Lakeside Plantation
Community Development District

Agenda

October 21, 2015

Lakeside Plantation
Community Development District

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

October 14, 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, October 21, 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:

1. Roll Call and Pledge of Allegiance
2. Public Comment Period
3. Unfinished Business Items
   - A. Consideration of Landscape Architectural Services Proposals
     - i. Magley Design
     - ii. Johnson Engineering
     - iii. Ugarte Architecture
     - iv. Clearview Land Design
     - v. JAHarchitects, LLC
4. New Business Items
   - A. Discussion of House Guest Policies
   - B. Ratification of Revised Amenity Facilities Policies
5. Business Administration
   - A. Approval of Minutes of the September 16, 2015 Meeting
   - B. Approval of Check Registers – September 30, 2015
   - C. Balance Sheet and Income Statement
6. Staff Reports
   - A. District Counsel
   - B. District Engineer –
     - i. Update on Lake Bank Restoration Project
     - ii. Consideration of Work Authorization #3, Change Order #1
   - C. District Manager – Action Items
   - D. Amenities Manager
     - i. Management Report
7. Other Business
8. Supervisors' Requests
9. 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 New Business Items. Enclosed you will find the House Guest Policies, and the Revised Amenity Facility Policies. Any other new business items will be covered under this section.

The fifth order of business is Business Administration. Section A is the approval of the minutes from the September 16, 2015 meeting. 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 Bii is Work Authorization #3, Change Order #1;
- Section Ci is the Manager's Actions Items List; and
- Section Di 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

SECTION 3. A.i.

Magley Design
Landscape Architecture Site Planning Project Management
1817 East Washington Street • Orlando, FL 32803 • 407.758.9456

DESIGN AGREEMENT
LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
LAKESIDE PLANTATION AMENITY AREA CONCEPTUAL IMPROVEMENTS
7/8/2015

THIS AGREEMENT, entered into this _____ day of _____, 2015, by and between Lakeside Plantation Community Development District, hereinafter referred to as the CDD Manager whose address is 135 West Central BLVD, Suite 320, Orlando, FL 32801, and Magley Design, LLC, hereinafter referred to as the "Consultant", whose address is 1817 East Washington Street, Orlando, FL 32803.

ARTICLE I. DESCRIPTION OF PROJECT

That the CDD Manager does hereby employ the Consultant to render professional landscape architectural services for the proposed Lakeside Plantation Amenity Area Conceptual Improvements as described in Attachment “A”.

ARTICLE II. SCOPE OF SERVICES

The Scope of Services for this project shall include the evaluation of existing facilities and recommendations for improvements. More specifically, the Consultant’s Scope of Services shall include the following.

A. Conceptual Design Services

1. Consultation with the CDD Manager and other consultants to determine the requirements of the project and properly coordinate services.
    a. Review the site with the CDD Manager and note existing usages and material conditions.
    b. Evaluate uses and conditions as compared to similar facilities with the intent of providing recommendations for improving the community.
    c. Attend a public meeting to gain insight from neighborhood representatives about their desires and wishes regarding future upgrades and improvement opportunities.

2. Prepare conceptual studies to determine design theme and intent for the following programmatic elements:
    a. Pedestrian pavements

b. Retaining walls, freestanding walls and fences
c. Pool and pool deck pavements
d. Recreation courts
e. Water features

B. Meetings

1. The Consultant shall attend a presentation meeting on-site to demonstrate and present the concepts described above.
2. During this meeting the Consultant shall attempt to gain consensus and direction for the project from the group.
3. Following the second meeting the Consultant shall revise the concepts to match the collective consensus of the group.
4. This final concept and recommendations will be used to develop an action plan that guides the neighborhood in implementing the future work. If the work involves further design and documentation a proposal will be developed to provide or acquire design and documentation from outside sources to implement the concept plan.
5. The Consultant has allocated twelve (12) man-hours for the attendance of meetings during the design process, including travel time.
6. All further meetings required shall be considered an additional service and billed according to the terms below under Article V, Additional Services.

ARTICLE III. FEES

The CDD Manager agrees to pay the Consultant as compensation for these services, the lump sum amounts of

Professional Service Fees-Site visit and initial meeting	$1,260.00
Professional Service Fees- Conceptual Design	$2,150.00
Professional Service Fees- Public meeting / follow up	$1,260.00
Reimbursable Expenses	$600.00
GRAND TOTAL	**$5,270.00**

ARTICLE IV. REIMBURSABLE EXPENSES

A. The CDD Manager shall provide any needed topographic/vegetation survey and soils information at the CDD Manager's expense.

B. The Consultant shall be reimbursed for automobile travel at $.55/mile and other approved travel expenses at the consultants direct cost.

C. The Consultant shall be reimbursed for all reproduction/blueprints and camera-ready art work at the consultants direct cost.

ARTICLE V. ADDITIONAL SERVICES

A. The Consultant shall, upon approval, perform any additional services (other than outlined in Article II) at the hourly rates listed below. Additional services shall be in addition to the fees stated above.

Principal	$90.00/hour
Landscape Designer	$65.00/hour

B. The following are not included and are deemed as additional services: Electrical design and engineering, structural design and engineering, MEP design and engineering, revisions after approval of each phase, brochure material, perspective or colored renderings, models, public meetings, architecture, off-site improvements and field supervision other than any construction observation described above.

ARTICLE VI. PAYMENT SCHEDULE

A. The Consultant shall make monthly billings not to exceed the amounts listed for each phase, and the Consultant shall be paid within thirty (30) days of receipt of a detailed invoice.

B. Consultant's services shall each be considered complete at the earlier of:

1. The date when the submissions for that phase have been accepted by the CDD Manager; or

2. Thirty (30) days after the date when such submissions are delivered to the CDD Manager for final acceptance.

C. The Consultant or the CDD Manager shall be allowed to renegotiate this Agreement upon substantial change in the project budget or scope of services.

D. If payment is made beyond thirty (30) days of receipt of a detailed invoice, a monthly charge of one and one-half percent (1.5%) per month will be included. In addition, the CDD Manager agrees to pay any costs of collection should they be necessary, including reasonable attorney's fees.

E. Hourly rates to be in effect for a minimum of twelve (12) months, at such time all uncompleted work shall be billed at revised rates that shall include appreciation of direct and indirect expenses plus inflation.

ARTICLE VII. ABANDONMENT OF IMPROVEMENT

If the CDD Manager finds it necessary to abandon the project, the Consultant shall be compensated for all work completed under Article II according to the schedule of payments designated under Articles III through VI. Scheduled items not completed but upon which work has been performed shall be paid for upon the basis of estimated extent of completion.

ARTICLE VIII. OTHER PARTIES

It is mutually agreed that this Agreement is not transferable by either signatory to a third party without the consent of the other principal party. Plans and specifications are instruments of service and remain the property of the Consultant.

ARTICLE IX. OWNERSHIP OF DOCUMENTS

All ideas and designs indicated or represented by the Construction Documents remain the property of and are the instruments of service of the Consultant and were developed for use with this specific project. These ideas, designs and plans are not to be used, reproduced, altered or transferred in any manner whatsoever without the express written consent of the Consultant.

ARTICLE X. TERMINATION

This Agreement shall be terminated at any time by the CDD Manager or the Consultant upon giving thirty (30) days written notice. Termination by the CDD Manager shall comply with Article VII. This Agreement, unless previously terminated by written notice, shall be terminated by the final payment for the finished work.

