

*Lakeside Plantation
Community Development District*

Agenda

November 18, 2015



Lakeside Plantation

Community Development District

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

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

November 11, 2015

Board of Supervisors
Lakeside Plantation
Community Development District

Dear Board Members:

The Regular meeting of the Board of Supervisors of the Lakeside Plantation Community Development District will be held **Wednesday, November 18, 2015 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 and Pledge of Allegiance
- II. Public Comment Period
- III. Unfinished Business Items
 - A. Landscape Architectural Services Presentations
 - i. Ugarte Architecture
 - ii. JAHarchitects, LLC
- IV. District Engineer Report
 - A. Update on Lake Bank Restoration Project
 - B. Conservation Preservation Area Report
 - C. Ratification of Stormwater Pipe Repair Agreement
- V. New Business Items
- VI. Business Administration
 - A. Approval of Minutes of the October 21, 2015 Meeting
 - i. Detailed Version
 - ii. Summary Version
 - B. Approval of Check Registers – October 2015
 - C. Balance Sheet and Income Statement – October 31, 2015
- VII. Staff Reports
 - A. District Counsel
 - B. District Manager
 - i. Action Items
 - ii. Nighttime Swimming
 - C. Amenities Manager - Report
- VIII. Other Business
- IX. Supervisors' Requests
- X. Adjournment

The second order of business is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items.

The third order of business is Unfinished Business Items. Enclosed are the proposals from the various firms listed above for your review.

The fourth order of business is the District Engineer's Report. Enclosed is a copy of the stormwater pipe repair agreement for your review.

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

The sixth order of business is Business Administration. Section A is the approval of the minutes from the October 21, 2015 meeting, in both detailed and summarized as requested for your review. Section B is approval of the check registers. Section C includes the balance sheet and income statement. Copies of each are enclosed for your review.

The sixth order of business is Staff Reports. The following items are enclosed for your review:

- Section Bi is the Manager's Actions Items List; and
- Section C is the Amenities Manager's Report.

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,

G S Flint/jmr

George S. Flint
District Manager

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

Enclosures

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Lakeside Plantation CDD
Community Development District

North Port, FL

**ARCHITECTURAL SERVICES PROPOSAL FOR
CLUBHOUSE EXTERIOR AMENITIES
ASSESSMENT, VISION, AND CONCEPTUAL DESIGN**



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October 2, 2015

Attn: George S. Flint
Governmental Management Services -
Central Florida, LLC
135 West Central BLVD, Suite 320
Orlando, Florida 32801
Tel: (407) 841-5524
email: gflint@gmscf.com

Re: Lakeside Plantation CDD
North Port, FL
Clubhouse Exterior Amenities
Assessment, Vision, and Conceptual Design

Dear Mr. Flint:

Thank you for the opportunity to allow us to present our qualifications to help Lakeside Plantation realize and maximize its amenities. Our firm is dynamic in that, we provide architectural services primarily in the Central and South West Florida region. Founded in 1981, Carlos "Charlie" Ugarte, Principal Architect for the past 29 years attributes the firm's longevity and success to the simple philosophy of listening to our client's needs and then producing functional/durable architectural design.

Ugarte & Associates Inc has over 33 years of successful project experience and we are confident we can make this project a success. We strongly believe in being good stewards of our planet and hold current LEED (Leadership in Energy and Environmental Design) credentials.

There are a number of ways to negotiate Architectural fees, therefore, we have included our estimated number of hours to perform the work based on the scope as we understand it. This is just a guide and not our proposed fee. We include it so you can have another tool to use when considering the value of the service.

Respectfully submitted,

David Bishop, LEED AP, NCARB
Vice President
dbishop@ugartearchitecture.com

CARLOS "CHARLIE" D. UGARTE

PRINCIPAL ARCHITECT

cugarte@ugartearchitecture.com



THE AMERICAN INSTITUTE
OF ARCHITECTS



EDUCATION

UNIVERSITY OF FLORIDA, COLLEGE OF
ARCHITECTURE

MASTER OF ARTS IN ARCHITECTURE, 1981

BACHELORS OF DESIGN, 1978

PROFESSIONAL CERTIFICATION

REGISTERED ARCHITECT, STATE OF FLORIDA #10725

LEED AP #78708

NCARB #67856

PROFESSIONAL AFFILIATIONS

AMERICAN INSTITUTE OF ARCHITECTS, GULF COAST
CHAPTER, CHAPTER DIRECTOR

PAST PRESIDENT, MANATEE ARCHITECTS
ASSOCIATION

MANATEE CHAMBER OF COMMERCE BOARD OF
DIRECTORS 2000 THROUGH 2006

BOARDS

PAST MEMBER, CITY OF PALMETTO, FL, PLANNING
AND ZONING BOARD

PAST MEMBER OF THE CITY OF BRADENTON ARTS
PUBLIC ARTS TASK FORCE

Charlie as Principal of Ugarte & Associates has over 29 years of successful projects in SW Florida with the majority in Manatee County. The firm's longevity can be attributed to the simple philosophy of listening to our clients needs and then producing functional and durable architectural design. Charlie is an expert in all forms of prefabricated metal buildings and he also extensive experience with Parks, Pavilions, Piers and designs in the coastal construction zone.

As principal he has an active role on all projects.



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DAVID G. BISHOP

VICE PRESIDENT

Project Management and Marketing

dbishop@ugartearchitecture.com



EDUCATION

MASTER OF ARCHITECTURE, 1994

BACHELORS OF DESIGN, 1993

SAVANNAH COLLEGE OF ART AND DESIGN

PROFESSIONAL DEVELOPMENT

LEED AP (LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN Accredited Professional) #10162240

NCARB, IDP #76725

PROFESSIONAL AND COMMUNITY AFFILIATIONS

West Manatee Fire and Rescue District Commissioner

Manatee Architects Association, Past President

Kiwanis Club of Bradenton, Past President

14th Street West Advisory Board, Manatee County, Chair

2005-'08 City of Bradenton, Architectural Review Board.

David has over 20 years experience as a Project Manager with the last 13 years working specifically on Construction Manager at Risk projects ranging from the new Bradenton Village Hope VI Scattered Sites and Zoller Town homes to the Elementary Schools "A" and "B" for the School District of Manatee County. David's involvement is from the onset of the project to the final certificate of occupancy which ensures the projects consistency through all phases.



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PHILIP LENZEN

PROJECT MANAGER



THE AMERICAN INSTITUTE
OF ARCHITECTS

plenzen@ugartearchitecture.com

EDUCATION

MASTER OF ARCHITECTURE,
DECEMBER 2002
WASHINGTON UNIVERSITY IN ST.
LOUIS

BACHELOR OF SCIENCE DESIGN IN
PSYCHOLOGY, MAY 1993

ST. LOUIS UNIVERSITY, ST. LOUIS, MO
– MAGNA CUM LAUDE

HONORS

PHI BETA KAPPA – HONOR SOCIETY
GOLDEN KEY – HONOR SOCIETY

PROFESSIONAL AFFILIATIONS

AMERICAN INSTITUTE OF ARCHITECTS, GULF
COAST CHAPTER, PAST ASSOCIATE DIRECTOR

SARASOTA EMERGING ARCHITECTS

USGBC MYAKKA RIVER BRANCH-PAST
EVENTS PLANNING BOARD MEMBER

MANATEE ARCHITECTS ASSOCIATION

PROFESSIONAL DEVELOPMENT

NCARB, ENROLLED
CONSTRUCTION SPECIFICATION
INSTITUTE, MEMBER



Philip has over 12 years experience in the construction industry with the last 10 years working as a project manager for residential and commercial projects. His passion in architecture lies in sensible and aesthetically pleasing performance based design. Specifically, Philip has a passion and sensibility for working on sustainable design, from managing the 2009 HGTV LEED Platinum "Green Home" to multiple LEED certified commercial buildings. He brings this knowledge and drive to each project to provide innovative, lasting and functional design, with the client's interest at the forefront of design decisions.



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Kimber L. Bereiter, RLA, LEED AP BD+C

Vice President

Position:

Landscape Architecture

Education:

Bachelor of Science in Landscape Architecture, 1993
Arizona State University, Tempe, AZ

Work History:

Years of Experience:	19
Years with this Firm:	4
Years with other Firms:	15

Professional Registrations and Certifications:

Registered Landscape Architect, FL No. 1680
US Green Building Council LEED Accredited Professional: Building Design and Construction

Professional Affiliations:

Florida Gulf Coast Chapter US Green Building Council 2011 - Present
Manatee County Planning Task Force, 2005 – Present
Keep Manatee Beautiful Board of Directors, 2007 – 2014

Professional Experience:

Ms. Bereiter has 19 years of experience with Landscape Architecture. Her work experience includes streetscapes, park designs, project site plans, landscape designs, irrigation systems, tree assessments, construction administration and presentations to municipal boards. Her experience and knowledge of site design and construction combined with her understanding of natural systems allow her to successfully blend the built environment with the natural site amenities.

Representative and General Project Experience:

West Manatee Fire Station #2. Expansion of an existing fire station. Design services included: existing tree protection and removal plan, planting design, irrigation design, permit coordination, bidding assistance, and construction administration.

Manatee County Transit Fleet Facility. Development of a new facility for Manatee County mass transit vehicle storage and maintenance. Project is phased for future expansion. Design services included: existing tree protection and removal plan, planting design, irrigation design, permit coordination, bidding assistance, and construction administration. This is a low maintenance / limited mowing facility.

Edgewater Drive Phase II. Expansion of an existing roadway from 2 lanes to 4 lanes with medians and round-a-bouts. Design services include: planting design for medians, lift stations, round-a-bouts, medians and along storm water ponds; irrigation design, permitting coordination, construction bidding assistance, and construction administration. The project is currently in the bidding process.

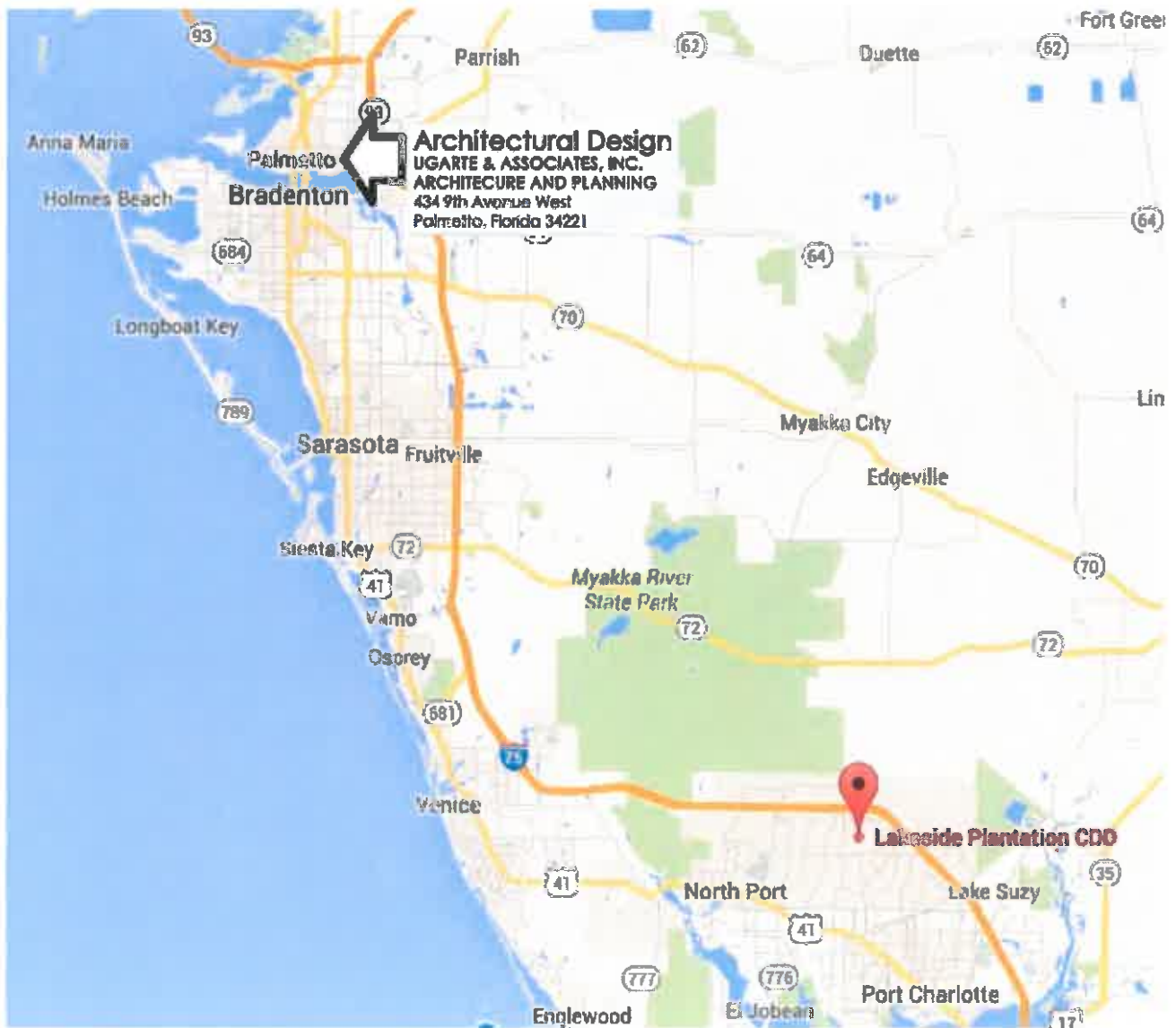
Manatee County District Chiller. Development of a new chiller facility within an existing parking lot in downtown Bradenton. Design services included: preservation of existing trees, planting design, irrigation design, permit coordination, bidding assistance, and construction administration. This is a low maintenance / no- mowing facility.

Lakewood Ranch Way Finding Sign Program North. Selection of locations for directional signs located within roadway rights-of-way within the northern half of a 33,000 acre community. Signs located for optimal usage of drivers while meeting Florida Department of Transportation sight distance requirements.

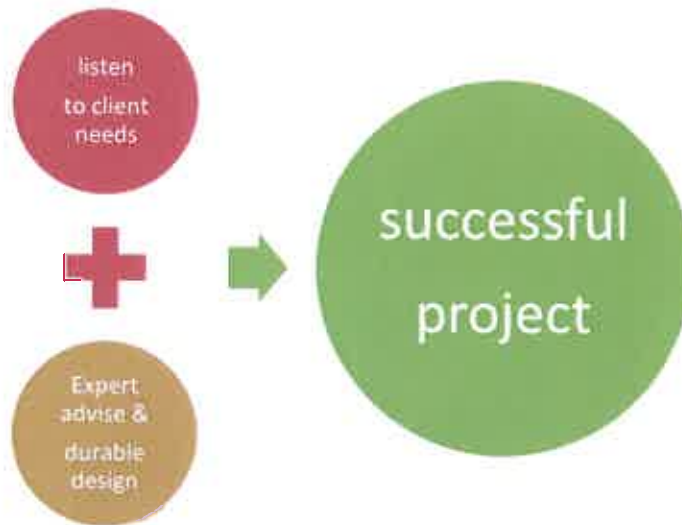
River Wind Residential Community. Development new residential community along the Manatee River in East Manatee County. Design services included: existing tree protection and removal plan, planting design, irrigation design, hardscape/entry monument design, accent uplighting, permit coordination, bidding assistance, and construction administration.

**Lakeside Plantation
Community Development District
Amenity Assessment, Vision and Conceptual Design**

Office Location



PROJECT APPROACH



Qualified Professionals: Our firm is a highly qualified group dedicated to providing the City of Bradenton Architectural design services for all project types large and small. We are LEED Accredited Professionals capable of handling any task necessary for the design, permitting and construction administration of the projects. We are experts in working to achieve the highest and best use of our client's project especially dealing with FEMA.

Communication: Each project is unique requiring various management practices, but in general, we try for a team approach with the client, contractor and architect. We can assist the client in all aspects from space requirement surveys to construction administration. This all involves information management and we are very good at collecting, filtering, analyzing and dissemination. The process will usually involve client meetings, kick-off meeting, weekly sit meetings, processing RFIs and project close out. This is a very brief summary of a complex process but we have the skills to get through even the most complex projects.

Basis of Design principles



Crime Prevention through Environmental Design (CPTED) is a primary goal of any good design. Defensible space design includes the reduction and elimination of blind spots and to maximize visual awareness of the users.



Even if certification from a national entity is not a primary goal of the client we naturally implement and take the common sense cost savings of the Sustainable Design models. We understand that to be good stewards of the Earth, we as designers must

PROJECT RELATED EXPERIENCE

South Park Bradenton, FL Manatee County



Scope: Community Visioning, project design, and renderings.

This is an ongoing project started in 2015 by Milton Little whose vision once completed will redefine the South West Bradenton Area.

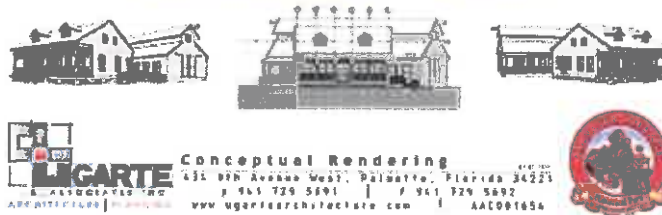
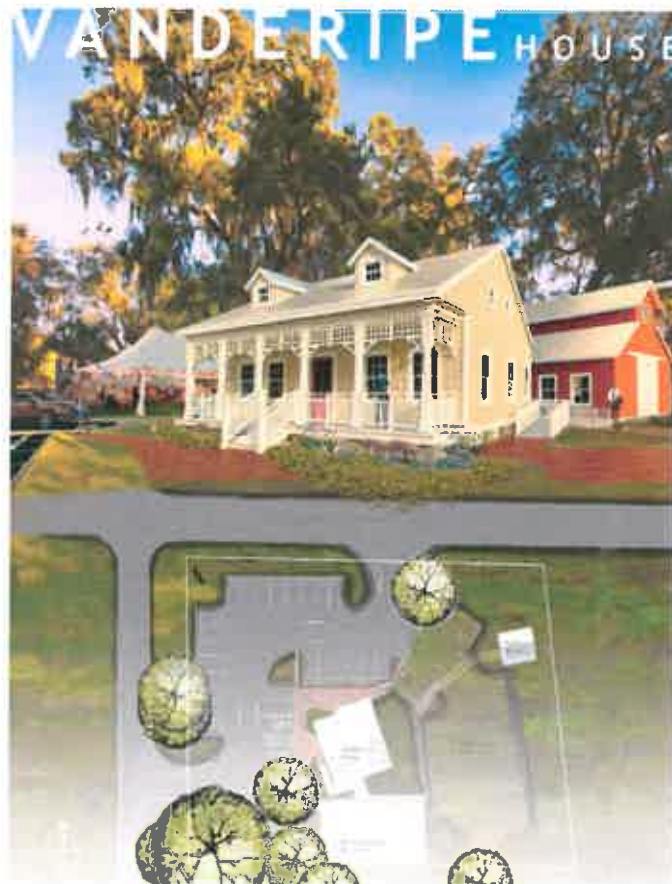


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PROJECT RELATED EXPERIENCE

Manatee Historical Village Site

Bradenton, FL
Manatee County



Scope: : Site Planning and building renovation.



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PROJECT RELATED EXPERIENCE

River Wilderness Tennis and Pool House



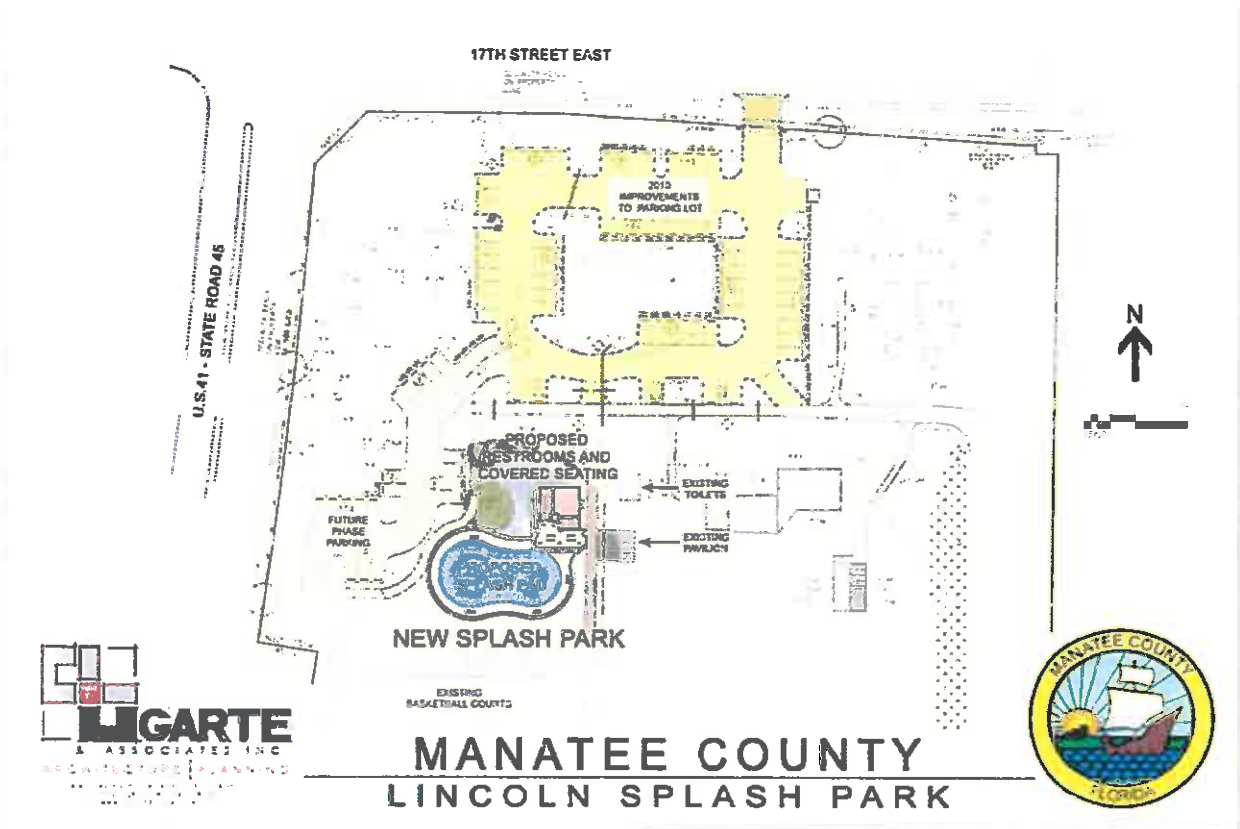
Scope: New 19,000 s.f. one-story tennis/pool house with fitness center.

PROJECT RELATED EXPERIENCE

Lincoln Park Splash Park

Palmetto, FL

Manatee County



Scope: Expansion of the Lincoln Park Recreation Complex to include a restroom/covered structure, utilities design, ADA accessibility requirements, a 3,500 s.f. Splash Park and pump room, landscaping, security lighting and park amenities.



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PROJECT RELATED EXPERIENCE

Past Experience

Oak Forest Clubhouse Englewood, FL



SCOPE: New 4,800 S.F. one-story clubhouse with fitness center.

PROJECT RELATED EXPERIENCE

United Community Center at Norma Loydd Park

Bradenton, FL
Manatee County



UNITED COMMUNITY CENTER



Scope: City of Bradenton Site Plan approval, Community workshops, project design, and renderings.



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Proposed Hourly Fee Schedule and Estimate of Time Involved to Complete the Service

		Estimated hours	Estimated Fee	
Task 1	Site Assessment Visit			
	Principal	2.5	\$425	
	Project Manager	2.5	\$300	
	Landscape Architect	2.5	<u>\$250</u>	
				\$975
Task 2	Visioning Community Work Shop			
	Principal	2.5	\$425	
	Project Manager	4	\$480	
	Landscape Architect	2.5	<u>\$250</u>	
				\$1,155
Task 3	Conceptual Design Options (3 maximum)			
	Principal	4	\$680	
	Project Manager	10	\$1200	
	Designer	15	\$1500	
	Landscape Architect	10	<u>\$1000</u>	
				<u>\$4,380*</u>
Task 4	Deliverable and Presentation to Board			
	Principal	2.5	\$425	
	Project Manager	6	\$720	
	Designer	10	<u>\$1000</u>	
				<u>\$2,145</u>
			Estimated	\$8,655

***Tasks 3 reflects a realistic budget amount based on our past experience working with Government and CCD's under a normal process. The true work scope for Task 3 will only be known after the completion of Task 2 therefore, in a good faith effort we request the ability to modify this amount based upon circumstances beyond a normal project. We are confident that we can provide a high level of service to the District for the amounts indicated above and only make this clarification for fairness to both parties.**

Hourly Fee Schedule

Professional Services

Principal	\$170.00 / hour
Project Manager	\$120.00 / hour
Designer	\$100.00 / hour
Senior Autocad Operator	\$75.00 / hour
Administrative Assistant	\$50.00 / hour
Litigation, Expert Testimony (Trial/Mediation/Arbitration/ Deposition)	\$300.00 / hour
Consultants: Landscape Architect	\$100.00 / hour

Designer/Draftsperson	\$80.00 / hour
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Reimbursable Expenses:

Prints:	\$2.00 / sheet (24 x 36)
Photocopies:	
8-1/2 x 11	\$0.05 / sheet
8-1/2 x 14	\$0.10 / sheet
11 x 17	\$0.15 / sheet



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October 09, 2015, Rev. 1 10-16-15

Community Development District
c/o George S. Flint, District Manager,
Governmental Management Services
Office: (407) 841-5524
Cell: (407) 242-0501
gflint@gmscfl.com

**RE: Community Development District
Conceptual Design Input**

Dear Mr. George Flint,

JAH architects, LLC is pleased to provide you with this proposal for Architectural services for the above referenced project. The following information outlines our understanding of the project, our proposed scope of services, and compensation for our services.

I. PROJECT DESCRIPTION

This proposal is for architectural services for the design input on a Florida based CDD. The conceptual design shall address the following items:

Generally to identify design improvements to impact the visual and functional use of the existing Facilities. The existing facility consist of the following:

- 1) 5,856 SF clubhouse
- 2) Pool area, spa and hexagonal cabana
- 3) Fish pond and fountain
- 4) Horse shoes and Bocce area with covered benches
- 5) Picnic area
- 6) Lighted tennis courts
- 7) Children's play area
- 8) Entrance, paths, sidewalks and connecting spaces.

See attached plan of existing

**** This Proposal does not include Design Development drawings, Construction Documents or Permit Documents.**

PHASE	SCOPE OF SERVICES	DESCRIPTION OF SERVICES	TIME (JAH)	COST
1.0	CIVIL/ZONING By CDD District Engineer	- Identification of Finish Floor elevation criteria. - Identification of current zoning parameters such as Set backs, FAR, parking, height restrictions; Use classification, etc. - Site Plan Permit Submittal if required. - Impervious surface calculations, SWFMD communications. - Utility services to site (water, sewer, power, teledata) - Parking studies and parking design. - Relocation of catch basins, RCP & utilities.	NA	\$0
2.0	CONCEPTUAL DESIGN IMPROVEMENTS	- One client meeting at Site - One Public forum to discuss issues and potential solutions - JAH to review each item listed and provide input and	30 business days-with Owner	\$4,500

JAHarchitects, LLC

		- recommendations. - Review clients list of functions, events, and user groups. - Architectural site plan- showing relationships with amenities, existing structures, sidewalks, and proposed improvements. Pro's and con's will be explored with locations and arrangement of improvements. - Review of materials for function and maintenance will be provided with Pro's and Con's. - Plan views of site with material suggestions, new design elements, shade devices, EWC's, etc. - Playground equipment layout with shade devices, ADA access, material suggestions, power/water locations, and equipment suggestions. DELIVERABLES: - Conceptual construction estimate of final conceptual design. Plan view. (1) set of PDF's of conceptual design 1 set of 24 x36 prints of conceptual site plan	review time and comments consisting of 5 business days, plus 3 business days for JAH to address comments	
3.0	OPTIONAL COLOR RENDERINGS & PRESENTATION	3-D modeling of approved improvements. - PDF's of recommended design improvements - PowerPoint presentation - Creation of Boards - Color plan view with itemized improvements		\$2,800
4.0	REIMBURSABLES	(1) Site visit to review existing conditions and (1) client meeting - PDF of documents. - Printing on Boards not included. - Board meeting included – (1 hour)		\$850
				\$8150

II. CONTRACT TERMS-

1.0 General

1.1 For the purposes of this contract, JAHarchitects, LLC (JAH) is the "consultant", and the Community Development District is the "client".

