require us to control what are called exotics and Brazilian pepper trees and there were some other ones as well. The District bid that out and we got three bids and awarded the bid to the company that just completed that work. That was done per the direction of the Board and under contract with the Board and consistent with the permits.

Ms. Buddie: When I came home and walked around my sidewalk we are right on the perimeter, I thought, did we have a hurricane and no one told me? It is a mess and we take pride in our properties and if that property was for sale and I was looking at it, it would definitely be detrimental.

Mr. Flint: David is going to talk about that under his report but those are natural areas and they are intended to remain natural. What was removed were exotics that are invasive species.

Ms. Buddie: I understand.

Mr. Flint: When you control the invasive exotics eventually the natural and other species are going to come in and re-establish themselves and that is the thought.

Ms. Buddie: It is just that it looks really terrible at the moment. I thought about going in there but someone told me not to because you can be fined \$5,000 to \$7,000.

Mr. Flint: I don't know if it is \$5,000 to \$7,000.

Ms. Buddie: It really looks horrible and I have spoken to my neighbors and they feel the same way.

Mr. Flint: We will have an update on that.

Ms. Buddie: Thank you.

THIRD ORDER OF BUSINESS**District Engineer Report****A. Update on Lake Bank Restoration Project**

Mr. Robson: I was initially going to talk about the rain first but Earth Balance completed the work. Peach Circle was one of the areas that had one of the very large Brazilian pepper trees. For them to get in there and eliminate that tree they actually had to dig underneath and get to the base of it so the palmettos surrounding it all got knocked down in the process. Those will all grow back and they will recover from this and I would imagine a year from now it will be hard to tell that anything was done there. The exotic trees that continue to grow and take over that area have been eliminated. Part of what I distributed to the Board is photographs of areas and one was from Peach Circle. I included Exhibit B in the contract and it talks about the scope and we had described it as five or so years since maintenance has been done. We had three proposals from each of the contractors that we requested to take a look at them and we picked the low one because it was significantly lower. You can see in the photographs how large the Brazilian peppers were and they did not expect to find anything that big. The extra time it took for them to eliminate that is what the change order that they've applied for. I would appreciate it and I'm not exactly demanding it but they wanted us to realize that from their standpoint we hadn't necessarily represented the conditions that they encountered. You have to be a very thorough ecologist to find all of the things that they found as they worked their way through it. I think they have a reasonable request and they did spend two additional days on site than what they estimated for before they started. It's the Board's decision and they don't have in contract recourse that I would say from a legal standpoint to say that we are required to pay extra money to them. Considering how much lower they were and how much time they put in, I even went out and documented the conditions that they worked in and the large ones that they found so I am recommending that you consider their change order.

Mr. Flint: Just to remind the Board when Dave bid this out we got three proposals. They came in at \$27,400, the next one was \$63,000, and the one above that was \$83,000. Earth Balance is familiar with the project and they are located right off of Toledo Blade Road. Although the number was very low we felt like it was worth the risk and I think a change order of \$3,600 on this contract is probably reasonable considering the next lowest bid was over \$30,000 more than this one.

Mr. Sabol: Dave, on that \$3,600 if we okay to pay that is there anything that is hidden in the bushes here that is going to jump out and add more?

Mr. Robson: I went around with the foreman and we went from preserve to preserve because he wanted to demonstrate to me what they had done. I know we didn't see everything and I didn't spend that much time with them but I am satisfied that they made a good sweep through the preserves. Part of what I think it is alluded to is it is a mess is areas where they found the trees we had and chipped them in place. Wood chips are all piled in the area and to get around and collect the pieces to get them in the chipper they had to knock down, step over, and crush the surrounding vegetation. It will come back so it is easy enough to see if you go through the preserve it is still readily available. I went and looked at two places before I came in tonight and you can still see where they were because of the flattened down palmettos primarily. As past experience he doesn't get 80+ percent of the exotics in one swing and that is why I don't do every six months. Sometimes when you're trying to get things cleaned up we even do quarterly so every three months so over a course of a couple years they are in the 85% to 95% cleaned up status. I would say with one swing through we may be in the 80% to 85% and we'd still find some trees out there that they missed and it would be highly unusual that they could get them in one swing.

Mr. Smith: Right now you are saying that they are complete with everything that they are doing?

Mr. Robson: Yes they are all done.

Mr. Smith: Is this also a company that you were going to look at to do the twice a year maintenance?

Mr. Robson: Yes. I will prepare a very simplified scope for the semi-annual and the guy that I work predominately with from Earth Balance has not given me a little summary after he was done as to whether his recommendation was annual or semi-annual. I need to get in touch with him because I haven't gotten that yet. They would certainly be the most familiar and if he recommends only semi-annual or even one annual on the ongoing years. I will take their position and we can evaluate two years whether we go out on the edges and see any of the exotics that we don't want to. The bigger concern will be vines coming back and that is where an annual may not keep the vines back. Since we are not under the conservation style the easement requires less than 5% exotics so we can allow that stuff to show us what we need to do

and stick with semi-annual or annual maintenance going into the future. An annual maintenance considering what they just done I wouldn't expect it to be more than \$5,000 or \$8,000 on an annual basis.

Mr. Smith: When you say vines, you are not talking about the grape vines that we have growing because I can see a lot of them that are still in the preserves, correct?

Mr. Robson: Yes there is an old world-climbing vine. The other thing about the navy vines, which we still haven't got our forestry service guy to do the presentation about fire wise and his recommendations looking at it for fire control rather than exotic control. He could be making recommendation that those grape vines be reduced, which would be an additional cost but not for the reason of exotics but for the reason of fire control.

Mr. Flint: The grape vine is native and the old world climbing vine is one of the ones that needs to be removed.

Mr. Robson: Are there any more questions?

Ms. Moore: You were saying that to remove the exotics it requires to ultimately shred in place and that is by the Southwest Florida Water Management District?

Mr. Robson: No typically that is not allowed since we are not under those requirements we allow chipping in place.

Ms. Moore: Chipping in place? Who made that determination or requirement?

Mr. Robson: That was in the report and in discussion as to we made those alternatives in the scope that was presented because we are not under the legal requirement not to do that.

Mr. Flint: It was also a significant cost saving by doing that.

Ms. Moore: That will stretch along Scarlett where there is the long border with the environmental area and the tall grass that is all brown?

Mr. Robson: Yes.

Ms. Moore: That was a part of it as well?

Mr. Robson: Yes they sprayed those edges.

Mr. Flint: Are there any other questions? Do you want to go on to the Storm Water System?

Mr. Robson: I haven't had much time to observe the system and certainly didn't get much of a chance to go through this rainy season. It helped me when we had that big rain event and I got two videos. I got one shortly after the rain and I believe that was dispensed from

Sharon and instead of me driving out there to figure out what was going on that gave me a very clear visual of the status of the Storm Water System. Seeing it charted where it was telling me that it was working the way it was supposed to based on the quantity of rain it still was up to where the control structure was taking water in and it did not encroach on any houses. What is surprising to me and I asked the question was there any localized street flooding because many communities north and south of the reported street flooding. Southwest Florida Water Management District has a different set of regulations than the District south of here and they allow lower roads. Southwest and your end leaves it open and they typically are not going to make it much lower than the houses because they do not want steep driveways and so forth, but they do not have the same required five-year three-day storm event. The five-year three-day storm event is the minimum road elevation south of here and those neighborhoods would have water in the street in the event that you had. I think what it is showing is you have a functioning Storm Water System that is capable of taking what it is designed to do and you have a roadway system that is protective from the flooding. The other thing I did before the meeting tonight was go around to where we did the lake bank repairs. The water has not receded back below where many of the repairs are still partially submerged but there all still in place. I didn't get to 100% of them but I probably saw 60% of them and that is good news. I think we are in good shape on those lake banks. I didn't see anything unless somebody can point to a lake that would cause us to think that we need to do another set of lake bank repairs in this coming Fiscal Year. We will respond to the lake banks in the future as to what needs to be done. I probably said this incorrectly last meeting because I doubt it we got the minutes wrong, but I said Peach Road instead of Peach Circle. I will send those minor corrections to George so that the minutes can be corrected on that. Unless there are any questions from the Board that is the end of my report.

A. Consideration of Change Order #1 from Earth Balance

Mr. Smith: Do we need to approve the change order from Earth Balance?

Mr. Flint: We moved the item up to the Engineer's Report so if the Board is inclined to approve it that would be fine.

Mr. Sabol: How does the rest of the Board feel?

Mr. Smith: I think we should pay it I think it is going to benefit us in the long run as opposed to having this company mad at us and not want to come back. Then we would end up paying more to have somebody else come.

Ms. Stephens: It is still half of what the others bid and they also found things that we didn't expect to find.

On MOTION by Mr. Sabol, seconded by Ms. Stephens, with all in favor, Change Order #1 from Earth Balance was approved.

FOURTH ORDER OF BUSINESS

Unfinished Business

There being none, the next item followed.

FIFTH ORDER OF BUSINESS

New Business

C. Presentation of Memorandum and Consideration of Resolution 2016-07 Adopting Policies and Procedures Related to Prompt Payment

Mr. Flint: This is a Memorandum of the Resolution that was prepared by your District Counsel proposing a set of policies and procedures related to the Prompt Payment Act. There is State statute that as a Government Entity we have to comply with. District Counsel has prepared a policy and I will let Mike go over the Resolution and Memorandum with you.

Mr. Eckert: Everyone should have in their agenda packet our policies and procedures. Your District Manager and District Counsel have been following the statutes set forth by the court legislature, but there were some areas where we could exercise discretion in terms of protecting the District when we have a payment dispute with a vendor. Unfortunately we haven't been able to work through all of those issues. What this document does is it encapsulates what the statutes require as well as build in as much flexibility as we can for the Board because if you do have a payment dispute, the Board has the time to evaluate it and it doesn't get put under the gun by some type of timeline if they are in the State statutes. It is really a house keeping measure and it just provides a guide for staff to follow when we do have a payment dispute. This is really here to provide more protection for the District. I would be happy to answer any questions but again, we are already kind of following this but this gives us more leverage when we do have a vendor who submitted something that isn't proper.

Mr. Flint: This is not a response to anything that we have done or not done. This is just a general policy and procedure that District Counsel is implementing in all of the Districts that they serve as Counsel in. Are there any questions?

Mr. Szewczyk: Does this is anyway effect how we do business with PSA and Bloomings?

Mr. Flint: No. We are consistent with the Prompt Payment Act right now. There is a couple things in here with a specific requirement but we just want to make sure that we are going to comply with this policy when an invoice comes in and we date stamp it. We already do all of those things but now we've got a policy if the Board adopts then we need to make sure that we are following it.

On MOTION by Mr. Smith, seconded by Mr. Sabol, with all in favor, Resolution 2016-07 adopting policies and procedures related to prompt payment was approved.

B. Consideration of Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2016

Mr. Flint: This is the independent auditor that the Board selected at your August meeting. You went through a competitive bidding process for the annual independent audit, which is required because the District is a governmental entity. You selected Grau & Associates so this is the engagement letter to perform the Fiscal Year 2016 audit, which ends this month on September 30th. The proposed fee is \$3,500 and that is consistent with the bid that they submitted and when we selected them.

On MOTION by Mr. Szewczyk, seconded by Ms. Moore, with all in favor, the agreement with Grau & Associates to provide auditing services for the Fiscal Year 2016 was approved.

C. Consideration of Change Order #1 from Earth Balance

This item was moved to the Third Order of Business under the Engineer's Report.

D. Discussion of Fiscal Year 2017 Capital Improvement Plan

Mr. Flint: The Board retained an architect to develop a proposed Amenity Plan. You had a number of workshops, a resident survey performed, a report presented, and the Board went through and prioritized some of the items that you would like to accomplish. The first one was the installation of the pavers and replacement of the fence around the pool, which was just completed last Friday. Also the conceptual Master Plan included a reconfiguration of the basketball court, new playground equipment, redoing the bocce ball court, installation of the pickle ball court, and some bench seating. I have put a schedule together back in June so it is still fairly accurate but I will need to update it again, but I think for purposes of the discussion it will work. I have taken the Capital Reserve Fund and if you look on the first page you will see the projected beginning balance for this Fiscal Year we started with \$295,280 and we transferred in an additional \$255,181. We had a budgeted transfer of \$130,000 and then an additional projected transfer of \$125,000. We are projecting on September 30, 2016 that we would have total revenue of \$550,000 in that fund. We did the conservation area clean up out of that fund and initially that contract is \$27,400 and we just approved the change order so that number will need to be Amended. There is some Storm Water System repairs, fountain repair, the paver restoration that was done around the Clubhouse, the pressure washing, sanding, and resealing were done in this Fiscal Year under that fund. Then you have the cost of the Master Plan and then you have to add in the fencing. Those are in the current year and then you will see on the next page I have the Reserve Study projects listed there. One of the items that were in the Reserve Study was the Lake Bank Restoration and we had that included into the Reserve Study. We only ended up spending about \$8,700 this year on the Lake Bank Restoration. Some of it was paid this year and some of it was paid out of the last Fiscal Year. The portion that was paid out of this year was \$8,700. I have set up a five year CIP so if you reflect back to the first page you will see that we are projecting to carry into 2017, \$431,000 and we have budgeted another \$130,000 transfer in. We've got a list of items that are included in the Amenity Master Plan that I mentioned the basketball court, playground equipment, the pickle ball and bocce ball courts, and the bench seating. In the Reserve Study that included replacing the exercise equipment at \$23,416, installation of access control at \$21,380, and updating the Reserve Study at \$3,300. At the end of next Fiscal Year we are showing that we will have \$407,000 in that fund, which will be carried forward to 2018. On the Reserve Study for 2018 they had the gazebo being replaced and some irrigation pumps being replaced. In 2019 there is a number of