ARTICLE XI.

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

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

Witness:

Signature Date

Signature

Title Date

MAGLEY DESIGN, LLC

Witness:

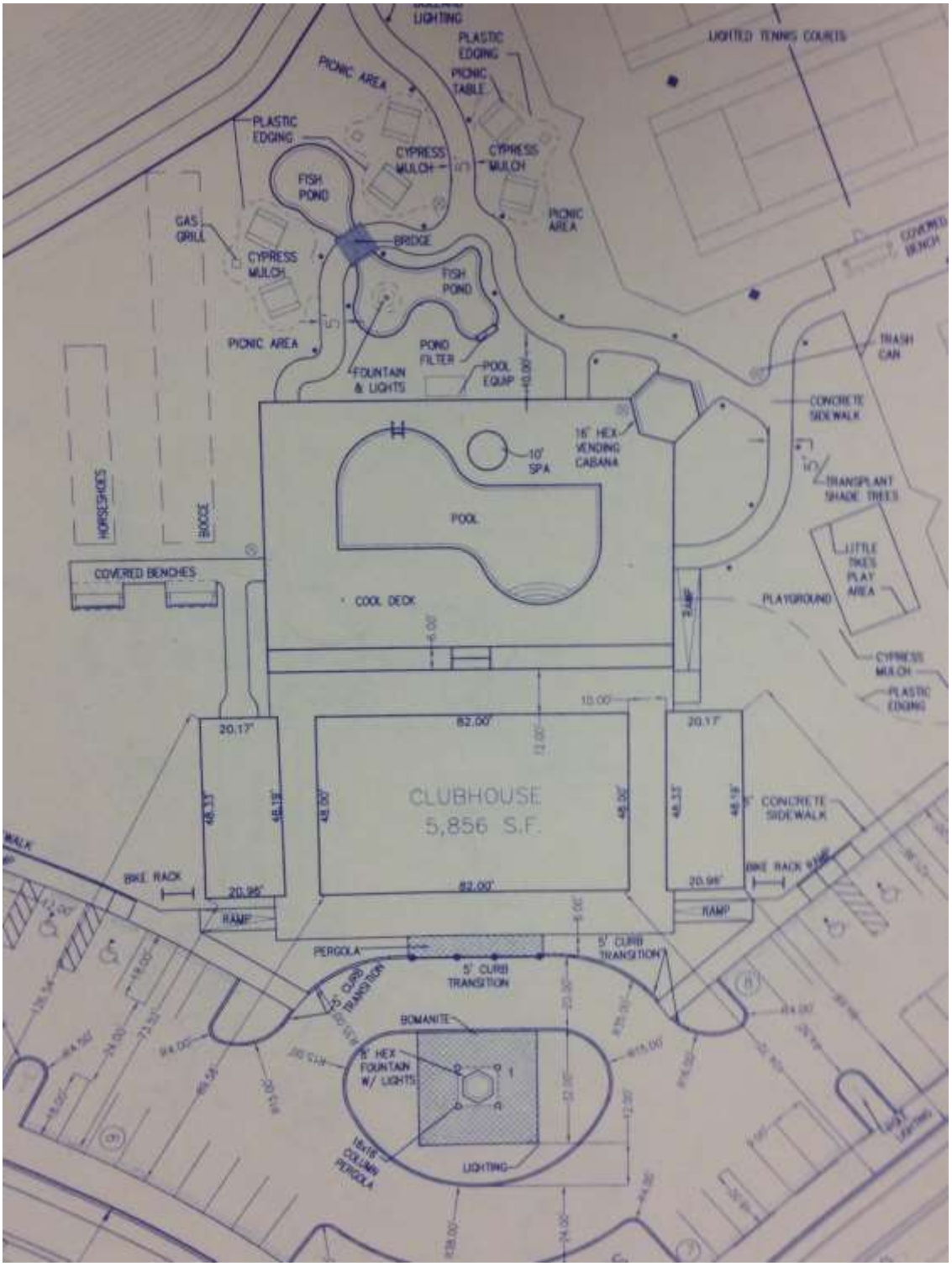
Signature Date

Signature

Title Date

JRM/km

ATTACHMENT "A"



Magley Design
Making the world a better place, one design at a time.

Magley Design

M. Katherine "Katy" Magley, RLA

From the smallest backyard planting design to the multi-million dollar resort, Katy's thoughtful and organized approach has been sought after for 20 plus years. Graduating in 1986 she worked for an international award-winning landscape architectural firm providing design input and project management on several large scale projects in the Caribbean, South America and locally. Recently Katy has provided her valuable landscape architectural talent to clients on several roadway designs, office buildings, hotels and high end residential projects.

EDUCATION

Bachelor of Landscape Architecture, Texas Tech University 1986

COMMUNITY SERVICE

Rebuilding Together Orlando-Tangelo Park; Orlando, Florida
NBA CARES Day of Service-Tangelo Park; Orlando, Florida
Assistant Baseball Coach-Delaney Park Little League; Orlando, Florida
Enrichment Teacher St. James Cathedral School; Orlando, Florida
Yearbook Editor, St. James Cathedral School; Orlando, Florida
Give Kids the World; Kissimmee, Florida
Board Member- Lake Lawsona/Fern Creek Neighborhood Association; Orlando, Florida

PROFESSIONAL EXPERIENCE

MAGLEY DESIGN, LLC, Orlando, Florida, *Founder and President* November 2008-Present

Full Landscape Architectural Services from conceptual design through construction documentation and construction administration. Client satisfaction drives all projects, from backyard planting plans to full construction documentation and on-site services for residential and commercial work.

Notable Projects:

Marriott Residence Inn; Daytona Beach Shores, Florida
Hyatt Place; Daytona Beach Shores, Florida
Wetherbee Road Phase III; Orange County, Florida
Tradeport Boulevard; Orlando, Florida
Tangelo Park; Orlando, Florida
Palm Plaza Hotel; Daytona Beach Shores, Florida
Southport Center at AIPO; Orlando, Florida
Mt. Plymouth Grocery; Sorrento, Florida
Mt. Plymouth Pharmacy; Sorrento, Florida
Hooper Residence; Orlando, Florida
Peters Residence; Bayhill, Florida
O2 Pictures; Orlando, Florida
Sabga Residence; Orlando, Florida
Sabina Residence; Isleworth, Florida
Spore Residence; Maitland, Florida
Willa Springs Phases I, II and III; Winter Springs, Florida
Winter Park Hospital Courtyard; Winter Park, Florida

HHI DESIGN, Orlando, Florida *Senior Associate of Landscape Architecture* April 1992-March 2000 and January 2006-May 2008

Facilitated projects as project manager from conceptual design through construction documentation, cost estimates and specifications. Worked directly with Disney Senior Management on several Disney projects. Areas of work included planting design, plant procurement, hardscape design, pool design, lighting design, grading, signage design, site furnishings selections, and irrigation design.