1.2 By signing below both parties agree to the terms and conditions of this proposal.

1.3 This proposal is valid for a period of fifteen (15) days from, the date indicated on the front page.

1.4 The client will provide a single point of contact to coordinate meetings, facilitate information gathering, and make decisions, at pre-defined stages of completion. Unless otherwise notified, George Flint will be the client's point of contact.

1.5 In the event JAH is requested to provide services outside of the scope of this proposal, JAH will submit a Scope Adjustment Notice (SAN) to the owner, for review and written approval. Once approved, JAH will incorporate into the contract amount, and begin work on the added scope, in a timely fashion.

1.6 This agreement may be terminated upon 10 days written notice by either party should the other party fail to perform his obligations hereunder. In the event of termination, the Client shall pay JAH for all services rendered to the date of termination.

1.7 All documents produced by JAH under this agreement remain the property of JAH and may not be used by this Client for any other endeavor without the written consent of JAH.

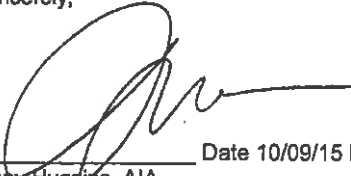
1.8 This agreement shall be governed by the laws of Florida, the principal place of business of JAH architects, LLC, in the Pasco County venue.

JAHarchitects, LLC

1.9 Any changes made to this proposal do not constitute and agreement, unless both parties approve the changes.
1.10 This proposal is based on the unencumbered application of manpower, at the discretion of the consultant. Starting and stopping of services, at no fault of the consultant, is not included in the current proposal. The interruption of information, direction, answers to specific request, or changes in project direction, or scope, beyond what is normal and reasonable, may impact the project completion date, and the cost of services. CA efforts will flow with the construction schedule. The consultants efforts required beyond this date, at no fault of the consultant, will be considered as a scope increase.
2.0 Financial
2.1 Work can commence upon receipt of a written acceptance below and a retainer of \$1,000. The retainer will be held until the last invoice. Invoices will be sent out at appropriate intervals, and payment shall be made within 20 calendar days. Late payments will be charged 1.5% per month, on the following invoice.
2.2 Reimbursable expenses incurred, including, printing, travel, lodging and phone will be invoiced at 1.15% of incurred cost. Travel and lodging cost beyond that already specified in "4.0 Reimbursables" shall be approved in advance by the District Manager of the district.
3.0 Indemnification
3.1 The consultant agrees, to the fullest extent permitted by law, to indemnify and hold harmless the client, its officers, directors and employees (collectively, Client) against all damages, liabilities or cost, including reasonable attorney's fees and defense cost, to the extent caused by the Consultant's negligent performance of professional services under this Agreement and that of its sub-consultants or anyone for whom the Consultant is legally liable.
3.2 The Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless the consultant, its officers, directors and employees and sub-consultants (collectively, Consultant) against all damages, liabilities or cost, including reasonable attorney's fees and defense cost, to the extent caused by the Client's negligent acts in connection with the Project and acts of the contractor, sub-contractors or anyone for whom the Client is legally liable.
3.3 Neither the Client nor the Consultant shall be obligated to indemnify the other party in any manner whatsoever for the other party's own negligence.
3.4 PURSUANT TO SECTION 558.0035, FLORIDA STATUTES, AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.
4.0 Project Scope
4.1 Additional drawings requested beyond those identified will be considered additional scope.
4.2 Additional site visits requested beyond those in the basic services will be considered additional scope.
4.3 The owner will provide site survey drawings.
4.2 The following items are not included in this scope, and can be provided for an additional fee: 1) Geotechnical analysis – 2) Threatened, and Endangered Species survey 3) Environmental Assessment 4) Traffic study, Parking design, HC upgraded spaces 5) Identification or negotiation of impact fees 6) Zoning or use revisions 7) Parking, drainage or civil engineering 8) Asbestos abatement 9) Architectural rendering(s) unless specifically identified. 10) Survey and site measurements 11) Civil Engineering Documents 12) Board Meetings unless specifically identified.
5.0 Client Responsibilities:
5.1 Provide current electronic CAD files of existing site, building and amenities for use by JAH.
5.2 Provide feedback to request within 5 business days.
5.3 Provide a list of functions, events, anticipated for the site that the design should accommodate.
5.4 Provide a list of user groups including ages and time durations and frequency that the design should accommodate.
5.5 Provide list at or before first scheduled meeting.

JAHarchitects, LLC

Sincerely,

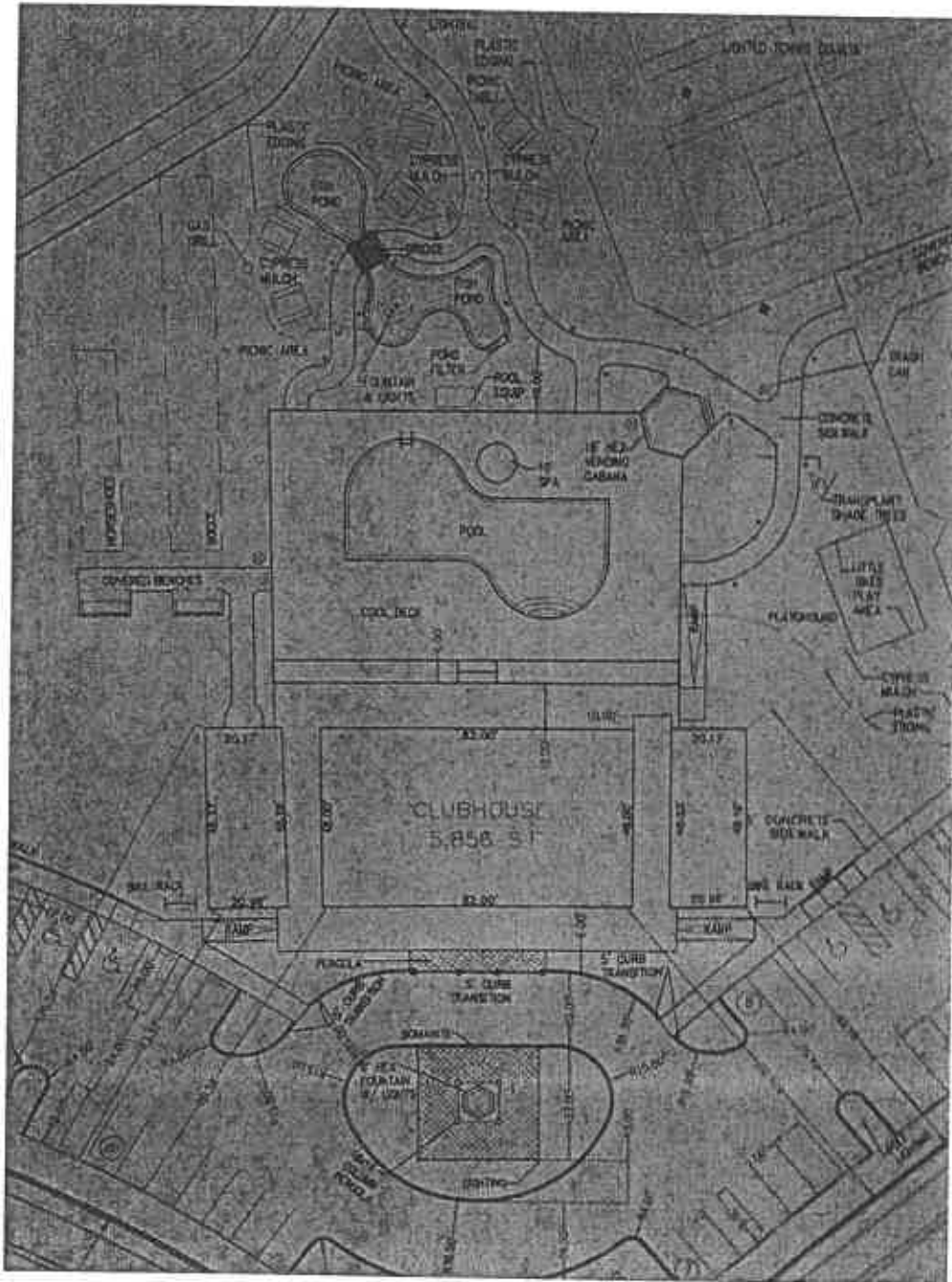


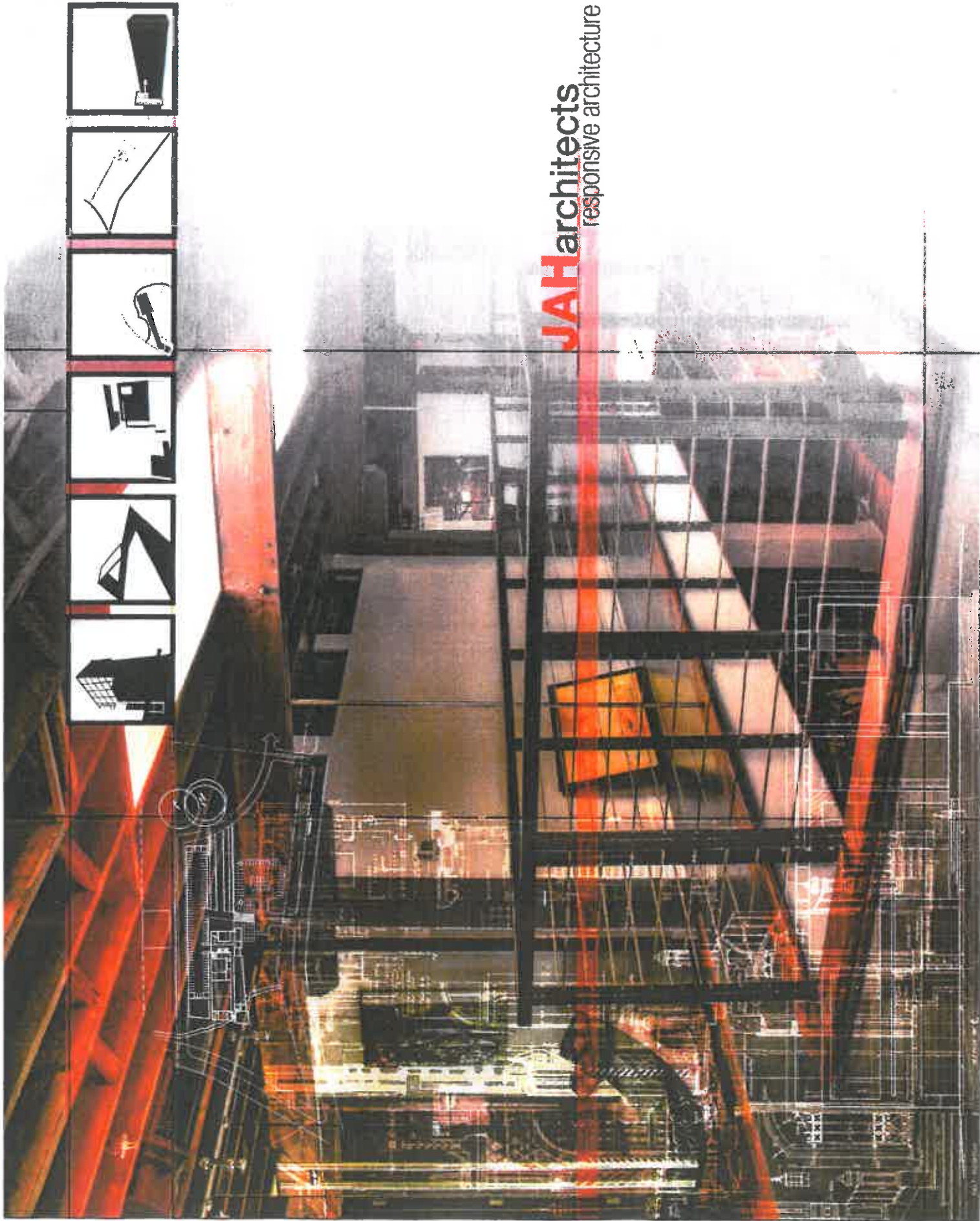
Date 10/09/15 Rev 1 10-16-15

Tony Huggins, AIA
Senior Partner, CEO
JAH Proposal # 0543:

By signing below you hereby authorize performance for the scope of services and fees as outlined herein.

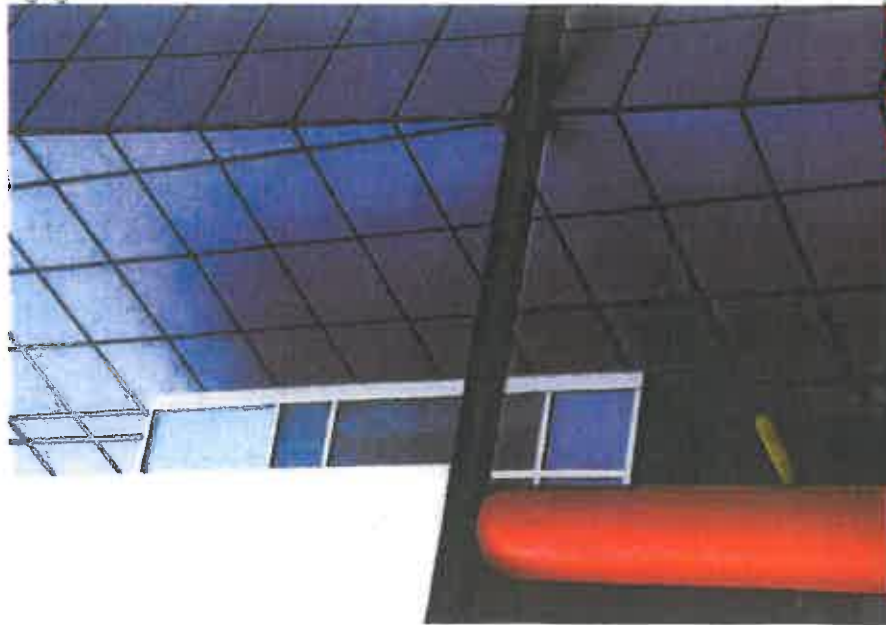
ITEM	DESCRIPTION OF SCOPE	VALUE	SIGNATURE
2.0	CONCEPTUAL DESIGN IMPROVEMENTS	\$4,500	_____ Acceptance- agent Date
3.0	OPTIONAL COLOR RENDERINGS & PRESENTATION	\$2,800	_____ Acceptance- agent Date
4.0	REIMBURSABLES	\$850	_____ Acceptance- agent Date





JAH architects
responsive architecture

Central Beef Industries
Center Hill, FL



ABOUT JAH

JAHarchitects

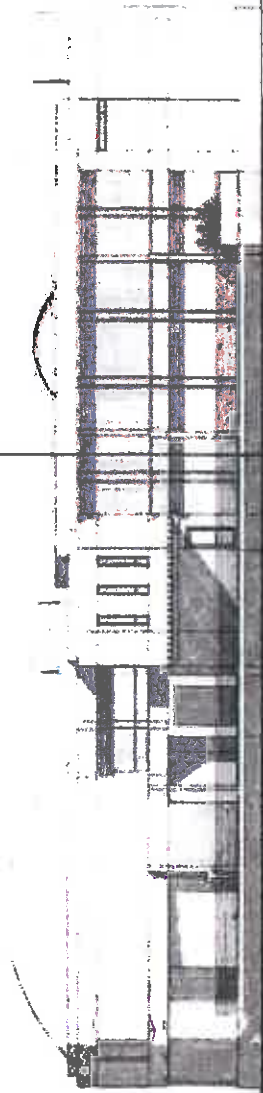


Proposed Second Floor Plan



JAHarchitects, LLC, is an architectural and consulting firm based in Tampa, FL which provides "architecture that is responsive to its surroundings and to its user's needs." This task can be laborious, but essential to the design process. Our practice focuses on a pragmatic response to the challenges brought forth by both clients and a complex environment with a rich tropical and colonial history, and an architectural image which is contextually sensitive to foster pleasure, longevity, and the wellbeing of those who inhabit our buildings.

The **JAH**architects team consists of both licensed and graduate architects with a multiplicity of experience and expertise to address a wide range of design challenges. **JAH**architects was incorporated in 2006, and was formerly known as IPS (Integrated Project Services) in Tampa from 2000 to 2006, of which Tony Huggins, AIA was the Director of Operations, and Partner. Tony Huggins is the current CEO, Senior Partner with **JAH**architects. Today, **JAH** provides design services to the southeast United States and is licensed to practice in FL, GA, NC, AL, and TN.



Gulf Management Systems Schematic Building



IGD Hospitality Interior
Tampa, FL

CORE SERVICES

- Site Assessments & Master Planning
- Conceptual Designs/Renderings
- Schematic Designs
- Design Development
- Construction Documents
- Construction Administration
- Misc. Optional Services

JAH's philosophy of architecture is to create a harmonious **marriage of function, aesthetics and value into a building form**. We find that most projects suffer due to a lack of scope definition; If you aim at nothing, you will hit it every time. To clarify a projects goals is to reduce the time, expense and potential aggravation for all parties involved. To this end, we focus on defining the overall projects scope early in the process in order to clarify the client's business goals.

Once a projects scope is made clear, hitting the well-defined, stationary target becomes significantly easier. What sets **JAH** architects, LLC apart from other firms are our three key concentrations: expertise in identifying a projects parameters, obstacles, and organizing elements; synchronizing design solutions and cost; employing effective concepts which are both constructible and economically feasible. These critical items define the Basis of Design (BOD) and are documented in measureable terms for evaluation in the final design. Once we have verified the BOD, we can effectively and efficiently execute it in order to bring your project dream to fruition. **JAH** offers the following basic design services



Brown Residence Schematic Design



PROJECT TYPES



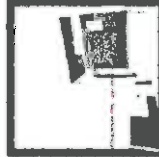
Life Science
Industrial
Healthcare



Hospitality
Office
Retail



Master Planning



Community
Educational
Ecclesiastical



Historic Preservation



**Forensic
Architecture**

JAHarchitects, LLC has over 30 years of experience in over one million s.f. of planned and built work. **JAH** is licensed to practice architecture in Florida, Georgia, Alabama, North Carolina, and Tennessee. If you would like more detailed information, please contact **JAH** for an additional design pamphlet regarding the listed topics, or please visit

www.jaharchitectsllc.com

for descriptions and information regarding all of the following project types.

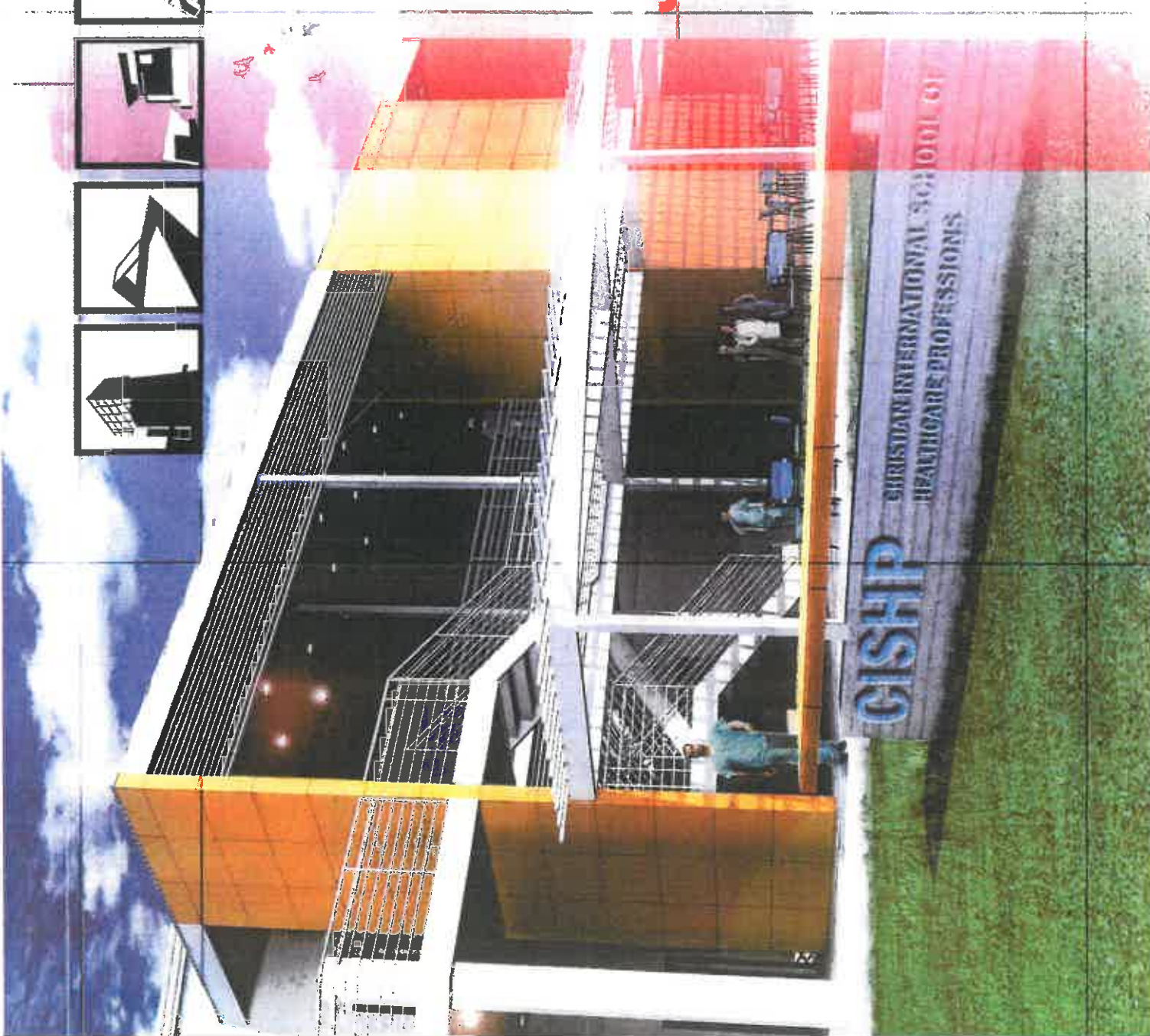
Tony Huggins, Senior Partner and CEO, has more than 30 years of experience as an architect in restorations, repairs, and new construction with over 2 million SF completed, and an additional 2 million SF planned. In the last ten years Mr. Huggins has played a major role in the completed design of more than \$150 million of community, and Life Science projects.

JAH architects

1121 E. Twiggs St.
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Tampa, FL 33602
P 813.223.2725
F 813.223.2722
FL. Reg. AA26001219

www.jaharchitectsllc.com





JAHarchitects
community architecture
residential
educational
ecclesiastical



ABOUT

WELCOME HOME

JAHarchitects provides a wide range of community design services, including:

Residential Communities
Community Clubhouses
Educational Facilities
Religious Facilities
Fitness Centers
Gymnastic/Dance Studios
Daycare Facilities
Community Entrance Features
Pool & Cabana Features

When you choose **JAH** for your community needs, you can count on a Basis of Design (BOD) which plans and anticipates what makes you feel at home. Our inclusive and responsive design process helps to avoid costly changes and project overruns. Anticipating our clients' needs and the project's requirements help to achieve a **marriage of function, aesthetics, and value in a building form.**

Plantation Lakes Entry



Rivercrest Fitness Center





GOALS

QUALITY STANDARD

JAH approaches every project with incremental quality goals, and a solutions-based performance standard. **JAH** offers a full range of architectural services from schematic design to construction administration with a standard which **identifies obstacles** and responds with **creative, value-driven solutions**. We address project challenges early with a design process which **responds to each building's environment, and to its users' needs**.

Wilderness Lakes Preserve Fitness Center Expansion



Christian International School for Healthcare Professionals



Meadow Pointe Community Fitness Center: Entrance



+SERVICES

ABOVE AND BEYOND

To help you achieve a project which fits your goals, **JAH** architects is pleased to offer the following services in addition to our basic set of full architectural services

- Code evaluation
- Cost estimation
- Construction Management
- Cost Segregation
- Component Depreciation
- Commissioning
- Project Management
- Renovations/Additions
- Restoration

With over \$40 million in planned community design projects, **JAH** architects provides the services you want and the experience you need to **bring your project to reality**

Meadow Pointe Community Fitness Center: Conference



Indian Rocks Beach Home



Visualize Your Goals

Crenshaw Reserve
136,000 sf multi family town homes in Tampa, FL
planned 2006

Emerald Greens
65,000 sf stay-n-play golf resort with hotels and condominiums
in Carrollwood, FL
built 2007

Riverbend CDD
Multi-phase master plan in Ruskin, FL
2011

Rivercrest Community Center
10-year master plan of community center and 10,000 sf
clubhouse
in progress

Symphony Isles Community Center
1,500 sf new clubhouse and community master plan
built 2009

South Fork East CDD
Community center renovation and master plan
2011

Master Planning in architecture normally refers to the organization, just positioning, adjacencies, and relationships between multiple buildings that will be implemented over a period of years. Phasing of the buildings is commonly defined, and the master plan can therefore allow the long-term coordinated solution, yielding an integrated solution for initial phases.

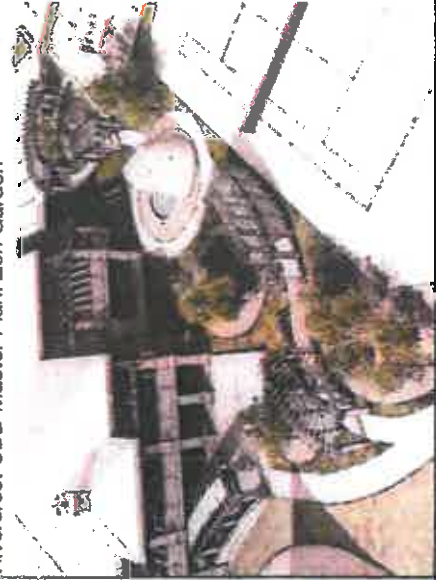
JAH architects specializes in programming and planning, which, when implemented, provides a seamless transition between phases of a project. The master planning process is often the most important, to assist a user group with long-term goals, and identify an attainable process for all components of the master plan.

With **JAH**, you can leverage our knowledge and skills to achieve a successful urban, commercial, or residential project.