significant expenses including milling and resurfacing Sycamore, curb and gutter repair, sidewalk repair, resurfacing the tennis courts, replacement of AC units, replacement of carpet in the Clubhouse, repainting of interior of the Clubhouse, and Clubhouse furnishings, as well as pool equipment replacement. Those expenses may or may not happen and I footnoted the concrete sidewalk issue because the Reserve Study consultant did was put those all in one year, but the reality of it is every year we do sidewalk repairs if there is trip hazards. It is not like we can wait every five years and do them all at once. The money that is included in 2019 for concrete sidewalk repairs is likely well over stated. Some of these other items may or may not happen just depending the condition of those particular items when we get there. In 2021 you can see the Clubhouse roof is projected to be replaced, the exterior of the Clubhouse painted, fountain Capital repairs, and remarciting the interior of the pool. At the end of 2021 we are projecting that we will have an ending fund balance of \$534,000 even after all of those expenses occur. That compares to what the Reserve Study says we should have, which is \$594,000 but keep in mind that there are some expenses in there especially in 2019 that will not occur, specifically the sidewalk repairs for \$91,000. The difference of that one alone would make up the \$60,000 that we are projecting that will be under what the Reserve Study indicated that it should be at. The next page just for reference for the Board the consultant presented a couple of options on configuration of their recommendations. This option four was the closest to what the Board agreed that you wanted to move forward with. The other option if you remember included a putting green and some other things that the Board did not end up approving. The specific configuration of these items I think is still subject to change because we have to bid all of these things out and bring them back to the Board. I think the idea today is for the Board to have some discussion on the CIP and the plan and hopefully we can come back at your meeting next months with some bids to move forward on some of these items. I will mention Tina Powell who works for Charlotte County, I believe, Director of Natural Resources and she is in charge of all of their parks and installation of their playgrounds. She sent me an email earlier today and there are two vendors through State contract and there is a 40% matching Grant program on those two State contracts right now and that expires on November 15, 2016. It might be in our best interest to try and take advantage of that and move forward with the playground replacement. I tried to pull the information up this afternoon but unfortunately I was not able to do that. The Board may want to delegate authority and set a not to exceed on that item just so in the interim between meetings we

can move forward with that. What that means being on State contract is because we are a Government Entity the State bids out certain services and products and playground equipment is one of those. The fact that they bid it out and place it on a State contract any other Government can take advantage of that pricing. The two vendors that she mentioned, which I think are Burke and Playworld; there is currently a matching Grant. I don't have a lot of details on it but I intend to follow up on that.

Mr. Sabol: On this discussion only we had an area that we were going to put on the end of the present playground is right now and put the benches in there. Why don't we just take the present playground as it is and remove it and put the new playground right there?

Ms. Moore: Right where?

Mr. Sabol: The playground is here right now and we should remove the playground as it is and put the new one right there. That would eliminate putting up fencing and putting it over where the ponds are. That is how I feel and I don't know how the rest of the Board feels.

Ms. Stephens: I agree. I think it is a good idea to get new equipment but I think the playground should stay where it is.

Mr. Smith: The only issue I have with the playground staying where it is at is that is a wet area that holds water. You are going to have kids going out there and playing in that but if there is a way that we can build that up but I don't know.

Mr. Flint: I think it was designed that way as part of the Storm Water System and it is intended to be a low area. If we were to make any changes in elevation there we would need the engineer to look at that.

Mr. Sabol: I don't think that would be an enormous problem if you grade that up with a little bit of fill because there is a pipe out there already to take the storm water. I think it would be a wonderful place to put it.

Ms. Moore: Have we heard anything from Tina on the recommendation of what type of playground equipment we should be getting?

Mr. Flint: No but I will. The first thing we need to decide is the size of the footprint of where it is going to go. Once you have a footprint of where it is going to go then you can pick the equipment that will fit in that area. If we are going to deviate from this proposed plan and have it located in the vicinity of where it currently is we can work with that area and try to figure out how we maximize the equipment in that area. I would be seeking out some advice from her

based on the composition of the community and the age of the community and making sure that it is balanced with older and younger kids to the extent that we can.

Ms. Moore: The playground on the sketch of the Capital Reserves to be redone this coming year so given that we have an opportunity to get a Grant for 40% of the cost I think we should be moving on that quick. If we decide not to do it then we don't do it, but realistically we have time and we need to talk to her and do more research to know exactly what we have to have to be able to submit for the Grant.

Mr. Flint: I tried to get in touch with her today but I will reach out to her. If the Board takes an action or you delegate authority so we can move forward in the interim and we can be working on that. There is going to be permitting involved and anytime permitting is involved that is a wild card.

Ms. Moore: To get to the point where we can submit for the Grant and I don't think we should fancy it up just because we get Grant money, we should do what is needed. I would've like to seen it be moved because if there is league tennis going on the kids playing can be disruptive but in all honesty that happens very rarely because the kids are in school. If we move the bocce court there they are not in school and they are just as noisy if not nosier than the kids. I am fine with leaving it where it is if that is reasonable and it is going to give reasonable use for the kids.

Mr. Sabol: You are probably talking a \$15,000 to \$20,000 savings by putting it there if we get those Grants. Weren't you talking \$50,000 at one time for a new playground?

Mr. Flint: We had \$55,000 and that is probably high but if you are going to move it there are some expenses. We are going to need to redo that area right now the surface right now is substandard and there are some things we need to do beyond just the cost of the equipment. You should probably approve a not to exceed of what was in the study understanding that it is likely going to come in significantly lower than that. You are going to want to replace the surface and do some other things in addition to the equipment.

Ms. Moore: If we do that tonight, what do you think we will have done by the next meeting?

Mr. Flint: I will start tomorrow on it but I'm not positive. My goal would be by November 15th that we will be able to submit it so that we could get the matching 40% and that is my goal to meet the November deadline.

Ms. Moore: For the October meeting we should be able to discuss on concept as to what will go there?

Mr. Flint: I think so, definitely.

Ms. Moore: To do that you have to get the approval so you can hire whatever company to get the design and order the equipment.

Mr. Flint: I would give preliminary approval just so that we can be moving forward. You will probably have another opportunity at the October meeting to have a refined number that you are going to know going into it.

Ms. Moore: Right, I understand.

Mr. Szewczyk: Does anyone remember how much of a noise factor it is for the tennis courts? Is there another reason why the playground would've been moved over there?

Mr. Flint: He was trying to consolidate the youth activities in one area. The concept was that you have the basketball court, playground, and all of those condiments in the same area. Also because of some of the issues we've got an existing location with a lower area and the water and a couple other reasons why he was suggesting it be moved. There is an opportunity if you don't do the playground where the consultant is recommending it that there is a possibility that you can rotate this pickle ball court 90 degrees and put it up against the existing concrete pad and then you can basically have a multi-purpose court and a pickle ball court right next to each other. The multi-purpose court could be a basketball court but it could also be used for pickle ball. You would end up having the possibility of two pickle ball courts and one would be multi-purpose and used for basketball.

Mr. Szewczyk: That would be keeping the playground where it is?

Mr. Flint: Or putting it somewhere else but not where it is on this drawing. The thought is that if you can turn this one pickle ball court sideways, move it up against the existing pad, then you could probably use a portion of the pad for a second pickle ball court. Then you would do a sport surface over the whole thing. It wouldn't be concrete it would be a sport surface and it would be nice.

Mr. Szewczyk: I wish Tina were here tonight.

Mr. Flint: That was actually her idea.

Mr. Szewczyk: To keep the playground where it is?

Mr. Flint: No her idea was to look and see if we have room to rotate that pickle ball court and push it up against the existing concrete pad and be able to have two courts. One would be multi-purpose and the other would be a pickle ball court.

Mr. Szewczyk: As I am looking at the numbers I am prepared to move forward on most of these projects on the Amenity Master Plan. If we are just getting started and looking at the bidding then I would like to see how much we could be doing all at one time.

Mr. Flint: I think we can do the playground and some of these parallel. The pickle ball court, multi-purpose court, and the playground you could probably do at the same time. We are going to have to look at relocating the bocce ball court but usually the companies that do pickle ball courts also do bocce ball courts. Nighty is one of the main ones and NIDY was a company that I called to get an estimate on costs. They do both bocce and pickle ball courts so you might be able to get those done by one contractor at the same time. The way they are doing the bocce ball courts now is they do it with a synthetic surface and it is low maintenance.

Mr. Szewczyk: What do you need from us?

Mr. Flint: I think I've gotten some direction and my plan would be between now and the next meeting that we would reach out to a couple vendors on the pickle ball and bocce ball courts. We would reach out to a couple vendors on the playground equipment and that we would come back to you with some proposals at your October meeting and then we can move forward with those. You might want to delegate authority to the Chairman on the playground or a Board member in the interim to the extent that any decisions have to be made and then set a not to exceed on that item. I think we are going to have another opportunity in October to deal with this but if anything needs to be done in the interim we want to make sure that we do whatever we can do to try and meet the November 15th deadline if possible. We don't want that to be held up assuming we can make that. If we have to have the project permitted at the time we apply that may be difficult so we are really going to have to get moving on it.

Ms. Moore: I would suggest Joe.

Mr. Szewczyk: Tina only lives two doors down from me so I would be glad to work with her.

On MOTION by Ms. Moore, seconded by Mr. Smith, with all in favor, authority was delegated to Mr. Szewczyk to work with Tina Powell on playground equipment.

Mr. Flint: Is there any further discussion on the Capital Improvement Program?

Mr. Smith: At the time I know we didn't put it on the list to do right away, but if we are not going to have the gazebo out here then one thing I kind of looked at was to maybe have an eating area off the back gate of the pool and pour a slab of concrete there. I know someone came up with doing a wood deck but I don't think anybody in here would want a wood deck because that is going to be constant maintenance. If we just did a concrete slab with picnic tables and umbrellas that would eliminate the eating area in the pool and make it a lot easier for everybody to have their picnics up here without a problem. I don't know if the Board wants to bring that back up to look at.

Mr. Sabol: I think that is a very good idea. If you build it out of wood all you are going to have is a place for armadillos, hornets, and anything else that can crawl under or around it. It has splinters in it and you have to maintain it. I think the concrete slab would be a more reasonable way to go and it would accomplish the same thing.

Mr. Flint: You are going to have a concrete vendor here if you are doing the pickle ball court and you are matching it up to the existing concrete slab. You are going to have to have a concrete contractor in here before that and we could get a per square foot price at the same time. The Board can decide at that point if you want to move forward with any of that.

Mr. Smith: That would be good.

E. Consideration of Community Club Applications

Mr. Flint: The first one is Painters Anonymous and the purpose of the Community Club application is to have a formal process where groups are identified and authorized to utilize the clubhouse without having to pay a rental fee. The first one is a group of residents that intend to pursue the arts in the form of painting, instruction, and enjoyment. They proposed to meet once a month on the second Tuesday and you can see the contact people listed there. The next one is from a group of Lakeside Plantation Village families that have kids under 18 years old. They would like to be able to use the room on Friday evenings monthly. Alicia, do you have any further information you want to present on this? My thought is if it is residents that want to use the facility, they probably do not need to submit a Club application but I guess it doesn't hurt to do this. I think the Club application was intended more for the clubs like people playing

mahjong or the Red Hat group. If there are groups like those that want to use the facility on a regular basis then that way we have a formal way of recognizing those people and making sure that they are not subject to any rental fee.

Mr. Smith: I know we talked about this awhile back and we went through a lot of different things as far as what constitutes a Club and everything else. I do not remember and that is why I am asking now, but I know both of you say there are no outsiders. If they're renting the Clubhouse for free, are people allowed to bring friends that are not residents in here to use the facility?

Mr. Flint: I think the intent was for resident groups and organizations. If you've got groups that include non-residents I do not think that is the intent of this process. This is more intended for resident groups but I need to pull the policy up to look at it.

Ms. Moore: I'm not sure why we are not as the CDD managing these? I thought we already have a painting instruction class of some sort?

Ms. Belden: She is not teaching right now, she only teaches during certain times of the year. This is not actually instruction this is a group of resident women who get together and paint together. They do not actually do any type of instruction they just paint whatever they want to paint.

Ms. Moore: It says instruction. The second one I certainly think is something that we should be managing and having something like this. If these two ladies, Bonnie and Tina who have kids, they are saying this is for children under 18 family friendly activities like games, cards, and movies.

Ms. Belden: We have tried that and nobody shows up.

Mr. Szewczyk: No one showed up at the last one but two or three previous had a decent turnout.

Mr. Smith: The first two were very good turnouts and I think we had around 40 kids here.

Ms. Belden: I think it was closer to 20.

Mr. Smith: Then the third one really dropped off and I think we only had about 3 kids here. The fourth one only one person signed up so we canceled it. To me if these ladies want to try it then I agree.

Ms. Moore: Let them go for it because we aren't providing anything other than the set up. George, it says under number one that any resident, renter and/or non-resident members so you can have outsiders participating in renting the facility but we don't have any of those. You have to be a resident, renter, or a non-resident member, which we do not have.

Mr. Smith: So you pretty much have to be a resident.

Ms. Moore: What happens if they have those and they bring refreshments and the next morning there is stained carpet? We are just not charging renter costs to residents that are having their own function?

Mr. Flint: Correct.

Ms. Moore: Do we have any get out of control or damage rules?

Mr. Flint: We've got policies and the ability to deal with the situation.

Mr. Sabol: I think those are both fine but just so we do not interfere with the regular schedule at the Clubhouse that we have on Friday nights because we have a lot of things scheduled on Friday nights here. As long as they do not interfere with that, I am okay with it.

Mr. Flint: All of these clubs and organizations will have to work with Alicia and schedule the time. They are not necessarily entitled to show up anytime they want or have a standing reservation to the extent there is a conflict.

Ms. Moore: Alicia, there is a typo noted on here.

Mr. Flint: In the Amenity Policy it says that the District may eliminate or terminate a Community Club's use of the facilities at any time including, but not limited to circumstances in which the club host an event or function and the primary attendants at such event or function is not residents, renters or non-resident members. It also says that any Community Club that uses the Amenity Facility shall be responsible for the cost of repairing any damage to the Amenity Facility occurring during the Community Club's events. It says the District may revoke an organizations status under these policies as a Community Club at any time. If the Board is comfortable with these two applications I would ask for a motion to approve them.