Notable Projects:

SR50 Streetscape; Mascotte, Florida
SR438/Silver Star Road Streetscape; Ocoee, Florida
Dubsdread Golf Course Renovation; Orlando, Florida
Florida Hospital Ormond Beach; Ormond Beach, Florida
Kilarney Elementary School; Orlando, Florida
The Quarters; Maitland, Florida
Sensory Garden Park; South Daytona, Florida
Disney's All-Star Resorts; Lake Buena Vista, Florida
Disney's Animal Kingdom Lodge; Lake Buena Vista, Fl.
Disney's Pop Century Resort; Lake Buena Vista, Florida
Disney's Wide World of Sports; Lake Buena Vista, Florida
Celebration N. Village Recreation Area; Celebration, Fl.
Celebration Phase II; Celebration, Florida

EDSA, Wilmington, North Carolina and Ft. Lauderdale, Florida *Project Landscape Architect* Jan. 1987-Oct. 1991

Part of a design team creating and implementing award winning projects in the United States and around the world. Duties included on-site survey work, conceptual design, design development, construction documentation, cost estimating and construction administration. More specifically projects included entrance signage features, lotting layouts, community centers and pools.

Notable Projects:

The Annabelle Hotel; Paphos, Cyprus
Caesar Park Resort; Recife, Brazil
Hotel Comandatuba; Bahia, Brazil
Hotel Transamerica; Sao Paulo, Brazil
Lauderdale Yacht Basin; Ft. Lauderdale, Florida
Stouffer Grand Beach Resort; St. Thomas, USVI
Stouffer Vinoy Resort and Golf Course; St. Pete, Florida
VA Medical Hospital; Palm Beach County, Florida
VMS-Key Biscayne Hotel; Miami, Florida
Wachesaw Plantation; Murrells Inlet, South Carolina

Magley Design

J. Richard "Rick" Magley, RLA

State of Florida License #LA0000I300

Since 1985 Rick has been instrumental in designing a wide variety of large scale and complex landscape architectural projects. Rick's history of work has allowed him the privilege of working in many of our eastern United States, the Caribbean Islands, and he worked/ lived for a time in Paris, France. From resorts and entertainment projects to small residential designs one common thread remains prevalent, and that is the attention to detail and the creativity shown.

EDUCATION:

B.S. Horticulture, The Ohio State University, 1984
B.S. Landscape Architecture, The Ohio State University, 1985

PROFESSIONAL EXPERIENCE

MAGLEY DESIGN, LLC, Orlando, Florida *Vice President* June 2012-Present

Full Landscape Architectural Services from conceptual design through construction documentation and construction administration. Client satisfaction drives all projects, from backyard planting plans to full construction documentation and on-site services for commercial work.

HHI Design (Herbert-Halback, Inc.) Orlando, Florida, *Sr. Principal* July 1994-June 2012

A full service Planning, Landscape Architectural and Graphic Design company serving Central Florida. During his tenure at HHI Design Rick oversaw the landscape architecture department, managing the firms practice.

Notable Projects:

Transportation Infrastructure

Orlando Int'l Airport Remote Parking Facility; Orlando, FL
Orlando International Airport-various projects; Orlando, FL
Disney's Buena Vista Drive Extension; Lake Buena Vista, FL
Disney's Gateway; Lake Buena Vista, FL
Disney's Gateway to Magic Kingdom; Lake Buena Vista, FL
Disney's World Drive Realignment; Lake Buena Vista, FL
Jacksonville Transit Authority Station & Comm.; Jax., FL
LYNX - Colonial Plaza Superstop; Orlando, FL
LYNX - Washington Shores Superstop; Orlando, FL
Polk Parkway;Polk County, FL
Waste Pro Fleet Maintenance Facility; Sanford, FL

Resort and Themed Entertainment Experience:

Disney's All-Star Movies Resort; Lake Buena Vista, FL
Disney's Animal Kingdom Lodge; Lake Buena Vista, FL
Disney's Magic Kingdom Storyteller Grotto; Lake Buena Vista, FL
Disney's Pop Century Resort; Lake Buena Vista, FL
Embassy Suites at Capitol Plaza; Orlando, FL
Hilton Garden Inn at International Drive; Orlando, FL
Homewood Suites at American Way; Orlando, FL
International Plaza; Orlando, FL
Legacy Resort; Kissimmee, FL
The Reserve at Westgate; Orange County, FL
Roney Palace; Miami Beach, FL
Soul of Aruba Resort & Casino; Aruba

Land Development
Allen Plantation; Citrus County, FL
Arden Park; Ocoee, FL
Bella Vida; Orange County, FL
Cypress Woods Condominiums; St. Cloud, FL
East Park Mixed Use; Orlando, FL
Heatherwood; Seminole County, FL
Lakeview 436 Townhomes; Orange County, FL
Legacy Commercial; Polk County, FL
Moss Park Ridge; Orange County, FL
Provenance; Orange County, FL
Sawgrass; Orange County, FL
The Village at Hunter's Creek; Orange County, FL
Wilson Park; Seminole County, FL

Community Planning
Arden Park; Ocoee, FL
Fairfield Communities Master Plan; Marineland, FL
Founder's Ridge; Minneola, FL
Legacy Park; Polk County, Fl
Town Center Redevelopment; Port Orange, FL

Parks & Recreation
Bellevue Park; Daytona Beach, FL
Cambier Park; Naples, FL
Cecil Field Recreational Facility; Jacksonville, FL
Celebration East Village Recreation Center; Celebration, FL
County Parks Improvements; Seminole County, FL
Crescent Park at Baldwin Park; Orlando, FL
Dickson Azalea Park; Orlando, FL
Disney's Wide World of Sports; Lake Buena Vista, FL
Donnelly Park; Mount Dora, FL
Founder's Park; Ocoee, FL
Freedom Park; Ocoee, FL
Gainesville Park Improvements; Gainesville, FL
Hiley's Fish Camp; Seminole, FL
J.P. Small Park; Jacksonville, FL

Edward D. Stone, Jr and Associates (EDSA), Wilmington, NC and Orlando, FL *Associate* April 1985-July 1994
A large full service landscape architectural firm specializing in resort and entertainment projects.

Notable Projects:
Atlantis Resort and Casino; Paradise, Bahamas
Disney's Buena Vista Drive realignment; LBV, FL
Disney Out Island Adventure; Gorda Cay, Bahamas
Disney Vacation Club; Lake Buena Vista, FL
Disney Vacation Club; Vero Beach, FL
Disney's Buena Vista Drive Extension; LBV, FL
Disney's Caribbean Beach Resort; Lake Buena Vista, FL
EuroDisney-Various Projects; Paris, France
Gem Island; Vero Beach, FL
Grand Casino Resort; Tunica, MS
Grand Cypress Resort - various projects; Orlando, FL
Hyatt Regency Resort and Casino; Aruba
Hyatt St. Kitts; British Virgin Islands
Ocean Club Beach Resort; Paradise, Bahamas
Orlando International Airport-various projects; Orlando, FL
Port De Plaisance; St. Maarten, British Virgin Islands
Tiera de Sol Resort; Aruba

- Resort Projects
- Land Development
- Parks and Recreation
- Residential Design
- Campus and Education

Projects

Resort Projects

Disney's All-Star Resort

Magley Design 1817 East Washington Street, Orlando, FL 32803 www.magleydesign.com

Magley Design

Project Name: Disney's All-Star Resort
Lake Buena Vista, Florida

Date of Design: 1994

Year Built: 1995

In 1994 Rick Magley, as project leader for HHI Design, was commissioned to design a budget themed hotel for Walt Disney World in Orlando, Florida. Each of five groupings of buildings was to emulate five of Disney's classic movies; Fantasia, The Mighty Ducks, 101 Dalmatians, Herbie the Love Bug, and Toy Story. Working with WDI and architectural firm, Arquitectonica, Rick helped to develop icons and themes that expressed the essence of the movies best features so that resort guests could re-live the movies up close and personal. Secondary themes were incorporated using some of the movies animated characters such as a Mr. and Mrs. Potato head photo opportunity, a Donald Duck play area and a Surfin' Goofy interactive water play feature. Following the design process, Rick joined Disney Imagineer's on-site to oversee the complex and fast paced construction sequence.