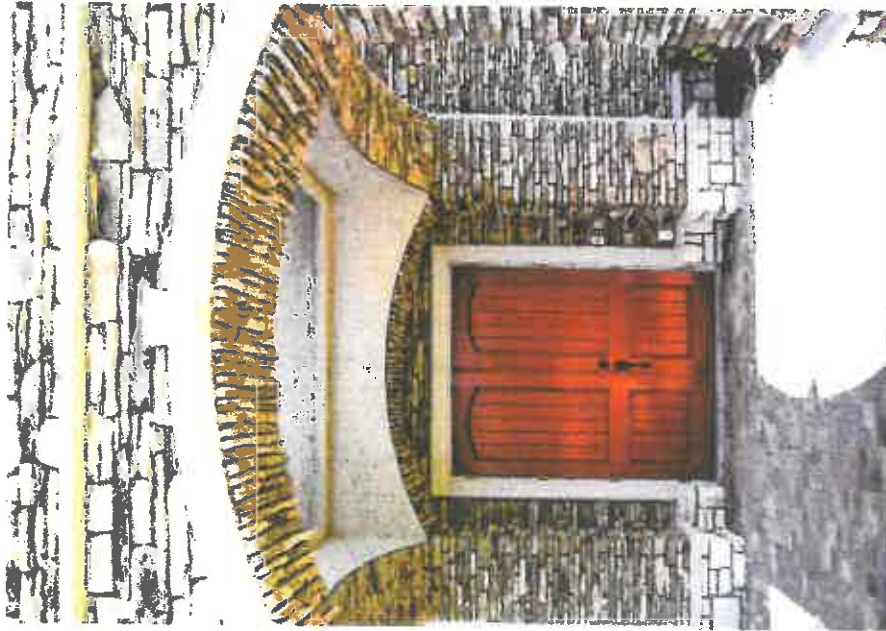
South Fork East CDD Master Plan



Rivercrest CDD Master Plan: Zen Garden



PLANNING



Stonegate CDD community center

Relevant Projects

Christian International School of Healthcare Professionals

Post- Secondary educational facility-nursing school
2011

N. Florida Educational Institute

25,000 sf educational facility and gymnasium in Jacksonville, FL
built 2008

Meadow Pointe Fitness Center

Fitness and Community Center expansion of 3,500 sf weight room and community room with enclosed racquetball courts
built 2008

Wilderness Lake Preserve

700 sf expansion of fitness center and aerobics area
14,700 sf patio repaving and lighting design
Guardhouse repair and renovation
built 2012

Dance Gymnastics Academy of Tampa

10,000 sf gymnasium and dance floor with administrative offices
built 2009

Brown Residence

4000 sf private residence in Tampa, FL
in progress

Bethel AME

1,200 seat Church and private school in Tallahassee, FL

Grace Lutheran Church

7,000 sf, 174 seat sanctuary in Tallahassee, FL

First Baptist Church

Monicello, FL, 500 seat sanctuary

Stonegate CDD

Entry gate and community center

Helping Communities Grow

JAH architects has been working to build community living since its inception in 2006, and has experience in community design at every scale. From single family homes, to multi-family condominiums, to community master plans, **JAH** provides **beauty in the process, the details, and the final product** which creates better communities, better homes, and better lives.

The **JAH** team portfolio includes:

- Over 30 CDD communities
- Over 10 higher learning facilities
- Over 50 Churches
- Over 1 million sf of community facilities



PROJECTS



Life Science
Industrial
Healthcare



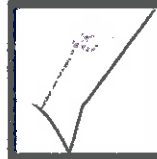
Hospitality
Office
Retail



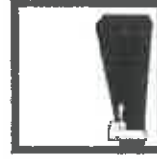
Master Planning



Community
Residential
Educational
Ecclesiastical



Historic Preservation



**Forensic
Architecture**

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JAHarchitects, LLC is Chapter 23 certified in educational facilities and professionally associated with the AIA, CSI, USGBC and NCARB

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Aerial Perspective Looking Southwest



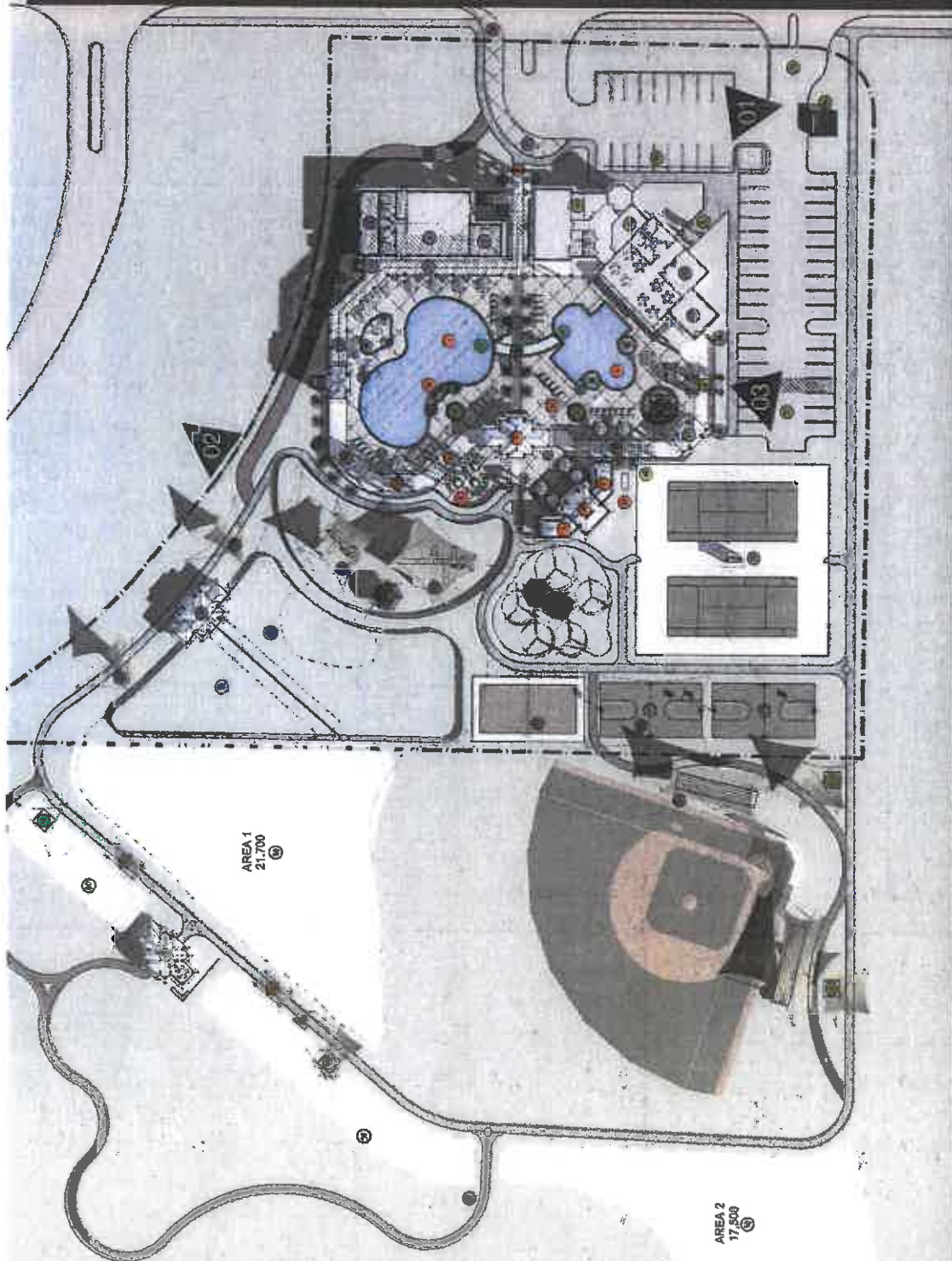
Perspective from Pergola

Footcandle Perspective

RIVERCREST CDD

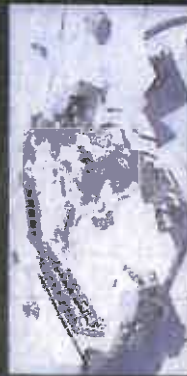
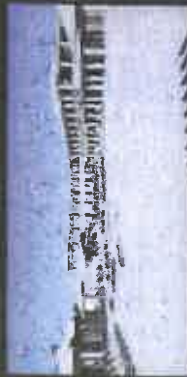
NEW POOL AND CABANA AMENITIES

JAHarchitects llc
PLANNING ARCHITECTURE



COVINGTON PARK CDD

PROPOSED CLUBHOUSE AND AMENITY IMPROVEMENTS



**S
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**IV.
B.**

Item to be Provided Under Separate Cover.

**S
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**IV.
C.**

**AGREEMENT BETWEEN THE LAKESIDE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT AND MRI CONSTRUCTION, INC.
FOR STORMWATER PIPE REPAIR CONSTRUCTION SERVICES**

This Agreement (the "Agreement") is made and entered into this 30th day of October, 2015, by and between:

Lakeside Plantation Community Development District, a local unit of special-purpose government established and existing pursuant to Chapter 190, *Florida Statutes*, being situated in the City of North Port, Florida, and whose mailing address is 135 West Central Boulevard, Suite 320, Orlando, Florida 32801 (the "District"); and

MRI Construction, Inc., a Florida corporation, with a mailing address of 17891 Wetstone Road, North Fort Myers, Florida 33917 (the "Contractor").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements, including but not limited to stormwater management improvements; and

WHEREAS, the District has a need to retain an independent contractor to provide the labor and materials necessary to provide construction services related to the repair of certain stormwater management infrastructure located within the Drainage and Utility Easement between Lots 96 and 97 as shown on the First Replat of Lakeside Plantation, recorded in Plat Book 42, Pages 12-12A of the Official Records of Sarasota County, Florida (the "Services"); and

WHEREAS, the Contractor represents that it is licensed, qualified and capable of providing the Services and has agreed to provide the Services to the District in accordance with the terms of this Agreement; and

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

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

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

SECTION 2. DESCRIPTION OF WORK AND SERVICES.

A. The Contractor agrees to provide the labor and materials necessary for the provision of the stormwater management infrastructure repair services within the District in accordance with the terms of this Agreement. The duties, obligations, and

responsibilities of the Contractor are described in the attached **Exhibit A**.

- B.** Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services. Contractor shall use industry best practices and procedures when carrying out the Services.
- C.** Contractor shall perform all Services in a neat and workmanlike manner. Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Agreement. At the completion of the Services, the Contractor shall remove from the site waste materials, rubbish, tools, construction equipment, machinery and surplus materials. If the Contractor fails to clean up as provided herein, the District may do so and the cost thereof shall be charged to the Contractor.
- D.** This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.
- E.** Contractor shall report directly to the District Manager or his designee. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

SECTION 3. DATE OF COMPLETION.

- A.** Contractor shall commence the Services within seven (7) business days of the execution of this Agreement and shall complete the Services within fourteen (14) calendar days of such commencement; provided, however, that the completion date may be adjusted to address any delays caused by the District. Contractor shall be allowed additional days for adverse weather days. "Adverse Weather" is defined as the occurrence of one or more of the following conditions within a twenty-four (24) hour day that prevents construction activity exposed to weather conditions or access to the site: (1) precipitation (rain, snow, or ice) in excess of one-half inch (0.50") liquid measure ("standard baseline"); or (2) sustained wind in excess of twenty-five (25) m.p.h. Contractor must document such Adverse Weather and notify the District promptly of its occurrence.
- B.** The Contractor and District recognize that time is of the essence of this Agreement and that the District will suffer financial loss if the Services are not completed within the times specified herein. The District and the Contractor also recognize the delays, expense, and difficulties involved in proving in a legal proceeding and the actual loss suffered by District if the Services are not completed on time. Accordingly, instead of requiring any such proof, District and Contractor agree that as liquidated damages for delay (but not as a penalty), Contractor shall pay District Five Hundred Dollars

(\$500.00) for each day that expires after the time specified herein. Contractor must coordinate its work with others performing work for the District as the District directs. Contractor will work overtime or extra shifts as necessary to meet the timeframe provided for herein.

SECTION 4. COMPENSATION.

- A.** As compensation for completion of the Services, the District agrees to pay the Contractor Six Thousand Three Hundred Dollars (\$6,300.00). Upon completion of the Services, the Contractor shall invoice the District, and the District shall provide payment within forty-five (45) days of receipt of such an invoice. Such amount includes all items, materials and labor necessary for the completion of the Services as set forth herein and in the attached **Exhibit A**.
- B.** If the District should desire additional work or services, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the parties shall agree in writing to an addendum, addenda, or change order(s) to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing.
- C.** The District may require, as a condition precedent to making any payment to the Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

SECTION 5. WARRANTY. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. The Contractor hereby warrants any materials and Services for a period of one (1) year after final acceptance by the District, or longer as required under Florida law. Contractor further warrants to the District those warranties which Contractor otherwise warrants to others and the duration of such warranties is as provided by Florida law unless longer guarantees or warranties are provided for elsewhere in the Agreement (in which case the longer periods of time shall prevail). Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the Services, nor final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or services. If any of the Services or materials are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct, remove and replace it promptly after receipt of a written notice from the

District and correct and pay for any other damage resulting therefrom to District property or the property of landowners within the District.

SECTION 6. TERMINATION. The District agrees that the Contractor may terminate this Agreement for cause by providing ten (10) days written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide ten (10) days written notice of termination without cause. Upon any termination of this Agreement, and as the Contractor's sole and exclusive remedy for any termination hereunder, the Contractor shall be entitled to payment for all Services rendered up until the effective termination of this Agreement, subject to whatever claims or off sets the District may have against the Contractor.

SECTION 7. INSURANCE.

- A. The Contractor shall, at its own expense, maintain insurance during the performance of the Services under this Agreement, with limits of liability not less than the following:

Workers Compensation	statutory
General Liability	
<i>Bodily Injury (including contractual)</i>	\$1,000,000/\$2,000,000
<i>Property Damage (including contractual)</i>	\$1,000,000/\$2,000,000
Automobile Liability (if applicable)	
<i>Bodily Injury and Property Damage</i>	\$1,000,000

- B. The District, its staff, consultants, agents, employees and supervisors shall be named as an additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.
- C. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 8. INDEMNIFICATION.

- A. Contractor, its employees, agents and subcontractors shall defend, hold harmless and indemnify the District and its supervisors, officers, staff, employees, representatives and agents against any claims, damages, liabilities, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the acts or omissions of Contractor, and other persons employed or utilized by Contractor in the performance of this Agreement or the Services performed hereunder.
- B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

SECTION 9. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, state, and federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, state, or federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.

SECTION 10. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 11. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes* or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 12. NO THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the formal parties hereto and no right or cause of action shall accrue upon or by reason hereof, to

or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

SECTION 13. INDEPENDENT CONTRACTOR. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 14. FINAL AGREEMENT. This instrument shall constitute the final and complete expression between the District and Contractor relating to the subject matter of this Agreement.

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

SECTION 16. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all the requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 17. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent overnight delivery service, to the parties, as follows:

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

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

B. If to the Contractor: MRI Construction, Inc.
17891 Wetstone Road

North Fort Myers, Florida 33917
Attn: Mike Radford

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

SECTION 18. ENFORCEMENT OF AGREEMENT. In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 19. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue shall be in Sarasota County, Florida.

SECTION 20. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and shall be treated as such in accordance with the District's Records Retention Policy and Florida law. Pursuant to section 119.07(1)(a), *Florida Statutes*, Contractor shall permit such records to be inspected and copied by any person desiring to do so. Failure of Contractor to comply with public records laws to the extent required by statute will result in immediate termination of the Agreement.

SECTION 21. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 22. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 23. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

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

SECTION 25. ASSIGNMENT. Neither party may assign this Agreement or any monies to become due hereunder without the prior written approval of the other party.

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

Attest:

**LAKESIDE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

(Signature of Witness)

By: _____
Print: _____
Its: _____

Witness:

MRI CONSTRUCTION, INC.

Melissa Krull
(Signature of Witness)

By: Brenda Radford
Print: Brenda Radford
Its: mci.



Melissa Krull
State of Florida
My Commission Expires 11/08/2016
Commission No. FF 130248

Exhibit A: Scope of Services

EXHIBIT A

SCOPE OF SERVICES



M.R.I UnderWater Specialists, Inc.
17891 Wetstone Rd
North Ft. Myers, FL 33917
239-707-5034 office
239-236-1234 fax
CGC 1507963



Name
Johnson Engineering David Robson

Proposal

Date	Estimate #
10/28/2015	563

Project
2022 and 2030 Scarlett Avenue North Port, Fl

Description	
Proposal to Plug, De water and clean rootball system out. Dig around pipe. Repair pipe. All labor and materials are included.	6,300.00

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

The Regular Meeting of the Board of Supervisors of the Lakeside Plantation Community Development District was held on Wednesday, **October 21, 2015** at 7:00 p.m. at the Lakeside Plantation Clubhouse, 2200 Plantation Boulevard, North Port, Florida.

Present and constituting a quorum:

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

Also present:

George Flint	District Manager
Mike Eckert	District Attorney (by Telephone)
David Robson	District Engineer
Rob Wittebort	Facilities Manager
Joe Montagna	Vesta
Several Residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order, called the roll, and the Pledge of Allegiance was recited.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Tyler: It is nice to be back at Lakeside as I leave for the summer. When I returned I was a little disappointed in the condition of Wilson Lake. We have the largest lake and the grass is really taking over. I mentioned it last year that it was starting to grow and now it is 4' to 6' from the bank and we are losing our lake to grass. When we purchased here we did so because of the lake property. I would like to see it maintained and the grass removed. Thank you.

Mr. Flint: Any other comments? Hearing none, we will move on. We will address your comments concerning the lake under the amenity report. Before we get to Unfinished Business we have the District Engineer, and going forward we may want to reorganize the agenda so we don't have to amend it at the meeting. The goal would be to allow the District Engineer to provide his report so he can be on his merry way. We also have Mike Eckert, District Counsel, participating by phone if you have any questions.

SIXTH ORDER OF BUSINESS

Staff Reports

B. District Engineer – Update on Lake Bank Restoration Project

Mr. Robson: In the lake bank restorations where they did the washout repairs in isolated spots between the houses are in decent shape, but they are coming back to fix the tube repair that was 100' long that was submerged due to the rainfall. It is now above the water level so they can do the repair. They have to address some isolated sodded areas, and I have a punch list I have generated. If there are any other punch list items you are aware of please provide them to George and myself. I will be scheduling them in next week to address them.

Regarding the preserve project he has done the permit research and the initial survey of evaluation of exotics. He has pretty positive comments. The interior of the preserves are in good shape and have held up well. The exotics and vines on the perimeter has been misleading. The full report will be available for the next meeting. He made a note on the Cogon grass which is very hard to control and the locations of that. We made need to speak with the company who will do the exotic removals about techniques in taking control of that grass. It is a problem in a lot of problems and if you don't get ahead of it, it will take over. That is the one cautionary thing that came out of his review of the preserves. Are there any questions?

Ms. Moore: Did you get the permit from Tampa or Tallahassee or wherever we had to go to get a copy of the permit?

Mr. Robson: He received enough information from the SWFWMD that he was able to do the initial evaluation. The Army Corps of Engineers said they would mail it, but he has not received it. The request is in and has been accepted by the Corps.

Ms. Moore: Are you going to cover the issues we ran into with the company who originally installed the rip-rap?

Mr. Robson: Included in your agenda was a report on the cost overruns for Work Authorization #3. I am learning about this District in the last six months I have been involved and underappreciated the lack of CAD availability of drawings. The process I used to catalog the lake bank erosions depended upon the GIS information system and that GIS could not find itself because we did not have a corresponding CAD drawing. We had to do a preliminary one off of an aerial which was very crude and it generated a bit of extra time. Going forward you will not get time and material proposals from us anymore because this is what happened with this. It was a good learning curve for me. You will either get a not to exceed or lump sum from now on.

Mr. Flint: The work authorization you approved was for \$3,900. When the invoices come in we monitor those work authorizations and the billings exceeded that amount. I asked David to prepare a change order to the work authorization before those fees were paid, and that is what David provided here.

Mr. Robson: As a recap we had a proposal for more money and you wanted to get it done quicker and we revised the proposal; that was an error on my part.

Ms. Moore: The \$1,262.50 is because Abbott who installed the rip-rap around the lake didn't want to repair it and we had to find someone else. I am not sure I understand what happened.

Mr. Robson: I remember explaining it at a previous meeting. I met with him onsite and asked him what he would do differently in the future so there would not be re-erosion for that same technique. He basically said I can't do that and it is going to happen again. There was not any point of doing this again if it was going to keep recurring. He said he wouldn't give us a proposal. We ended up with two things. We didn't have the contractor who did the work before and we didn't have the method that we did before. I spent extra time meeting with two additional contractors to develop alternative repairs and met them onsite. I had four firms and one declined to give a proposal at all. I asked them all the same question. Tell me if this is going to hold. At the price they wanted to do the rock repairs it had to last more than two years.

Ms. Moore: What is your proposal going forward? As this rock re-erodes, how should we handle that in the future? Replace it with the new method.

Mr. Robson: We already did one that way. One was eroded so bad that we did the new method.

Ms. Moore: We will have to redo everything we did eventually.

Mr. Robson: Yes, eventually. In the small spots it may hold for a long time. It is the larger ones that fail. We used an earthen method because it was very cost effective and we will monitor it to see if it erodes. There is an alternate method I could not get these contractors to provide a proposal because they had not tried it before and I didn't want to bring someone in from Central Florida who has done it before because his mobilization cost was \$10,000. It is a soil with a turf reinforcement mat. It is a mesh with fiber in between to keep it from eroding and sod goes on top. You have a sod back with this mesh that holds the soil from eroding. We will look to see how well it does, and it will be easy to add the turf reinforcement mat to those locations. Lake 14 had 8 to 10 small erosion spots and I think those are going to hold well.

On MOTION by Ms. Moore, seconded by Mr. Szewczyk, with all in favor, Work Authorization #3, Change Order #1 in the Amount of \$1,762.50 was approved.

THIRD ORDER OF BUSINESS

Unfinished Budget Items

A. Consideration of Landscape Architectural Services Proposals

- i. Magley Design**
- ii. Johnson Engineering**
- iii. Ugarte Architecture**
- iv. Clearview Land Design**
- v. JAHarchitects, LLC**

Mr. Flint: Item 3A has been discussed and continued from the last few meetings. We originally had a proposal from Magley Design in Orlando and they provided you with a scope of work. That scope included an initial evaluation of the facility, preparing conceptual designs, holding a public workshop for Board and resident input, and developing conceptual drawings and cost estimates for the improvements. Then we asked the District Engineer to provide a proposal which was in your agenda packet at the last meeting. It is a similar scope of work. There was quite a difference in the price between those two so I asked the Board to allow me to go out and get some additional proposals. We have additional proposals from Clearview, JAHarchitects and Ugarte Architects. Clearview came highly recommended; however, they are very busy and their bid reflects how busy they are. They came in with a bid in the range of what Johnson Engineering bid of \$24,250. In my mind we can eliminate that as a possibility. That brings you to JAH and Ugarte. JAH is out of Tampa and Ugarte is out of Brandon. They both have experience with CDDs and amenity centers, not only designing original amenity centers but also in doing upgrades and rehabs of existing facilities. JAH came in with a price of \$8,150 and they are currently doing a similar project at Dupree Lakes CDD in Pasco County that we manage. In the updated proposal I sent you they also provided some experience showing Rivercrest CDD and Covington Park CDD where they have done amenity designs. Ugarte came in at \$8,655. They recently did an upgrade and rehab for the Harrison Ranch Fitness Center which is also a CDD and they were recommended by Pulte. They are also qualified and can do the work. You have five proposals and the scopes are similar in each proposal. I didn't want to define a tight scope because I don't profess to be a landscape architect. I wanted to give them an opportunity to provide what they felt the process and steps to be. The general framework is similar as far as making sure they do have a public input and workshop component, develop conceptual plans to be brought back to the Board for review, then develop a final conceptual plan and cost estimates. Those are provided in each one of these proposals.

Ms. Moore: To revisit this project and what we would like to get out of this, in my mind we have issues with the playground and other amenities not being used to its fullest, such as the bocce court, horseshoes, and basketball courts. Do we need some additional work done around the pool, more fencing, and to getting an overall design or look? Should we move this, remove an item, move picnic tables? The idea is to come up with an overall concept of what our goal would be working towards over the next year as we have to replace, renew or renovate existing amenities. This was designed by the developer that was all about show and tell. They wanted something that would look nice when they sold the houses. This is a conceptual design in how we potentially would want to restructure the site.

Mr. Flint: It would stop at the point where construction drawing would be prepared. A lot of the things we would be doing would not require construction drawings. The idea is we want to have a coordinated cohesive approach to doing the work so it can be phased in and it all works together. We don't need construction drawings to redo the deck or replace the playground equipment. This will give a conceptual design and the types of materials to be used. It will provide a landscape plan and the types of plants, and it will provide costs estimates for all the recommended changes. It will bring you up to the point stopping at construction drawings or permitting.

Mr. Szewczyk: For anyone who hasn't been here for the last few months the reason is because as we look around there is not one big thing that has blown us out of the water. The landscaping is looking shabby over here, the fence needs painting, the deck around the spa needs to be replaced. We have all these little things, but we just don't want to just put patches on it and that is why we are going through this process so we have a plan. We can pick and choose, and prioritize what we do and in what order. This gives us a professional viewpoint on where we need to go. Let's face it the facility is showing its age and we can't let it go any further. If it means doing one thing one year, two things the next, we will have a plan in place and be able to fund these projects. Looking at the five companies we can agree Johnson and Clearview are out based on cost. Do we agree to that?

Mr. Sabol: Yes I agree. Is it possible to notify these companies to come to the next meeting?

Mr. Flint: That is fair. If you are going to do presentations, I would limit it to JAH and Ugarte. You will probably get a more focused product with either JAH or Ugarte.

Mr. Smith: All the proposals say the designs belong to the architect. Does that mean we are not going to be able to have something here? We are paying someone to draw up plans we can

look at for the next three to five years until we have everything done, but we will not have these drawings after the draw them up and present them to us.

Mr. Flint: They will provide us with PDFs and we will have the designs, but they will not provide us with the CAD files and the reason is because they don't want us to take the CAD files and hire another architect. I don't know if there is a legal issue whether we are entitled to the CAD files or not, but the concept is they will provide us with the designs and the boards and PDFs. The actual CAD files they retain ownership of.

Ms. Moore: Can you explain what a CAD file is?

Mr. Flint: It stands for Computer Aided Design. It is a software package they use to do the designs. A PDF is an image, the CAD has the actual drawings which can be modified without having to recreate.

Ms. Moore: Can you make sure that each firm brings in a sample of a conceptual design so we can physically see what the end product is we would be paying for?

Mr. Flint: I have talked to Tony Huggins with JAH and he is doing work at another District in Pasco County for us, and I have also talked with David Bishop with Ugarte. They are both very familiar with government entities and community associations. They are familiar with the importance of public input. I think they have some good ideas and you will probably be impressed with them and the discussion and presentation if they do come next month.

Mr. Eckert: The issue with the CAD files can be negotiated. Typically they are reluctant to do that because once it is in our hands it is public record, and anyone can make a public records request and receive those files. That is one of the concerns they have. We can work out within the contract that the District gets what it needs as a work product.

Mr. Smith: I want to make sure that if we do this we have something we can look at. There is only a \$500 difference between the two.

Mr. Flint: I talked with JAH after we received their initial proposal which was \$1,000 less as I thought they were lacking on the public input part of it when I reviewed the scope to make sure they had the public workshop and Board input. They resubmitted with those components and I also want them to provide information on their experience which they did in the resubmittal.

Mr. Szewczyk: Do we need a motion?

Mr. Flint: A motion to request staff to contact JAH and Ugarte to make a presentation at your next meeting.

On MOTION by Mr. Smith, seconded by Mr. Sabol, with all in favor, Staff was authorized to Contact Ugarte and JAH to Provide Presentations at the Next Meeting.

FOURTH ORDER OF BUSINESS

New Business Items

A. Discussion of House Guest Policies

Mr. Flint: At the last meeting some concerns were expressed primarily with the tennis program and guests, but some may have reached beyond that. The current amenity policy does not define the types of guests, and the Board's concern was it is one thing if you have your family visiting from out of town and here for a week and using the facility, but it is something else if you have a friend that lives down the street and they are playing tennis every day as a guest. The attempt was to try to define the different types of guests. District counsel made an attempt to do that and is what was provided in the agenda packet.

Mr. Eckert: This is a houseguest policy we have used at other communities. If the Board is generally comfortable with the concept of it, certainly the 40 mile radius, whether it is 7 day admission or 14 days, and the fee are all at the discretion of the Board. We have used this at other places and quite frankly have not gotten any negative feedback from having that particular program. I will be happy to answer any particular questions you may have. It is to get the discussion started.