On MOTION by Ms. Moore, seconded by Mr. Smith, with all in favor, the Community Club applications were approved.

SIXTH ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of August 17, 2016 Board of Supervisors Meeting and Acceptance of the Minutes of the August 17, 2016 Audit Committee Meeting

Mr. Flint: As you recall, the District Engineer had a few minor corrections that he was going to provide to me on some street references and I will incorporate those into the final minutes. Does the Board have any other changes?

Ms. Moore: On page 1 the second resident speaking it says these papers and I think it should be these pavers. On page 4 the fifth line down in the middle it should be at the corner of Sumter and Price not Summer.

Mr. Smith: On page 18 the seventh line it says traffic common and I believe it is supposed to be traffic calming.

On MOTION by Mr. Szewczyk, seconded by Mr. Smith, with all in favor, the minutes of the August 17, 2016 Board of Supervisors meeting were approved and the minutes of the August 17, 2016 Audit Committee meeting were accepted.

B. Approval of Check Registers

Mr. Flint: You have the check register for the Month of August totaling in the amount of \$36,656.56. The detailed register and invoices are behind the summaries. If you have any questions we can discuss those.

Mr. Szewczyk: Is our phone and Internet bill in line generally with other communities they have?

Mr. Flint: Yes and we have looked at it. It is actually pretty reasonable for what we've got. I know Joe keeps a pretty good eye on that. We have the services bundled and you typically get your best price by doing that but we can always look at it again.

Mr. Szewczyk: I will take your word for it.

Mr. Smith: We got billed for PSA and I did not see a PSA report for last month.

Mr. Flint: I did get a PSA report and if I neglected to forward it that is my fault.

Mr. Smith: I may have not gotten it because I wasn't here.

Mr. Flint: He will be here again tomorrow and I saw some issues when I pulled in tonight. We need to make sure that he addresses those.

On MOTION by Mr. Sabol, seconded by Mr. Smith, with all in favor, the August check register in the amount of \$36,656.56 was approved.

C. Balance Sheet and Income Statement

Mr. Flint: You also have the unaudited financial statements through August 31, 2016. There is no action required by the Board and we can discuss any question you may have.

SEVENTH ORDER OF BUSINESS

General Audience Comments

Mr. Picataggio: I don't know if you remember back when the Capital Improvement Plan was submitted I had mentioned at that time about shuffleboard. I asked a few people and I had 12 people and some are sitting here tonight that thought it was a good idea to incorporate shuffleboard, but I guess it is not on our Capital Improvement Plan. I don't know if it is a big deal to be able to change the footprint or to be able to look at that as a possible inclusion with the amenities that you are talking about. There was only a hand full of people that I contacted but if you could incorporate it I think it would be a good use. The other thing was the benches, and I know that you are considering those. I know in the past we had canopies on the benches, which were canvased and the nice thing about that is they were able to remove those and put away in case of a storm and then they were able to be brought back out again.

Mr. Szewczyk: George, the surface that the multi-purpose court would have would that be conducive to shuffleboard?

Mr. Flint: I think it is the same type of surface. I have a community with shuffleboard and I am pretty sure it is the same kind of surface. It is the sport court surface so it is possible that we could put markings on the multi-purpose court for that.

Mr. Szewczyk: See if it is possible without having to pour anything new.

Mr. Flint: We can look at that.

Ms. Smith: The applications that are approved for the new groups that are wanting to use the Clubhouse, do they currently get a copy of the policies when they apply?

Mr. Flint: Alicia, do you provide those?

Ms. Belden: No I don't.

Mr. Flint: As residents they have access to the policies that are on the website.

Ms. Smith: I was just wondering if that might be in our best interest for us to give them a copy of the specific policy related to that and then I would have them sign something so there are no misunderstandings.

Ms. Moore: Do they get a list of things they are expected to do and things they have to clean up?

Ms. Smith: I think it is important to do that if we are going to have this process.

Mr. Flint: At the end of the application it says, "Did you read and understand the rules and policies applying to Community Club including but not limited to the District's Amenity Facility Policies?" They are required to check yes or no and then sign it. The policy is available online and we have copies in here and if they want a copy we will provide it to them.

Ms. Smith: I would also suggest and I know you probably tell them that their meeting date that they are requesting is subject to availability at the Clubhouse, but you may want to put that in writing. Just to keep communication clear and open so that nobody has any problems after the fact. Thank you.

Mr. Keith: I have been here a couple years now and it still amazes me every time I look at this bathroom down here. No one has painted the door yet and it is all rusty and it looks tacky. It would take about ten minutes to paint it and I don't know if anybody goes in there but me but it needs to be painted. The pool and the hot tubs I hear rumors that we have obsolete equipment and I don't know if that is true or not. If it is, we need to do some updating but it seems like our pools are down very frequently and as soon as the hot tub opens up its down again for 6 weeks when it just opened up again. Someone should be in charge of looking at these things.

Ms. Moore: We had an Engineer come out about three months ago and look at the mechanics because we were concerned with everything that you mentioned. It is always breaking down.

Mr. Sabol: We found now that there is one leak and the present condition right now if the hot tub is that it is working. The circuit is not turned on but the contractor that just fixed the pump on the pool had it shut down. The leak on the hot tub is repaired and the hot tub is working. They put a brand new motor on the pool yesterday morning so that is taken care of and we shouldn't be having any more problems.

Ms. Moore: The Engineer said that we didn't have any problems.

Mr. Sabol: The Engineer looked at it and said there were no problems with the equipment out in the field but he did not check for any leaks around the pool or anything. One was found under the hot tub and has been corrected.

Mr. Flint: The equipment is not necessarily obsolete and actually the pump that was just replaced we had it replaced previously and we had one rebuilt and we actually had it here. There is lead-time on ordering those of at least a week. Unfortunately it really doesn't do with where we are located. North Port is between Fort Myers and Sarasota there are not a lot of small electric motor companies that can do this type of work. We are using a company called John's Motors and it is a small family owned business. They went on vacation and when we called another company they told us to call John's Motors. Then we called another company and they couldn't come until next week and that was after John's Motors got back from vacation. We only really lost a couple days because of the final sign off from the City on the fencing was last Friday. I think they were out here on Tuesday to replace the motor.

Mr. Sabol: The reason there was a delay and we could've had the pool open two weeks but when we put the new fencing up we had to go through a whole process of re-permitting it and that is what caused the two week delay. That is just where our Government works and that is what caused that problem.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Eckert: The Board asked about the maintenance of the trees and we've looked at that and unfortunately it is like peeling back layers of an onion trying to fight through the different HOA's that are out there. I don't think it is anything right now that the CDD needs to adopt a budget for. It looks like most of the declarations are out there either allocates the responsibility to the HOA or the homeowners themselves. The declarations are substantially different from each other and subject to interpretation. I think it might be a good idea if the CDD and the HOA could at some point have a discussion to make sure everyone is on the same page in terms of tree pruning and that kind of thing so that you can maintain that. For right now it may something more formal to the Board at the next meeting but it is not something that alarms me in terms of that is maintenance that the CDD should have been doing. The CDD owns the right of way in

some of those areas and the CDD always has the right to do that maintenance but most of the declarations have allocated that right to either the owners or the HOAs.

Mr. Flint: Since we are in a habit I think Mike indicated we have the right but not the obligation unless there is a health safety issue and then at that point we would need to do something. I was contacted by Eileen with the Carriage Homeowners Association who has been here in front of the Board before for this same issue. She asked if we had budgeted anything for 2017 and I explained that hadn't and she wasn't necessarily happy with that answer, but the reality of it is we haven't budgeted anything for tree maintenance. At this point I wouldn't recommend we get into the tree maintenance business unless there is a health safety issue.

Ms. Moore: Are we going to have something more formal? We are going to keep being pushed on this so I think we need something that clearly states that it is a right-a-way and we have the right to maintain them if there is a safety issue but we don't have the responsibility to.

Mr. Flint: Mike, you are working on a written document on this issue, right?

Mr. Eckert: I am but I would at least make a statement. I think it is fair that we discuss this with the various HOAs because all of their restrictions are different. Even if we were to agree that there is one HOA that it isn't clear that they are responsible for the tree maintenance in their neighborhood. If the CDD was going to assess for that maintenance, I would suggest you have a Sub-Neighborhood Assessment so that the other people are not paying the costs and it is just that one neighborhood that the CDD would maintain and not the HOA. Once that is recognized it makes very little sense for the HOA to not take care of it. I just wanted to say that I think there are some discussions that need to occur and the HOA covenants and a lot of these provisions are not drafted in such a way that provides extreme clarity.

Ms. Moore: I know one of the HOA's bringing up again the Board working on the right-a-way properties. If you could confirm this, the CDD Board does not have the legal authority to enforce parking regulations on the right of way, is that correct?

Mr. Eckert: I did not understand anything you said, could you repeat the question?

Mr. Flint: The issue of parking on streets and right of way has been brought up again by one of the Homeowners Associations. I believe that you guys and Lindsay have done a fair amount of research and I'm sure there is a memo that we could pull out to provide them.

Mr. Eckert: Yes there is and we can provide that memo again. I remember the last time we talked about this we were told that they understood the issue. It became a question of the

CDD to place no parking signs and start towing in places where the City tells people to park. I don't think the Board at that point in time wanted to go into the towing business on people's lots, not to mention we may be in conflict with the City requirements that allow people to park in the grassy area adjacent to the street. That is where we left it but I can certainly provide that Memorandum again and you guys can let me know if you want us to do that at the next meeting in result of that. The District is fairly limited in its ability to regulate parking.

Mr. Sabol: In January of 2015 the minute you had that straightened out, confirmed and talked about several times, I think it is a settled issue but you can look at it again.

Ms. Stephens: I don't want research done we already have a document.

Ms. Moore: We can share that with the HOA.

Mr. Flint: The minutes included it in discussion as well and we can pull that information.

B. District Manager – Action Items

Mr. Flint: The conservation area work has been completed. The ID card process and the access control process and the Reserve Study included funding for that so we will be dealing with that during this Fiscal Year. We've talked about the CIP and those issues. I think the access control and policy for tennis courts falls into the same as item #2. Is there anything else the Board would like to add to the Action Items list for an update?

C. Amenities Manager – Monthly Report

Ms. Belden: This month we finished the pool pavers and the fence is replaced around the pool. We had all of the palm trees trimmed around the Clubhouse and at the entrances of Scarlett. We had the tennis lights redone. We steamed the pool furniture. The streetlights were repaired for a short amount of time but are out again and the electrician will be out on Friday to look at those. We also had two plug valves repaired at the pool as well as pool vacuum lights cleared. Our weekly activities have pretty much stayed the same. Our special events were wine and cheese, Labor Day barbeque, pizza night, and our breakfast that we always do. Next month we will have a costume party for Halloween from 6:00 p.m. to 10:00 p.m. and we are going to have a resident band.

Ms. Moore: Can you check to see if the pool vacuums need to be maintained and take care of that? I don't know how long it has been.

Mr. Szewczyk: I know that it is still a month and a half away but I believe Halloween falls on a Saturday.

Ms. Belden: It is a Monday.

Mr. Szewczyk: Are you doing the same preparations for that?

Ms. Belden: Yes we will do the same thing that we usually do.

Ms. Moore: We used to have those floating ducks out in the pond here because it helps keeps the pipes that have to do with the thermal heating system. Is that on our schedule? I thought somebody was supposed to come out annually and dive down to make sure everything is okay or is that necessary?

Mr. Flint: I don't think that is necessary we've had the system evaluated. That doesn't come up but we can look into it.

Ms. Moore: If it is something that should be on the annual or semi-annual checklist we should make sure that we do not forget about it since we do not have the ducks to remind us anymore.

NINTH ORDER OF BUSINESS

Other Business

Mr. Sabol: We have the pool now, which looks great and everything is working well. We have shrubbery problem that runs the entire front of the Clubhouse by the pool. It blooms twice a year and smells like cat or dog feces and many people do not recognize it. Why don't we take those bushes out and put some citronella bushes in there? Citronella bushes would help with mosquitos and eliminate that problem possibly.

Mr. Flint: We can ask Bloomings for recommendations but I don't know about a citronella bush. We can ask them for a recommendation and Tom will be here tomorrow so when he is here we will ask them. The viburnum is the hedge that you are talking about and it does smell part of the year. That comment was made going into the Amenity Study but wasn't addressed so we can look at that.

Ms. Moore: Do they have to come back and do a sealing on the pavers now? They are going to do that in the middle of October?

Ms. Belden: They said about 30 days so it shouldn't be too far off.

Ms. Moore: So they will seal it and after 24 hours people can use it?

Ms. Belden: Yes.