Renaissance Vinoy Resort

Magley Design, LLC 1817 East Washington Street, Orlando, FL 32803 www.MagleyDesign.com

Magley Design

Project Name: Renaissance Stouffer Vinoy Resort
St. Petersburg, Florida

Date of Design: 1989

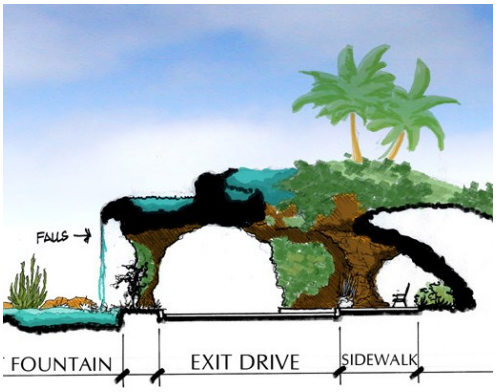
Year Built: 1990

Construction Cost: Not available

While at EDSA, Katy Magley was selected to be the Project Manager to lead a team on the design of the restoration of the Stouffer Vinoy Resort. This property was in a state of disrepair and needed considerable work. Research was done in the local libraries to determine what how the outside function spaces were used. The design implemented these findings with fountains and citrus plantings. Katy also worked with the Women's Tennis Association to create a tennis complex that included all three types of playing surfaces. EDSA provided full landscape architectural services from conceptual design though construction administration.

Soul of Aruba Resort

Magley Design, LLC 1817 East Washington Street, Orlando, FL 32803 www.MagleyDesign.com



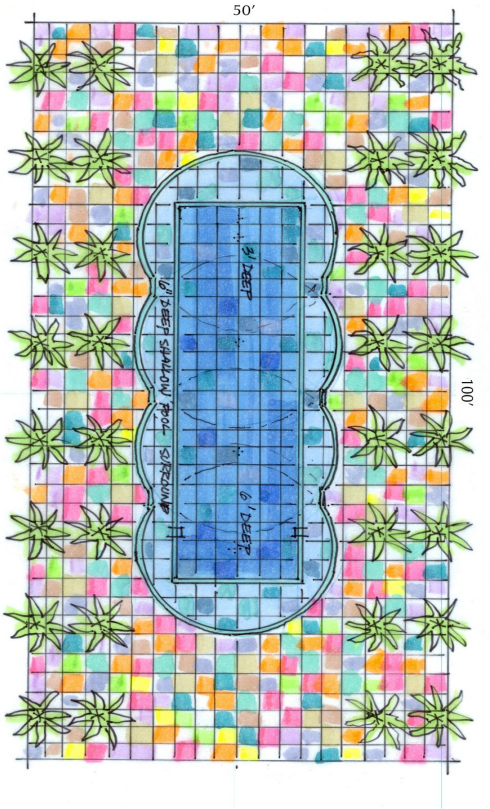
Magley Design

Project Name: Soul of Aruba Resort
Palm Beach, Aruba

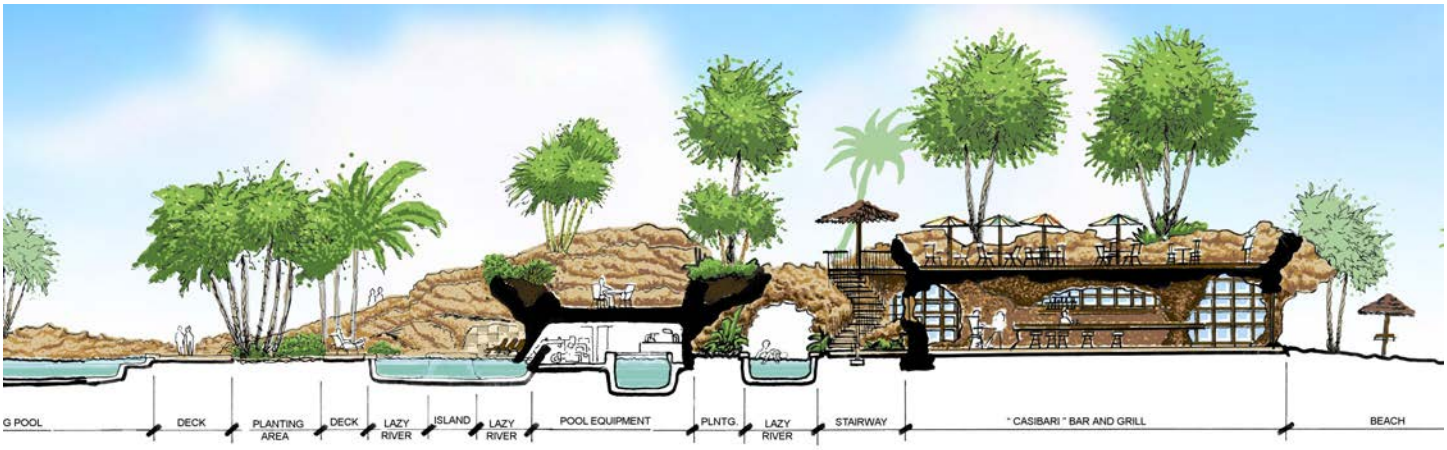
Date of Design: 2005

Year Built: 1995

Construction Cost: Not available



In 1994 Rick Magley, as Sr. Principal at HHI Design was commissioned to assist internationally renowned marketing firm YPB&R in transforming a Marriott Resort on the Island of Aruba into a separate and distinct entity capable of competing with many of the other hotels in the area at a different level by becoming something truly Aruban and not a stereotypical flagged hotel. Several designs were prepared showcasing the natural features of the area, prominent local artists and the lifestyle the country is know for. The country is best known for its windy rocky terrain and rock bridges, gold mining in the 1960's and several very famous artists such as Elisa Peters and Jean Girigori.



Entrance Sign Wall Before

Entrance Sign Wall After

International Plaza Resort

Magley Design, LLC 1817 East Washington Street, Orlando, FL 32803 www.MagleyDesign.com

Magley Design

Project Name: International Plaza Resort
(Now Doubletree Hilton at SeaWorld Orlando)

Date of Design: 2006

Year Built: 2007/2008

Construction Cost: Not available

In 2006, as project leader for HHI Design Rick was commissioned to provide landscape upgrade services for the existing Sheraton Inn at International Drive and Westwood Blvd. Services involved advising the client where funds could best be appropriated and working with a design-build team to ensure it was built properly, quickly and within budget. Three courtyards were re-purposed to reflect interior uses, making the adult oriented courtyard near adult uses and kids oriented courtyard amenities near the kids venues. Following the re-design the hotel was rebranded Doubletree Hilton at SeaWorld Orlando and has since become a very popular hotel.