Mr. Sabol: I for one would like to see a charge on it. A lot of folks have been coming in over the last few years on passes. It is the same people and it is repetitious. They come in and play for nothing. I think there should be a fee.

Mr. Eckert: If there is a fee you will have to go through the rate making process which is fine and we can start the process. I just wanted you to be aware you can change your policies at any time, but when you put in a fee we have to go through the rule making process which is a 45 day process.

Ms. Moore: This definition applies to all of our facilities. If you have a houseguest and want to bring them up to the hot tub or pool, this applies to everything. It does not apply to someone who is not a houseguest. You meet someone at church and invite them over for the day to swim at the pool it does not apply. I don't think that is clearly defined in our amenities policies.

Mr. Sabol: This started with the tennis program and not charging people who come in.

Mr. Moore: That is why I am bringing it up. I am not saying we shouldn't charge a fee, but the way this is written is for a houseguest to gain user privileges to the amenities facilities. It

is not written for tennis. This is written for all of our facilities, gym, pool or whatever. I am just pointing out that a fee may be more appropriate when you bring someone in who lives down the street to complete your foursome in tennis. In some ways I think a fee is great, in other ways it is more of a headache to collect it. The other thing is how often they can come. You may have a permanent houseguest. I am not saying this is wrong. We have a lot of single people here, a lot of two family and three family households and we all pay the same operating annual fees. I don't know. It is opening up a can of worms. We need to clarify because the way it is written it is for all the amenity facilities.

Mr. Szewczyk: It is for houseguests as opposed to just a guest policy. Getting back to one of the reasons this was brought up was for an incident with a guest, not a houseguest. Should we be addressing both houseguest and guest within the 40 mile radius if that is a definition we are going to use and incorporate them both.

Ms. Moore: Our policy defines a guest as an individual that is invited to use the amenity facilities by a resident, non-resident member or renter and possesses a valid guest pass issued by the facilities manager. I think we need to figure out if we want to distinguish between a houseguest versus someone who lives down the street at Bobcat, and there is a whole section on guest policies to me appears to apply to a houseguest.

Mr. Sabol: I don't think anyone here wants to charge someone who has family coming down to be able to use the pool.

Mr. Smith: You are basically saying that the way this is written that is what is going to happen. When my son comes down I will have to pay \$10 or whatever it is for him to use the pool.

Ms. Moore: That is a houseguest.

Mr. Smith: Are non-resident members allowed to bring guests in with them to play tennis?

Ms. Moore: Right now they are. If someone chooses to pay a membership fee to use all the facilities which they can, they can bring a guest. I am fine with houseguests not paying a fee, but separately we have the issue of guests that are not houseguests who live outside the community, whether it be for tennis or the pool. I will play the devil's advocate. We have a lot of families in the neighborhood. Little Johnny has his friend from school who lives up the street somewhere and he is invited over to use the pool on every Saturday. I am not saying it is wrong or right, but I do think we need all guests registered at the office. I don't care if they are here for one day or one tennis match. They need to be registered because that is the only way we get a sense of how many guests we have and which amenities are used. We had one person show up at three meetings

telling us what he perceives to be non-residents, non-tennis members, using the courts. I still think it was some folks that he just didn't recognize.

Mr. Wittebort: There was a gentleman the other day who came up and had a stern conversation with someone who was playing tennis. He did not know who he was, but the guy was actually a resident and got into a little confrontation because that guy thought he knew everyone. You don't know everyone who lives in this complex. There are people who come and go all the time. Houses go up for sale. We have new people out there, and another resident should not be badgering another resident.

Ms. Moore: I like the houseguest policy, but I don't think we should charge a fee. I know we will not be able to cover every situation. I know some homes have three people and they can use everything. I know I have two guest for three months. We all pay the same amount in fees. I don't know if we need a time limit. Can we wait to see how this is used?

Ms. Stephens: We are always in a rush to change a rule. What is this supposed to be? For the tennis. There is a problem with everything. How many times do we have people here complaining what they perceive is a non-resident? Right now we have no members for the pool but that doesn't mean we couldn't. We have provisions for that and they could be just guests. I struggle with all guests and they all should be registered and get a temporary pass.

Ms. Moore: We already said that if you have a guest you should come up to the office. We never distinguished between a houseguest, someone who is visiting and staying with you, versus a friend come every time they play tennis.

Mr. Eckert: One of the things that differentiates a houseguest from a guest is the houseguest needs to be accompanied by the resident just to get the houseguest pass, but after they get the pass they can come to the pool without the actual resident, where a guest needs the actual resident with them. The reason behind a houseguest policy is for the family who comes down to visit and they want to go to the pool and you have to work and they will be here for a couple of weeks. I just want to make sure the Board was aware that is in the draft policy and it is different how guests are treated.

Ms. Stephens: As residents we all have five guest passes, so my daughter who is down for the weekend from Orlando is okay.

Ms. Moore: I raised this the last and I will raise it again. I don't think we should be issuing guest passes with renewal passes. We issue a number passes for those who are in the household. If you have a guest, you bring them in and get a temporary pass. It is crazy that we have five guest

passes because they bring in other families all the time. We have no control of the guests and that is what happens. This defines it and when we do renewals if you have a guest you need to come in and get them registered whether it is a guest or houseguest.

Mr. Sabol: I think it is a good idea they be registered at all times. People are here from Bobcat all the time.

Ms. Moore: This is the first meeting in six months where we have not had at least one complaint saying I saw someone at the pool and I know they are a non-resident, or I saw someone at the court or people at the basketball court or people in the gym. Our answer is to try to manage guests a little better, and when they start asking to see their guest pass and it has an expiration date when people complain we can get a better feel of what is going on.

On MOTION by Mr. Szewczyk, seconded by Ms. Moore, with all in favor, Houseguest Policies without a Fee was approved, as amended.

B. Ratification of Revised Amenity Facilities Policies

Mr. Flint: At the last meeting the Board approved by motion the incorporation of language dealing with public displays of affection. On page 6, item 26, we have added the language “Public displays of affection, which in the discretion of the Facility Manager are inconsistent with the family-oriented nature of the Amenity Facilities, are prohibited.” Although you approved this by motion, the language was not specifically drafted at the last meeting and we ask for a motion to ratify the amended facility policy.

On MOTION by Mr. Smith, seconded by Mr. Szewczyk, with all in favor, Revised Amenity Facilities Policies was ratified.

FIFTH ORDER OF BUSINESS

Business Administration

A. Approval of the Minutes of the September 16, 2015 Meeting

Mr. Flint: The meeting minutes were included in your packet.

The following correction is to be made into the final approved minutes: Page 3, 4th line, “...as a Board, authorize...” Page 12, last paragraph, 3rd line, “Those parcels...” Page 13, 3rd line, Flagpole; 11th line, “...a couple of discussions...” Page 14, 4th paragraph from bottom of page is Ms. Stephens. Page 16, 8th line from bottom of page, “I was...” Page 20, 2nd paragraph from bottom of page is Ms. Stephens, and top of page 21. Page 23, last paragraph, 2nd line, “... the pool

yet, as..." Page 24, 1st paragraph after motion box, "It is up to the Board..." Page 25, 2nd paragraph, 2nd line, "...way side since..."

Mr. Sabol: Why do we need to have exact minutes? If we have general minutes we would not have to do this.

Mr. Flint: It is up to the Board if you want summary minutes. The last manager prepared summary minutes and when we were hired we were asked to provide detailed minutes. If you want summary minutes we can do it that way as well. Either way fulfills a legal requirement and we do have an audio recording of the meeting if someone was curious as to what someone said. We can do it any way you want.

Ms. Moore: Can you provide an an example so we can get a sense of what you would consider summary minutes?

Mr. Flint: Yes. The danger in summary minutes is you are giving discretion to the transcriber as far as what they believe is important or not important. Often times you have the saying "a discussion ensued." That discussion may be something you are interested in and reading in the minutes. That is the tradeoff you have. If you want for the next meeting we can prepare it both ways.

Mr. Szewczyk: That will do us well because in the past it was always a problem on how summarized these minutes were. As George said it can be up to the transcriber as to what is left in or what wasn't. There is no doubt as to what was said the way it is right now. We can take a look at it next month to see if it is acceptable. I don't want to get to the point as before when some ugly meetings transpired in this room because of how summarized those minutes were. I don't ever want to get back to that point.

Ms. Moore: I don't think we should summarize. I think we should keep it the way it is.

Mr. Szewczyk: We can see what it looks like, and if it is not acceptable we can keep it the way it is.

Mr. Sabol: A one month trial will not hurt.

On MOTION by Mr. Szewczyk, seconded by Mr. Smith, with Mr. Szewczyk, Ms. Moore, Ms. Stephens and Mr. Smith voting Aye, and Mr. Sabol voting Nay, the Minutes of the September 16, 2015 Meeting was approved, as amended.
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B. Approval of Check Registers – September 30, 2015

Mr. Flint: The check register is for the month of September 30, 2015 reflecting the general fund expenses and automatic drafts for the utilities. If there are no question, approval is in order.

Mr. Sabol: On Fitness Logic we paid them \$65. Do we have a maintenance agreement with them to fix the equipment?

Mr. Flint: We have a quarterly maintenance agreement with them to grease and check out the machines. If there is something that breaks in between there is a negotiated fee of \$65 as part of the agreement for the service call. This was in between their quarterly maintenance.

On MOTION by Mr. Smith, seconded by Ms. Stephens, with all in favor, September 30, 2015 Check Register was approved.

C. Balance Sheet and Income Statement

The unaudited financial statements are as of September 30, 2015. There is no action required by the Board. If you have any questions, we can discuss those. We are 100% collected on our assessments.

SIXTH ORDER OF BUSINESS

Staff Reports (Continued)

A. District Counsel

Mr. Eckert: I have no report.

C. District Manager - Action Items List

Mr. Flint: We discussed the engineer reports on the conservation areas and we should have a final report on the evaluation at the next meeting. The ID card process discussion will take place in conjunction with the amenities design. We will have presentations at the November meeting based on the availability of the firms. The access controls and polices for the tennis courts and the water fountain is also being done in conjunction with the amenities design. Is there anything else the Board would like to add to the action item list?

Mr. Szewczyk: Regarding the water fountain, I cannot see any major design changes to the tennis courts. For us to look at the feasibility of a water fountain will not have a great effect on the rest of the changes. I would like to see how feasible it is to put a water fountain in instead of waiting.

Mr. Flint: We need to evaluate the cost benefit versus the current process we are using.

Ms. Moore: We are putting three coolers out in the middle section and that seems to be working. It is just a matter of manpower versus a water fountain. I think we should just stick with the coolers.

Mr. Flint: We will remove that.

D. Amenities Manager

i. Management Report

Mr. Wittebort: I would like to say I have some concerns. Some of my concerns we talked about at the last meeting. For the Christmas decorations and a committee to see if we can get volunteers to come together as a community to do a lot of this. We had flyers out, put it on the calendar, and we had one lady sign up. I am really disappointed for a couple of different reasons. One we could not get people together to help with the Christmas decorations, but at the same time the community will complain that there is not enough Christmas decorations out or that we didn't do a good enough job to get the stuff done. The second is the PDA for the pool. It was brought to my attention the other day that there may be some bullying going on at the pool area with people talking harshly or making comments to other people on their appearances and being called names. That is unacceptable in any realm. That should not be in this community at all. I don't know how to say anything when a resident comes up and says that to me. I was shocked and appalled. She didn't want to say anything. She had some concerns that it was totally uncalled for and was embarrassed. I don't know who these people are and I would be embarrassed to even say that to anybody. I know there is a no PDA policy now, but as human beings should not be saying that to anybody. We are a community at the end of the day, and we are supposed to act like a community.

As far as facility stuff, the safety grips on the pool handles were replaced. I tried to get a warranty on them as they should last longer than six months. I tried to get the company out here because they didn't believe me. I had them replaced and they gave me 10% off because they have not seen anything like this in their lives. I told them if it happens again, I will find a different company for safety grips or find another option. Someone broke the valve at the fountain and it drained continuously. Those are a hard plastic so someone had to snap it off. We did replace it with brass so hopefully that will solve the issue. There is still the issue of getting the lights fix and should have it done by the end of the next month coming up.

Ms. Moore: General swimming pool rules #23, loud, profane or abusive language is prohibited; and #24, no physical or verbal abuse will be tolerated. I think that covers discussing it with the person.

Mr. Wittebort: Unfortunately it was not brought to our attention at the time of the incident. It was a couple of days later. She felt very uncomfortable coming up to the pool.

Mr. Flint: You brought these issues up at this meeting, but you have the tool to address these issues.

Mr. Wittebort: That is correct.

Mr. Flint: If something happens or there is a complaint or witness to you, you have the ability to address it including suspending privileges to this facility.

Mr. Wittebort: That is correct.

Mr. Flint: To the extent something like this is happening from a staff perspective we need to be addressing it.

Mr. Wittebort: At the time the incident happened, she felt appalled and just left without saying anything to anyone who was at the clubhouse. To continue, we bought new tables for the tennis courts, the underwater pool light was fixed, installed the Square D electrical panel for the pool power surge protector for the pool, bought new plants for around the clubhouse, did the sidewalk grinding and repairs due to the oak trees, and bought new tennis windsocks. The luau was awesome, and brats and brew was great. I am getting bids for the A/C work for the gym and clubhouse.

Ms. Moore: What A/C work needs to be done?

Mr. Wittebort: The one at the gym is leaking Freon and he put on a temporary patch for now until we can get it figured out. We are doing a lot of patch work and we are trying to find a solution instead of patching it. Around the pool deck we have some peeling, and all I can do right now is patch it. We are trying to figure it out ourselves because the company we did have do the work six or seven months ago is no longer in business. I did show pictures to another company to take a look at it and they said it would be \$1,200. I am trying to get some of this stuff taken care of myself.

Mr. Szewczyk: How do we stand with the power washing and resealing?

Mr. Wittebort: I tried a chemical to get some of the stuff off and it did not go over too well. My recommendation is trying to get a hold of the paver company that did the townhomes.

Mr. Flint: What is the price and the contractor name we need to approve?

Mr. Wittebort: It was in last months' packet. Crew Paving at \$5,877. It is for cleaning, resealing and putting it back to the way it should look. The previous people who did this before used the wrong poly for that grout, and the sand lines should not look like grout and that thick. It should be thin seams and sealed properly. It is something every two years will have to be re-

sanded and seal, but that would be a touch up. There will always be some maintenance associated with it.

On MOTION by Mr. Szewczyk, seconded by Ms. Stephens, with all in favor, Crew Paving Proposal in the Amount of \$5,877 was approved.

Ms. Moore: This is why it is important to get the job done right the first time, rather than with nickel and dimes and we end up spending more money to fix it.

Mr. Wittebort: I know sometimes we look at things and it feels like it is taking forever, but I am very meticulous to make sure we are spending money correctly. I know I don't live here, but I treat it like it is my community and I don't want to waste anyone's money to make sure things last a long time.

Ms. Moore: I know we are dealing with things from the past. For the record I volunteered for the Christmas decorating committee.

Mr. Szewczyk: Are we going to make another attempt or is it too late?

Mr. Wittebort: Between me, Mike and Alicia we will take care of the clubhouse and make it look the best that we can. As far as down by the Boulevard and the area out front, I am not going to mess with it.

A resident: Is it too late for people to volunteer?

Mr. Wittebort: I will always take volunteers.

Mr. Szewczyk: That is why I was suggesting maybe we can set up another date. We have more people coming back from the north.

Mr. Wittebort: This is a huge property and everyone wants every piece to look great, and it is hard for me and Mike with all the other work we have to do.

Mr. Szewczyk: You take care of the clubhouse and the committee can take care of the grounds. They can decide what gets decorated and how. If they don't like it this year, they can volunteer next year and make the changes.

A resident: Is there a budget?

Mr. Wittebort: We had a proposal for another company to come in to make it look like these other places and it was \$8,000 to rent the stuff. I can find better uses for that money.

A resident: I think it is a little precarious to expect residents to erect lights out on the boulevard. They should be doing the clubhouse.

Mr. Flint: I agree. I think it is reversed. Rob and Mike should focus on the front of the community and the resident committee do the interior and clubhouse.

Mr. Szewczyk: Let's put it out there and set up another date.

A resident: We had some very talented floral designers help previously, they decorated, they packed things all away and the next year it was missing. People got very upset. They did the beautiful centerpieces, the fireplaces, and it disappeared. A lot of the residents were turned off by it.

Mr. Wittebort: I can't speak for the past, I can only speak for the future.

A resident: I understand. I am just saying it is probably why you didn't get the interest.

SEVENTH ORDER OF BUSINESS

Other Business

Mr. Sabol: The next meeting under new business we have problems out here where the previous Board spent thousands of dollars to construct the entry fountains and we have dirt all the way around it that needs to be taken out and cleaned up. I think you can make a protective screen to protect that portion that is broken out.

Mr. Flint: You are talking about behind the lettering for where the electrical is, where the conduit is run. Rob and I went out there before the meeting and we have some ideas. A couple of things need to be done. One is you need a retaining wall to keep the dirt away from conduit and two you need a way for any water that does get into the bottom to get out of there. You put in drain holes and rock in so any water has a place to go. We are going to work on that between now and the next meeting.

Mr. Smith: Where we ground down the sidewalks because of the tree roots, is there any way to get that back from the homeowners rather than us paying for it? They need to maintain their trees. We need to look at it and say why are we paying for something because they homeowner did not cut the roots on their tree.

Mr. Flint: Our property runs to the back of the sidewalk. Even though the homeowners maintain that grass between the sidewalk and back of curb, technically it is a right-of-way and we have the liability associated with the sidewalk. There are some municipalities that adopt local ordinances to require homeowners to make those repairs and if they don't they will make the repair and change the homeowner. I don't believe we have the ability to do that and will defer to Mike. Maybe he has experience with other communities, but I have not seen a situation where a homeowner can be compelled to make those repairs to that sidewalk.

Mr. Eckert: We don't have any districts that have that program, and we have some rather large Districts. Certainly you can look at doing something like that through a charge or assessment, but I am not so sure if at the end of the day it won't be a larger headache for the District. To answer your question, we can run a program to charge for replacement of the sidewalks, but I don't think we have the ability to fine someone. It is a longer term issue we probably need to talk about.

A resident: I thought there was an opportunity for residents to speak at the end of the meeting.

Mr. Szewczyk: No, those comments are at the beginning of the meeting.

EIGHTH ORDER OF BUSINESS

Supervisors Requests

There not being any, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Szewczyk, seconded by Ms. Stephens, with all in favor, the meeting was adjourned 8:22 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

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

The Regular Meeting of the Board of Supervisors of the Lakeside Plantation Community Development District was held on Wednesday, **October 21, 2015** at 7:00 p.m. at the Lakeside Plantation Clubhouse, 2200 Plantation Boulevard, North Port, Florida.

Present and constituting a quorum:

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

Also present:

George Flint	District Manager
Mike Eckert	District Attorney (by Telephone)
David Robson	District Engineer
Rob Wittebort	Facilities Manager
Joe Montagna	Vesta
Several Residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order, called the roll, and the Pledge of Allegiance was recited.

SECOND ORDER OF BUSINESS

Public Comment Period

A public comment was related to the condition of Lake Wilson.

SIXTH ORDER OF BUSINESS

Staff Reports

B. District Engineer – Update on Lake Bank Restoration Project

Mr. Robson reported on the lake bank restorations and indicated the company will be back to fix the 100' long tube repair that was submerged due to the rainfall as the water level have receded. A punch list has been developed, and if anyone know of any other issues to let George or him know as the contractor should be out next week. Things are in good shape.

Regarding the preserve project, the permit research and the initial survey of evaluation of exotics has been done. Enough research was provided by SWFWMD to get the evaluation completed. The Army Corps of Engineers is to mail us a copy of the permit. The interior of the preserves are in good shape and have held up well. The full report will be available for the next

meeting. The only cautionary mention in the report is that we made need to speak with the company who will do the exotic removals about techniques in taking control of the Congon grass which is hard to control, and we need to get ahead of it before it takes over.

A discussion was held regarding the cost overruns of Work Authorization #3 due to the lack of available CAD drawings in the District's records, the additional time involved utilizing the GIS information system, and having to find another company to make the repairs as the original installer, Abbott, could not guarantee the rip-rap system would not cause another erosion. A new earthen method was used with a turf reinforcement mat to keep the soil from eroding. It will be easy to add the turf reinforcement mat to any location.

On MOTION by Ms. Moore, seconded by Mr. Szewczyk, with all in favor, Work Authorization #3, Change Order #1 in the Amount of \$1,762.50 was approved.

THIRD ORDER OF BUSINESS

Unfinished Budget Items

A. Consideration of Landscape Architectural Services Proposals

- i. Magley Design**
- ii. Johnson Engineering**
- iii. Ugarte Architecture**
- iv. Clearview Land Design**
- v. JAHarchitects, LLC**

Mr. Flint reviewed the various proposals relating to their experience and the scope of work included an initial evaluation of the facility, preparing conceptual designs, holding a public workshop for Board and resident input, and develop conceptual drawings and cost estimates for the improvements. All work is up to conceptual design and stops short of any construction drawings.

Overall Johnson and Clearview are on the high side in the price range of \$24,250. JAH and Ugarte both have experience with CDDs and amenity centers; JAH came in with a price of \$8,150 ; Ugarte came in at \$8,655. Magley due to their location may be out of range.

Ms. Moore reviewed that the primary purpose of this exercise to come out with a cohesive overall plan for the community rather than doing things in piecemeal as what has been done. To get a professional opinion with resident input as to the best use and locations of the various features, and to replace, renew and renovate the amenities. A conceptual design in how we potentially would want to restructure the site.

Mr. Smith questioned that all the proposals say the designs belong to the architect, and what would be the work product the District would get for its money.

Mr. Flint responded they would provide us with PDFs and have the designs, but they will not provide us with the Computer Aided Drawing [CAD] files and the reason is because they don't want us to take the CAD files and hire another architect. A PDF is an image, the CAD has the actual drawings which can be modified without having to recreate.

Mr. Eckert reported that the issue with the CAD files can be negotiated. Typically they are reluctant to do that because once it is in our hands it is public record, and anyone can make a public records request and receive those files. That is one of the concerns they have. We can work out within the contract that the District gets what it needs as a work product.

Ms. Moore requested that both JAH and Ugarte bring in a sample of a conceptual design so they can physically see what the end product is they would be paying for.

On MOTION by Mr. Smith, seconded by Mr. Sabol, with all in favor, Staff was authorized to Contact Ugarte and JAH to Provide Presentations at the Next Meeting.

FOURTH ORDER OF BUSINESS

New Business Items

A. Discussion of House Guest Policies

Mr. Flint stated the houseguest policy was a result of concerns mentioned at the last meeting regarding the tennis program and guests, but some may have reached beyond that. The current amenity policy does not define the types of guests, and the Board's concern was it is one thing if you have your family visiting from out of town and here for a week and using the facility, but it is something else if you have a friend that lives down the street and they are playing tennis every day as a guest. The attempt was to try to define the different types of guests.

Mr. Eckert presented and reviewed the houseguest policy they have at other CDDs without any negative feedback from this particular program. If the Board is generally comfortable with the concept of it, certainly the 40 mile radius, whether it is 7 day admission or 14 days, and the fee are all at the discretion of the Board.

Mr. Sabol: I for one would like to see a charge on it. A lot of folks have been coming in over the last few years on passes. It is the same people and it is repetitious. They come in and play for nothing. I think there should be a fee.

Mr. Eckert: If there is a fee you will have to go through the rate making process which is fine and we can start the process. I just wanted you to be aware you can change your policies at

any time, but when you put in a fee we have to go through the rule making process which is a 45 day process.

Ms. Moore: The definition applies to all of our facilities. If you have a houseguest and want to bring them up to the hot tub or pool, this applies to everything. It does not apply to someone who is not a houseguest. You meet someone at church and invite them over for the day to swim at the pool it does not apply. I don't think that is clearly defined in our amenities policies.

Mr. Sabol: This started with the tennis program and not charging people who come in.

Mr. Moore: That is why I am bringing it up. I am not saying we shouldn't charge a fee, but the way this is written is for a houseguest to gain user privileges to the amenities facilities. It is not written for tennis. This is written for all of our facilities, gym, pool or whatever. I am just pointing out that a fee may be more appropriate when you bring someone in who lives down the street to complete your foursome in tennis. In some ways I think a fee is great, in other ways it is more of a headache to collect it. The other thing is how often they can come. You may have a permanent houseguest. I am not saying this is wrong. We have a lot of single people here, a lot of two family and three family households and we all pay the same operating annual fees. I don't know. It is opening up a can of worms. We need to clarify because the way it is written it is for all the amenity facilities.

Mr. Szewczyk: It is for houseguests as opposed to just a guest policy. Getting back to one of the reasons this was brought up was for an incident with a guest, not a houseguest. Should we be addressing both houseguest and guest within the 40 mile radius if that is a definition we are going to use and incorporate them both.

Ms. Moore: Our policy defines a guest as an individual that is invited to use the amenity facilities by a resident, non-resident member or renter and possesses a valid guest pass issued by the facilities manager. I think we need to figure out if we want to distinguish between a houseguest versus someone who lives down the street at Bobcat, and there is a whole section on guest policies to me appears to apply to a houseguest.

Mr. Sabol: I don't think anyone here wants to charge someone who has family coming down to be able to use the pool.

Mr. Smith: You are basically saying that the way this is written that is what is going to happen. When my son comes down I will have to pay \$10 or whatever it is for him to use the pool.

Ms. Moore: That is a houseguest.

Mr. Smith: Are non-resident members allowed to bring guests in with them to play tennis?

Ms. Moore: Right now they are. If someone choses to pay membership to use all the facilities which they can, they can bring a guest. I am fine with houseguests not paying a fee, but separately we have the issue of guests that are not houseguests who live outside the community, whether it be for tennis or the pool. I will play the devil's advocate. We have a lot of families in the neighborhood. Little Johnny has his friend from school who lives up the street somewhere and he is invited over to use the pool on every Saturday. I am not saying it is wrong or right, but I do think we need all guests registered at the office. I don't care if they are here for one day or one tennis match. They need to be registered because that is the only way we get a sense of how many guests we have and which amenities are used. We had one person show up at three meetings telling us what he perceives to be non-residents, non-tennis members, using the courts. I still think it was some folks that he just didn't recognize.

Mr. Wittebort: There was a gentleman the other day who came up and had a stern conversation with someone who was playing tennis. He did not know who he was, but the guy was actually a resident and got into a little confrontation because that guy thought he knew everyone. You don't know everyone who lives in this complex. There are people who come and go all the time. Houses go up for sale. We have new people out there, and another resident should not be badgering another resident.

Ms. Moore: I like the houseguest policy, but I don't think we should charge a fee. I know we will not be able to cover every situation. I know some homes have three people and they can use everything. I know I have two guest for three months. We all pay the same amount in fees. I don't know if we need a time limit. Can we wait to see how this is used?

Ms. Stephens: We are always in a rush to change a rule. What is this supposed to be? For the tennis. There is a problem with everything. How many times do we have people here complaining what they perceive is a non-resident? Right now we have no members for the pool but that doesn't mean we couldn't. We have provisions for that and they could be just guests. I struggle with all guests and they all should be registered and get a temporary pass.

Ms. Moore: We already said that if you have a guest you should come up to the office. We never distinguished between a houseguest, someone who is visiting and staying with you, versus a friend come every time they play tennis.

Mr. Eckert: One of the things that differentiates a houseguest from a guest is the houseguest needs to be accompanied by the resident just to get the houseguest pass, but after the

get the pass they can come to the pool without the actual resident, where a guest needs the actual resident with them. The reason behind a houseguest policy is for the family who comes down to visit and they want to go to the pool and you have to work and they will be here for a couple of weeks. I just want to make sure the Board was aware that is in the draft policy and it is different how guests are treated.