TENTH ORDER OF BUSINESS

Supervisor's Requests

There not being any, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Sabol, seconded by Mr. Szewczyk, with all in favor, the meeting was adjourned at 8:27 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Lakeside Plantation

Community Development District

Summary of Invoices

September 1, 2016 to September 30, 2016

Fund	Date	Check No.'s	Amount
General Fund	9/6/16	1207-1211	\$ 15,598.50
	9/8/16	1212	\$ 3,037.50
	9/16/16	1213-1223	\$ 26,330.82
	9/20/16	1224-1225	\$ 136.50
	9/22/16	1226-1231	\$ 1,913.75
			\$ 47,017.07
Automatic Drafts			
	<u>August 2016</u>		
Florida Power & Light	2200 Plantation Blvd - Clubhouse	\$	1,289.83
	2200 Plantation Blvd - Fountain	\$	620.76
	2200 Plantation Blvd - Tennis Courts	\$	943.88
North Port Utilities	2200 Plantation Blvd - Clubhouse	\$	170.67
	2200 Plantation Blvd - Fountain	\$	50.07
	2200 Plantation Blvd - Tennis Courts	\$	137.87
TECO Peoples Gas	2200 Plantation Blvd - Pool	\$	12.77
Frontier Communications	2200 Plantation Blvd - Clubhouse	\$	352.71
		\$	3,578.56
			\$ 50,595.63

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT
09/06/16	00245	8/19/16	4749	201609	300-15500-10000				EGIS INSURANCE ADVISORS, LLC	*	7,996.00	13,496.00 001207
09/06/16	00104	8/31/16	69767	201608	330-53800-48102				REPLC WEIGHT STACK CABLE	*	141.50	
09/06/16	00193	8/31/16	69769	201608	330-53800-48102				QTRLY EQUIP MAINT-AUG16	*	145.00	
09/06/16	00196	8/23/16	1953-3	201609	330-53800-48000				JOHNSON ENGINEERING, INC.	*	100.00	750.00 001209
09/06/16	00027	9/01/16	16-07103	201609	320-53800-46000				JOSEPH FIORENTINO	*	966.00	100.00 001210
09/08/16	00001	9/01/16	51	201609	310-51300-34000				LAKE MASTERS AQUATIC WEED CONTROL	*	3,004.17	966.00 001211
09/16/16	00058	9/01/16	24635	201609	330-53800-12000				GOVERNMENTAL MANAGEMENT SERVICES	*	33.33	3,037.50 001212
09/16/16	00247	9/09/16	56299	201609	330-53800-51000				AMENITY SERVICES GROUP, INC.	*	875.00	14,343.33 001213
09/16/16	00137	8/01/16	2902-43	201608	330-53800-48102				AKL OF SOUTHWEST FLORIDA, INC.	*	22.50	1,800.00 001214
09/16/16	00137	8/22/16	2898-10	201608	330-53800-48102				BISCAYNE LAUNDRYLAND	*	27.00	49.50 001215

LKSD LAKESIDE PLANT KCOSTA

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	EXPENSED TO.... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/16/16	00244	8/07/16	3020-236 201608 330-53800-51000 UNCLOG CLEANER LINE		BETTER POOLS AND SPAS LLC	*	325.00	325.00 001216
9/16/16	00010	9/01/16	2016-013 201609 320-53800-46400 MTHLY LANDSCAPE MNT-SEP16		BLOOMINGS LANDSCAPE & TURF MGMT, INC	*	7,354.17	7,354.17 001217
9/16/16	00156	9/06/16	935517 201609 330-53800-48102 R&R BATT CABLE/KEY SWITCH		CADDY CARTS	*	120.34	120.34 001218
9/16/16	00014	8/31/16	1017805A 201608 330-53800-48101 WATER COOLER-AUG16		CULLIGAN WATER	*	90.97	90.97 001219
9/16/16	00246	9/12/16	09122016 201609 330-53800-52000 AWNING REPAIR FOR TENNIS		D&D AWNINGS, LLC	*	1,920.00	1,920.00 001220
9/16/16	00104	6/24/16	68557 201606 330-53800-48102 REPLACE PIDLER PULLEY		FITNESS LOGIC	*	149.23	149.23 001221
9/16/16	00061	9/09/16	28559-B 201608 330-53800-51000 LIQUID PUMPING TUBE		HOWARD'S POOL WORLD, INC.	*	21.48	21.48 001222
9/16/16	00032	9/02/16	54883-15 201608 320-53800-43400 DUMPSTER4YD PICKUP		NORTH PORT SOLID WASTE DISTRICT	*	156.80	156.80 001223
9/20/16	00137	7/25/16	95049 201607 330-53800-48102 LAUNDRY SERVICES-JUL16		BISCAYNE LAUNDRYLAND	*	46.50	46.50 001224
9/20/16	00106	9/09/16	3355862 201609 310-51300-48000 NOT.OF MEETING-09/12/16		THE SUN	*	90.00	90.00 001225
9/22/16	00028	9/22/16	09222016 201609 300-20700-10000 FY16 DEET SERVICE ASSESS		LAKESIDE PLANTATION C/O USBANK	*	913.75	913.75 001226
9/22/16	00200	9/21/16	AS092120 201609 310-51300-11000 SUPERVISOR FESS-09/21/16		ALAN SABOL	*	200.00	200.00 001227

LKSD LAKESIDE PLANT KCOSTA

*** CHECK DATES 09/01/2016 - 09/30/2016 *** LAKESIDE PLANTATION - GENERAL
BANK A LAKESIDE PLANTATION

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT
9/22/16	00055	9/21/16	CS092120	201609	310-51300-11000			CAMILLE STEPHENS	*	200.00	200.00 001228
9/22/16	00211	9/21/16	HS092120	201609	310-51300-11000			HARRY SMITH	*	200.00	200.00 001229
9/22/16	00054	9/21/16	SM092120	201609	310-51300-11000			SHARON MOORE	*	200.00	200.00 001230
9/22/16	00056	9/21/16	JS092120	201609	310-51300-11000			JOE SZEWCZYK	*	200.00	200.00 001231
TOTAL FOR BANK A										47,017.07	
TOTAL FOR REGISTER										47,017.07	

LKSD LAKESIDE PLANT KCOSTA



Insurance & Risk Advisors

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

INVOICE

Customer	Lakeside Plantation
Date	08/19/2016
Customer Service	Kristina Rudez
Page	1 of 1

Payment Information	
Invoice Summary	13,496.00
Payment Amount	
Payment for	Invoice#4749
100116675	

Thank You

Please detach and return with payment



Customer: Lakeside Plantation

Invoice	Effective	Transaction	Description	Amount
4749	10/01/2016	New business	Policy #100116675 10/01/2016-10/01/2017 Florida Insurance Alliance Package - New business Due Date: 9/18/2016 RECEIVED AUG 19 2016 BY: _____ Property \$7,996 General Liab. \$5,500 + Public Officials	13,496.00
				Total 13,496.00
				Thank You
NOTE: Please note new payment mailing address EGIS INSURANCE ADVISORS LLC, LOCKBOX 234021, PO BOX 84021, Chicago, IL 60689-4002				

Egis Insurance & Risk Advisors
101 Plaza Real South Suite 216
Boca Raton, FL 33432

(561)893-4515

mgrimmel@egisadvisors.com

Date

08/19/2016

245
001-300-15500-10000

Fitness Logic

380 Scarlet Blvd.
Oldsmar, FL 34677

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

RECEIVED

SEP 02 2016

Invoice

BY: _____

Date	Invoice #
8/31/2016	69767

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

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

P.O. Number	Terms	Rep	Work Order #	Completed
	Net 10	MWC	68673	8/30/2016

Item Code	Description	Quantity	Price Each	Amount
Parts	Weight Stack Cable	1	84.00	84.00
Shipping	Shipping and Handling	1	18.00	18.00
Labor	Replaced Weight Stack Cable on Paramount bicep/tricep machine, model 1700	0.5	79.00	39.50

Thank you for your business. Invoices over 30 Days will incur 1.5% Interest per month	Subtotal	\$141.50
	Sales Tax (0.0%)	\$0.00
	Total	\$141.50

104
001-330-53800-48102

Fitness Logic

380 Scarlet Blvd.
Oldsmar, FL 34677

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

RECEIVED

SEP 02 2016

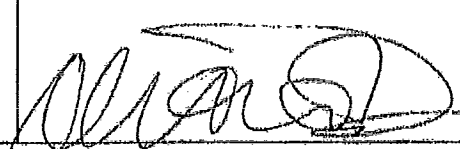
Invoice

BY: _____

Date	Invoice #
8/31/2016	69769

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

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

P.O. Number		Terms	Rep	Work Order #	Completed
		Net 10	MWC	68672	8/30/2016
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. Invoices over 30 Days will incur 1.5% Interest per month				Subtotal	\$145.00
				Sales Tax (0.0%)	\$0.00
				Total	\$145.00

104
001-330-53800-4802
Wtry Equip Maint - Aug 16

Johnson Engineering, Inc.

Remit To:

P.O. Box 2112

Fort Myers, FL 33902

Ph: 239.334.0046 Fax: 239.334.3661

Invoice

August 29, 2016

Project No:

20150050-000

Invoice No:

18

Project Manager

David Robson

FEID #59-1173834

George Flint

Lakeside Plantation CDD

c/o GMS Central Florida

135 West Central Blvd. Suite 320

Orlando, FL 32801

RECEIVED
SEP 03 2016

BY: _____

Project 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

Professional Services through August 14, 2016

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	10,852.50	T&M	100 %	10,852.50	10,102.50	750.00	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
Totals		26,315.00			26,315.00	25,565.00	750.00	0.00

SUB-TOTAL PROFESSIONAL SERVICES:

750.00

INVOICE TOTAL:

750.00

193
201-310-51300-31100
prof. engineer svcs - Aug 14

Summary of professional services

Phase No. / Description	Bill Hours	Bill Rate	Billable Amount
1. - General Engineering Engineer VI	5.00	150.00	750.00
1. - General Engineering Total	5.00		750.00

RECEIVED

AUG 26 2016

BY: _____

Check Request

District Lake Side Plantation Date 8/23/16
Payable to Joe Fiorentino
Amount Requested \$100.00 Account Number Wine & Cheese
Requested By Nathan Trates
Description of Need Steel drum player for wine and cheese - 9/30/2016
Approved By Alicia Belden Signature [Signature]
Received By _____ Signature _____

Please send to clubhouse

196

001-330-53800-48700

- INVOICE -

From: Joe Fiorentino

Invoice # 1953 - 3

5856 McKinley Rd.

Venice, FL 34293-6882

Invoice date: 8/23/16

941-266-1337

To: Nathan

Lakeside Plantation

2200 Plantation Blvd.

North Port, FL 34289

Date and time of performance: Friday, Sept. 30th. 7 – 9 pm.

Location: 2200 Plantation Blvd.

Description: Provide live steel drum music entertainment.

Fee: \$ 100.00

Fee to be paid at scheduled time of performance.

Performer must be under cover from the direct sun and weather with an electrical outlet within a couple of feet.

Thank you!

Joe

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

Invoice

DATE	INVOICE #
9/1/2016	16-07103

BILL TO

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

RECEIVED
SEP 03 2016

BY: _____

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

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
9/1/16	51

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

1

P.O. No.	Terms	Project

Description	Qty	Rate	Amount
Management Fees September 2016 1-310-513-34		3,004.17	3,004.17
Website Administration September 2016 1-310-513-352		33.33	33.33
		Total	\$3,037.50
		Payments/Credits	\$0.00
		Balance Due	\$3,037.50

Invoice

#58
Amenity Services Group, Inc.
245 Riverside Avenue
Suite 250
Jacksonville FL 32202
904-355-1831

Invoice # 24635
Date 9/1/2016
Terms
Due Date 9/30/2016

Bill To

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

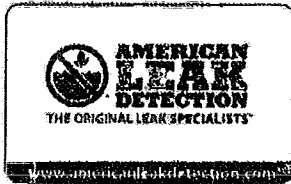
RECEIVED
SEP 09 2016

BY: _____

Description	Quantity	Rate	Amount
Services of Facility Manager for the Lakeside Plantation Amenity Center - covers the month of September 2016	1		4,715.00
Services of Office Administrative Assistant for the Lakeside Plantation Amenity Center - covers the month of September 2016	1		2,730.00
Services of Facility Attendants for the Lakeside Plantation Amenity Center - covers the month of September 2016	1		2,015.00
Facility Maintenance Services for the Lakeside Plantation Amenity Center - covers the month of September 2016	1		4,853.33
Cell phone reimbursement for Facility Manager - covers the month of September 2016	1		30.00

1- 330-538-112
Amenity Center MGMT-SEP16

Total \$14,343.33



American Leak Detection of SW Florida

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

#247

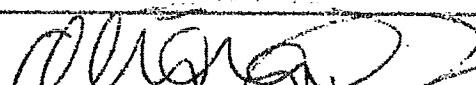
Invoice

INVOICE DATE	INVOICE #
9/14/2016	56339

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

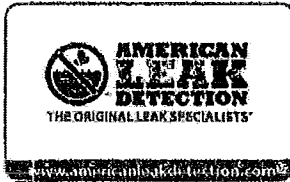
SITE ADDRESS
Lakeside Plantation 2200 Plantation Blvd. North Port, FL 34288

Pool maintenance

Work Order #	Tech	Order Date	Referral	street Address	Tax ID
	REP	9/14/2016	Past Customer	2200 Plantation Blvd.	65-0488518
ITEM	DESCRIPTION				AMOUNT
SPL SPR	Spa Leak Spa Repair Complete leak detection of spa located leaks at skimmer face and under a wall fitting in spa. Minor repairs were made with an underwater epoxy. 1-330-538-S1 REC'D SEP 15 2016				550.00 75.00
				Total	\$625.00

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

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



American Leak Detection of SW Florida

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

247

Invoice

INVOICE DATE	INVOICE #
9/14/2016	56385

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

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

Pool maintenance

Work Order #	Tech	Order Date	Referral	street Address	Tax ID
	REP	9/14/2016	Past Customer	2200 Plantation Blvd.	65-0488518
ITEM	DESCRIPTION				AMOUNT
PL	Pool Leaks : Detection on vacuum line only Leak detection of vacuum line to pool shows a leak in pipe under vac pac. Estimate \$900.00 - \$1,200.00 for plumbing repair under vac pac. Pavers have to be removed and hole made in concrete in front of vac pac to expose and repair. Concrete and pavers put back. 1-330-538-S1 REC'D SEP 15 2016				300.00
				Total	\$300.00

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

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

Date 8/1
Lakeside

Address

Reg. No.	Clerk	Account Forward	
1			
2			
3			
4	154B	2250	
5			
6			
7			
8			
9			
10			
11			
12			
13			
14	2902-43		
15		2250	

A-15XVLS194230
 9-42-02740-202740202

Your Account Stated to Date - If Closed, Return of Cash

1-330-838-48102

Date 8/22/11
Lakeside

Address

Reg. No.	Clerk	Account Forward	
1			
2	18165	2800	
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14	2898-10		
15		2800	

A-15XVLS194230
 9-42-02740-202740202

Your Account Stated to Date - If Closed, Return of Cash

#137

01-17



Invoice

P.O. Box 381119 Murdock FL 33938-1119
Office: 1-800-467-2928 Fax: 941-301-5021
Email: service@betterpoolsandspas.com
Website: www.betterpoolsandspas.com

August 7, 2016
Summary: CLOG LINE
Invoice #: 3020-2369
Tech: JW
Due Date: 8/22/2016
Job Date: 8/11/2016

Bill To:
LAKESIDE PLANTATION
2200 PLANTATION BLVD
NORTH PORT, FL 34289

Job Name:
LAKESIDE PLANTATION
2200 PLANTATION BLVD
NORTH PORT, FL 34289

941-423-5500

Pool Maintenance

941-423-5500

BPS

Description of Services and Work Rendered:

UNCLOG CLEANER LINE

RECEIVED

AUG 18 2016

BY: _____

244 wa

001-350-5350-51000

Material	Subtotal	Total
325.00	325.00	\$325.00

The State of Florida requires all companies and or persons to hold a valid gas license and CPC license to install/repair gas and or pool equipment, please verify that all companies and or persons working on your property provide you with a copy of their State Gas Contractors licenses if working on any gas appliances, and or Pool Contractors License if working or repairing your pool and or equipment your safety depends on it. ** State License #CPC148379 State Gas License #28897**

Terms: DUE UPON RECEIPT Signature
THANK YOU FOR YOUR BUSINESS

Date 8/17/16



#10

Invoice

5824 Bee Ridge Road #165, Sarasota, FL 34233

Date Invoice #
9/1/2016 2016-01301

Bill To:

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

RECEIVED

SEP 08 2016

BY: _____

Terms Due Date
Net 30 10/1/2016

Description	Qty	Rate	Amount
Month of September Monthly Grounds Maintenance Fee 1-320-538-464 Mthly Landscape MNT - Sep 16		7,354.17	7,354.17

PAYMENT ACCEPTED: CHECK AND CREDIT CARD.