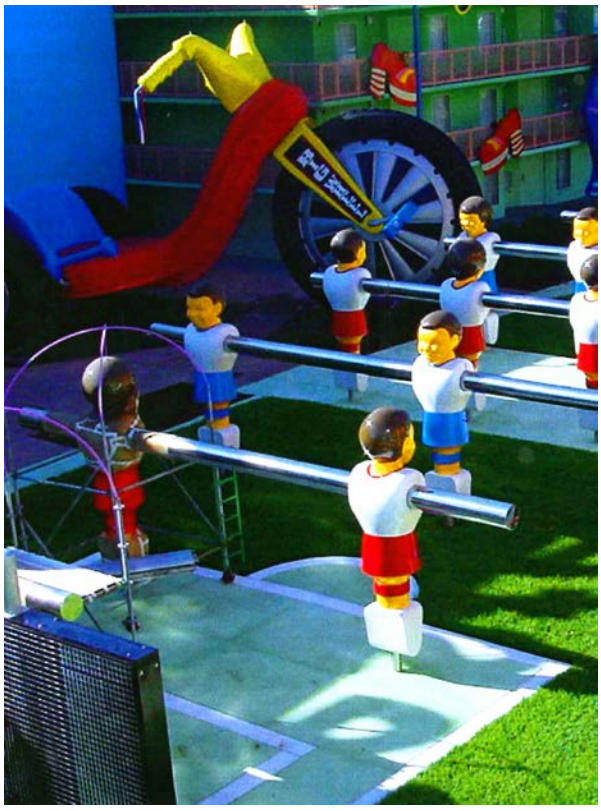
Disney's Pop Century Resort

Magley Design, LLC 1817 East Washington Street, Orlando, FL 32803 www.MagleyDesign.com

Magley Design

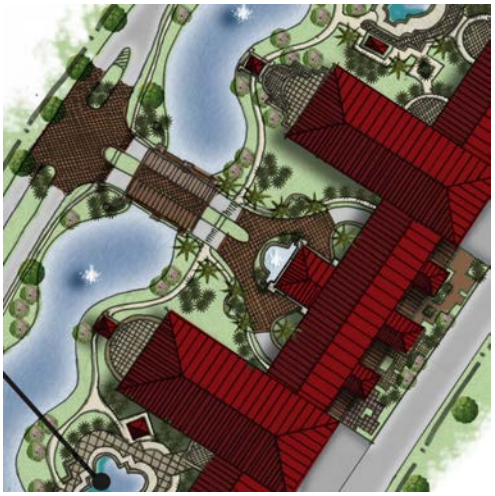
Project Name:	Disney's Pop Century Resort Lake Buena Vista, Florida
Date of Design:	1999
Year Built:	2000/2001
Construction Cost:	Not available

In 1999 Rick Magley, as project manager for HHI Design was commissioned by Walt Disney Imagineering to complete the design of Disney's latest 'Value' resort. Working with Arquitectonica to refine the design, Rick was instrumental in the development of such key features as the courtyard sized 1970's Foosball table that guests could interact with, and the centerpiece to the resort, a custom themed bridge spanning the century's earlier decades from the later decades. The later decades, put on hold in the recession of 2002 have since become Disney's Art of



Orlando Sun & Spa Resort

Magley Design, LLC 1817 East Washington Street, Orlando, FL 32803 www.MagleyDesign.com



Magley Design

Project Name: Orlando Sun & Spa Resort
Lake Buena Vista, Florida

Date of Design: 2005

Year Built: Pending

Construction Cost: Not available

In 2005 as Sr. Principal and project design leader for HHI Design, Rick Magley was commissioned to master plan a resort condo hotel on the site of an existing Hyatt Hotel needing updating. The plans called for a 400 room convention hotel with four 30-story attached condominium towers, an water themed attraction island, including a lazy river, swimming pools & spa's, themed architectural features, boat docks and rentals, bridges and numerous entertainment decks. Each of the condo towers was designed to be connected to the hotel through the building structures but was provided separate site amenities, entrances and parking for identity and security.

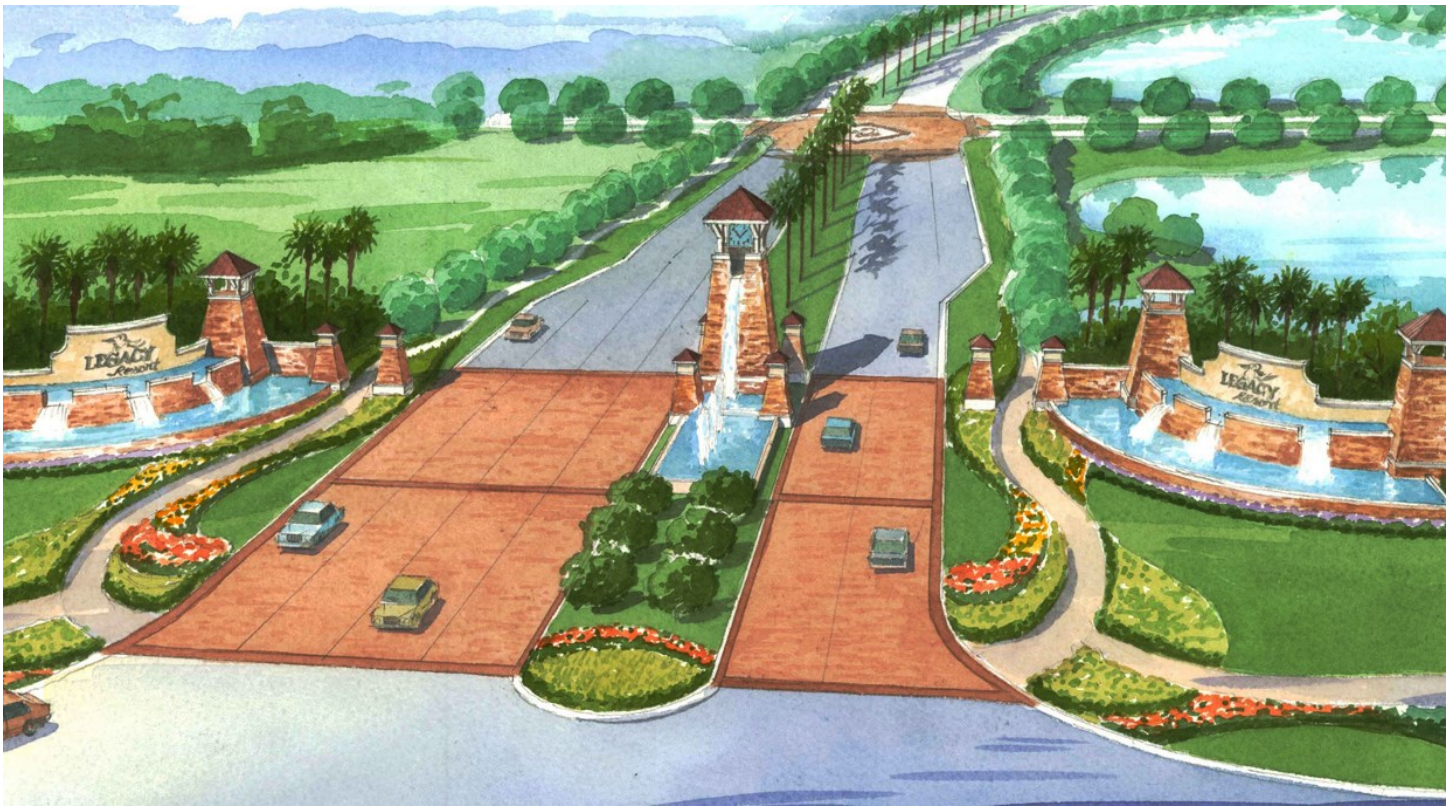
Legacy Resort

Magley Design, LLC 1817 East Washington Street, Orlando, FL 32803 www.MagleyDesign.com