Ms. Stephens: As residents we all have five guest passes, so my daughter who is down for the weekend from Orlando is okay.

Ms. Moore: I raised this the last and I will raise it again. I don't think we should be issuing guest passes with renewal passes. We issue a number passes for those who are in the household. If you have a guest, you bring them in and get a temporary pass. It is crazy that we have five guest passes because they bring in other families all the time. We have no control of the guests and that is what happens. This defines it and when we do renewals if you have a guest you need to come in and get them registered whether it is a guest or houseguest.

Mr. Sabol: I think it is a good idea they be registered at all times. People are here from Bobcat all the time.

Ms. Moore: This is the first meeting in six months where we have not had at least one complaint saying I saw someone at the pool and I know they are a non-resident, or I saw someone at the court or people at the basketball court or people in the gym. Our answer is to try to manage guests a little better, and when they start asking to see their guest pass and it has an expiration date when people complain we can get a better feel of what is going on.

On MOTION by Mr. Szewczyk, seconded by Ms. Moore, with all in favor, Houseguest Policies without a Fee was approved, as amended.
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B. Ratification of Revised Amenity Facilities Policies

Mr. Flint reviewed the addition of the language on page 6, item 26, "Public displays of affection, which in the discretion of the Facility Manager are inconsistent with the family-oriented nature of the Amenity Facilities, are prohibited." and requested a motion to ratify the amended facility policy.

On MOTION by Mr. Smith, seconded by Mr. Szewczyk, with all in favor, Revised Amenity Facilities Policies was ratified.
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FIFTH ORDER OF BUSINESS

Business Administration

A. Approval of the Minutes of the September 16, 2015 Meeting

Mr. Flint: The meeting minutes were included in your packet. Any corrections to the minutes will be incorporated into the approved minutes of the meeting.

A discussion was held regarding summarizing the minutes, as those will also fulfil the legal requirements. Board requested a sample of summarized minutes at the next meeting.

On MOTION by Mr. Szewczyk, seconded by Mr. Smith, with Mr. Szewczyk, Ms. Moore, Ms. Stephens and Mr. Smith voting Aye, and Mr. Sabol voting Nay, the Minutes of the September 16, 2015 Meeting was approved, as amended.

B. Approval of Check Registers – September 30, 2015

Mr. Flint presented the check register is for the month of September 30, 2014 reflecting the general fund expenses and automatic drafts for the utilities.

Questions and comments related to the Fitness Logic invoice of \$65. The charge was for a flat service charge visit in between the quarterly maintenance agreement with them to grease and check out the machines.

On MOTION by Mr. Smith, seconded by Ms. Stephens, with all in favor, September 30, 2015 Check Register was approved.

C. Balance Sheet and Income Statement

The unaudited financial statements are as of September 30, 2015. There is no action required by the Board. If you have any questions, we can discuss those. We are 100% collected on our assessments.

SIXTH ORDER OF BUSINESS

Staff Reports (Continued)

A. District Counsel

Mr. Eckert: I have no report.

C. District Manager - Action Items List

Mr. Flint reviewed the action items listing.

A discussion was held regarding the water fountain at the tennis courts versus the lugging of the water coolers down. Board consensus was to keep the water coolers for now and remove the item from the action items list.

D. Amenities Manager

i. Management Report

Mr. Wittebort presented his management report, a copy of which will be attached to the office "Record of Proceedings" of the meeting and made a part of the permanent record.

Highlights of the discussions are as follows:

- There was only one volunteer for the committee;
- The need for a PDA for the pool as there may be some bullying going on that he became aware of; Getting bids for the A/C for the gym and the clubhouse. The gym A/C is leaking Freon and has a temporary patch for now;
- There is some peeling around the pool deck and all he can do right now is patch it. The company that did the work six or seven months ago is no longer in business. Another company looked at it and they said it would be \$1,200; and
- Consideration of Crew Paving Proposal at \$5,877 for the cleaning, resealing the pavers. It is something every two years will have to be re-sanded and seal, but that would be a touch up. There will always be some maintenance associated with it.

On MOTION by Mr. Szewczyk, seconded by Ms. Stephens, with all in favor, Crew Paving Proposal in the Amount of \$5,877 was approved.

Additional discussion was held regarding the Christmas Decoration committee. Board consensus was to set a second date to get more volunteers as more are coming back from the North; and Staff would be responsible for the area on the Boulevard with volunteers doing the clubhouse and interior.

SEVENTH ORDER OF BUSINESS

Other Business

Mr. Sabol requested at the next meeting under new business discussing the electrical conduit problem behind the lettering.

Mr. Flint responded that he and Rob have a few ideas and are going to work on that between now and the next meeting.

Mr. Smith asked if there was a way to get reimbursement from the homeowners for the sidewalk repairs because they did not maintain their trees and cut the roots that damaged the sidewalk, rather than the District paying for it.

Mr. Flint explained the CDD property runs to the back of the sidewalk. Even though the homeowners maintain that grass between the sidewalk and back of curb, technically it is a right-of-way and the CDD has the liability associated with the sidewalk. Some municipalities adopt local ordinances to require homeowners to make those repairs and if they don't they will make the repair and change the homeowner. Mike may have experience with other communities, but I have not seen a situation where a homeowner can be compelled to make those repairs to that sidewalk.

Mr. Eckert stated that they don't have any districts that have that program, and they have some rather large Districts. Certainly the Board can look at doing something like that through a charge or assessment, but at the end of the day it may be a larger headache for the District. To answer the question, the District can run a program to charge for replacement of the sidewalks, but he didn't think the Board had the ability to fine someone. It is a longer term issue the Board and staff should probably talk about.

A resident asked if there was an opportunity for residents to speak at the end of the meeting.

Mr. Szewczyk responded no, those comments are at the beginning of the meeting.

EIGHTH ORDER OF BUSINESS

Supervisors Requests

There not being any, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Szewczyk, seconded by Ms. Stephens, with all in favor, the meeting was adjourned 8:22 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

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Lakeside Plantation

Community Development District

Summary of Invoices

October 1, 2015 to October 31, 2015

Fund	Date	Check No.'s		Amount
General Fund	10/5/15	937-942	\$	5,021.56
	10/12/15	943-951	\$	23,062.55
	10/19/15	952-956	\$	7,190.21
	10/22/15	957	\$	3,037.50
	10/23/15	958-962	\$	1,000.00
	10/26/15	963-964	\$	537.29
Capital Reserve Fund	10/5/15	17-18	\$	23,097.75
				\$ 23,097.75
Automatic Drafts	<u>October 2015</u>			
	Florida Power & Light	2200 Plantation Blvd - Clubhouse	\$	1,336.86
		2200 Plantation Blvd - Fountain	\$	634.19
		2200 Plantation Blvd - Tennis Courts	\$	1,078.38
	North Port Utilities	2200 Plantation Blvd - Clubhouse	\$	251.52
		2200 Plantation Blvd - Fountain	\$	77.04
		2200 Plantation Blvd - Tennis Courts	\$	184.54
	TECO Peoples Gas	2200 Plantation Blvd - Pool	\$	12.77
	Verizon Wireless	2200 Plantation Blvd - Clubhouse	\$	384.05
				\$ 3,959.35
			\$	66,906.21

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT	#
10/05/15	00223	10/01/15	10012015 201510 310-51300-35200 MTHLY HOSTING BILL-OCT15		*	24.95		
		10/01/15	10012015 201510 300-15500-10000 MTHLY HOSTING BILL-NOV15		*	24.95		
		10/01/15	10012015 201510 300-15500-10000 MTHLY HOSTING BILL-DEC15		*	24.95		
				EZOT, INC.			74.85	000937
10/05/15	00061	9/24/15	9419-B 201509 330-53800-51000 LIQUID PUMPING TUBE #5		*	21.48		
		9/24/15	9419-B 201509 330-53800-51000 REPAIR BLEACH STENNER		*	44.50		
				HOWARD'S POOL WORLD, INC.			65.98	000938
10/05/15	00066	9/18/15	83900 201508 310-51300-31500 GEN.COUNSEL/CDD MTG-AUG15		*	2,043.19		
				HOPPING GREEN & SAMS			2,043.19	000939
10/05/15	00193	6/29/15	5A 201506 310-51300-31100 LK BANK EROSION RPT-JUN15		*	1,050.00		
		9/29/15	7 201509 310-51300-31100 PROF.ENGINEER SVCS-SEP15		*	710.00		
				JOHNSON ENGINEERING, INC.			1,760.00	000940
10/05/15	00027	10/01/15	15-07730 201510 320-53800-46000 MTHLY LAKE MAINT-OCT15		*	966.00		
				LAKE MASTERS AQUATIC WEED CONTROL			966.00	000941
10/05/15	00106	9/22/15	3222741 201509 310-51300-48000 NOT.OF MTG DATES-09/24/15		*	111.54		
				THE SUN			111.54	000942
10/12/15	00058	10/01/15	6458 201510 330-53800-12000 AMENITY CENTER MGMT-OCT15		*	14,343.33		
				AMENITY SERVICES GROUP, INC.			14,343.33	000943
10/12/15	00137	9/29/15	095024 201509 330-53800-48102 LAUNDRY SERVICE-09/02/15		*	15.00		
		9/29/15	095024 201509 330-53800-48102 LAUNDRY SERVICE-09/14/15		*	32.50		
		9/29/15	095024 201509 330-53800-48102 LAUNDRY SERVICE-09/28/15		*	21.25		
				BISCAYNE LAUNDRYLAND			68.75	000944
10/12/15	00010	10/01/15	2015-015 201510 320-53800-46400 MTHLY LANDSCAPE MNT-OCT15		*	7,354.17		
				BLOOMINGS LANDSCAPE & TURF MGMT, INC			7,354.17	000945
				LKSD LAKESIDE PLANT BWHITE				

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT	#
10/12/15	00071	10/07/15	10072015	201510 330-53800-48000	OFFICERS FOR HALLOWEEN	*	349.00		
					CITY OF NORTH PORT			349.00	000946
10/12/15	00015	10/01/15	33593	201510 310-51300-54000	SPECIAL DISTRICT FEE-FY16	*	175.00		
					DEPARTMENT OF ECONOMIC OPPORTUNITY			175.00	000947
10/12/15	00129	10/05/15	W1099503	201510 330-53800-48102	GLASS AIR FILTERS	*	90.34		
					HD SUPPLY FACILITIES MAINTENANCE			90.34	000948
10/12/15	00018	10/07/15	10072015	201510 330-53800-52000	REIMB.-TENNIS BALLS	*	125.16		
					MILAN FISER			125.16	000949
10/12/15	00123	10/07/15	10072015	201510 330-53800-48000	MUSIC-HALLOWEEN PARTY	*	400.00		
					MARK R. WOLF			400.00	000950
10/12/15	00032	10/02/15	54883-15	201509 320-53800-43400	GARBAGE COLLECTION-SEP15	*	156.80		
					NORTH PORT SOLID WASTE DISTRICT			156.80	000951
10/19/15	00190	10/13/15	10132015	201510 320-53800-46300	REPAIR COMMON AREA WLKWAY	*	4,410.00		
					BRADLEY A. RAY			4,410.00	000952
10/19/15	00061	10/02/15	W0-5029	201510 330-53800-51000	12V 300 WATT LIGHT BULBS	*	35.75		
		10/02/15	W0-5029	201510 330-53800-51000	HAYWARD LENS GASKET	*	31.50		
		10/02/15	W0-5029	201510 330-53800-51000	SERVICE CALL	*	89.00		
					HOWARD'S POOL WORLD, INC.			156.25	000953
10/19/15	00129	10/12/15	W1100060	201510 320-53800-46300	UMBRELLA AND ROUND TABLE	*	326.98		
		10/12/15	W1100060	201510 330-53800-52000	UMBRELLA AND ROUND TABLE	*	326.98		
					HD SUPPLY FACILITIES MAINTENANCE			653.96	000954
10/19/15	00026	10/15/15	2672	201510 330-53800-51000	REPLACE PANEL BREAKER SYS	*	1,285.00		
		10/15/15	2672	201510 330-53800-51000	INSTALL LIGHTS/SURGE PROT	*	385.00		
					KEN TYNER ELECTRIC INC.			1,670.00	000955

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
10/19/15	00226	10/10/15	10102015 201510 300-20700-10200 REIMB DEPOSIT-SHELONDA	SHELONDA ARROYO	*	300.00	300.00 000956
10/22/15	00001	10/02/15	40 201510 310-51300-34000 MANAGEMENT FEES OCT15		*	3,004.17	
		10/02/15	40 201510 310-51300-35200 WEBSITE ADMIN OCT15		*	33.33	
			GOVERNMENTAL MANAGEMENT SERVICES				3,037.50 000957
10/23/15	00200	10/21/15	AS102120 201510 310-51300-11000 SUPERVISOR FEES-10/21/15	ALAN SABOL	*	200.00	200.00 000958
10/23/15	00055	10/21/15	CS102120 201510 310-51300-11000 SUPERVISOR FEES-10/21/15	CAMILLE STEPHENS	*	200.00	200.00 000959
10/23/15	00211	10/21/15	HS102120 201510 310-51300-11000 SUPERVISOR FEES-10/21/15	HARRY SMITH	*	200.00	200.00 000960
10/23/15	00054	10/21/15	SM102120 201510 310-51300-11000 SUPERVISOR FEES-10/21/15	SHARON MOORE	*	200.00	200.00 000961
10/23/15	00056	10/21/15	JS102120 201510 310-51300-11000 SUPERVISOR FEES-10/21/15	JOE SZEWCZYK	*	200.00	200.00 000962
10/26/15	00104	4/15/15	60385 201504 330-53800-48102 REPLACE PULLEY	FITNESS LOGIC	*	54.49	54.49 000963
10/26/15	00105	10/20/15	34641 201510 330-53800-51000 REMOVE/REPLACE POOL MOTOR	JOHN'S ELECTRIC MOTORS	*	482.80	482.80 000964
TOTAL FOR BANK A						39,849.11	
TOTAL FOR REGISTER						39,849.11	

LKSD LAKESIDE PLANT BWHITE

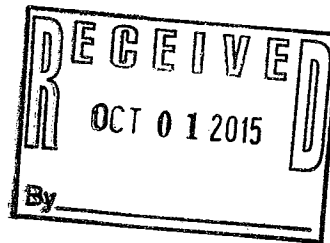
From: Teresa Viscarra tviscarra@gmscfl.com
Subject: Fwd: WebBizBuilder: Statement
Date: October 1, 2015 at 9:55 AM
To: Zachary Frederick zfrederick@gmscfl.com
Cc: Brian White bwhite@gmscfl.com



Very important this gets paid without delay or it will mean interruption of the District website.

Thanks.

Teresa Viscarra
Governmental Management Services-CF, LLC
135 W. Central Boulevard, Suite 320
Orlando, FL 32801
(407) 347-4103



Begin forwarded message:

From: support@webbizbuilder.com
Subject: WebBizBuilder: Statement
Date: October 1, 2015 at 9:06:56 AM EDT
To: tviscarra@gmscfl.com

WebBizBuilder Statement

Date: Oct 2015

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

Account name: lakesideplantationcdd.com/lakesideplantation

Service Plan: Essential Website - \$24.95 per month

Payment Due: On receipt

Total Amount Due:

\$74.85

Send Payments To:

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

Account Information:

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

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

#223
1-310-513-352 - 24.95
mthly hosting bill - Oct 15
1-300-155-10000

-Nov 15 24.95
-Dec 15 24.95

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

Date	Item	Account	Rate
Oct 2015	Monthly Hosting Bill Dec 2015	lakesideplantationcdd.com/lakesideplantation	24.95
Oct 2015	Monthly Hosting Bill Nov 2015	lakesideplantationcdd.com/lakesideplantation	24.95
Oct 2015	Monthly Hosting Bill Oct 2015	lakesideplantationcdd.com/lakesideplantation	24.95

Total: \$74.85

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
1021 OAK STREET
JACKSONVILLE, FL 32204

#61
001- 330-53800-51000

Invoice

Date

9/24/2015

Work Done At:	Invoice #	Terms	Due Date	Rep
2200 PLANTATION BLVD NORTHPORT, FL 34289	9419-B	NET 10	10/4/2015	
Quantity	Description	Rate	Amount	
1	LIQUID PUMPING TUBE #5	21.48	21.48	
1	BENCH CHARGE TO REPAIR BLEACH STENNER (SPA)	44.50	44.50	
RECEIVED SEP 29 2015 By _____				
			Total	\$65.98
			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

Hopping Green & Sams

Attorneys and Counselors

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

66
1-310-513-315

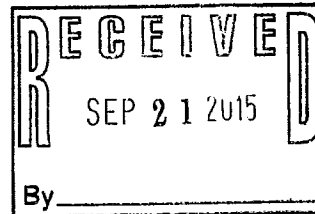
===== STATEMENT =====

September 18, 2015

Lakeside Plantation Community Development District
c/o GMS, LLC
135 W. Central Blvd.
Suite 320
Orlando, FL 32801

Bill Number 83900
Billed through 08/31/2015

General Counsel/Monthly Meeting
LPCDD 00001 MCE



FOR PROFESSIONAL SERVICES RENDERED

08/04/15	LCW	Confer with Flint regarding items for board meeting agenda and letter from Wagner regarding sovereignty of property.	0.40 hrs
08/05/15	LCW	Confer with Flint regarding status of pool lighting installation and pond bank repair.	0.10 hrs
08/10/15	LCW	Review correspondence regarding quorum for board meeting.	0.10 hrs
08/14/15	LCW	Prepare for board meeting.	1.60 hrs
08/17/15	LCW	Review correspondence regarding amenity management personnel; prepare for and travel to board meeting.	0.90 hrs
08/18/15	MCE	Review agenda package.	0.50 hrs
08/19/15	LCW	Travel to, prepare for and attend board meeting.	3.60 hrs
08/20/15	LCW	Return travel from board meeting.	0.60 hrs
08/21/15	LCW	Follow-up from board meeting.	0.50 hrs
08/25/15	LCW	Prepare agreement for amenity management services for fiscal year 2015-2016.	0.40 hrs
08/26/15	LCW	Prepare agreement for amenity management services for fiscal year 2015-2016; confer with Montagna regarding same.	0.90 hrs
08/27/15	KEM	Research status of audit, budget and meeting schedule adoption.	0.10 hrs
Total fees for this matter			\$2,042.50

DISBURSEMENTS

Long Distance	0.69
Total disbursements for this matter	\$0.69

MATTER SUMMARY

Ibarra, Katherine E. - Paralegal	0.10 hrs	145 /hr	\$14.50
Whelan, Lindsay C.	9.10 hrs	205 /hr	\$1,865.50
Eckert, Michael C.	0.50 hrs	325 /hr	\$162.50

TOTAL FEES	\$2,042.50
TOTAL DISBURSEMENTS	\$0.69

TOTAL CHARGES FOR THIS MATTER	\$2,043.19
--------------------------------------	-------------------

BILLING SUMMARY

Ibarra, Katherine E. - Paralegal	0.10 hrs	145 /hr	\$14.50
Whelan, Lindsay C.	9.10 hrs	205 /hr	\$1,865.50
Eckert, Michael C.	0.50 hrs	325 /hr	\$162.50

TOTAL FEES	\$2,042.50
TOTAL DISBURSEMENTS	\$0.69

TOTAL CHARGES FOR THIS BILL	\$2,043.19
------------------------------------	-------------------

Please include the bill number on your check.

Johnson Engineering, Inc.
Remit To:
P.O. Box 2112
Fort Myers, FL 33902
Ph: 239.334.0046 Fax: 239.334.3661

Project Manager David Robson

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

Invoice

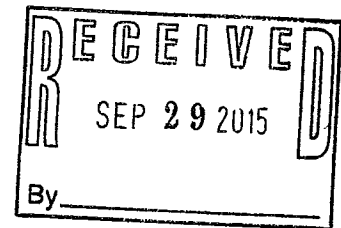
#193
1-310-513-311

June 29, 2015

Project No: 20150050-000

Invoice No: 5

FEID #59-1173834



Project 20150050-000 Lakeside Plantation CDD
Work Authorization #1, dated 10/17/14
Work Authorization #2, dated 01/12/15
Work Authorization #3, dated 03/24/15
Work Authorization #4, dated 05/27/15
Work Authorization #5, dated 05/27/15
Professional Services through June 14, 2015

PROFESSIONAL SERVICES

Phase No.	Phase Description	Contract Amount	Fee Type	%	Total Inv To-Date	Previously Invoiced	Current Inv Amount	Balance to Complete
03	Lake Bank Erosion Report	3,900.00	T&M	145 %	5,662.50	4,612.50	1,050.00	-1,762.50
04	Pond Bank Restoration	3,500.00	NTE	54 %	1,875.00	0.00	1,875.00	1,625.00
05	Recertify SFWMD ERP	1,500.00	NTE	0 %	0.00	0.00	0.00	1,500.00
06	Preserve Area Evaluation	4,800.00	LS	0 %	0.00	0.00	0.00	4,800.00
Totals		13,700.00			7,537.50	4,612.50	2,925.00	6,162.50

SUB-TOTAL PROFESSIONAL SERVICES:

2,925.00

INVOICE TOTAL:

2,925.00

Summary of professional services

Phase No. / Description	Bill Hours	Bill Rate	Billable Amount
03 - Lake Bank Erosion Report			
Engineer VI	7.00	150.00	1,050.00
03 - Lake Bank Erosion Report Total	7.00		1,050.00
04 - Pond Bank Restoration			
Engineer VI	12.50	150.00	1,875.00
04 - Pond Bank Restoration Total	12.50		1,875.00

Lakeside Plantation Community Development District

Work Authorization #3 – Change Order No. 01 Lake Bank Erosion Report - Additional Services

Scope of Service (Limited to the following):

Lakeside Plantation Community Development District has a Southwest Florida Water Management District ERP 43018655.001 which requires the maintenance of the stormwater system within the CDD boundary as permitted.

District Engineer will provide the Lakeside Plantation Community Development District a report including the following;

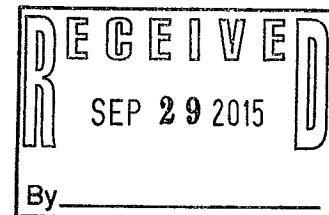
- **Review of lake bank erosion for all 17 lakes, 24,119 lineal feet, with identification of needed repair areas**
- **Discussion of the cause of lake bank erosion**
- **Description of potential methods of lake bank repair with typical costs**
- **Confirmation of governmental permit requirements**

Original Estimated Cost:

Field observation and documentation of lake bank conditions	\$1800
Exhibits of individual lake bank erosion locations	\$1200
Report preparation	<u>\$900</u>
Total	\$3900

Additional Services Rendered:

GIS Work for Lake Bank Erosion Location Map	\$ 500.00
Development of Alternative Lake Bank Repair Options and Contractor bids	<u>\$1,262.50</u>
Total	\$1,762.50



Johnson Engineering, Inc.
Remit To:
P.O. Box 2112
Fort Myers, FL 33902
Ph: 239.334.0046 Fax: 239.334.3661

Project Manager David Robson

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

Project 20150050-000 Lakeside Plantation CDD
Work Authorization #3, dated 03/24/15
Work Authorization #4, dated 05/27/15
Work Authorization #5, dated 05/27/15
Professional Services through September 13, 2015

Invoice

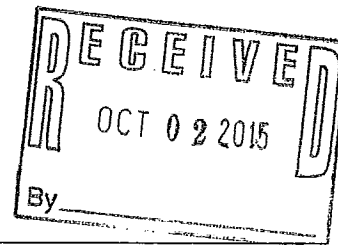
#193
1-310-513-311
prof engineer svcs - Sep15
\$710.00

September 29, 2015

Project No: 20150050-000

Invoice No: 7

FEID #59-1173834



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	0.00	T&M	0 %	3,168.75	2,458.75	710.00	-3,168.75
3.	Lake Bank Erosion Report	3,900.00	T&M	145 %	5,662.50	5,662.50	0.00	-1,762.50
4.	Pond Bank Restoration	3,500.00	NTE	100 %	3,500.00	2,116.25	1,383.75	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	0 %	0.00	0.00	0.00	4,800.00
Totals		13,700.00			13,831.25	11,737.50	2,093.75	-131.25

SUB-TOTAL PROFESSIONAL SERVICES:

2,093.75

INVOICE TOTAL:

2,093.75

Summary of professional services

Phase No. / Description	Bill Hours	Bill Rate	Billable Amount
1. - General Engineering			
Engineer VI	4.30	150.00	645.00
Technician II	1.00	65.00	65.00
1. - General Engineering Total	5.30		710.00
4. - Pond Bank Restoration			
Engineer VI	9.25	150.00	1,387.50
4. - Pond Bank Restoration Total	9.25		1,387.50

Outstanding Invoices

Number	Date	0 - 30	31 - 60	61 - 90	91 - 120	121 +	Balance
5	6/29/2015	0.00	0.00	0.00	1,050.00	0.00	1,050.00
	Total	0.00	0.00	0.00	1,050.00	0.00	1,050.00

Lake Masters Aquatic Weed Control, Inc.
P.O. Box 2300
Palm City, FL 34991
Toll Free: 1-877-745-5729

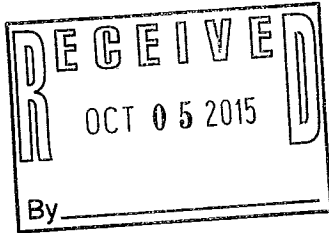
Invoice

DATE	INVOICE #
10/1/2015	15-07730

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

#27
001-320-538-46000
mthly lake maint - Oct15

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

QUANTITY	DESCRIPTION	RATE	AMOUNT
	Monthly Service-Treatment of Waterways & Canals as per map	966.00	966.00
			

Thank you for your business.

Payments/Credits \$0.00

**NEW - ACH Instructions for Orange Bank of Florida, 519 N. Magnolia Ave., Orlando, FL 32801. F/B/O Lake Masters Aquatic Weed Control, Inc., ABA #063115754, Acct. #61004288. Monthly invoice number MUST be included on each transaction. In addition, If you would like to receive your invoice by email, please provide the email address.

Balance Due \$966.00

The Sun
23170 Harborview Road
Port Charlotte, FL 33980

09/22/15

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

Date: 09/22/15	Ad Taker: AFREEMAN	Agate Lines: 76
Ad Date: 09/24/15	Sales Person: 200	Depth: 8.056
Class: 3126	Words: 294	Inserts: 1
Ad ID: 3222741	Lines: 78	Blind Box:
Account: 297693		
JEANNE RUGG LAKESIDE PLANTATION CDD GOVERNMENT MGMT SERVICES - TP, LLC 5330 SPRING HILL DRIVE, SUITE J SPRING HILL, FL 34606		
Description: FY 2016 Meetings	Telephone: (407) 841-5524	

Other Charges:	\$0.00	Gross:	\$111.54
Discount:	\$0.00		
Surcharge:	\$0.00	Paid Amount:	- \$0.00
Credits:	\$0.00		
Bill Depth:	8.056	Amount Due:	\$111.54

Publication	Start	Stop	Inserts	Cost
Legal Advertising	09/24/15	09/24/15	1	\$111.54

invoice

Ad Note:
Submitted by Jeanne Rugg

Customer Note:

#106
1-310-513-48

Legals

Please remit to:

The Sun
23170 Harborview Road
Port Charlotte, FL 33980

We Appreciate Your Business!
Thank You!