Please contact our office to pay by credit card.

Make check payable to:

Bloomings Landscape & Turf Management, Inc.

Please include invoice number on your check.

Thank You For Your Business

Total	\$7,354.17
Payments/Credits	\$0.00
Balance Due	\$7,354.17

Phone #

(941) 927-9765

Fax #

(941) 929-9356

E-mail

carla@bloomingslandscape.com

Web Site

www.bloomingslandscape.com

Service
Rentals
Parts

CADDY CARTS

474 - 4747

Service
Storage
Sales

INVOICE

Your Authorized



POLARIS



Dealership

12691 S. Tamiami Trail North Port, FL 34287

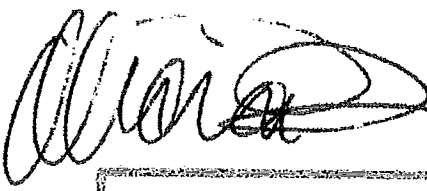
Date	Invoice Num..
9/6/2016	935517

Bill To
GMS 135 W CENTRAL BLVD SUITE 320 ORLANDO, FL 32801

Ship To
LAKESIDE PLANTATION 2200 PLANTATION BLVD NORTH PORT, FL 34289 (941) 423-5500 - ALICIA (941) 423-5500 - MIKE-MAINT

Maintenance

TERMS	REP	TECH
Due on recpt	JOYCE	JAYMZ

QUANTITY	ITEM	DESCRIPTION	PRICE EACH	AMOUNT
0.75	LAB	DELIVER CART VIN#2485775 (EZ GO) K;Y C;Y PICK UP CART & CHARGER (TUES) SEPT 6TH NO GO CALL MICHAEL W/ ESTIMATE 941-423-5500 CALL MICHAEL WHEN PICKING UP / CART IS NO GO AND PARKED IN SHED LABOR; TROUBLESHOOT CART; RUN COMPLETE DIAGNOSTICS; R&R KEY SWITCH; R&R BATT CABLE; PUT CART ON CHARGE; CYCLED THROUGH; TEST DROVE CART; CHECKS GOOD BATTS: K-4 6.0-5.0	83.00	62.25T
1	N-2638	KEY SWITCH, EZ GO	18.54	18.54T
1	1010958	WIRE ASSY #6 BLACK	4.55	4.55T
	PUDEL	PICK UP & DELIVERY EXEMPT	35.00	35.00T
			0.00%	0.00
		1-370-538-48102		
				
		NO RETURN ON ELECTRICAL		
		Subtotal		\$120.34
		Payments Applied		\$0.00
		TOTAL		\$120.34



#14

better water. pure and simple.®

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

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

IF PAYING BY CREDIT CARD, PLEASE CHECK CORRECT CARD AND FILL OUT BELOW			
☐	☐	☐	☐
☐ PLEASE CHECK BOX TO ENROLL IN AUTOMATIC BILL PAYMENT			
CARD NUMBER		V. CODE	
SIGNATURE		EXP. DATE	
DATE	PAY THIS AMOUNT	ACCOUNT NUMBER	
08/31/2016	90.97	1017805	
Pay By Date: Sep 15		AMOUNT PAID \$	

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

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

Page: 1

InvDate	InvNum	Location	Billed	Tax	Balance
Previous Balance: 07/31/2016					210.94
Location 1017805					
LAKESIDE PLANTATION 2200 PLANTATION BLVD					
08/02/2016		1017805	PO#		-134.96
	PAYMENT		@		
08/12/2016		1017805	PO#		-89.98
	PAYMENT		@		
08/12/2016	121813	1017805	PO#		62.48
4201	DELIVERY CHARGE		1.000 @	2.49	2.49 0.00
2413	5 GALLON DRINKING WATER		8.000 @	5.00	40.00 0.00
2916	CONE CUPS BOX		1.000 @	19.99	19.99 0.00
08/29/2016	124901	1017805	PO#		42.49
4201	DELIVERY CHARGE		1.000 @	2.49	2.49 0.00
2413	5 GALLON DRINKING WATER		8.000 @	5.00	40.00 0.00

1-330-538-48101

RECEIVED

SEP 09 2016

BY: _____

ACCOUNT IS CURRENT

Current	90.97	30day	0.00	60day	0.00	90day	0.00	Balance	90.97
---------	-------	-------	------	-------	------	-------	------	---------	-------

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

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

Culligan Water Conditioning
1099 Enterprise Court

Nokomis, FL 34275
941-485-7526

Invoice # 124230

08/12/2016 12:00 AM

Driver:

Customer: 1017805

LAKESIDE PLANTATION

2200 PLANTATION BLVD

DOOR CODE 8072

NORTH PORT, FL 34289

P O Num:

Item	Price	Total
200 UNAPPLIED PAYMENTS		
1.000 @ 0.00	0.00	0.00
SubTotal Sales:		0.00
Sales Tax:		0.00
Invoice Total:		0.00
Prev Balance:		

Signed By:

Culligan Water Conditioning
1099 Enterprise Court

Nokomis, FL 34275
941-485-7526

Invoice # 121813

08/12/2016 03:23 PM

Driver: KEVIN STEINER

Customer: 1017805

LAKESIDE PLANTATION

2200 PLANTATION BLVD

DOOR CODE 8072

NORTH PORT, FL 34289

P O Num:

Item	Price	Total
2413 5 GALLON DRINKING WAT		
8.000 @ 5.00	40.00	40.00
2916 CONE CUPS BOX		
1.000 @ 19.99	19.99	19.99
4201 DELIVERY CHARGE		
1.000 @ 2.49	2.49	2.49
SubTotal Sales:		62.48
Sales Tax:		0.00
Invoice Total:		62.48
Prev Balance:		

Signed By:

Culligan Water Conditioning
1099 Enterprise Court

Nokomis, FL 34275
941-485-7526

Invoice # 124901

08/29/2016 11:16 AM

Driver: KEVIN STEINER

Customer: 1017805

LAKESIDE PLANTATION

2200 PLANTATION BLVD

DOOR CODE 8072

NORTH PORT, FL 34289

P O Num:

Item	Price	Total
2413 5 GALLON DRINKING WAT		
8.000 @ 5.00	40.00	40.00
4201 DELIVERY CHARGE		
1.000 @ 2.49	2.49	2.49
SubTotal Sales:		42.49
Sales Tax:		0.00
Invoice Total:		42.49
Prev Balance:		

Signed By:

Check Request

District	<u>Lakeside Plantation</u>	Date	<u>9/12/16</u>
Payable to	<u>D and D Awnings</u>	#246	
Amount Requested	<u>\$1,920.</u>	Account Number	
Requested By	<u>Alicia Belden</u>		
Description of Need	<u>Awning repair for tennis 50% deposit</u>		
Approved By	<u>Alicia Belden</u>	Signature	<u>Alicia Belden</u>
Received By		Signature	

1-330-538-52

Proposal

Page # _____ of _____ pages



Over 30 years
experience.

D&D Awnings, LLC

1242 Market Circle
Port Charlotte, FL 33953

Tel: 941-629-5535

Fax: 941-629-0508

Fabrication, Repairs & Welding

Proposal Submitted To: Lakeside Plantation (Malan fiser)		Job #	Job Name
Address 2200 Plantation Blvd.		Job Location	
North Port, FL. 34289		Date 5/25/2016	Date of Contract
Phone # 941-916-4030	Fax # mfiser10@aol.com		

We hereby submit specifications and estimates for:

Recover (1) existing large canopy, sew system, with grommets.

Size: 36' X 11'-6" X 3'-10"

Frame: Existing frame

Fabric: Weathertite Forest Green

Delivery time: 4 to 6 weeks

Total Cost: \$3,840.00

We propose hereby to furnish material and labor - complete in accordance with the above specifications, for the sum of:

\$ Three thousand eight hundred forty Dollars

with payments to be made as follows: ~~50% Deposit - Balance due at installation unless otherwise noted.~~

Any alteration or deviation from above specifications involving costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully
submitted

John Giramma

Note - this proposal may be withdrawn by us if not accepted within 60 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.

Date of Acceptance 9/12/16

Signature

Signature

Fitness Logic #104

380 Scarlet Blvd.
Oldsmar, FL 34677

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

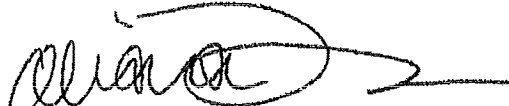
Maintenance

Invoice

Date	Invoice #
6/24/2016	68557

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

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

P.O. Number		Terms	Rep	Work Order #	Completed
		Net 10	CWC	66363	6/23/2016
Item Code	Description	Quantity	Price Each	Amount	
Parts	Idler Pulley	1	47.23	47.23	
Shipping	Shipping and Handling	1	18.00	18.00	
Labor	Replace idler pulley on Star Trac treadmill, serial #TRSC0803-C04553	1	84.00	84.00	
REC'D SEP 15 2016 1-320-538-48102 					
Thank you for your business. Invoices over 30 Days will incur 1.5% Interest per month				Subtotal \$149.23	
				Sales Tax (7.0%) \$0.00	
				Total \$149.23	

#61
HOWARD'S POOL WORLD, INC.

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

12419 SW COUNTY RD 769
LAKE SUZY, FL 34269

Bill To

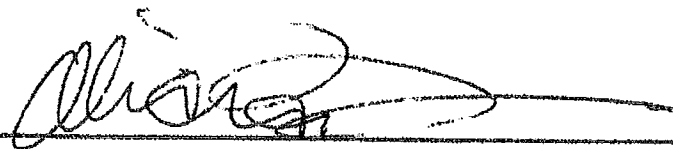
LAKESIDE PLANTATION
245 RIVERSIDE AVE STE 250
JACKSONVILLE, FL 32202

Invoice

Date

8/30/2016

pool maintenance

Work Done At:	Invoice #	Terms	Due Date	Rep
2200 PLANTATION BLVD NORTHPORT, FL 34289	28559-B	NET 10	9/9/2016	DAVID
Quantity	Description	Rate	Amount	
1	LIQUID PUMPING TUBE #5 (POOL PH STENNER) 1-330-538-51 REC'D SEP 15 2016 	21.48	21.48	
Total			\$21.48	
Payments/Credits			\$0.00	
Total Account Balance				

CALL US FOR ALL YOUR SWIMMING POOL NEEDS! WE ARE YOUR FULL SERVICE ONE STOP POOL SERVICE AND REPAIR COMPANY!!

LIC. # CPC 053310

POOL MAINTENANCE & REPAIRS

www.howardspoolworld.com

NORTH PORT SOLID WASTE DISTRICT



SERVICE ADDRESS			
2200 PLANTATION BLVD SWD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
54883-159826	55-55	9/02/16	10/01/16

Total Current Charges 156.80
 PAST DUE - MUST PAY NOW .00
 Total Amount Due 156.80

#32



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

000054883000159826000000156801

35

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

SERVICE ADDRESS

2200 PLANTATION BLVD SWD

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
54883-159826	55-55	9/02/16	10/01/16

Rate Class : COMMERCIAL WASTE

Last payment amount/date: 156.80 8/19/16

Last Bill Amount 156.80
 Payments 156.80-
 Adjustments .00
 BALANCE FORWARD .00

Service	Consumption	Charge	Total
GB DUMPSTER4YD/1 PICKUP	7/31/16 8/31/16	156.80	156.80

Total Current Charges 156.80
 PAST DUE - MUST PAY NOW .00
 Total Amount Due 156.80

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

1-320-538-434

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SEP 06 2016

BY: _____

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

[illegible]

24 02/07/2008 003612

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RECEIVED JUL 28 2016

137
001-330-53806-48102

laundry services-julio

The Sun
23170 Harborview Road
Port Charlotte, FL 33980

#106

09/09/16

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

Date: 09/09/16	Ad Taker: AFREEMAN	Agate Lines: 62
Ad Date: 09/12/16	Sales Person: 200	Depth: 6.625
Class: 3126	Words: 268	Inserts: 1
Ad ID: 3355862	Lines: 63	Blind Box:

Account: 297693

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

Description: 9/21 Meeting Telephone: (407) 841-5524

Other Charges:	\$0.00	Gross:	\$90.00
Discount:	\$0.00		
Surcharge:	\$0.00	Paid Amount:	- \$0.00
Credits:	\$0.00		
Bill Depth:	6.625	Amount Due:	\$90.00

Publication	Start	Stop	Inserts	Cost
Legal Advertising	09/12/16	09/12/16	1	\$90.00

1-310-513-48
Not OS Meeting - 09/12/16
invoice

Ad Note:
Submitted by Stacie Vanderbilt

**NOTICE OF MEETING
LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

The regular meeting of the Board of Supervisors of the Lakeside Plantation Community Development District will be held on Wednesday, September 21, 2016 at 7:00 PM at the Lakeside Plantation Clubhouse, 2200 Plantation Blvd., North Port, FL 34289. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 135 W. Central Blvd., Suite 320, Orlando, FL 32801. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

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

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

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

George S. Flint
Governmental Management
Services - Central Florida, LLC
District Manager
Publish: September 12, 2016
297693 3355862

Customer Note:

Legals

Please remit to:

The Sun
23170 Harborview Road
Port Charlotte, FL 33980

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SEP 15 2016

Governmental Management Services-
Central Florida, LLC

We Appreciate Your Business!
Thank You!