Magley Design

Project Name:	Legacy Resort Osceola County, Florida
Date of Design:	2006
Year Built:	2006/2007 (partial)
Construction Cost:	Not available

In 2006 Rick Magley, Sr. Principal and project leader for HHI Design was commissioned to design the common areas for a resort development consisting of five major hotels around a central lake retention system. The majority of the work centered around a significant entry feature, two linear parks, and a common identification/signage theme that all of the areas representatives felt represented their brands well. The emphasis was based on an arts and crafts/mission style using natural and durable materials in a traditional style.



Land Development

East Park Village Mixed Use

Magley Design, LLC 1817 East Washington Street, Orlando, FL 32803 www.MagleyDesign.com

Magley Design

Project Name:	East Park Village Orange County, Florida
Date of Design:	2007
Year Built:	2014 estimated
Construction Cost:	$32M

In 2011 Rick Magley, as Principal and Project leader for HHI Design, completed the design for a high end mixed use development on 32 acres in southeast Orlando. The development was fashioned after the Tuscany region of Italy, and included cobble streets, marble paving, numerous fountains and eating spaces requiring a very high level of design. The project design was completed in 2007/2008 but is presently on hold pending improvements in the economy. A tentative 2014 has been discussed as a possible construction date, but has not been formalized.

TenEleven Building

Magley Design 1817 East Washington Street, Orlando, FL 32803 www.magleydesign.com

Magley Design

Project Name: TenEleven Building

Date of Design: Spring/Summer 2013 +

Year Built: In design

In early 2013 Magley Design was commissioned by Eleven18 Architecture to provide landscape and graphic design services for the TenEleven Building, formerly known as the Cruises Only building on Colonial Drive in downtown Orlando, FL. Eleven18 Architecture envisioned redeveloping the block into a multi-use facility where the existing building woulf be retail on the ground floor, restaurant on the second floor and the remainder class A office space. A new structure would be located in the existing parking area with retail and restaurant space and behind them, a parking garage with townhomes above. This created some great opportunities to provide secure outdoor living areas for the residents with some very cool amenities. Common outdoor living areas with seating and murals complement artificial lawn terraces that can be used for light recreation such as a putting green, croquet court or bocce ball area or getting a little tan! Location and easy access to on-site dining and retail and recreation facilities are sure to make this a hit in downtown Orlando.

Hunter's Creek

Magley Design, LLC 1817 East Washington Street, Orlando, FL 32803 www.MagleyDesign.com

Magley Design

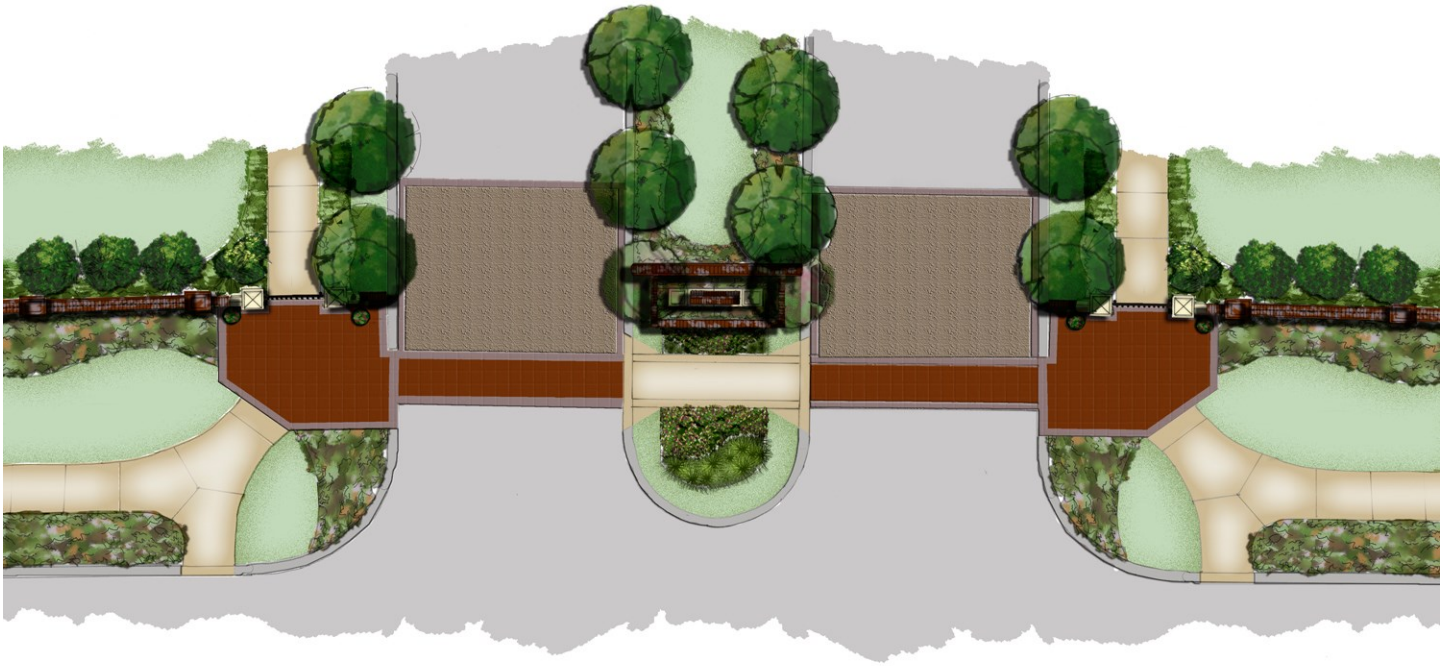
Project Name: The Village at Hunters Creek
Lake Buena Vista, Florida

Date of Design: 2006

Year Built: 2006/2007

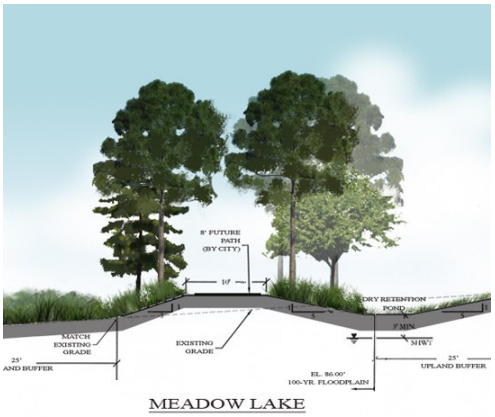
Construction Cost: Not available

In 2005, as Sr. Principal and project manager project for HHI Design, Rick Magley was commissioned to design a mixed use complex in Hunters Creek and to include as its focal point a $1M park. The park is used for the community as a neighborhood gathering spot, entertainment venue and as a place for festivals, concerts and seasonal celebrations. As a centerpiece to this park, Rick designed a 50'+ tall custom clock tower, stage and interactive water feature fountain for the communities kids to play in. The retail and office and medical components of the project offer landscaped walkways with attention to scale and usage that provide a comfortable walkable space.