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

The Board of Supervisors of the Lakeside Plantation Community Development District will hold their regularly scheduled public meetings for Fiscal Year 2016 at 7:00 pm at the Lakeside Plantation Clubhouse, 2200 Plantation Blvd., North Port, Florida 34289 on the third Wednesday of the month as follows:

October 21, 2015
November 18, 2015
January 20, 2016
February 17, 2016
March 16, 2016
April 20, 2016
May 18, 2016
June 15, 2016
July 20, 2015
August 17, 2016
September 21, 2016

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

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

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

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

George S. Flint
District Manager
Governmental Management
Services - Central Florida, LLC
Publish: September 24, 2015
297693 3222741

RECEIVED

OCT 01 2015

Governmental Management Services-
Central Florida, LLC

SUN

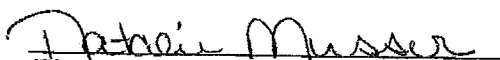
NEWSPAPERS
Charlotte • DeSoto • Englewood • North Port • Venice

PUBLISHER'S AFFIDAVIT OF PUBLICATION
STATE OF FLORIDA
COUNTY OF CHARLOTTE:

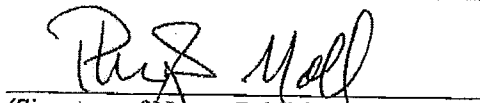
Before the undersigned authority personally appeared Natalie Musser, who on oath says that she is legal clerk of the Charlotte Sun, the Englewood Sun, and the North Port Sun, each a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a Notice of Meeting Dates, was published in said newspaper in the issue(s) of:

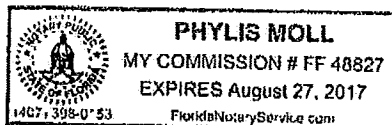
September 24, 2015

Affiant further says that the said newspaper is a newspaper published at Charlotte Harbor, in said Charlotte County, Florida, and that the said newspaper has heretofore been continuously published in said Charlotte County, Florida, Sarasota County, Florida and DeSoto County, Florida, each publication day and has been entered as periodicals matter at the post office in Punta Gorda, in said Charlotte County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper.


(Signature of Affiant)

Sworn and subscribed before me this 24th day of September, 2015.


(Signature of Notary Public)



Personally known ✓ OR Produced Identification

Type of Identification Produced

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LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

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George S. Flint
District Manager
Governmental Management
Services - Central Florida, LLC
Publish: September 24, 2015
297693 3222741

Invoice

Amenity Services Group, Inc.
1021 Oak Street
Jacksonville FL 32204
904-355-1831

Invoice # 6458
Date 10/1/2015
Terms
Due Date 10/1/2015

Bill To

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

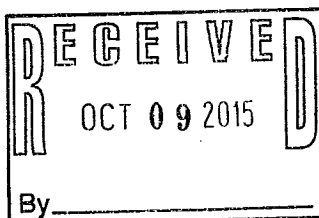
#58

330-538-12

Amenity Center mgmt - Oct 15

Description	Quantity	Rate	Amount	Tax Code
Services of Facility Manager for the Lakeside Plantation Amenity Center - covers the month of October 2015	1		4,715.00	-Not Taxable-
Services of Office Administrative Assistant for the Lakeside Plantation Amenity Center - covers the month of October 2015	1		2,730.00	-Not Taxable-
Services of Facility Attendants for the Lakeside Plantation Amenity Center - covers the month of October 2015	1		2,015.00	-Not Taxable-
Facility Maintenance Services for the Lakeside Plantation Amenity Center - covers the month of October 2015	1		4,853.33	-Not Taxable-
Cell phone reimbursement for Facility Manager - covers the month of October 2015	1		30.00	-Not Taxable-

Total \$14,343.33



Invoice

Statement

DATE _____

9/25/15

TERMS

TO

Lahore Plantation

IN ACCOUNT WITH

Discoyne Lauderdale

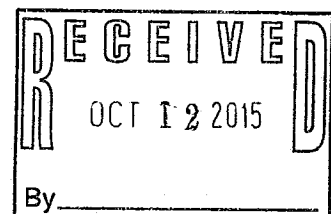
13671 *Tamiami* TR

North Port Fla 34287

[illegible]

22. *Adonis* DC:812

01-11





Invoice

5824 Bee Ridge Rd #165, Sarasota, FL 34233

Date Invoice #
10/1/2015 2015-01534

Bill To:

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

Due Date 10/31/2015

#10
320-538-464
mthly landscape mnt - Oct 15

Terms

Net 30

Description	Qty	Rate	Amount
Month of October Monthly Grounds Maintenance Fee		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

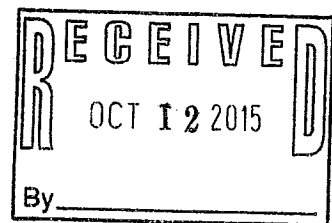
Web Site www.bloomingslandscape.com

Check Request

District Lakeside Plantation Date 10/7/15
Payable to City of North Port
Amount Requested \$349.00 Account Number Trick or Treating
Requested By Alicia Belden
Description of Need Officers for Halloween trick or treating security
Approved By Rob Wierbom Signature [Signature]
Received By _____ Signature _____

* Please send to clubhouse *

#71
330-538-48



FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY
FY 2015/2016 SPECIAL DISTRICT FEE INVOICE AND UPDATE FORM

Invoice No.: 33593

Date Invoiced: 10/01/2015

Special District Accountability Program

Instructions: In accordance with Sections 189.064 and 189.018, F.S., and Chapter 73C-24, F.A.C., please remit the fee due payable to the Department of Economic Opportunity OR complete the Zero Annual Fee Certification Section, as appropriate. In addition, review the information below about the district and update as necessary. Provide backup documentation if the district's name or status has changed. By the postmarked due date, mail the payment and this signed form to the Department of Economic Opportunity, Office of Financial Mgmt., 107 E. Madison Street, MSC 120, Tallahassee, Florida 32399-4124. Direct questions to (850) 717-8430.

ANNUAL FEE: \$175.00 LATE FEE: \$0.00 RECEIVED: \$0.00 FEE DUE, POSTMARKED BY 12/03/2015: \$175.00

District's Name, Registered Agent & Office*:

Lakeside Plantation Community Development District

Mr. Michael Eckert *Hopping Green & Sams PA*
 119 South Monroe Street, Suite 300
 Tallahassee, FL 32301

Telephone: (850) 222-7500

Fax: (850) 224-8551

Status*: Independent

Creation Document: On File

Map: On File

Last Update: 10/06/2014

Website: www.lakesideplantationcdd.org

E-mail: MEckert@hgsllaw.com

County(ies): Sarasota

Local Governing Authority*: City of North Port

Function(s)*: Community Development

Date Established: 03/01/1999

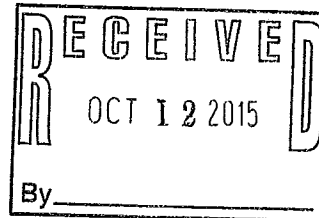
Creation Documents*: City Ordinance 99-1

Statutory Authority*: Chapter 190, Florida Statutes

Board Selection*: Elected

Authority to Issue Bonds*: Yes

Revenue Source*: Assessments



***Explanations**

Registered Agent: The person designated by the special district to accept due process on behalf of the special district

Status: Independent or Dependent - see Section 189.012, F.S.

Local Governing Authority: The governing body of a unit of local general-purpose government

Functions: The function/purpose of the special district

Creation Documents: Ordinance, Resolution, Statute, Special Act, Court Decree, Interlocal Agreement, etc.

Statutory Authority: The Florida Statute governing the function of the special district

Board Selection: Appointed, Appointed/Elected, Elected, Governor Appoints, Local Governing Authority Appoints, Same as Local Governing Authority, Similar to Local Governing Authority, Other

Authority to Issue Bonds: Yes or No

Revenue Sources: Ad Valorem, Agreement, Assessments, Bond Issuer Fees, Co., Donations, Fed, Fees, Other, Investments, Grants, Municipality, Non-Ad Valorem, Priv. Enterprise, Sales Surtax, Sales/Leases, State, TIF, Tolls, None

CERTIFICATION: I, the undersigned registered agent, do hereby certify that the information above is accurate and complete as of this date. It does ☒ or does not ☐ need to be changed.

Registered Agent's Signature: *[Signature]* Date: *10/6/15*

ZERO ANNUAL FEE CERTIFICATION SECTION - If eligible, the special district may request a zero annual fee instead of making a payment by having the registered agent certify to the following:

1. This special district is not a component unit of a general purpose local government as defined in the Governmental Accounting Standards Board's Statement No. 14, issued in June 1991 effective after December 15, 1992, as amended.
2. This special district is in compliance with the reporting requirements of the Department of Financial Services.
3. This special district reported \$3,000.00 or less in annual revenues to the Department of Financial Services on its Annual Financial Report for Fiscal Year 2013/2014 (special districts created after that fiscal year must attach a current income statement verifying \$3,000.00 or less in revenues for the current fiscal year).
4. This certification will be returned to the Department at the address above postmarked by 12/03/2015 and,
5. This special district understands that if the Department determines any of these items to be inaccurate, this special district must pay the appropriate fee when invoiced. The Department will verify these statements within 30 days of receiving this form.

I, the undersigned registered agent, do hereby certify that to the best of my knowledge and belief, ALL of the above statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be investigated and verified with the Department of Financial Services and the Auditor General.

SIGN ONLY IF ELIGIBLE FOR AND REQUESTING A ZERO ANNUAL FEE:

Registered Agent's Signature: _____ Date: _____

Department Use Only: ☐ Verified and Approved ☐ Denied - Reason(s): _____

DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT.

DEO-SDAP-001 Effective 05/15/2014

DETACH AND KEEP THIS PORTION FOR YOUR RECORDS.

FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY
FY 2015/2016 SPECIAL DISTRICT FEE INVOICE AND UPDATE FORM RECEIPT

Invoice No.: 33593

Date Invoiced: 10/01/2015

Postmarked Due Date: 12/03/2015

Lakeside Plantation Community Development District	ANNUAL FEE \$175.00	LATE FEE \$0.00	RECEIVED \$0.00	FEE DUE \$175.00
--	------------------------	--------------------	--------------------	---------------------

#15
 310-513-54
 SPECIAL DISTRICT
 FEE - FY 16

Rick Scott
GOVERNOR



Jesse Panuccio
EXECUTIVE DIRECTOR

To: All Special District Registered Agents

From: Jack Gaskins Jr., Special District Accountability Program

Date: October 1, 2015

Subject: Fiscal Year 2015 / 2016 Annual Special District Fee and Update – **Post-Marked Due Date is December 3, 2015**

Please read this correspondence carefully. It contains the instructions for complying with the annual special district fee and update requirement using the enclosed combined *Fiscal Year 2015 / 2016 Annual Special District Fee Invoice and Update Form* (the "form").

The Purpose of the Annual Fee

Chapter 189, *Florida Statutes* (the Uniform Special District Accountability Act), requires the Department's Special District Accountability Program (the "Program"), to perform a number of duties and responsibilities as they relate to special districts. The Legislature does not appropriate general revenue to pay the costs involved. Instead, Section 189.018, *Florida Statutes*, requires the Department to collect an annual fee from each special district to pay the costs involved. The annual fee remains at \$175 per special district, unless the special district certifies that it is eligible for a zero fee. For more information about the Program and the annual fee, see www.FloridaJobs.org/SpecialDistricts.

The Purpose of Reviewing and Updating the Special District's Profile

One of the Program's responsibilities is to continuously maintain specific information about each special district and make it publically available through the *Official List of Special Districts Online* (www.FloridaJobs.org/OfficialList). More than 685 state and local agencies use this list to coordinate activities with special districts, classify and compile financial information, and monitor Florida's 1,650-plus special districts. Therefore, it is very important for each registered agent to annually review all information about the special district to determine if anything needs to be corrected or updated.

Please remember that Section 189.014(2), *Florida Statutes*, requires a special district to notify the Department immediately upon making a change to its registered agent / office information. Furthermore, Section 189.016(2), *Florida Statutes*, requires a special district to file charter and boundary map amendments with the Department within 30 days after adoption.

Reminder: **All** Special Districts Must Have an Official Website

For all special district in existence on October 1, 2014, the deadline to post all required content to its official website and submit the website address to the Program was October 1, 2015. For all special districts created after October 1, 2014, the deadline is by the end of the first full fiscal year after its creation. For more information, see www.FloridaJobs.org/SDWebsites.

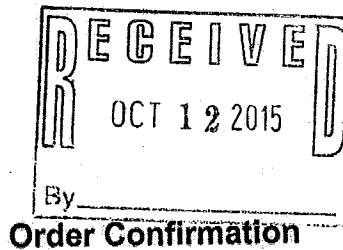
(TURN OVER FOR INSTRUCTIONS)

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
866.FLA.2345 | 850.245.7105 | 850.921.3223 Fax
www.floridajobs.org | www.twitter.com/FLDEO | www.facebook.com/FLDEO

An equal opportunity employer/program. Auxiliary aids and services are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TDD equipment via the Florida Relay Service at 711.

HD SUPPLY

FACILITIES MAINTENANCE



Order Confirmation

Order #
W109950342

Page 1 of 1

HD SUPPLY FACILITIES MAINTENANCE CONTACT INFORMATION

Department	Phone	Fax
Customer Service	1-800-431-3000	1-800-859-8889
Government	1-877-610-6912	1-877-219-8526
Web Support	1-877-694-4932	1-800-859-8889
Fabrication	1-866-455-8907	1-866-455-8903
Special Order	1-800-431-3003	1-800-431-3316
Renovations	1-800-431-3002	1-888-293-1649
Installations	1-866-455-4798	1-866-455-8923
Customer Advocate	1-800-644-3006	1-877-884-4575
En Espanol	1-800-511-5652	1-800-859-8889

**HD SUPPLY FACILITIES MAINTENANCE
ORDER CONFIRMATION**

THANK YOU FOR YOUR ORDER!

A SHIPPING NOTICE WILL FOLLOW

*maintenance
Invoice*

#129
330-538-48102

Customer Number	Ordered By	Order Date	Order Method	Quote	Payment Terms	PO Number
13305713	CORTNEY AZZOLINA	10/05/2015	Electronic	N/A	Net 30 Days	

Bill To: GMS
135 W Central Blvd, # 320
Orlando FL 32801-2435

Ship To: Lakeside Plantation CDD
2200 Plantation Blvd
North Port FL 34289-9472

Ship Loc	Part Number	Description	Ordered Qty	Confirmed Qty	Est. Delivery Date	UOM	Unit Price	Extended Price
		HVAC						
FL14	126212	16X24X2" HD GLASS AIR FILTER "BOX OF 12" ^{MX}	1	1	10/06/2015	BOX	\$45.53	\$45.53
FL14	126306	16X20X2" HD GLASS AIR FILTER "BOX OF 12" ^{MX}	1	1	10/06/2015	BOX	\$44.81	\$44.81

Estimated Delivery Date is based on current stock availability and time of order placement.

Factory Direct Items are shipped directly from manufacturer.

Delivery times vary depending on product/vendor.

Some Factory Direct Items are non-returnable. See product descriptions in catalog for details.

Refused or cancelled orders are subject to restocking fee and return freight.

All Special Orders and custom made-to-order factory direct items are NON-RETURNABLE.

Damaged and shorted Factory Direct Items must be reported to HD Supply within 3 business days.

Sub Total	\$90.34
Sales Tax	\$0.00
Additional Fees	\$0.00
Freight	\$0.00
TOTAL	\$90.34

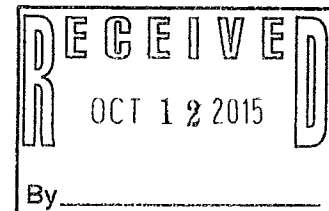
Country Code	-	Country Name
MX	-	Mexico

Shop online at hdsupplysolutions.com

Check Request

District Lakeside Plantation Date 10/7/15
Payable to Milan Fiser
Amount Requested \$125.16 Account Number Tennis - Maintenance
Requested By Alicia Belden
Description of Need Reimbursement of tennis ball purchase
Approved By Rob Wanda Signature [Signature]
Received By _____ Signature _____

H18
330-538-52



Tennis maintenance



Sarasota #1123
8201 S Tamiami Trail
Sarasota, FL 34238

7Q Member 111821680544
799750 TENNIS BALLS 38.99 A
799750 TENNIS BALLS 38.99 A
799750 TENNIS BALLS 38.99 A
SUBTOTAL 116.97
TAX 8.19
**** TOTAL ~~125.16~~

XXXXXXXXXXXX7029 SWIPED
Seq#: 5702 App#: 412518
EFT/Debit Resp: APPROVED
Tran ID#: 527300005702....
Merchant ID: 99112311

APPROVED - Purchase
AMOUNT: \$125.16
CASHBACK: \$0.00

EFT/Debit 125.16
CHANGE 0.00

A 7% TAX 8.19
TOTAL TAX 8.19
TOTAL NUMBER OF ITEMS SOLD = 3
~~W/KA/PALE~~ 12:03 1123 5 127 611

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

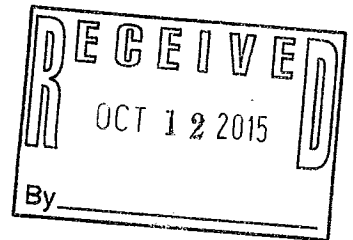
OP#: 611 Name: LORI S
Thank You!
Please Come Again
Whse:1123 Trm:5 Trn:127 OP:611

Check Request

District Lakeside Plantation Date 10/7/15
Payable to Mark Wolf
Amount Requested \$400.00 Account Number Halloween Party
Requested By Alicia Belden
Description of Need Musical entertainment for Halloween Party
Approved By Rob Wineborn Signature [Signature]
Received By _____ Signature _____

★ Please send to Clubhouse ★

#123
330-538-48



ROBERT & WOLFIE

INVOICE #146

Aug. 27, 2015

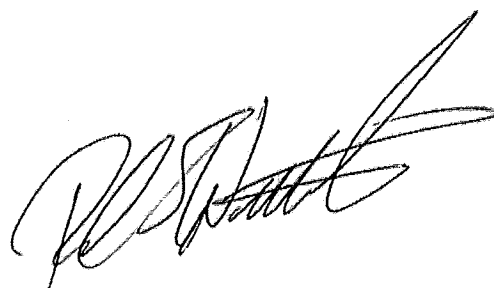
Music services provided for: Oct. 30, 2015 Lakeside
Plantation Clubhouse

Performance times 7-10pm

Amount due at time of performance \$400.00

Checks made payable to: Mark Wolf

Thank You

A handwritten signature in black ink, appearing to be 'Robert & Wolfie', written in a cursive style.

NORTH PORT SOLID WASTE DISTRICT

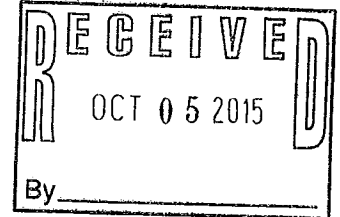
SERVICE ADDRESS			
2200 PLANTATION BLVD SWD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
54883-159826	55-55	10/02/15	11/03/15



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



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



000054883000159826000000156801

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

31

SERVICE ADDRESS

2200 PLANTATION BLVD SWD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
54883-159826	55-55	10/02/15	11/03/15

Rate Class : COMMERCIAL WASTE

Last payment amount/date: 156.80 9/14/15

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

Service	Consumption	Charge	Total
GB DUMPSTER4YD/1 PICKUP	8/31/15 9/30/15	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.

#32
 320-538-434
 Garbage collection - Sep 15

A 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.

190
320-538-463

FX 941-423-5501



Common area renewal
invoice
BRADLEY A. RAY
20432 LAVERNE AVENUE
PORT CHARLOTTE, FL 33952
941-743-9423

Completed
10-13-15

☒ Proposal Submitted To: Robert		☒ Invoice Work To Be Performed At: 10-13-15	
Name	LakeSide Plantation	Address	Same
Address	Block Black Blvd	City, State	Various Common
City, State	North Port, Fla	Walkway areas	
Phone #	941-423-5500	Date	8-31-15

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

- Grind approx 11 min tarp hangard areas of common walkway
- Cut + Remove 10 areas of damaged, uplifted concrete; haul away debris
- Cut back and Remove all involved Root Systems; haul away debris
- Form all walkway areas to proper grade, pitch + depth
- Pour 3000 PSI concrete, with fiber mesh
- Non-Skid finish
- Contractor on site @ all times, 3 working days

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

In full @ completion of project Dollars (\$ 4410⁰⁰)
With payments as follows:

Respectfully submitted
Note: This proposal may be withdrawn by us if not accepted within 10 days

ACCEPTANCE OF PROPOSAL

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

Signature [Signature] Date 10/14/15

Signature _____ Date _____

Thank You!

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
1021 OAK STREET
JACKSONVILLE, FL 32204

Invoice

Date

10/2/2015

Work Done At:	Invoice #	Terms	Due Date	Rep
2200 PLANTATION BLVD NORTHPORT, FL 34289	WO-5029	NET 10	10/12/2015	SG
Quantity	Description	Rate	Amount	
1	12V 300 WATT LIGHT BULBS	35.75	35.75	
1	HAYWARD LENS GASKET	31.50	31.50	
1	SERVICE CALL #61 330-538-51	89.00	89.00	
RECEIVED OCT 07 2015 By _____				
			Total	\$156.25
			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

Invoice

Common area renewal \$326.98
Tennis mainten. \$326.98

HD SUPPLY

FACILITIES MAINTENANCE

Order Confirmation

Order #
W110006050

Page 1 of 1

HD SUPPLY FACILITIES MAINTENANCE CONTACT INFORMATION

Department	Phone	Fax
Customer Service	1-800-431-3000	1-800-859-8889
Government	1-877-610-6912	1-877-219-8526
Web Support	1-877-694-4932	1-800-859-8889
Fabrication	1-866-455-8907	1-866-455-8903
Special Order	1-800-431-3003	1-800-431-3316
Renovations	1-800-431-3002	1-888-293-1649
Installations	1-866-455-4798	1-866-455-8923
Customer Advocate	1-800-644-3006	1-877-884-4575
En Espanol	1-800-511-5652	1-800-859-8889

HD SUPPLY FACILITIES MAINTENANCE ORDER CONFIRMATION

THANK YOU FOR YOUR ORDER!

A SHIPPING NOTICE WILL FOLLOW

#129
320-538-463
\$326.98
320-538-52
\$326.98

Customer Number	Ordered By	Order Date	Order Method	Quote	Payment Terms	PO Number
13305713	CORTNEY AZZOLINA	10/12/2015	Electronic	N/A	Net 30 Days	

Bill To: GMS
135 W Central Blvd, # 320
Orlando FL 32801-2435

Ship To: Lakeside Plantation CDD
2200 Plantation Blvd
North Port FL 34289-9472

Ship Loc	Part Number	Description	Ordered Qty	Confirmed Qty	Est. Delivery Date	UOM	Unit Price	Extended Price
		Hospitality Supply						
FL14	752423	Umbrella Base Granite 33 Lbs ^{CN}	6	6	10/28/2015	EA	\$45.00	\$270.00
FL14	762001	Ibiza 46" Round Table White ^{US}	2	2	10/13/2015	EA	\$135.00	\$270.00

Estimated Delivery Date is based on current stock availability and time of order placement.

Factory Direct Items are shipped directly from manufacturer.

Delivery times vary depending on product/vendor.

Some Factory Direct Items are non-returnable. See product descriptions in catalog for details.

Refused or cancelled orders are subject to restocking fee and return freight.

All Special Orders and custom made-to-order factory direct items are NON-RETURNABLE.

Damaged and shorted Factory Direct Items must be reported to HD Supply within 3 business days.

Sub Total	\$540.00
Sales Tax	\$0.00
Additional Fees	\$0.00
Freight	\$113.96
TOTAL	\$653.96

Country Code	-	Country Name
CN	-	China
US	-	USA

Shop online at hdsupplysolutions.com

Ken Tyner Electric Inc

License # EC13006946

8380 Swiss Blvd

Punta Gorda, FL 33982

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

E-mail kentynerelectric@yahoo.com

Invoice

Date	Invoice #
10/15/2015	2672

#26
Pool maintenance
330-538-51

Bill To
Lakeside Plantation 2200 Plantation Blvd North Port, FL 34289 O-941-423-5500 F-941-423-5501 Lakesideplantation@verizon.net

Job Address
Lakeside Plantation 2200 Plantation Blvd North Port, FL 34289 Pool

		Terms	Due on receipt
Description	Total %	Rate	Amount
1. REPLACED EXISTING POOL & SPA SUB PANEL BREAKER SYSTEM (ITE) W/ NEW WEATHER PROOF SQUARE D (TYPE QO) BREAKER SYSTEM	100.00%	1,285.00	1,285.00
2. WIRED AND INSTALLED (1) LIGHTNING & SURGE PROTECTOR (5 YEAR WARRANTY, \$10,000 IN DAMAGES)	100.00%	385.00	385.00
			
Thank you for your business.		Total	\$1,670.00
		Payments/Credits	\$0.00
		Balance Due	\$1,670.00

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

RENTAL DEPOSIT REFUND FORM

Resident Name: Shelonda Arroyo

226
300-207-102

Date of Event: 10/10/15

Make check payable to: Shelonda Arroyo

Notes: _____

- ☒ Full Refund of Deposit
☐ Partial Refund of Deposit (see explanation and details below)
☐ No Refund of Deposit (see explanation and details below)

Rental Agreement – Lakeside Plantation

Deposit – Return of deposit in the amount of Three hundred (\$ 300)
Is hereby approved by the Facility Manager. A full refund will be given if there is no apparent damage to the facility, clean-up was completed and all instructions, including capacity and parking requirements, were followed. To receive a full refund of the deposit, the following must be completed:

- Ensure that all garbage is removed and placed in appropriate garbage containers
- Remove all displays, favors, and/or remnants of the event
- Ensure that no damage has occurred to the Amenity Center and its property

The Facility Manager shall determine the amount of deposit to return, if any.

If you have any questions regarding the rental deposit refund, please contact the Facility Manager.


(Staff Signature Initiating request to return deposit)

10/13/15
(Date)


(Facility Manager Sign off approval for return of deposit)

10/14/15
(Date)

Reason for Partial/No Refund:

GMS-Central Florida, LLC

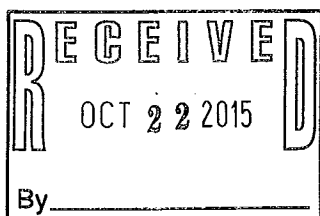
1001 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
10/2/15	40

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

		P.O. No.	Terms	Project
Description	Qty	Rate		Amount
Management Fees October 2015 310 - 513 - 34		3,004.17		3,004.17
Website Administration October 2015 352		33.33		33.33
			Total	\$3,037.50
			Payments/Credits	\$0.00
			Balance Due	\$3,037.50



Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: October 21, 2015

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

* 200
310-513-11

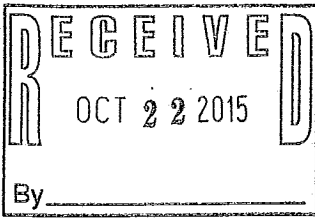
The supervisors present at the above referenced meeting should be compensated accordingly.

Approved for Payment:


District Manager Signature

10/21/15
Date

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



Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:

Lakeside Plantation CDD

Board Meeting Date:

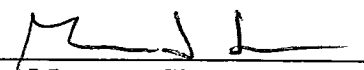
October 21, 2015

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

#55
310-512-11

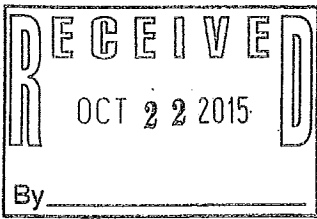
The supervisors present at the above referenced meeting should be compensated accordingly.

Approved for Payment:


District Manager Signature

10/21/15
Date

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



Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: October 21, 2015

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

#211
310-513-311

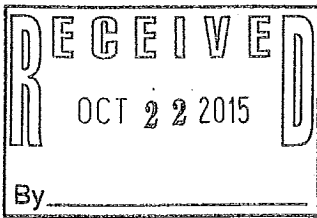
The supervisors present at the above referenced meeting should be compensated accordingly.