CHECK REQUEST FORM

DISTRICT/ASSOCIATION: Lakeside Plantation CDD DATE: 09/22/14

PAYABLE TO: Lakeside Plantation C/o USBank #28

AMOUNT REQUESTED: \$ 913.75

REQUESTED BY: Katie Costa

ACCOUNT # 001-300-20700-10000

DESCRIPTION OF NEED: Fy14 Debt service assessment

APPROVED BY: Ariel Lovera

SIGNATURE: 

DATE RECEIVED	Check Num	DUE DATE	AMOUNT BILLED	NET AMOUNT RECEIVED	AMOUNT DUE	GENERAL FUND	SERIES 1999 DEBT
11/23/15	5564	11/1/15	\$ 8,842.03	\$ 8,842.03	\$ -	\$ -	\$ 8,842.03
			\$ 8,842.03	\$ 8,842.03	\$ -	\$ -	\$ 8,842.03

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: September 21, 2016

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

#200
1-310-513-11
Supervisor Fees - 09/21/16

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

Approved for Payment:


District Manager Signature

9/21/16
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: September 21, 2016

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

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

Approved for Payment:


District Manager Signature

9/21/16
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: September 21, 2016

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

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

Approved for Payment:


District Manager Signature

9/21/16
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: September 21, 2016

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

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

Approved for Payment:


District Manager Signature

9/21/16
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: September 21, 2016

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

IS 09/21/2016

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

Approved for Payment:


District Manager Signature

9/21/16
Date

****RETURN SIGNED DOCUMENT TO Ardel Lovera****



2 126572

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

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

B 5

5517 4

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Do not pay	New charges due by	Amount enclosed
57421-67439	\$1,289.83	Sep 15 2016	\$

Your electric statement

For: Jul 25 2016 to Aug 25 2016 (31 days)

Customer name: LAKE SIDE PLANTATION COMM

Service address: 2200 PLANTATION BLVD # CLBHSE

Account number: 57421-67439

Statement date: Aug 25 2016

Next meter reading: Sep 26 2016

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (=)	New charges due by
1,237.78	1,237.78 CR	0.00	0.00	1,289.83	\$1,289.83	Sep 15 2016

Meter reading - Meter KLL2846

Current reading 24076
Previous reading - 22920
kWh constant x 10
kWh used 11560

Demand reading 5.88
kW constant x 10.00
Demand kW 59

Energy usage

	Last Year	This Year
kWh this month	11930	11560
Service days	32	31
kWh per day	372	372

Amount of your last bill 1,237.78
Payment received - Thank you 1,237.78 CR
Balance before new charges \$0.00

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

Electric service amount 1,174.64**
Storm charge 10.64
Gross receipts tax 30.39
Franchise charge 74.16
Total new charges \$1,289.83

Total amount you owe \$1,289.83**FPL automatic bill pay - DO NOT PAY******The electric service amount includes the following charges:**

Customer charge: \$20.24
Fuel: \$289.12
(\$0.025010 per kWh)
Non-fuel: \$250.50
(\$0.021670 per kWh)
Demand: \$614.78
(\$10.42 per kW)

- Payment received after **November 15, 2016** is considered **LATE**; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after **September 05, 2016**. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- Record heat means higher bills. That's because the A/C runs longer. Lower your bill by setting the thermostat to 78 degrees. Learn more at FPL.com/summertips.
- The Florida Public Service Commission is reviewing a routine storm charge adjustment that would apply to your bill beginning in September. Visit FPL.com/rates to learn more about your electric bill.

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AUG 29 2016

BY: _____



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



FPL

/ 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 7



AUTO **CO 0116
1 126572

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

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



FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Do not pay	New charges due by	Amount enclosed
04126-05586	\$620.76	Sep 15 2016	\$

Your electric statement

For: Jul 25 2016 to Aug 25 2016 (31 days)

Customer name: LAKESIDE PLANTATION

Service address: 2200 PLANTATION BLVD # FNTN

Account number: 04126-05586

Statement date: Aug 25 2016

Next meter reading: Sep 26 2016

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (=)	New charges due by
593.91	593.91 CR	0.00	0.00	620.76	\$620.76	Sep 15 2016

Meter reading - Meter KN46183

Current reading 21782
Previous reading - 15466
kWh used 6316

Energy usage

	Last Year	This Year
kWh this month	7205	6316
Service days	32	31
kWh per day	225	203

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

Customer charge: \$7.75
Fuel: \$158.03
(\$0.025020 per kWh)
Non-fuel: \$396.51
(\$0.062780 per kWh)

Amount of your last bill 593.91
Payment received - Thank you 593.91 CR
Balance before new charges \$0.00

New charges (Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS)

Electric service amount 562.29**
Storm charge 8.15
Gross receipts tax 14.63
Franchise charge 35.69
Total new charges \$620.76

Total amount you owe \$620.76

FPL automatic bill pay - DO NOT PAY

- Payment received after **November 15, 2016** is considered **LATE**; a late payment charge of **1%** will apply.
- The amount due on your account will be drafted automatically on or after **September 05, 2016**. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- Record heat means higher bills. That's because the A/C runs longer. Lower your bill by setting the thermostat to 78 degrees. Learn more at FPL.com/summertips.
- The Florida Public Service Commission is reviewing a routine storm charge adjustment that would apply to your bill beginning in September. Visit FPL.com/rates to learn more about your electric bill.

RECEIVED

AUG 29 2016

BY: _____



FPL

Please have your account number ready when contacting FPL.

Customer service: 1-800-375-2434

Outside Florida: 1-800-226-3545

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

Hearing/speech impaired: 711 (Relay Service)

Online at: www.FPL.com



FPL

3 126572

/ 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 2

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Do not pay	New charges due by	Amount enclosed
84595-15071	\$943.88	Sep 15 2016	\$

Your electric statement

For: Jul 25 2016 to Aug 25 2016 (31 days)

Customer name: LAKESIDE PLANTATION COMM

Service address: 2200 PLANTATION BLVD # POOL

Account number: 84595-15071

Statement date: Aug 25 2016

Next meter reading: Sep 26 2016

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (=)	New charges due by
1,045.91	1,045.91 CR	0.00	0.00	943.88	\$943.88	Sep 15 2016

Meter reading - Meter KL84533

Current reading 51435
Previous reading - 43051
kWh used 8384

Demand reading 43.41
Demand kW 43

Energy usage

	Last Year	This Year
kWh this month	9809	8384
Service days	32	31
kWh per day	306	270

Amount of your last bill 1,045.91
Payment received - Thank you 1,045.91 CR
Balance before new charges \$0.00

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

Electric service amount	859.66**
Storm charge	7.71
Gross receipts tax	22.24
Franchise charge	54.27
Total new charges	\$943.88

Total amount you owe**\$943.88****FPL automatic bill pay - DO NOT PAY******The electric service amount includes the following charges:**

Customer charge:	\$20.24
Fuel:	\$209.68
(\$0.025010 per kWh)	
Non-fuel:	\$181.68
(\$0.021670 per kWh)	
Demand:	\$448.06
(\$10.42 per kW)	

- Payment received after **November 15, 2016** is considered **LATE**; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after **September 05, 2016**. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- Record heat means higher bills. That's because the A/C runs longer. Lower your bill by setting the thermostat to 78 degrees. Learn more at FPL.com/summertips.
- The Florida Public Service Commission is reviewing a routine storm charge adjustment that would apply to your bill beginning in September. Visit FPL.com/rates to learn more about your electric bill.

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AUG 29 2016



FPL

Please have your account number ready when contacting FPL.

Customer service: 1-800-375-2434

Outside Florida: 1-800-226-3545

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

Hearing/speech impaired: 711 (Relay Service)

Online at: www.FPL.com



SERVICE ADDRESS			CURRENT CHARGES DUE DATE
2200 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	
43123-156052	18-29	8/30/16	9/20/16

Total Current Charges 170.67
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 170.67



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

\$ _____
 AMOUNT ENCLOSED

FREE 24/7 PAYMENT OPTIONS:

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

Pay online:
www.cityofnorthport.com

Check Here For:

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

*H2O Program Donation: \$ _____

000043123000156052000000170679

2394 LAKE

SERVICE ADDRESS		2200 PLANTATION BLVD		
ACCOUNT NUMBER		CYCLE	BILL DATE	DUE DATE
43123-156052		18-29	8/30/16	9/20/16

Rate Class : COMMERCIAL

Last payment amount/date: 257.27 8/17/16

Service Period Days Meter Number Mult Units
 WA 7/21/16 8/18/16 28 80000038 1.000 TGAL

Service
 WA Base facility chg
 WA Usage block 1
 TOTAL WATER

Consumption

6.00

Charge

41.45
 22.80

Total

64.25

SE Base facility chg
 SE Consumption
 TOTAL SEWER

6.00

69.94
 36.48

106.42

Total Current Charges 170.67
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 170.67

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

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

Last Bill Amount 257.27
 Payments 257.27
 Adjustments .00
 BALANCE FORWARD .00

Current Previous Usage
 733 727 6
 USAGE FOR 8/15 3.00

RECEIVED

SEP 02 2016

BY: _____

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

AFTER HOURS/EMERGENCY
 water or sewer service call
 941.240.8000



SERVICE ADDRESS			CURRENT CHARGES DUE DATE
2200 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	
43123-154658	18-29	8/30/16	9/20/16

Total Current Charges 50.07
 PAST DUE - MUST PAY NOW :00
 Bank acct will be drafted 50.07

\$ _____
 AMOUNT ENCLOSED

FREE 24/7 PAYMENT OPTIONS:

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

Pay online:
www.cityofnorthport.com

Check Here For:

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

*H2O Program Donation: \$ _____



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

000043123000154658000000050073

2393 LAKE

SERVICE ADDRESS		2200 PLANTATION BLVD	
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154658	18-29	8/30/16	9/20/16

Rate Class : COMMERCIAL

Last payment amount/date: 63.75 8/17/16

Service Period Days Meter Number Mult Units
 WA 7/21/16 8/18/16 28 83717471 1.000 TGAL

Service
 WA Base facility chg
 WA Usage block 1
 WA Usage block 2
 TOTAL WATER

Consumption

4.00
 3.00

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

Last Bill Amount 63.75
 Payments 63.75-
 Adjustments .00
 BALANCE FORWARD .00

Current Previous Usage
 1444 1437 7
 USAGE FOR 8/15 2.00

Charge Total
 17.80
 15.20
 17.07
 50.07

Total Current Charges 50.07
 PAST DUE - MUST PAY NOW :00
 Bank acct will be drafted 50.07

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

RECEIVED

SEP 02 2016

BY: _____

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

AFTER HOURS/EMERGENCY
 water or sewer service call
 941.240.8000



SERVICE ADDRESS			CURRENT CHARGES DUE DATE
2200 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	
43123-154656	18-29	8/30/16	9/20/16

Total Current Charges 137.87
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 137.87



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

\$ _____
 AMOUNT ENCLOSED

FREE 24/7 PAYMENT OPTIONS:

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

Pay online:
www.cityofnorthport.com

Check Here For:

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

*H2O Program Donation: \$ _____

000043123000154656000000137877

2392 LAKE

SERVICE ADDRESS		2200 PLANTATION BLVD	
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154656	18-29	8/30/16	9/20/16

Rate Class : COMMERCIAL

Last payment amount/date: 137.87 8/17/16

Service Period Days Meter Number Mult Units
 WA 7/21/16 8/18/16 28 80005382 1.000 TGAL

Service
 WA Base facility chg
 WA Usage block 1
 TOTAL WATER

Consumption
 15.00

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

Last Bill Amount 137.87
 Payments 137.87-
 Adjustments .00
 BALANCE FORWARD .00

Current Previous Usage
 1673 1658 15
 USAGE FOR 8/15 29.00

Charge Total
 80.87
 57.00
 137.87

Total Current Charges 137.87
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 137.87

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

RECEIVED

SEP 02 2016

BY: _____

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

AFTER HOURS/EMERGENCY
 water or sewer service call
 941.240.8000

PLEASE REMIT PAYMENT TO:



NE A

P.O. Box 31017
TAMPA, FL 33631-3017

CUSTOMER INVOICE

ACCOUNT NUMBER
10332096

AMOUNT NOW DUE
12.77

THIS MONTH'S CHARGE DUE BEFORE
09/13/16

* PLEASE DO NOT PAY. WE WILL DEDUCT 12.77 *
* FROM YOUR BANK ACCOUNT ON OR AFTER 09/04/16. *

011114 10332096 000001277

LAKESIDE PLANTATION COMMUNITY DEV
135 W CENTRAL BLVD STE 320
ORLANDO FL 32801

WRITE IN AMOUNT PAID ON THIS ACCOUNT

PLEASE WRITE YOUR ACCOUNT NUMBER ON THE FRONT OF YOUR CHECK OR MONEY ORDER AND RETURN THE UPPER PORTION OF THIS INVOICE WITH YOUR PAYMENT. MESSAGES WRITTEN ON THE UPPER PORTION MAY BE OVERLOOKED. FOR INFORMATION PLEASE CONTACT US AT ONE OF THE CONVENIENT NUMBERS LISTED ON THE BACK. THANK YOU!