Arden Park

Magley Design, LLC 1817 East Washington Street, Orlando, FL 32803 www.MagleyDesign.com



MEADOW LAKE

Magley Design

Project Name: Arden Park
Ocoee, Florida

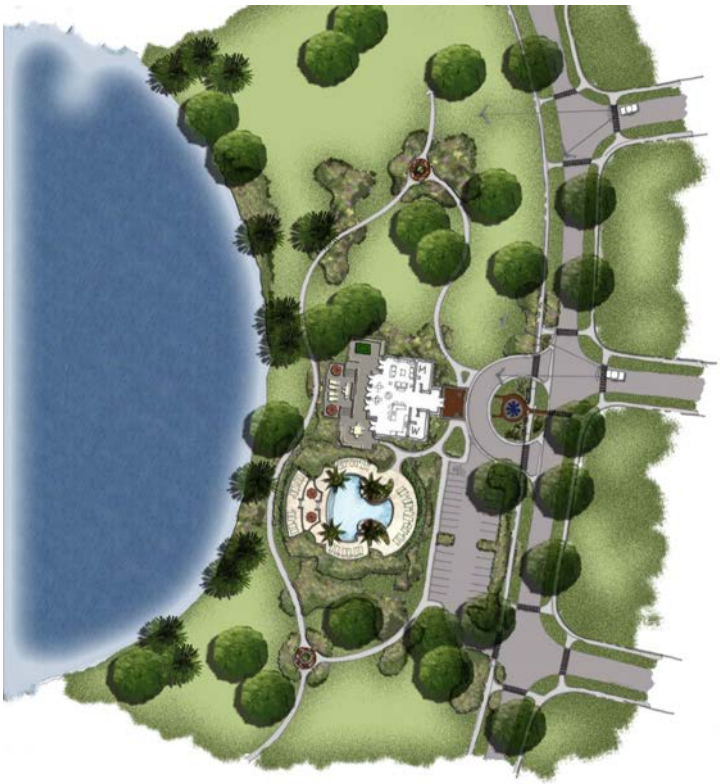
Date of Design: 2005

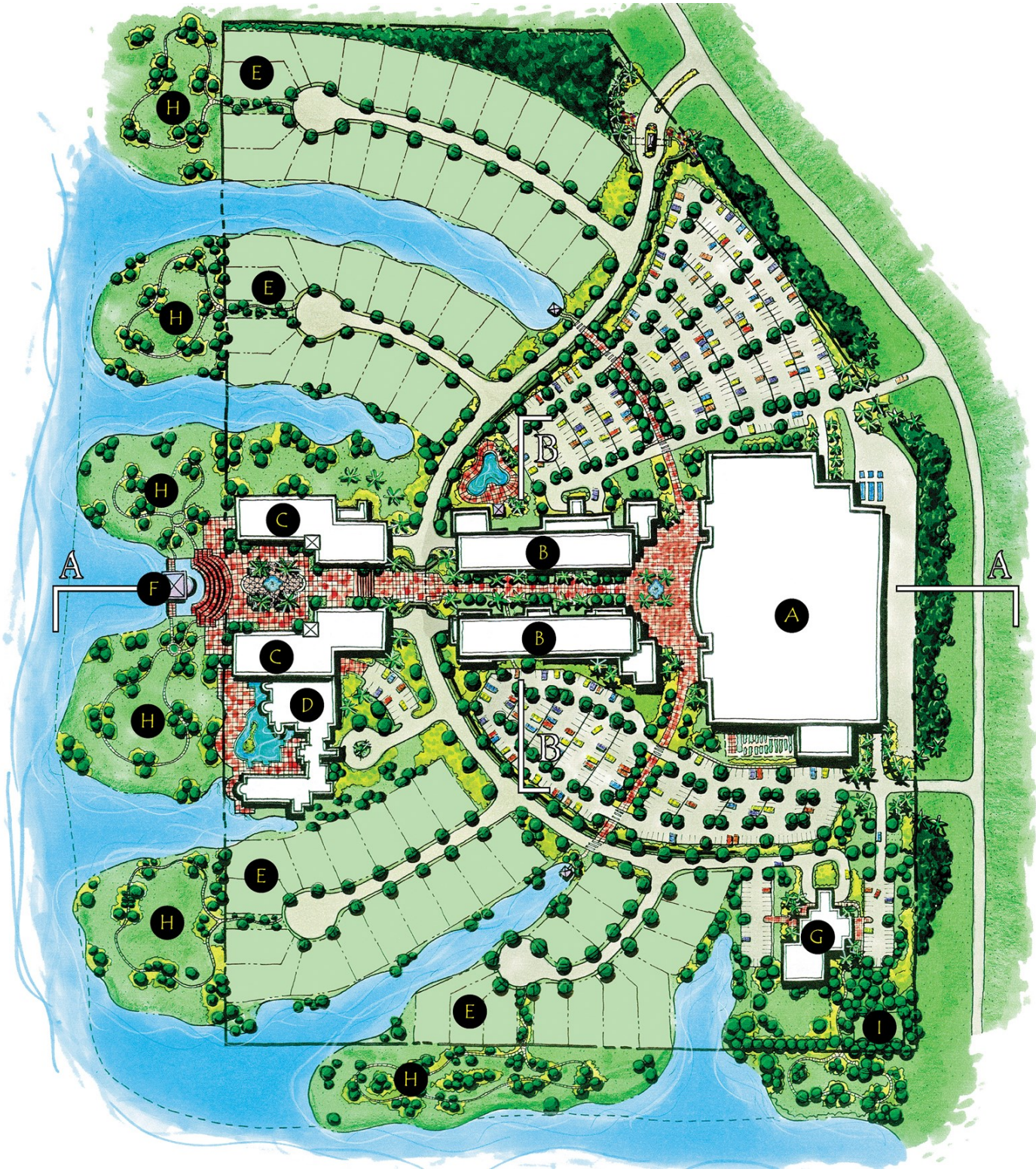
Year Built: 2013 (Anticipated)

Construction Cost: Not available

In 2005, as project leader for HHI Design, Rick Magley was commissioned to design all of the common areas for a high end single family development in the City of Ocoee Florida. Included in the design were all the common spaces such as the entry walls, perimeter walls, landscaping and irrigation design, pool and pool amenity areas, parks and native buffers. Lotting had been previously completed by a local engineering firm. A classic southeastern US design theme was chosen to fit into the Ocoee community, and adapted to fit the needs of the builder/client, Beazer Homes.