Approved for Payment:


District Manager Signature

10/21/15
Date

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



Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:

Lakeside Plantation CDD

Board Meeting Date:

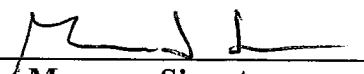
October 21, 2015

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

754
3/2-513-11

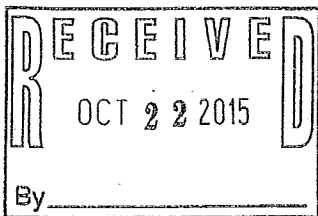
The supervisors present at the above referenced meeting should be compensated accordingly.

Approved for Payment:


District Manager Signature

10/21/15
Date

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



Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: October 21, 2015

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

56
310-512-11

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

Approved for Payment:


District Manager Signature

10/21/15
Date

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

Fitness Logic

380 Scarlet Blvd.
Oldsmar, FL 34677
727-784-4964 - Fax 727-784-0223
e-mail fitlogic@aol.com

Maintenance

Invoice

Date	Invoice #
4/15/2015	60385

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	CRM	58691	4/13/2015
Item Code	Description	Quantity	Price Each	Amount
Parts	Pulley	1	14.99	14.99
Labor	Looked at True Recumbent serial # 06-70RZ2178J for noise, unit needs a secondary shaft assembly. Paramount Chest Press was found making a noise, replaced pulley and unit is functioning properly.	0.5	79.00	39.50
Thank you for your business. Invoices over 30 Days will incur 1.5% Interest per month		Subtotal \$54.49		
		Sales Tax (0.0%) \$0.00		
		Total \$54.49		

#105
330-538-51

Invoice

Pool Maintenance



JOHN'S ELECTRIC MOTORS

4220 Whidden Blvd.
CHARLOTTE HARBOR, FL 33980
(941) 629-0240

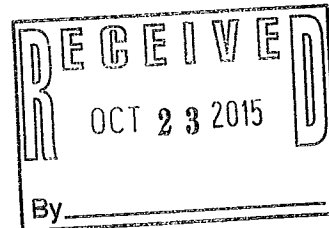
CUSTOMER'S ORDER NO. <i>106</i>		PHONE <i>403-5300</i>		DATE <i>10/20/15</i>	
NAME <i>LAKEside PLANTATION</i>					
ADDRESS <i>LAKEside BLVD NP</i>					
CASH	C.O.D.	CHARGE	ON ACCT.	MDSE. RETD.	PAID OUT
		<i>1 2HP SR AMERI-BLW</i>			<i>299.95</i>
		<i>POOL MOTOR</i>			
		<i>1 SR 2HP DIFFUSER</i>			<i>29.95</i>
		<i>1 3868 SEAL</i>			<i>14.95</i>
		<i>1 SET ORINGS</i>			<i>12.95</i>
		<i>SERVICE CALL +</i>			<i>125.00</i>
		<i>LABOR TO REMOVE +</i>			<i>482.80</i>
		<i>REPLACE MOTOR</i>			
SOLD BY <i>[Signature]</i>				TAX	<i>EXEMPT</i>
RECEIVED BY <i>[Signature]</i>				TOTAL	<i>482.80</i>

E PRODUCT 609T

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

34641

THANK YOU



CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
10/05/15	00012	9/29/15 09292015	201509 600-53800-61000	LAKE BANK PROJECT	*	21,714.00	
				ADVANTAGE MARINE SERVICES, INC.			21,714.00 000017
10/05/15	00014	9/29/15 7	201509 600-53800-61000	POND BANK RESTORATION	*	1,383.75	
				JOHNSON ENGINEERING, INC.			1,383.75 000018
TOTAL FOR BANK C						23,097.75	
TOTAL FOR REGISTER						23,097.75	

LKSD LAKESIDE PLANT BWHITE

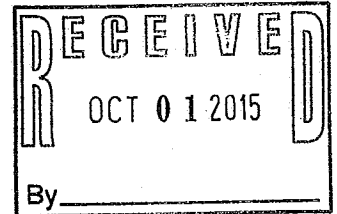


#12
031-600-53900-61000
Lake Bank Project

Invoice

Bill to: Lakeside Plantation CDD, North Port, FL

Date: 09/29/15



Shoreline Repair

Contract Price: \$43,428.00

Amount Received 30% \$13,028.40

Amount Due 50%: \$21,714.00

Adjusted Balance 20%: \$8,685.60

Total Amount Due

\$21,714.00

Due Date: 10/09/15

Please remit payment.
Thank You

APPROVED
David K. Robinson, P.E.
Johnson ENGINEERING
10/1/15

Office (561) 827-8909 • fax (336) 428-0928
2029 Pine Tree Dr. • Edgewater, FL 32141
www.advantagedivers.com

Johnson Engineering, Inc.
Remit To:
P.O. Box 2112
Fort Myers, FL 33902
Ph: 239.334.0046 Fax: 239.334.3661

Invoice

#14
031-600-538-61
\$1383.75

Project Manager David Robson

September 29, 2015

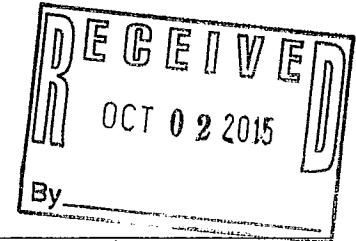
Project No: 20150050-000

Invoice No: 7

FEID #59-1173834

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

Project 20150050-000 Lakeside Plantation CDD
Work Authorization #3, dated 03/24/15
Work Authorization #4, dated 05/27/15
Work Authorization #5, dated 05/27/15
Professional Services through September 13, 2015



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	0.00	T&M	0 %	3,168.75	2,458.75	710.00	-3,168.75
3.	Lake Bank Erosion Report	3,900.00	T&M	145 %	5,662.50	5,662.50	0.00	-1,762.50
4.	Pond Bank Restoration	3,500.00	NTE	100 %	3,500.00	2,116.25	1,383.75	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	0 %	0.00	0.00	0.00	4,800.00
Totals		13,700.00			13,831.25	11,737.50	2,093.75	-131.25

SUB-TOTAL PROFESSIONAL SERVICES:

2,093.75

INVOICE TOTAL:

2,093.75

Summary of professional services

Phase No. / Description	Bill Hours	Bill Rate	Billable Amount
1. - General Engineering			
Engineer VI	4.30	150.00	645.00
Technician II	1.00	65.00	65.00
1. - General Engineering Total	5.30		710.00
4. - Pond Bank Restoration			
Engineer VI	9.25	150.00	1,387.50
4. - Pond Bank Restoration Total	9.25		1,387.50

Outstanding Invoices

Number	Date	0 - 30	31 - 60	61 - 90	91 - 120	121 +	Balance
5	6/29/2015	0.00	0.00	0.00	1,050.00	0.00	1,050.00
	Total	0.00	0.00	0.00	1,050.00	0.00	1,050.00



FPL

2 131084

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

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

B 5 5517 1

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Do not pay	New charges due by	Amount enclosed
57421-67439	\$1,336.86	Nov 13 2015	\$

Your electric statement

Account number: 57421-67439

For: Sep 24 2015 to Oct 23 2015 (29 days)

Customer name: LAKESIDE PLANTATION COMM

Statement date: Oct 23 2015

Service address: 2200 PLANTATION BLVD # CLBHSE

Next meter reading: Nov 21 2015

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (=)	New charges due by
1,385.66	1,385.66 CR	0.00	0.00	1,336.86	\$1,336.86	Nov 13 2015

Meter reading - Meter KLL2846

Current reading 13779
Previous reading - 12705
kWh constant x 10
kWh used 10740

Amount of your last bill 1,385.66
Payment received - Thank you 1,385.66 CR
Balance before new charges \$0.00

Demand reading 6.05
kW constant x 10.00
Demand kW 61

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

Electric service amount 1,221.52**
Storm charge 6.98
Gross receipts tax 31.50
Franchise charge 76.86
Total new charges \$1,336.86

Energy usage

	Last Year	This Year
kWh this month	9640	10740
Service days	29	29
kWh per day	332	370

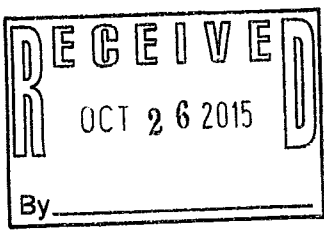
Total amount you owe \$1,336.86

FPL automatic bill pay - DO NOT PAY

**The electric service amount includes the following charges:

Customer charge: \$19.48
Fuel: \$336.16
(\$0.031300 per kWh)
Non-fuel: \$218.67
(\$0.020360 per kWh)
Demand: \$647.21
(\$10.61 per kW)

- Payment received after **January 13, 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 **November 03, 2015**. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.



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



FPL



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

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

B 5 5517 9.



AUTO **CO 0116
1 131084

LAKE SIDE 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	\$634.19	Nov 13 2015	\$

Your electric statement

For: Sep 24 2015 to Oct 23 2015 (29 days)

Customer name: LAKE SIDE PLANTATION

Service address: 2200 PLANTATION BLVD # FNTN

Account number: 04126-05586

Statement date: Oct 23 2015

Next meter reading: Nov 21 2015

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (-)	New charges due by
589.34	589.34 CR	0.00	0.00	634.19	\$634.19	Nov 13 2015

Meter reading - Meter KN46183

Current reading 55898
Previous reading - 49186
kWh used 6712

Demand reading 19.56
Demand kW 20

Energy usage

	Last Year	This Year
kWh this month	6369	6712
Service days	29	29
kWh per day	219	231

Amount of your last bill 589.34
Payment received - Thank you 589.34 CR
Balance before new charges \$0.00

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

Electric service amount	578.43**
Storm charge	4.36
Gross receipts tax	14.94
Franchise charge	36.46
Total new charges	\$634.19

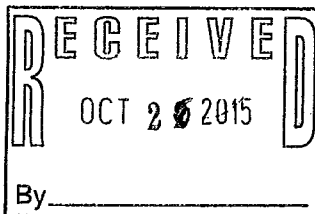
Total amount you owe \$634.19

**The electric service amount includes the following charges:

Customer charge: \$19.48
Fuel: \$210.09
(\$0.031300 per kWh)
Non-fuel: \$136.66
(\$0.020360 per kWh)
Demand: \$212.20
(\$10.61 per kW)

FPL automatic bill pay - DO NOT PAY

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FPL

3 131084

/ 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

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	\$1,078.38	Nov 13 2015	\$

Your electric statement

For: Sep 24 2015 to Oct 23 2015 (29 days)

Customer name: LAKESIDE PLANTATION COMM
Service address: 2200 PLANTATION BLVD # POOL

Account number: 84595-15071

Statement date: Oct 23 2015
Next meter reading: Nov 21 2015

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (=)	New charges due by
1,062.28	1,062.28 CR	0.00	0.00	1,078.38	\$1,078.38	Nov 13 2015

Meter reading - Meter KL84533

Current reading 10359
Previous reading - 00306
kWh used 10053

Demand reading 42.06
Demand kW 42

Energy usage

	Last Year	This Year
kWh this month	10909	10053
Service days	29	29
kWh per day	376	346

Amount of your last bill 1,062.28
Payment received - Thank you 1,062.28 CR
Balance before new charges \$0.00

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

Electric service amount 984.44**
Storm charge 6.53
Gross receipts tax 25.41
Franchise charge 62.00
Total new charges \$1,078.38

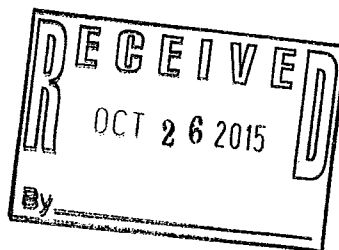
Total amount you owe \$1,078.38

**The electric service amount includes the following charges:

Customer charge: \$19.48
Fuel: \$314.66
(\$0.031300 per kWh)
Non-fuel: \$204.68
(\$0.020360 per kWh)
Demand: \$445.62
(\$10.61 per kW)

FPL automatic bill pay - DO NOT PAY

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Hearing/speech impaired: 711 (Relay Service)
Online at: www.FPL.com



FPL



SERVICE ADDRESS			CURRENT CHARGES DUE DATE
2200 PLANTATION BLVD CLUB HOUSE			
ACCOUNT NUMBER	CYCLE	BILL DATE	
43123-156052	18-29	9/28/15	10/23/15

Total Current Charges 251.52
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 251.52



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 \$ _____

000043123000156052000000251528

2467 LAKE

↑ Please return this upper portion with your payment ↑

SERVICE ADDRESS 2200 PLANTATION BLVD CLUB HOUSE

*** Bank Draft ***

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-156052	18-29	9/28/15	10/23/15

Rate Class : COMMERCIAL

Last payment amount/date: 137.94 9/22/15

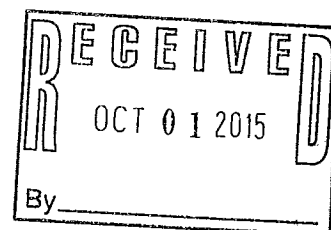
Last Bill Amount 137.94
 Payments 137.94 -
 Adjustments .00
 BALANCE FORWARD .00

WA	Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
WA	8/20/15 9/21/15	32	80000038	1.000	TGAL	647	633	14
						USAGE FOR	9/14	3.00

Service	Consumption	Charge	Total
WA Base facility chg		40.05	
WA Usage block 1	10.00	36.70	
WA Usage block 2	4.00	22.00	
TOTAL WATER			98.75
SE Base facility chg		68.91	
SE Consumption	14.00	83.86	
TOTAL SEWER			152.77

Total Current Charges 251.52
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 251.52

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



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 FRONT FOUNT			
ACCOUNT NUMBER	CYCLE	BILL DATE	
43123-154658	18-29	9/28/15	10/23/15

Total Current Charges 77.04
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 77.04



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 \$ _____

000043123000154658000000077045

2466 LAKE

↑ Please return this upper portion with your payment ↑

*** Bank Draft ***

SERVICE ADDRESS 2200 PLANTATION BLVD FRONT FOUNT

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154658	18-29	9/28/15	10/23/15

Rate Class : COMMERCIAL

Last payment amount/date: 24.54 9/22/15

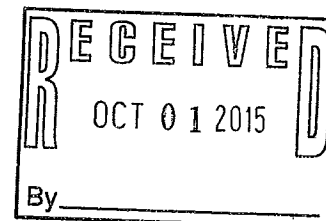
Last Bill Amount 24.54
 Payments 24.54 -
 Adjustments .00
 BALANCE FORWARD .00

WA	Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
WA	8/20/15 9/21/15	32	83717471	1.000	TGAL	1360	1349	11
						USAGE FOR 9/14		20.00

Service	Consumption	Charge	Total
WA Base facility chg		17.20	
WA Usage block 1	4.00	14.68	
WA Usage block 2	4.00	22.00	
WA Usage block 3	3.00	23.16	
TOTAL WATER			77.04

Total Current Charges 77.04
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 77.04

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



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 TENNI COURT			
ACCOUNT NUMBER	CYCLE	BILL DATE	
43123-154656	18-29	9/28/15	10/23/15

Total Current Charges 184.54
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 184.54



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 \$ _____

000043123000154656000000184548

2465 LAKE

↑ Please return this upper portion with your payment ↑

*** Bank Draft ***

SERVICE ADDRESS 2200 PLANTATION BLVD TENNI COURT

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154656	18-29	9/28/15	10/23/15

Rate Class : COMMERCIAL

Last payment amount/date: 201.04 9/22/15

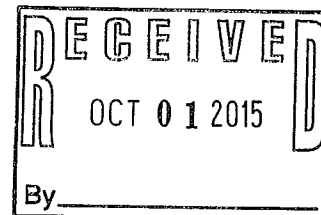
Last Bill Amount 201.04
 Payments 201.04 -
 Adjustments .00
 BALANCE FORWARD .00

WA	Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
	8/20/15 9/21/15	32	80005382	1.000	TGAL	1238	1212	26
						USAGE FOR	9/14	76.00

Service	Consumption	Charge	Total
WA Base facility chg		78.14	
WA Usage block 1	20.00	73.40	
WA Usage block 2	6.00	33.00	
TOTAL WATER			184.54

Total Current Charges 184.54
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 184.54

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



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

**LAKESIDE PLANTATION
COMMUNIT**

Account Number: 0624684505

Customer Identification Code: 0624684505

Do not send Payment. You are enrolled in Verizon's Automatic Payment option. The total due will be deducted from your bank account on 10/21/15.

Previous Balance 9/1/2015	Payments Received 9/21/2015	Balance Forward 10/1/2015	Total New Charges 10/1/2015	Total Amount Due
\$384.23	-\$384.23	\$.00	\$384.05	\$384.05

New Charges - Statement Dated 10/1/2015

Current Activity **\$295.94**

Taxes, Governmental Surcharges and Fees **\$37.37**

Verizon Surcharges and Other Charges & Credits **50.74**

Total New Charges Due by October 25, 2015 **\$384.05**

Balance Forward **\$.00**

Total Amount Due **\$384.05**

Account Number

15 4331 **0624684505** 03

Phone: 941-423-5501

When calling Verizon and asked for your account number,
please enter customer identification code **0624684505**.

Current Activity

Monthly Charges

10/1 10/31 Verizon Solutions for Business Bundle Includes:

- Solutions Bundle Line 2 Yr 65.00
- 1 Additional Line(s) Basic 2 Yr 35.00

• 1 Additional Line(s) Unlimited 2 Yr	50.00
• FiOS TV Extreme HD - Private	60.00
• FiOS Internet 50M/50M - 2YR	64.99
• Additional Line Promotion	-35.00

Verizon Solutions for Business Bundle Price	239.99
---	--------

10/1 10/31 (Rent): HD Set Top Box 4 @ 11.99	47.96
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9/19 10/18 Data Protection	7.99
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Monthly Charges Subtotal	\$295.94
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Current Activity Total	\$295.94
-------------------------------	-----------------

Taxes, Governmental Surcharges and Fees

Federal Excise Tax	.81
FL State Communications Services Tax	12.52
FL Local Communications Services Tax	16.07
FL State Gross Receipts Tax	6.41
Telecommunications Relay Service	.36
County 911 Funding Fee	1.20

Total Taxes, Governmental Surcharges and Fees	\$37.37
--	----------------

Verizon Surcharges and Other Charges & Credits

Federal Universal Service Fee	7.86
Regulatory Recovery Fee - Federal	.08
VLD - Long Distance Access Charge	5.55
Federal Subscriber Line and Access Recovery Charge	26.97
VLD - Carrier Cost Recovery Charge	1.08
VLD - Long Distance Administrative Charge	2.22
FiOS TV Broadcast Fee	1.99
Regional Sports Network Fee	4.99

Total Verizon Surcharges and Other Charges & Credits	\$50.74
---	----------------

Total New Charges**\$384.05****Taxes, Fees and Other Charges by Type of Service****Miscellaneous****Voice**

Federal Excise Tax	.81
FL State Communications Services Tax	7.56
FL Local Communications Services Tax	9.71
FL State Gross Receipts Tax - 2	.23
FL State Gross Receipts Tax - 1	3.64
Telecommunications Relay Service	.36
County 911 Funding Fee	1.20
Federal Universal Service Fee	.30
Federal Universal Service Fee	2.37
Federal Access Recovery Charge	.47
Federal Subscriber Line Charge	8.52
Federal Access Recovery Charge	.47
Federal Subscriber Line Charge	8.52
Federal Access Recovery Charge	.47
Federal Subscriber Line Charge	8.52
VLD - FL State Communications Services Tax	1.47
VLD - FL State Communications Services Tax	.19
VLD - FL Local Communications Services Tax	1.89
VLD - FL Local Communications Services Tax	.24
VLD - FL State Gross Receipts Tax - 2	.04
VLD - FL State Gross Receipts Tax - 2	.01
VLD - FL State Gross Receipts Tax - 1	.71
VLD - FL State Gross Receipts Tax - 1	.09
VLD - Federal Universal Service Fee - Verizon LD	3.87

VLD - Federal Universal Service Fee - Verizon LD	1.32
VLD - Long Distance Access Charge	1.85
VLD - Long Distance Access Charge	1.85
VLD - Long Distance Access Charge	1.85
VLD - Carrier Cost Recovery Charge	.36
VLD - Long Distance Administrative Charge	.74
VLD - Carrier Cost Recovery Charge	.36
VLD - Long Distance Administrative Charge	.74
VLD - Carrier Cost Recovery Charge	.36
VLD - Long Distance Administrative Charge	.74

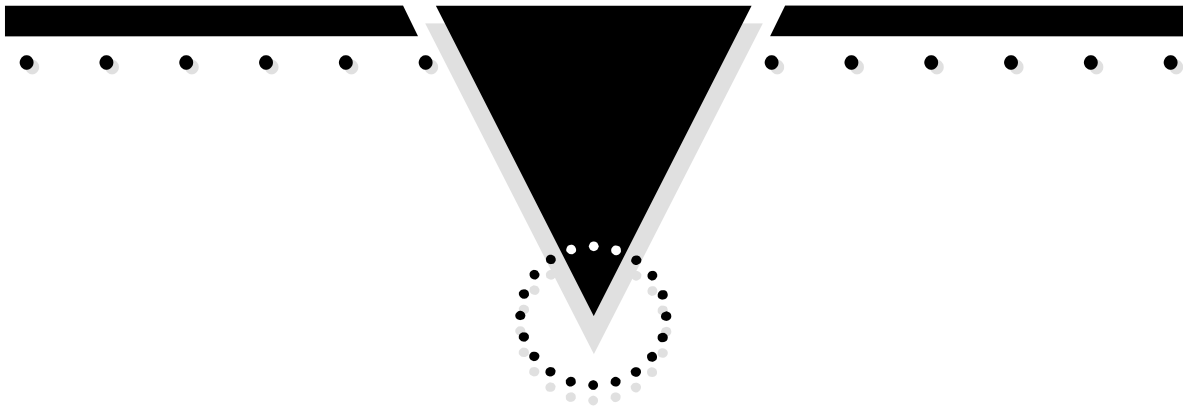
TV

FL State Communications Services Tax	3.30
FL Local Communications Services Tax	4.23
FL State Gross Receipts Tax - 2	.10
FL State Gross Receipts Tax - 1	1.59
Regulatory Recovery Fee - Federal	.08
FiOS TV Broadcast Fee	1.99
Regional Sports Network Fee	4.99

Total Taxes, Fees and Other Charges	\$88.11
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Lakeside Plantation Community Development District

Unaudited Financial Reporting
October 31, 2015



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

**Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT**

**COMBINED BALANCE SHEET
October 31, 2015**

	GENERAL	DEBT SERVICE	CAPITAL RESERVE	TOTALS
ASSETS				
<u>CASH:</u>				
OPERATING ACCOUNT	\$ 50,659	\$ -	\$ -	\$ 50,659
DEBIT CARD ACCOUNT	2,192	-	-	2,192
MONEY MARKET ACCOUNT	143,315	-	-	143,315
ACTIVITIES ACCOUNT	19,912	-	-	19,912
PETTY CASH	50	-	-	50
CAPITAL RESERVE ACCOUNT	-	-	295,280	295,280
PREPAID EXPENSES	50	-	-	50
<u>INVESTMENT - OPERATIONS:</u>				
INVESTMENT- SBA FUND A	471	-	-	471
<u>INVESTMENT - BONDS:</u>				
RESERVE FUND	-	7,998	-	7,998
REVENUE FUND	-	90,794	-	90,794
PREPAYMENT	-	0	-	0
TOTAL ASSETS	<u>\$ 216,649</u>	<u>\$ 98,792</u>	<u>\$ 295,280</u>	<u>\$ 610,721</u>
LIABILITIES & FUND BALANCES				
LIABILITIES				
ACCOUNTS PAYABLE	\$ 6,547	\$ -	\$ -	\$ 6,547
CUSTOMER DEPOSITS	1,150	-	-	1,150
TOTAL LIABILITIES	<u>\$ 7,697</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 7,697</u>
FUND BALANCES				
RESTRICTED FOR DEBT SERVICE	\$ -	\$ 98,792	\$ -	\$ 98,792
ASSIGNED FOR CAPITAL PROJECTS	-	-	295,280	295,280
UNASSIGNED	208,952	-	-	208,952
TOTAL FUND BALANCES	<u>\$ 208,952</u>	<u>\$ 98,792</u>	<u>\$ 295,280</u>	<u>\$ 603,024</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$ 216,649</u>	<u>\$ 98,792</u>	<u>\$ 295,280</u>	<u>\$ 610,721</u>

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending October 31, 2015

	Adopted Budget	Prorated Budget Thru 10/31/15	Actual Thru 10/31/15	Variance
<u>REVENUE</u>				
Tennis Club	\$ 15,000	\$ 12,280	\$ 12,280	\$ -
Activities	12,500	1,042	779	(263)
Clubhouse Rentals	1,500	125	250	125
Miscellaneous	1,500	125	100	(25)
Interest Earnings	150	13	1	(11)
Operations & Maintenance Assessments	656,520	-	-	-
TOTAL REVENUE	\$ 687,170	\$ 13,584	\$ 13,410	\$ (174)
<u>EXPENDITURES</u>				
ADMINISTRATIVE				
Supervisor Fees	\$ 11,000	\$ 1,000	\$ 1,000	\$ -
District Manager	36,050	3,004	3,004	(0)
District Counsel	25,000	2,083	-	2,083
Reimbursable Expenses	600	50	-	50
District Engineer	10,000	833	930	(97)
Disclosure Report	1,000	-	-	-
Trustee Fees	4,200	2,683	2,683	(0)
Audit Fees	4,200	-	-	-
Postage, Phone, Fax, Copies	200	17	-	17
General Liability Insurance	5,000	5,000	6,774	(1,774)
Legal Advertising	1,500	125	-	125
Dues, Licenses & Fees	175	175	175	-
Other Current Charges	1,900	158	75	83
Property Insurance	7,000	7,000	8,371	(1,371)
Website Design/Administration	400	33	58	(25)
TOTAL ADMINISTRATIVE	\$ 108,225	\$ 22,162	\$ 23,071	\$ (909)
OPERATIONS				
Personnel Services (Management Contract)	\$ 172,120	\$ 14,343	\$ 14,343	\$ 0
Road & Street Repairs & Maintenance	7,500	625	-	625
Common Area Renewal & Maintenance	10,000	833	4,906	(4,073)
Street Light/Decorative Light	10,000	833	105	728
Landscape Maintenance - Contract	88,250	7,354	7,354	(0)
Landscape Maintenance - Other	5,000	417	-	417
Plant Replacement Program	12,000	1,000	-	1,000
Irrigation Maintenance	500	42	-	42
Lake Maintenance	14,000	1,167	966	201
Electric Utility Services - Entrance Feature	9,000	750	589	161
Water Utility Services - Entrance Feature	1,500	125	77	48
Repairs & Maintenance - Entrance Feature	1,200	100	12	88
Miscellaneous Tools, Equipment	1,200	100	-	100
Landscape Inspection Services	3,300	275	-	275
TOTAL OPERATIONS	\$ 335,570	\$ 27,964	\$ 28,354	\$ (390)