DIRECT ALL INQUIRIES TO:



POST OFFICE BOX 31017
TAMPA, FL 33631-3017

1-877-832-6747

PLEASE RETAIN THIS LOWER PORTION FOR YOUR RECORDS.

SERVICE 2200 PLANTATION BLVD *POOL*
ADDRESS NORTH PORT FL 34289-9472

** TO AVOID A POSSIBLE LATE PAYMENT CHARGE OF 1.5%, **
** BALANCE DUE MUST BE PAID BY THE PAST DUE DATE. **

***** THIS MONTH'S BILLING DATES *****

--BILLING PERIOD--
TO

NUMBER
OF DAYS

STATEMENT
DATE

08/19/16

30

08/23/16

***** THIS MONTH'S METER INFORMATION *****

METER NUMBER	METER READS PRES - PREV	=	CCF	X	BTU	X	CONVER	=	THERMS USED
RHE73410	404 404		0	1.0360		1.00000			0.0
TOTAL THERMS =									0.0

***** THIS MONTH'S BILLING INFORMATION *****

RESIDENTIAL SERVICE 1 (RS1)

PREVIOUS BALANCE		12.77
PAYMENT		12.77-
CUSTOMER CHARGE		
DISTRIBUTION	0.0 THMS @ 0.35750	0.00
PGA	0.0 THMS @ 0.82849	0.00
TOTAL GAS CHARGES		12.00
TAXES AND FEES		
FRANCHISE FEE		.77
LOCAL TAX		
STATE TAX		
GROSS RECEIPTS TAX		
TOTAL TAXES AND FEES		0.77
THIS MONTH'S CHARGE		12.77

TOTAL BALANCE DUE

RECEIVED

12.77

AUG 26 2016

BY: _____

TO PAY BY PHONE, DIAL 1-877-729-2747 OR, VISIT OUR WEBSITE AT www.peoplesgas.com
(PAY-2PGS)

WHEN PAYING BY CREDIT CARD OR E-CHECK, A CONVENIENCE FEE WILL APPLY

TEXT CODE: FLBBB
PIN: 7332

PAGE 1 OF 3

Date of Bill 9/01/16
New Charges Due Date 9/26/16

Account Number 941/423-5501 Total Amount Due \$352.71

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

328012435 0

87200694142355010219130000000000000000352715

www.frontier.com
Business

1-800-921-8102

Account Number 941/423-5501 Date of Bill 9/01/16

Previous Balance	352.71
Payments Received Thru 8/21/16	-352.71
Thank you for your payment]	
Balance Forward	.00
New Charges	352.71

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 \$352.71

CURRENT BILLING SUMMARY

Qty Description	941/423-5501.0	Charge
Local Service from 09/01/16 to 09/30/16		
Basic Charges		
Frontier Additional Line - Basic 2 Year		35.00
Addl Line Unlimited 2 Yr		80.00
Solutions Bundle 2 Yr		87.00
3 Acc Rec Chrg Multi-Ln Ctx		3.96
3 Federal Subscriber Line Charge		25.56
Federal USF Recovery Charge		5.31
FCA Long Distance - Federal USF Surcharge		3.58
Total Basic Charges		240.41
Non Basic Charges		
Fios 50/50 2Yr - Bus		94.99
Data Protection		7.99
Other Charges-Detailed Below		-80.40
Partial Month Charges-Detailed Below		-30.00
FCA Long Distance - Federal USF Surcharge		1.17
Broadcast TV Surcharge		1.99
Total Non Basic Charges		-4.26
Video		
Fios TV Extreme HD Priv		74.99
4 HD Set Top Box		47.96
Partial Month Charges-Detailed Below		-14.99
FCC Regulatory Recovery Fee		.08
Regional Sports Fee		4.99
Total Video		113.03
Toll/Other		
Other Charges-Detailed Below		2.99
FCA Long Distance - Federal USF Surcharge		.54
Total Toll/Other		3.53
TOTAL		352.71

** ACCOUNT ACTIVITY **

Qty Description Order Number Effective Dates

941/423-5501

1 Federal Primary Carrier Centrex Line	Date of Bill	9/01/16	
941/423-5500	AUTOCH	9/01	2.20
Additional Line Discount		Subtotal	2.20
Solutions Bundle Discount	AUTOCH	9/01	-30.00
Promo Discount	AUTOCH	9/01	-22.00
1 Federal Primary Carrier Centrex Line	AUTOCH	9/01	-35.00
1 Carrier Cost Recovery Surcharge	AUTOCH	9/01	2.20
941/423-5501		Subtotal	2.99
1 Federal Primary Carrier Centrex Line			-81.81
941/429-8648	AUTOCH	9/01	2.20
Partial Month Charges		Subtotal	2.20
FiOS Video Discount 99 MO	PROMOTION	9/01 9/30	-14.99
FiOS Internet Bus 99 MO	PROMOTION	9/01 9/30	-30.00
941/423-5501		Subtotal	-44.99
		Subtotal	-122.40

CIRCUIT ID DETAIL
88/KQXA/297018/ /VZFL

Caller Summary Report

	Calls	Minutes	Amount
941/423-5500	18	53	.00
Main Number	6	4	.00
***Customer Summary	24	57	.00

Caller Summary Report

	Calls	Minutes	Amount
Intra-Lata	7	14	.00
Interstate	6	27	.00
Intrastate	11	15	.00
***Customer Summary	24	57	.00

941/423-5501

Date of Bill 9/01/16

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 \$352.71 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.

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

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

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.

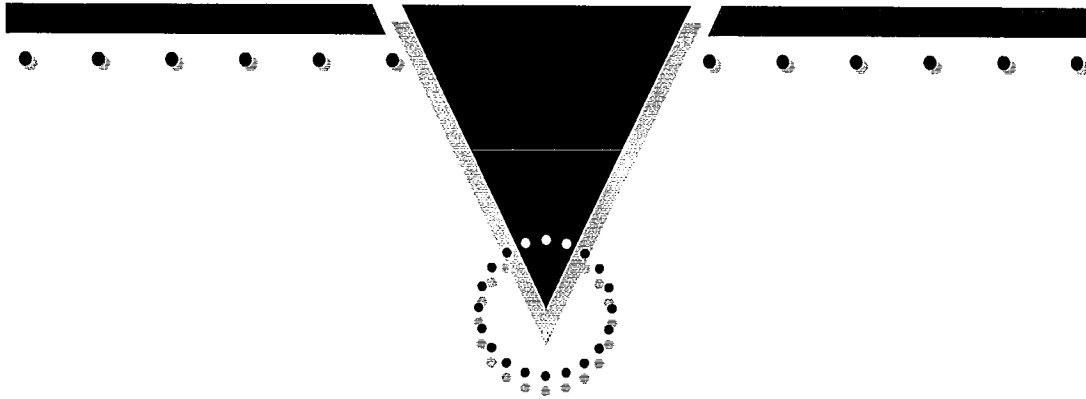
You may choose not to allow us to use your CPNI to offer you additional products or services, such as, long distance, High-Speed Internet, or bundled packages. If Frontier's use of your customer information for this purpose is acceptable to you, you do not need to take any action. Your consent to Frontier's 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.

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

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

REMITTANCE: FRONTIER
PO BOX 740407
CINCINNATI OH 45274-0407

CDPIFLBB94194142332801FLFT-FLABUSBU VOIPNY 00000000000000352.71
N Y N Y Y N 1-800-921-8102



Lakeside Plantation

Community Development District

Unaudited Financial Reporting
September 30, 2016



Table of Contents

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

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT

COMBINED BALANCE SHEET
September 30, 2016

	<u>General</u>	<u>Debt Service</u>	<u>Capital Reserve</u>	<u>Totals</u>
Assets				
<u>Cash:</u>				
Operating Account	\$ 86,800	\$ -	\$ -	\$ 86,800
Debit Card Account	2,534	-	-	2,534
Money Market Account	60,729	-	-	60,729
Activities Account	26,035	-	-	26,035
Petty Cash	50	-	-	50
Capital Reserve Account	-	-	399,538	399,538
<u>Investment - Operations:</u>				
Investment - SBA Fund A	474	-	-	474
<u>Investment - Bonds:</u>				
Reserve Fund	-	38,328	-	38,328
Revenue Fund	-	70,325	-	70,325
Prepayment Fund	-	0	-	0
Prepaid Expenses	16,179	-	-	16,179
Total Assets	<u>\$ 192,801</u>	<u>\$ 108,653</u>	<u>\$ 399,538</u>	<u>\$ 700,992</u>
Liabilities & Fund Balances				
Liabilities				
Accounts Payable	\$ 7,391	\$ -	\$ 3,600	\$ 10,991
Customer Deposits	1,375	-	-	1,375
Total Liabilities	<u>\$ 8,766</u>	<u>\$ -</u>	<u>\$ 3,600.00</u>	<u>\$ 12,366</u>
Fund Balances				
Restricted for Debt Service	\$ -	\$ 108,653	\$ -	\$ 108,653
Assigned for Capital Projects	-	-	395,938	395,938
Unassigned	184,034	-	-	184,034
Total Fund Balances	<u>\$ 184,034</u>	<u>\$ 108,653</u>	<u>\$ 395,938</u>	<u>\$ 688,626</u>
Total Liabilities & Fund Balances	<u>\$ 192,801</u>	<u>\$ 108,653</u>	<u>\$ 399,538</u>	<u>\$ 700,992</u>

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending September 30, 2016

	Adopted Budget	Prorated Budget Thru 09/30/16	Actual Thru 09/30/16	Variance
Revenues:				
Tennis Club	\$ 15,000	\$ 15,000	\$ 19,428	\$ 4,428
Activities	12,500	12,500	6,907	(5,593)
Clubhouse Rentals	1,500	1,500	2,075	575
Miscellaneous	1,500	1,500	1,307	(193)
Interest	150	150	31	(119)
Operations & Maintenance Assessments	656,520	656,520	680,553	24,033
Total Revenues	\$ 687,170	\$ 687,170	\$ 710,302	\$ 23,132

Expenditures:

Administrative				
Supervisor Fees	\$ 11,000	\$ 11,000	\$ 9,000	\$ 2,000
District Manager	36,050	36,050	36,050	-
District Counsel	25,000	25,000	25,210	(210)
Reimbursable Expenses	600	600	-	600
District Engineer	10,000	10,000	13,084	(3,084)
Disclosure Report	1,000	1,000	1,000	-
Trustee Fees	4,200	4,200	4,337	(137)
Audit Fees	4,200	4,200	4,200	-
Postage, Phone, Fax, Copies	200	200	70	130
General Liability Insurance	5,000	5,000	6,239	(1,239)
Legal Advertising	1,500	1,500	1,477	23
Dues, Licenses & Fees	175	175	175	-
Other Current Charges	1,900	1,900	1,662	238
Property Insurance	7,000	7,000	7,717	(717)
Website Design/Administration	400	400	699	(299)
Total Administrative	\$ 108,225	\$ 108,225	\$ 110,918	\$ (2,693)

Operations

Personnel Services (Management Contract)	\$ 172,120	\$ 172,120	\$ 172,120	\$ -
Road & Street Repairs & Maintenance	7,500	7,500	2,852	4,648
Common Area Renewal & Maintenance	10,000	10,000	4,906	5,094
Street Light/Decorative Light	10,000	10,000	5,597	4,403
Landscape Maintenance - Contract	88,250	88,250	88,250	-
Landscape Maintenance - Other	5,000	5,000	6,183	(1,183)
Plant Replacement Program	-	-	285	(285)
Mulch	12,000	12,000	8,400	3,600
Irrigation Maintenance	500	500	924	(424)
Lake Maintenance	14,000	14,000	11,592	2,408
Electric Utility Services - Entrance Feature	9,000	9,000	7,710	1,290
Water Utility Services - Entrance Feature	1,500	1,500	1,017	483
Repairs & Maintenance - Entrance Feature	1,200	1,200	2,606	(1,406)
Miscellaneous Tools & Equipment	1,200	1,200	-	1,200
Landscape Inspection Services	3,300	3,300	3,300	-
Total Operations	\$ 335,570	\$ 335,570	\$ 315,742	\$ 19,828

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending September 30, 2016

	Adopted Budget	Prorated Budget Thru 09/30/16	Actual Thru 09/30/16	Variance
Clubhouse				
Activities	\$ 19,000	\$ 19,000	\$ 16,275	\$ 2,725
Licenses/Fees	625	625	625	-
General Supplies	10,000	10,000	10,364	(364)
Maintenance	10,000	10,000	6,256	3,744
Office Supplies	3,000	3,000	2,219	781
Public Communication	800	800	1,436	(636)
Pest Control	900	900	600	300
Security	1,500	1,500	2,091	(591)
AED	300	300	419	(119)
Telephone & Internet Services	4,600	4,600	4,570	30
Janitorial Supplies	3,000	3,000	2,439	561
Electric Utility Services - Clubhouse	16,000	16,000	14,957	1,043
Gas Utility	250	250	194	56
Garbage Collection	1,900	1,900	1,725	175
Water Utility Services - Clubhouse	3,000	3,000	2,685	315
Electric Utility Services - Pool	16,500	16,500	14,839	1,661
Pool Maintenance - Other	7,500	7,500	9,693	(2,193)
Tennis Courts - Maintenance	7,500	7,500	6,799	701
Tennis Courts - Programs	2,000	2,000	2,380	(380)
Water Utility Services - Tennis Courts & Pool	5,000	5,000	3,410	1,590
Total Clubhouse	\$ 113,375	\$ 113,375	\$ 103,978	\$ 9,397
Other Expenditures				
Transfer Out - Current Year	\$ 130,000	\$ 130,000	\$ 255,000	\$ (125,000)
Total Other Expenditures	\$ 130,000	\$ 130,000	\$ 255,000	\$ (125,000)
Total Expenditures	\$ 687,170		\$ 785,637	
Excess Revenues (Expenditures)	\$ -		\$ (75,336)	
Fund Balance - Beginning	\$ -		\$ 259,370	
Fund Balance - Ending	\$ -		\$ 184,034	