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending October 31, 2015

	Adopted Budget	Prorated Budget Thru 10/31/15	Actual Thru 10/31/15	Variance
CLUBHOUSE				
Activities	\$ 19,000	\$ 1,583	\$ 2,489	\$ (905)
Licenses/Fees	625	625	-	625
General Supplies	10,000	833	1,435	(602)
Maintenance	10,000	833	713	120
Office Supplies	3,000	250	82	168
Public Communication	800	67	35	32
Pest Control	900	150	150	-
Security	1,500	125	-	125
AED	300	25	-	25
Telephone & Internet Services	4,600	383	384	(1)
Janitorial Supplies	3,000	250	131	119
Electric Utility Services - Clubhouse	16,000	1,333	1,386	(52)
Gas Utility	250	21	13	8
Garbage Collection	1,900	158	157	2
Water Utility Services - Clubhouse	3,000	250	252	(2)
Electric Utility Services - Pool	16,500	1,375	1,062	313
Pool Maintenance - Other	7,500	625	2,902	(2,277)
Tennis Courts - Maintenance	7,500	625	1,029	(404)
Tennis Courts - Programs	2,000	167	-	167
Water Utility Services - Tennis Courts & Pool	5,000	417	185	232
TOTAL CLUBHOUSE	\$ 113,375	\$ 10,096	\$ 12,404	\$ (2,308)
OTHER EXPENDITURES				
Transfer Out - Current Year	\$ 130,000	-	-	-
TOTAL OTHER EXPENDITURES	\$ 130,000	-	-	-
TOTAL EXPENDITURES	\$ 687,170		\$ 63,829	
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	\$ -		\$ (50,419)	
FUND BALANCE, BEGINNING	\$ -		\$ 259,370	
FUND BALANCE, ENDING	\$ -		\$ 208,952	

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE SERIES 1999
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending October 31, 2015

	Adopted Budget	Prorated Budget Thru 10/31/15	Actual Thru 10/31/15	Variance
REVENUE				
Assessments - On Roll	\$ 175,905	\$ -	\$ -	\$ -
Assessments - Direct Billed	8,842	-	-	-
Interest Income	10	0	0	-
TOTAL REVENUE	\$ 184,757	\$ 0	\$ 0	\$ -
EXPENDITURES				
Special Call - 11/1	\$ -	\$ -	\$ -	\$ -
Interest - 11/1	60,465	-	-	-
Principal - 5/1	60,000	-	-	-
Interest - 5/1	60,465	-	-	-
TOTAL EXPENDITURES	\$ 180,930	\$ -	\$ -	\$ -
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	\$ 3,827		\$ 0	
FUND BALANCE, BEGINNING	\$ 90,834		\$ 98,792	
FUND BALANCE, ENDING	\$ 94,661		\$ 98,792	

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL RESERVE FUND
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending October 31, 2015

	Adopted Budget	Prorated Budget Thru 10/31/15	Actual Thru 10/31/15	Variance
REVENUE				
Transfer In - Current Year	\$ 130,000	\$ -	\$ -	\$ -
TOTAL REVENUE	\$ 130,000	\$ -	\$ -	\$ -
EXPENDITURES				
Clubhouse - Renewal/Replacement	\$ -	\$ -	\$ -	\$ -
Exterior Building Elements	-	-	-	-
Property Site Elements	-	-	-	-
Clubhouse Interior	-	-	-	-
Pool & Spa Elements	-	-	-	-
TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	\$ 130,000		\$ -	
FUND BALANCE, BEGINNING	\$ 364,108		\$ 295,280	
FUND BALANCE, ENDING	\$ 494,108		\$ 295,280	

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES & EXPENDITURES

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
REVENUE													
Tennis Club	\$ 12,280	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	12,280
Activities	779	-	-	-	-	-	-	-	-	-	-	-	779
Clubhouse Rentals	250	-	-	-	-	-	-	-	-	-	-	-	250
Miscellaneous	100	-	-	-	-	-	-	-	-	-	-	-	100
Interest Earnings	1	-	-	-	-	-	-	-	-	-	-	-	1
Operations & Maintenance Assessments	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL REVENUE	\$ 13,410	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,410
EXPENDITURES													
ADMINISTRATIVE													
Supervisor Fees	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,000
District Manager	3,004	-	-	-	-	-	-	-	-	-	-	-	3,004
Reimbursable Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-
District Engineer	930	-	-	-	-	-	-	-	-	-	-	-	930
Disclosure Report	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	2,683	-	-	-	-	-	-	-	-	-	-	-	2,683
Audit Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage, Phone, Fax, Copies	-	-	-	-	-	-	-	-	-	-	-	-	-
General Liability Insurance	6,774	-	-	-	-	-	-	-	-	-	-	-	6,774
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Fees	175	-	-	-	-	-	-	-	-	-	-	-	175
Other Current Charges	75	-	-	-	-	-	-	-	-	-	-	-	75
Property Insurance	8,371	-	-	-	-	-	-	-	-	-	-	-	8,371
Website Design/Administrative	58	-	-	-	-	-	-	-	-	-	-	-	58
District Counsel	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL ADMINISTRATIVE	\$ 23,071	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,071
OPERATIONS													
Personnel Services (Management Contract)	\$ 14,343	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	14,343
Road & Street Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Common Area Renewal & Maintenance	4,906	-	-	-	-	-	-	-	-	-	-	-	4,906
Street Light/Decorative Light	105	-	-	-	-	-	-	-	-	-	-	-	105
Landscape Maintenance - Contract	7,354	-	-	-	-	-	-	-	-	-	-	-	7,354
Landscape Maintenance - Other	-	-	-	-	-	-	-	-	-	-	-	-	-
Plant Replacement Program	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	966	-	-	-	-	-	-	-	-	-	-	-	966
Electric Utility Services - Entrance Feature	589	-	-	-	-	-	-	-	-	-	-	-	589
Water Utility Services - Entrance Feature	77	-	-	-	-	-	-	-	-	-	-	-	77
Repairs & Maintenance - Entrance Feature	12	-	-	-	-	-	-	-	-	-	-	-	12
Miscellaneous Tools, Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Inspection Services	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL OPERATIONS	\$ 28,354	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,354

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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,489
Licenses/Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
General Supplies	1,435	-	-	-	-	-	-	-	-	-	-	-	1,435
Maintenance	713	-	-	-	-	-	-	-	-	-	-	-	713
Office Supplies	82	-	-	-	-	-	-	-	-	-	-	-	82
Public Communication	35	-	-	-	-	-	-	-	-	-	-	-	35
Pest Control	150	-	-	-	-	-	-	-	-	-	-	-	150
Security	-	-	-	-	-	-	-	-	-	-	-	-	-
AED	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone & Internet Services	384	-	-	-	-	-	-	-	-	-	-	-	384
Janitorial Supplies	131	-	-	-	-	-	-	-	-	-	-	-	131
Electric Utility Services - Clubhouse	1,386	-	-	-	-	-	-	-	-	-	-	-	1,386
Gas Utility	13	-	-	-	-	-	-	-	-	-	-	-	13
Garbage Collection	157	-	-	-	-	-	-	-	-	-	-	-	157
Water Utility Services - Clubhouse	252	-	-	-	-	-	-	-	-	-	-	-	252
Electric Utility Services - Pool	1,062	-	-	-	-	-	-	-	-	-	-	-	1,062
Pool Maintenance - Other	2,902	-	-	-	-	-	-	-	-	-	-	-	2,902
Tennis Courts - Maintenance	1,029	-	-	-	-	-	-	-	-	-	-	-	1,029
Tennis Courts - Programs	-	-	-	-	-	-	-	-	-	-	-	-	-
Water Utility Services - Tennis Courts & Pool	185	-	-	-	-	-	-	-	-	-	-	-	185
TOTAL CLUBHOUSE	\$ 12,404	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,404
OTHER EXPENDITURES													
Transfer Out - FY14	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Transfer Out - FY15	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
TOTAL EXPENDITURES	\$ 63,829	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63,829
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	\$ (50,419)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (50,419)

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

SERIES 1999A, CAPITAL IMPROVEMENT REVENUE BONDS		
INTEREST RATE:	6.950%	
MATURITY DATE:	5/1/2031	
RESERVE FUND REQUIREMENT	MAXIMUM ANNUAL DEBT SERVICE	
BONDS OUTSTANDING - 9/30/13	\$	1,860,000.00
LESS: PRINCIPAL PAYMENT 5/1/14	\$	(55,000.00)
LESS: PRINCIPAL PAYMENT 11/1/14 (PREPAYMENT)	\$	(5,000.00)
LESS: PRINCIPAL PAYMENT 5/1/15	\$	(60,000.00)
CURRENT BONDS OUTSTANDING	\$	1,740,000.00

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Lakeside Plantation CDD

ACTION ITEMS

as of 11/18/2015

Item #	Meeting Assigned	Action Item	Assigned To:	Date Due	Status	Comments
1	6/18/14	Evaluate Conservation Areas	Robson		In Process	WA #6 approved at 9/16/15 Board meeting. Report to be presented at 11/18/15 Board meeting.
2	1/21/15	Evaluate ID Card Process	Wittebort		In Process	To be done in conjunction with #3
3	7/8/15	Bid Design Services for Pool & Amenities	Flint		In Process	JAHArchitects and Hugarte Design to make presentations at 11/18/15 Board meeting.
4	8/19/15	Evaluate Access Controls and Policies for Tennis Courts	Wittebort		In Process	To be done in conjunction with #3

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From: [George Flint](#)
To: [Stacie Vanderbilt](#); [Jeannie Rugg](#)
Subject: Fwd: Lakeside Plantation
Date: Monday, October 19, 2015 3:45:12 PM

lets put this on the next agenda so it gets in the districts records.

Begin forwarded message:

From: Rob Wittebort <Rob.Wittebort@vestaforyou.com>
Subject: Fwd: Lakeside Plantation
Date: October 15, 2015 at 4:11:31 PM EDT
To: George <gflint@gmscfl.com>, Joe Montagna
<joe.montagna@vestaforyou.com>

Sent from my iPhone

Begin forwarded message:

From: "Dietz, Brian C" <Brian.Dietz@flhealth.gov>
Date: October 15, 2015 at 4:08:14 PM EDT
To: Rob Wittebort <Rob.Wittebort@vestaforyou.com>
Cc: "Clemente, Jennifer E" <Jennifer.Clemente@flhealth.gov>, "Macci, David K" <David.Macci@flhealth.gov>
Subject: RE: Lakeside Plantation

Good afternoon, Rob;

Health agrees that Lakeside Plantation has installed the necessary lighting to allow night swimming. Please accept this email as authorization from Health to operate for night swimming. If you have any questions, please contact me. Thank you for your patience.

Brian C. Dietz, P.E.
FDOH in Sarasota County
941-861-6133

From: Rob Wittebort [<mailto:Rob.Wittebort@vestaforyou.com>]
Sent: Wednesday, October 14, 2015 9:09 AM
To: Dietz, Brian C <Brian.Dietz@flhealth.gov>

Subject: Lakeside Plantation

I was just following up on the night time swimming permit.

Thanks,

Rob Wittebort

Facility Manager

Lakeside Plantation
2200 Plantation Blvd.
North Port, FL. 34289
(941) 423-5500

rob.wittebort@VestaForYou.com

George S. Flint
Governmental Management Services -
Central Florida, LLC
135 West Central BLVD, Suite 320
Orlando, Florida 32801
Tel: (407) 841-5524
Cell: (407) 242-0501
Fax: (407) 839-1526
email: gflint@gmscfl.com

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**VII.
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Amenity Center Management Report

Date of Meeting: November 18th, 2015

Submitted by: Rob Wittebort

➤ **Facility**

- *Replaced spa filters*
- *Repaired spa tile and decking*
- *Pressure washed Basketball court*
- *Painted pool fence door tops*
- *Painted numbers on curbs for lights*
- *Miscellaneous tennis*
- *Bocce ball and horseshoe pit refurbished*
- *Fixed short in H2O system on tennis court #2*
- *Replaced feet on chairs in library*
- *Pavers to be started on November 23rd*
- *Blvd Lights fixed*

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

- *Tennis – Daily*
- *Water Aerobics – Monday through Saturday 8:30 am & 9:30 am*
- *Zumba Classes – Tuesdays – 5:30*
- *Mahjongg – Tuesdays - 1:00 pm & Wednesdays – 12:30 PM*
- *Mexican Train – Wednesday – 1:00 PM*
- *Euchre – Tuesdays – 1:00 pm & Thursdays – 1:00 PM*
- *Bridge – Thursdays – 7:00 PM*
- *Tripoli – Thursdays – 7:00 PM*
- *Painting Class – Tuesday – 1:00 – 4:00 pm*
- *Pinochle – Thursdays – 1:00 pm*
- *Quilt & Craft club – select Thursdays - @ 1 pm*
- *Needlework group – Select Thursdays – 1:00 pm*
- *Swim lessons – Tuesday & Thursdays @ 3:30 pm*
- *Stretch and Strengthen – Tuesday & Thursday @ 10 am*

➤ **Special Events:**

- **Mens lunch**
- **Ladies lunch**
- **Donuts & Discussion**
- **Bar Bingo**
- **Veterans Day BBQ**
- **Pizza Night**
- **Holiday decorating**
- **Pancake Breakfast**
- **Wine and Cheese**
- **Pumpkin Carving**
- **Halloween Party**

➤ **Amenity Management**

- **Getting bid for concrete fountain**
- **Night lights proposal * Please see attached***

Completed by:

Rob Wittebort

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

Cell #: 941-423-5500





6107 Market Avenue
Franklin OH 45005
www.nitelites.com
(941) 758-9338

Estimate

Number

121

Date

Nov 3, 2015

Bill To

Rob Wittebort
Lakeside Plantation
941-423-5000
2200 Plantation Blvd.
North Port, FL
34289

Project Location

2200 Plantation Blvd.
North Port, FL
34289

Project		Terms	Install Date	
Front Landscaping		Due Upon Completion		
Qty	Item Code	Description	Price Each	Amount
12	NITE-004	NITE-004 Spot Light - AB Spot Light - Aged Brass	165.00	1,980.00
12	NITE-429BR	NITE-429BR MR-16 5W Warm White, Bright LED MR-16 5W Warm White, Bright LED	75.00	900.00
4	NITE-046	NITE-046 Commercial Micro Spread Light - AB Commercial Grade Micro Spread Light - Aged Brass	180.00	720.00
4	NITE-434	NITE-434 4W Multiple Chip LED Module 4W Multiple Chip LED Module	135.00	540.00
3	NITE-613	NITE-613 200W GP Transformer 200W General Purpose Transformer with Built-in Photo Cell & Timer - *3 Year Warranty	300.00	900.00
1	NITE-800/613	NITE-800 Labor for 200W SS Transformer Labor - Includes labor, cable, wire connection & all other misc. parts	500.00	500.00

Subtotal	\$5,540.00
Discount 5.00%	\$277.00
Total	\$5,263.00

NiteLites Legal Notice

- CAUTION: KEEP MULCH, PINE STRAW, AND ANY OTHER COMBUSTIBLE MATERIALS FROM COVERING THE FIXTURES.
- Warranty information can be found on our website www.nitelites.com.
- Warranty does not cover Acts of God or Insured Perils, which are losses normally covered by an insurance policy.
- NiteLites Limit of Liability for any loss shall be limited to the actual loss or the cost of the lighting system installed, whichever is less.
- Some jobs will require electrical work in excess of our capability, the expense of the aforementioned work will be the responsibility of the property owner.

Signature

CLIENT ACCEPTANCE

Client accepts this estimate as presented and agrees to be bound by NiteLites Terms & Conditions. This estimate is subject to acceptance by the NiteLites home office. Any modifications to this estimate must be in writing.

THANK YOU FOR YOUR BUSINESS



SPECIFICATIONS:

MODEL:	Nite-004
MOUNTING:	1/2" NPT.
FINISH:	Aged Brass
SOCKET:	All Weather Ceramic
ELECTRICAL:	12V
LAMP:	35W (Max.) MR-16
LED OPTION:	4.5W or 5W MR-16 LED

PRODUCT DESCRIPTION / APPLICATIONS:

Designed to up light and down light larger trees, flag poles, and also can be used to down light large areas such as a sports court.

NOTES:

Halogen option is Nite-408 (35W MR-16). Not Included.
LED options are the Nite-429 (4.5W MR-16) or the Nite-429BR (5W MR-16). Not Included.



LED OPTION:

Nite-429 MR-16

- Long Life - 30,000 Hrs
- Energy Savings - 4.5 Watts
- Color: Warm White
- Color Temp: 3000~3300K
- Luminous Flux: 280~300lm
- Beam Angle: 40°

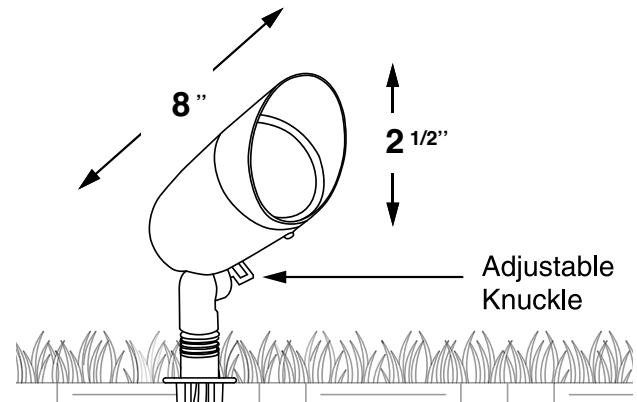
**Nite-429BR MR-16**

- Long Life - 30,000 Hrs
- Energy Savings - 5 Watts
- Color: Warm White
- Color Temp: 3000~3300K
- Luminous Flux: 495lm
- Beam Angle: 40°

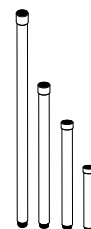


Colored LED Lamps Available:

- Nite-429BR-A – Amber
- Nite-429BR-B – Blue
- Nite-429BR-R – Red
- Nite-429BR-G – Green



MOUNTING ACCESSORIES:



RISERS:
6" Nite-520
12" Nite-521
18" Nite-522
24" Nite-523



SURFACE MOUNT:
Nite-510



COMMERCIAL STAKE:
Nite-124 A



Sustainable Cost Effective Maintenance Free

DRAWN BY: NITELITES

BASE DESIGN: NITELITES

REV. - C -

DATE: 04-28-14



6107 Market Ave., Franklin, OH 45005
Tel: (513) 424-5510
Fax: (513) 433-0242
www.NiteLites.com

Due to our continued efforts to improve our products, product specifications are subject to change without notice.

WELL

SPOT

SPREAD

STEP / DECK

PATH

SPECIALTY

ACCESSORIES



SPECIFICATIONS:

MODEL:	Nite-046
MOUNTING:	1/2" NPT.
FINISH:	Aged Brass
SOCKET:	All Weather Ceramic Bi-Pin
ELECTRICAL:	12V
LAMP:	20W or 35W Bi-Pin (Standard)
LED OPTION:	4W Module
GRADE:	Commercial

PRODUCT DESCRIPTION / APPLICATIONS:

Solid Brass, heavy duty fixture with adjustable knuckle. Fixture will wash small plants, hedge rows, and small architectural features.

NOTES:

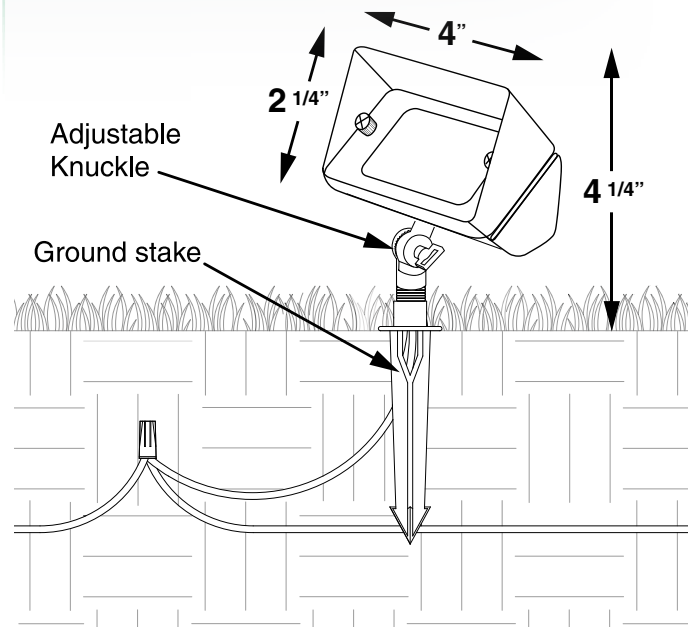
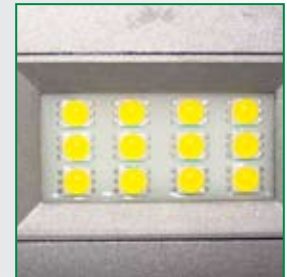
Halogen option is Nite-420 (35W Bi-pin 10K hour). Not included.
LED option is Nite-434 (4W Module) Not included.



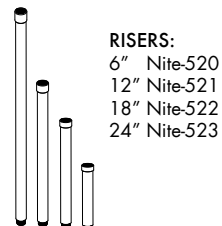
LED OPTION:

Nite-434

- Energy Savings - 4 Watts
- Color: Warm White
- Color Temp: 3000~3300K
- Luminous Flux: 296~316lm



MOUNTING ACCESSORIES:



RISERS:
6" Nite-520
12" Nite-521
18" Nite-522
24" Nite-523



SURFACE MOUNT:
Nite-510



COMMERCIAL STAKE:
Nite-124 A



Sustainable Cost Effective Maintenance Free

DRAWN BY: NITELITES

BASE DESIGN: NITELITES

REV. - C -

DATE: 01-31-13



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Tel: (513) 424-5510
Fax: (513) 433-0242
www.NiteLites.com

Due to our continued efforts to improve our products, product specifications are subject to change without notice.

WELL

SPOT

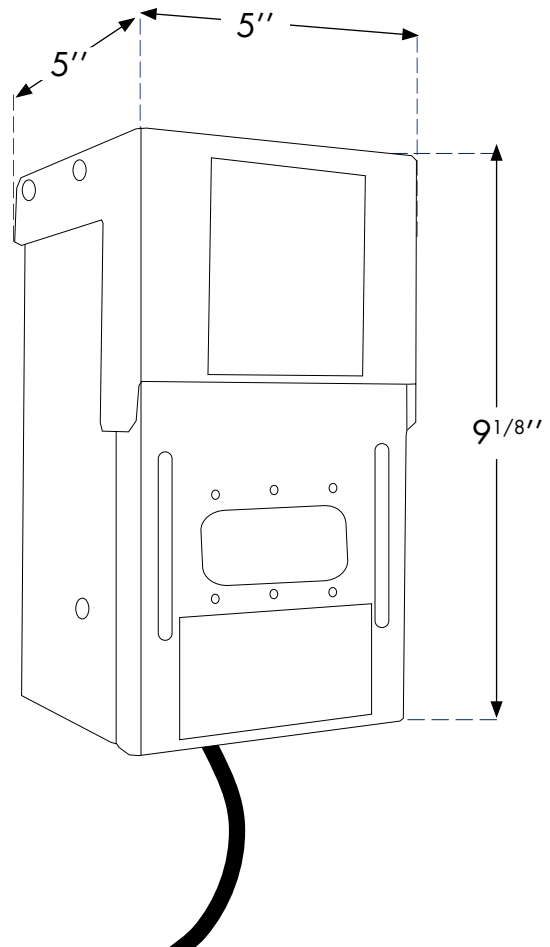
SPREAD

STEP / DECK

PATH

SPECIALTY

ACCESSORIES



SPECIFICATIONS:

MODEL:	Nite-613 General Purpose Transformer
MOUNTING:	2 Screw
FINISH:	Black
ELECTRICAL:	12V
WATT:	200
CIRCUIT:	Single
WEIGHT:	12 Lbs

PRODUCT DESCRIPTION / APPLICATIONS:

Multiple settings to permit lighting to come on at dusk and remain on for a pick quantity of hours, up-to 8 hours, or dusk-to-dawn. Light sensor for automatic dawn/dusk detection.

NOTES:

NOTE: DO NOT EXCEED THE WATTAGE OF THE TRANSFORMER IN ANY COMBINATION OF LIGHTS.

The 200-Watt Transformer can use four 50 Watt lights or a combination of 20 Watt and 50 Watt lights as long as you do not exceed the wattage of the transformer in any combination.



How To Get Service

In order to be eligible for service under this warranty you **MUST** complete and return the warranty registration card within 90 days after you purchased the product. Alternatively, you may register the NiteLites system online at www.nitelites.com/contact-us/warranty-registration/. To obtain warranty service, contact the authorized NiteLites® dealer or franchisee from which you purchased the product. A lighting technician will come to your property to obtain the fixture in question (service fees may apply). Typically, you must provide a detailed description of the problem, proof of purchase, and your name, address, and telephone number. The returned product will become our property. If we determine that the product is covered by this warranty, we will repair, refinish, or replace it, at our option, within 60 days after we receive it.

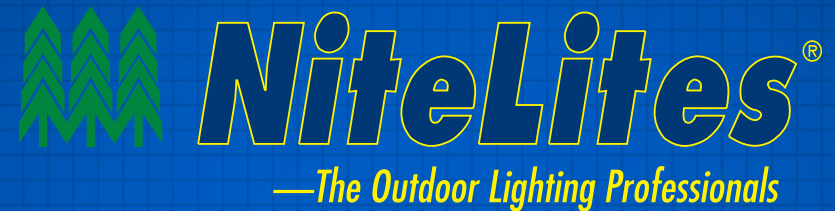
How State Law Applies

This warranty gives you specific legal rights, and you may also have other rights that vary from state to state.

**THIS WARRANTY IS EFFECTIVE FOR PRODUCTS PURCHASED AFTER
DECEMBER 31, 2006.**



www.nitelites.com



Commercial Warranty

Commercial
Lighting Fixtures and Transformers

NL Manufacturing & Distribution Systems, Inc. ("NiteLites") takes great pride in the workmanship and craftsmanship of our low voltage lighting systems. Because of the care we take in manufacturing and installing our systems, we offer the following warranty:

What is Covered

This warranty covers any defects in materials or workmanship in lighting fixtures and transformers sold by NiteLites and installed at a commercial property after December 31, 2006, with the exceptions stated below. "Commercial property" means real property other than an owner-occupied single-family residence.

How Long Coverage Lasts

For Lighting Fixtures: This warranty lasts for 5 years after you purchased the product, or until the original purchaser sells the real property on which the product is installed, whichever occurs first.

For Transformers: This warranty lasts for 10 years after you purchased the product, or until the original purchaser sells the real property on which the product is installed, whichever occurs first.

For Solar Systems: This warranty lasts for 5 years after you purchased the product, or until the original purchaser sells the real property on which the product is installed, whichever occurs first. Batteries are not covered. The battery manufacturer is responsible for the battery warranty.

What is Not Covered

This warranty does not cover:

- lamps or light bulbs
- any product on which the original identification information has been altered, obliterated or removed
- damage or failure caused by accidents, abuse, neglect, or improper use or maintenance of the product, improper installation, natural disaster (such as fire, flood, lightning, hurricanes, or tornadoes), insufficient or excessive electrical supply, use not in conformity with our recommended capacities,

- or abnormal mechanical or environmental conditions
- any product that has been sold as used or second-hand
- service or labor charges or other expenses to remove or replace any product
- any product installed or used at an owner-occupied single-family residence
- any product that has been re-sold contrary to U.S. export regulations
- normal wear and tear
- finish
- any damage caused by fertilizer, herbicide, or other landscape chemicals
- any damage or failure covered by insurance

This warranty is void if the product is disassembled, altered, or modified. This warranty is not transferable and only applies to the original purchaser of the product. This warranty does not cover incidental or consequential damages (some states do not allow the exclusion or limitation of incidental or consequential damages, so this exclusion may not apply). The implied warranties of merchantability (an unwritten warranty that the product will do what it is supposed to do and that there is nothing significantly wrong with it) and fitness for a particular purpose (an unwritten warranty that the product can be used for a specific purpose) are also limited to 5 years (for lighting fixtures) and 10 years (for transformers) after you purchased the product, or until the original purchaser sells the real property on which the product is installed, whichever occurs first. Some states do not allow limitations on how long an implied warranty lasts, so the above limitation may not apply.

Each NiteLites product is individually made by hand. Because each product is unique, small surface variations are considered normal and are not covered under this warranty.

What NiteLites Will Do

Subject to the limitations above, NiteLites will repair, refinish, or replace (at our option) any covered product that proves to be defective in materials or workmanship. We have the right to replace the product with a new product of similar composition, capacity, and price.