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE SERIES 1999
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending September 30, 2016

	Adopted Budget	Prorated Budget Thru 09/30/16	Actual Thru 09/30/16	Variance
<u>Revenues:</u>				
Assessments - On Roll	\$ 175,905	\$ 175,905	\$ 181,943	\$ 6,038
Assessments - Direct Billed	8,842	8,842	8,842	-
Interest	10	10	7	(3)
Total Revenues	\$ 184,757	\$ 184,757	\$ 190,792	\$ 6,035
<u>Expenditures:</u>				
Interest - 11/1	\$ 60,465	\$ 60,465	\$ 60,465	\$ -
Principal - 5/1	60,000	60,000	60,000	-
Interest - 5/1	60,465	60,465	60,465	-
Total Expenditures	\$ 180,930	\$ 180,930	\$ 180,930	\$ -
Excess Revenues (Expenditures)	\$ 3,827		\$ 9,862	
Fund Balance - Beginning	\$ 90,834		\$ 98,792	
Fund Balance - Ending	\$ 94,661		\$ 108,653	

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL RESERVE FUND
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending September 30, 2016

	Adopted Budget	Prorated Budget Thru 09/30/16	Actual Thru 09/30/16	Variance
<u>Revenues:</u>				
Transfer In - Current Year	\$ 130,000	\$ 130,000	\$ 255,000	\$ 125,000
Total Revenues	\$ 130,000	\$ 130,000	\$ 255,000	\$ 125,000
<u>Expenditures:</u>				
Clubhouse - Renewal/Replacement	\$ -	\$ -	\$ 5,877	\$ (5,877)
Property Site Elements	-	-	71,162	(71,162)
Clubhouse Interior	-	-	1,703	(1,703)
Pool & Spa Elements	-	-	75,599	(75,599)
Total Expenditures	\$ -	\$ -	\$ 154,342	\$ (154,342)
Excess Revenues (Expenditures)	\$ 130,000		\$ 100,658	
Fund Balance - Beginning	\$ 364,108		\$ 295,280	
Fund Balance - Ending	\$ 494,108		\$ 395,938	

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES & EXPENDITURES

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Tennis Club	\$ 12,280	\$ 4,035	\$ 957	\$ 408	\$ 151	\$ 200	\$ 15	\$ 511	\$ -	\$ 233	\$ 639	\$ -	\$ 19,428
Activities	779	573	1,270	725	845	1,235	65	465	-	170	585	195	6,907
Clubhouse Rentals	250	50	575	250	25	325	-	-	-	350	250	-	2,075
Miscellaneous	100	25	157	41	-	9	288	129	-	-	378	200	1,307
Interest	1	2	4	4	3	3	3	3	2	3	2	2	31
Operations & Maintenance Assessments	-	189,320	313,759	19,697	20,596	12,373	40,224	11,185	69,945	38	3,418	-	680,553
Total Revenues	\$ 13,410	\$ 194,004	\$ 316,722	\$ 21,125	\$ 21,620	\$ 14,145	\$ 40,575	\$ 12,292	\$ 69,947	\$ 793	\$ 5,272	\$ 397	\$ 710,302

Expenditures:													
Administrative													
Supervisor Fees	\$ 1,000	\$ 800	\$ -	\$ 1,000	\$ 600	\$ 1,000	\$ 1,000	\$ 1,000	\$ 800	\$ -	\$ 800	\$ 1,000	\$ 9,000
District Manager	3,004	3,004	3,004	3,004	3,004	3,004	3,004	3,004	3,004	3,004	3,004	3,004	36,050
Reimbursable Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-
District Engineer	930	5,536	525	428	865	450	1,950	-	525	525	750	600	13,084
Disclosure Report	-	-	-	-	1,000	-	-	-	-	-	-	-	1,000
Trustee Fees	2,683	-	-	-	-	-	-	-	1,854	-	-	-	4,537
Audit Fees	-	-	-	-	-	4,200	-	-	-	-	-	-	4,200
Postage, Phone, Fax, Copies	-	-	-	-	-	31	-	-	-	9	-	30	70
General Liability Insurance	6,774	-	(556)	-	-	-	-	-	-	-	-	-	6,239
Legal Advertising	-	96	-	93	116	83	92	187	87	442	79	202	1,477
Dues, Licenses & Fees	175	-	-	-	-	-	-	-	-	-	-	-	175
Other Current Charges	75	877	286	120	46	12	37	35	36	-	41	97	1,662
Property Insurance	8,371	-	(655)	-	-	-	-	-	-	-	-	-	7,717
Website Design/Administrative	58	58	58	58	58	58	58	58	58	58	58	58	699
District Counsel	1,087	1,536	955	3,766	4,467	2,089	3,465	1,390	2,588	165	3,702	-	25,210
Total Administrative	\$ 24,158	\$ 11,908	\$ 3,689	\$ 8,469	\$ 10,156	\$ 10,928	\$ 9,606	\$ 5,675	\$ 8,752	\$ 4,203	\$ 8,434	\$ 4,991	\$ 110,918

Operations													
Personnel Services (Management Contract)	\$ 14,343	\$ 14,343	\$ 14,343	\$ 14,343	\$ 14,343	\$ 14,343	\$ 14,343	\$ 14,343	\$ 14,343	\$ 14,343	\$ 14,343	\$ 14,343	\$ 172,120
Road & Street Repairs & Maintenance	-	-	356	-	498	-	-	1,998	-	-	-	-	2,852
Common Area Renewal & Maintenance	4,906	-	-	-	-	-	-	-	-	-	-	-	4,906
Street Light/Decorative Light	105	782	-	3,120	-	-	-	-	1,590	-	-	-	5,597
Landscape Maintenance - Contract	7,354	7,354	7,354	7,354	7,354	7,354	7,354	7,354	7,354	7,354	7,354	7,354	88,250
Landscape Maintenance - Other	-	2,742	1,067	1,325	144	-	-	825	80	-	-	-	6,183
Plant Replacement Program	-	-	-	-	-	-	-	-	-	-	-	285	285
Mulch	-	-	-	-	8,220	-	-	180	-	-	-	-	8,400
Irrigation Maintenance	-	-	175	-	165	-	-	-	-	184	-	400	924
Lake Maintenance	966	966	966	966	966	966	966	966	966	966	966	966	11,592
Electric Utility Services - Entrance Feature	589	634	595	770	757	641	628	639	604	638	594	621	7,710
Water Utility Services - Entrance Feature	77	583	43	25	25	29	29	29	29	33	64	50	1,017
Repairs & Maintenance - Entrance Feature	12	-	-	2,444	-	-	-	-	-	149	-	-	2,606
Miscellaneous Tools, Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Inspection Services	-	550	-	550	-	550	-	550	-	-	550	550	3,300
Total Operations	\$ 28,354	\$ 27,955	\$ 24,899	\$ 30,897	\$ 32,473	\$ 23,884	\$ 23,321	\$ 26,885	\$ 24,967	\$ 23,667	\$ 23,871	\$ 24,569	\$ 315,742

Lakeside Plantation

COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF REVENUES & EXPENDITURES

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Clubhouse													
Activities	\$ 2,489	\$ 1,590	\$ 1,904	\$ 1,823	\$ 1,412	\$ 1,750	\$ 763	\$ 1,283	\$ 385	\$ 396	\$ 1,376	\$ 1,164	\$ 16,275
Licenses/Fees	-	-	-	289	-	-	-	-	-	336	-	-	625
General Supplies	1,435	2,333	818	903	676	548	544	1,040	856	402	565	244	10,364
Maintenance	713	233	59	942	787	97	446	1,267	705	251	557	200	6,256
Office Supplies	82	67	87	449	736	13	133	179	42	-	-	432	2,219
Public Communication	35	35	35	351	35	35	300	35	35	40	40	460	1,436
Pest Control	150	-	-	150	-	-	150	-	-	150	-	-	600
Security	-	147	-	1,200	147	303	-	147	-	-	147	-	2,091
AED	-	-	-	-	-	-	-	419	-	-	-	-	419
Telephone & Internet Services	384	387	398	385	389	388	389	392	394	360	353	353	4,570
Janitorial Supplies	131	61	21	46	512	404	233	81	358	112	314	166	2,439
Electric Utility Services - Clubhouse	1,386	1,337	1,346	1,239	1,144	1,020	1,205	1,227	1,283	1,244	1,238	1,290	14,957
Gas Utility	13	13	13	13	26	40	13	13	13	13	13	13	194
Garbage Collection	157	157	157	157	157	157	157	157	157	157	157	-	1,725
Water Utility Services - Clubhouse	252	487	186	157	161	293	210	190	181	141	257	171	2,685
Electric Utility Services - Pool	1,062	1,078	1,075	1,449	1,701	1,707	1,544	1,273	990	971	1,046	944	14,839
Pool Maintenance - Other	1,932	-	67	795	796	138	109	1,643	-	431	979	2,803	9,693
Tennis Courts - Maintenance	1,029	407	83	1,159	666	138	470	-	22	-	200	2,625	6,799
Tennis Courts - Programs	175	525	420	525	385	350	-	-	-	-	-	-	2,380
Water Utility Services - Tennis Courts & Pool	185	223	401	269	197	319	430	712	214	185	138	138	3,410
Total Clubhouse	\$ 11,609	\$ 9,020	\$ 7,069	\$ 12,300	\$ 9,924	\$ 7,699	\$ 7,095	\$ 10,058	\$ 5,633	\$ 5,191	\$ 7,380	\$ 11,001	\$ 109,978
Other Expenditures													
Transfer Out	\$ -	\$ -	\$ -	\$ 130,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 255,000
Total Other Expenditures	\$ -	\$ -	\$ -	\$ 130,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 255,000
Total Expenses	\$ 64,120	\$ 48,882	\$ 35,607	\$ 181,667	\$ 52,553	\$ 42,510	\$ 40,021	\$ 42,617	\$ 39,352	\$ 33,060	\$ 39,685	\$ 165,562	\$ 785,637
Excess Revenues (Expenditures)	\$ (50,710)	\$ 145,121	\$ 281,115	\$ (160,542)	\$ (30,934)	\$ (28,365)	\$ 553	\$ (30,325)	\$ 30,595	\$ (32,267)	\$ (34,413)	\$ (165,165)	\$ (75,336)

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

SERIES 1999A, CAPITAL IMPROVEMENT REVENUE BONDS		
INTEREST RATE:	6.950%	
MATURITY DATE:	5/1/2031	
RESERVE FUND REQUIREMENT	MAXIMUM ANNUAL DEBT SERVICE	
BONDS OUTSTANDING - 9/30/13	\$	1,860,000.00
LESS: PRINCIPAL PAYMENT 5/1/14	\$	(55,000.00)
LESS: PRINCIPAL PAYMENT 11/1/14 (PREPAYMENT)	\$	(5,000.00)
LESS: PRINCIPAL PAYMENT 5/1/15	\$	(60,000.00)
LESS: PRINCIPAL PAYMENT 5/1/16	\$	(60,000.00)
CURRENT BONDS OUTSTANDING	\$	1,680,000.00

SPECIAL ASSESSMENT RECEIPTS - FY2016

Gross Assessments	\$	880,463	\$	694,730	\$	185,733
Net Assessments	\$	832,037	\$	656,520	\$	175,517

Imagine School at North Port Inc.	\$	8,842.03	\$	-	\$	8,842.03
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DATE RECEIVED	CHECK Num	DUE DATE	AMOUNT BILLED	NET AMOUNT RECEIVED	AMOUNT DUE	GENERAL FUND	SERIES 1999 DEBT
11/23/15	5564	11/1/15	\$ 8,842.03	\$ 8,842.03	\$ -	\$ -	\$ 8,842.03
			\$ 8,842.03	\$ 8,842.03	\$ -	\$ -	\$ 8,842.03

SECTION VIII

A

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*This item will be provided under
separate cover*

Lakeside Plantation CDD

ACTION ITEMS

as of 10/19/2016

Item #	Meeting Assigned	Action Item	Assigned To:	Date Due	Status	Comments
1	1/21/15	Evaluate ID Card Process	Vesta		In Process	To be done in conjunction with #2
2	7/8/15	Evaluation and Alternative Designs for Pool & Amenities	Flint		In Process	Pool Deck and Fencing Installation Complete. CIP and FY 17 Capital Projects to be discussed on 10/19/16.
3	8/19/15	Evaluate Access Controls and Policies for Tennis Courts	Vesta		In Process	To be done in conjunction with #2



Amenity Center Management Report

Date of Meeting: October 19th, 2016

Submitted by: Alicia Belden

➤ Facility

- Repaired leak in vacuum lines at pool
- Repaired spa contactor
- Plantation Blvd potholes being repaired (in process)
- Red ant treatment around clubhouse
- Repaired broken spindles on gazebo
- Repaired leak in roof
- Replaced pool handle covers
- Air filters replaced

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

- Tennis – Daily
- Water Aerobics – Monday through Friday 8:30 am & 9:30 am
- Mahjongg – Tuesdays - 1:00 pm & Wednesdays – 12:30 PM
- Mexican Train – Wednesday – 1:00 PM
- Bridge – Thursdays – 7:00 PM
- Pinochle – Thursdays – 1:00 pm
- Stretch & Strengthen – Tuesday & Thursday @ 10 am

➤ Special Events:

- Wine & Cheese
- Coffee & Donuts
- Pizza Night
- Bar Bingo
- Breakfast
- Luau wine and cheese

Amenity Management

Bloomings proposal for removal of bushes surrounding pool (please see attached estimate)

Completed by:

Alicia Belden

Should you have any comments or questions feel free to contact me directly

Office #: 941-423-5500





September 28, 2016

Lakeside Plantation CDD

Proposal is for the area located between the back of the clubhouse and the front of the swimming pool area. We are proposing to remove the hedge row along this area, remove the stumps, dispose of all materials, And top dress the existing rock with matching river rock. The proposed cost includes all labor, taxes, and Materials to complete the project.

Estimate: \$931.50

X _____
Authorized Representative

X _____
Authorized Representative
Bloomings Landscape

Date _____

Date _____