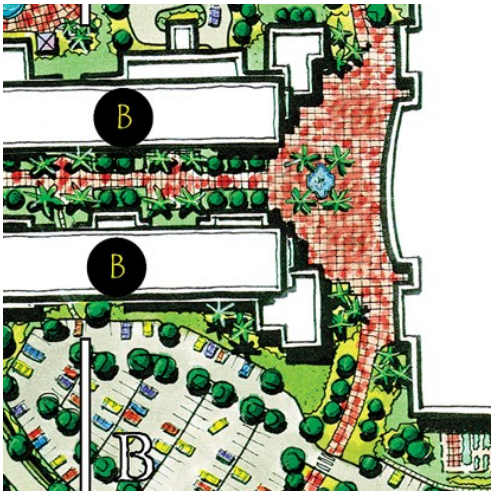
TYPICAL PERIMETER WALL & BUFFER
SECTION N.T.S





Mussaffah Mainland Project

Magley Design, LLC 1817 East Washington Street, Orlando, FL 32803 www.MagleyDesign.com



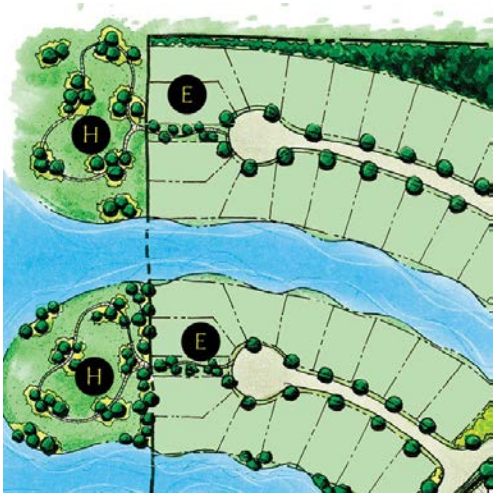
Magley Design

Project Name: Mussafah Mainland Project
Abu Dhabi

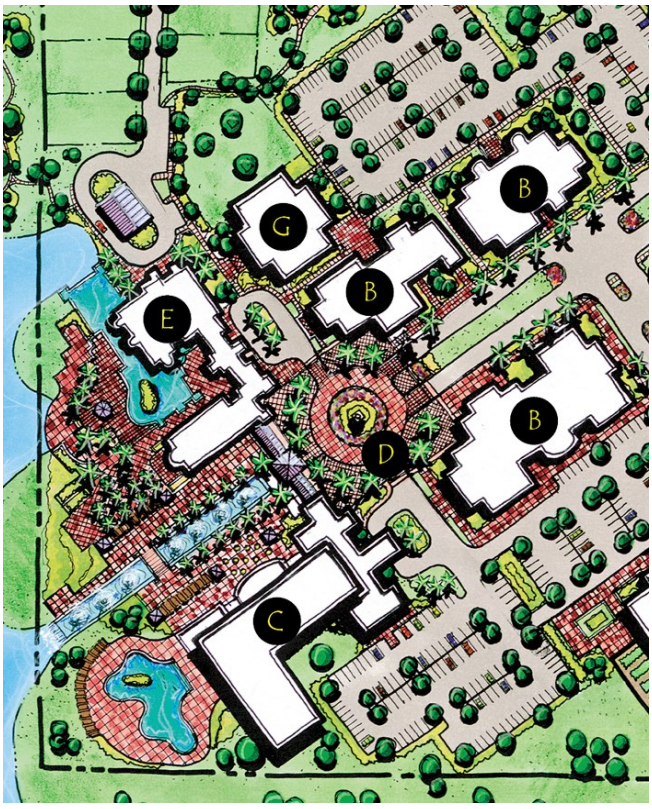
Date of Design: 2002

Year Built: On Hold

Construction Cost: Not available



In 2002 Rick Magley, as principal and project leader for HHI Design was commissioned to master plan a peninsula for a prominent architectural firm doing work in Doha, Qatar and the Mussafah Mainland. Expatriates had become uneasy and felt they needed more of the comforts of home and a safer environment. As part of that effort several concepts were developed including the traditional four square concept below and the peninsula concept on page 1. Both provided a Target size retail outlet, club facilities, daycare, single family housing and boutique hotel with an emphasis on separating residents from guests, while not excluding guests from using the common facilities.



Founder's Ridge

Magley Design, LLC 1817 East Washington Street, Orlando, FL 32803 www.MagleyDesign.com

Magley Design

Project Name: Founders Ridge
Lake Minneola, Florida

Date of Design: 2004

Year Built: 2006 (Partial)

Construction Cost: Not available

In 2004 as Principal in Charge of HHI Design, Rick Magley worked with Leeds Holdings Southeast to get 900 units entitled in Minneola, Florida. Shortly after an election where four of five commissioners were elected on a no-growth campaign, the process was encumbered with a great amount of opposition. But through the teams efforts the 900 units was approved and heralded as a step forward by the areas community, commission members, mayor and staff. A key component was the provision of a major park facility, allowing all of the towns residents a place to share weekends, special events, and celebrations alike in a quiet safe environment.

Nova Park

Magley Design 1817 East Washington Street, Orlando, FL 32803 www.magleydesign.com

Magley Design

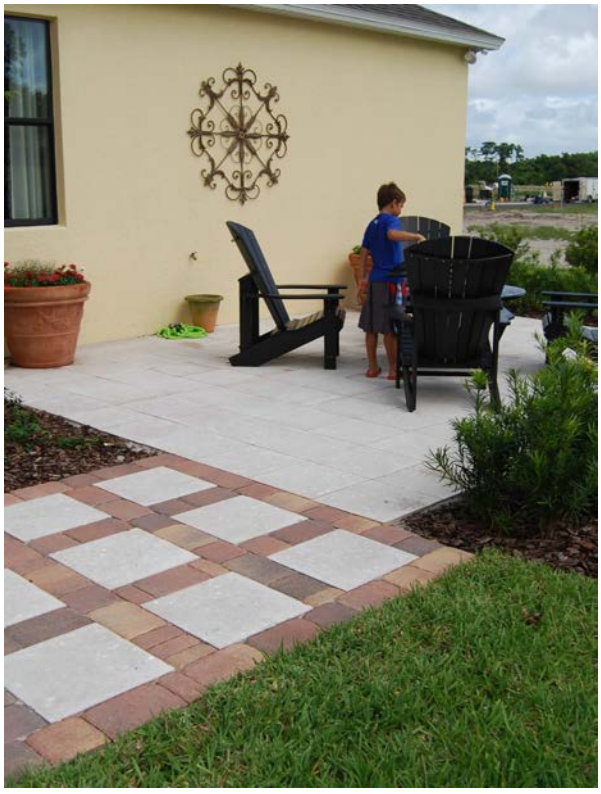
Project Name: Nova Park

Date of Design: Fall 2012

Year Built: Spring 2013

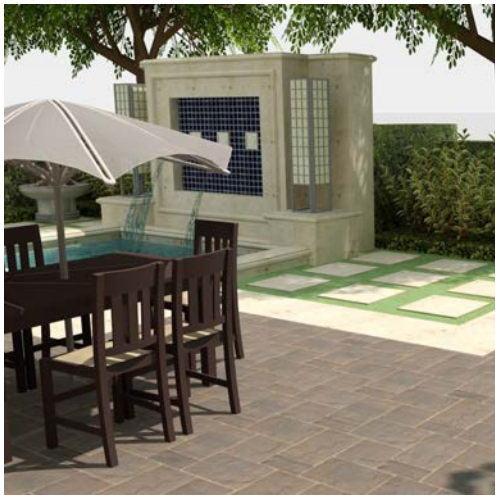
Beazer Homes hired Magley Design to create an entrance, model center and amenity area for a new development in Osceola County. The design theme included elements from the equestrian community and from the historic nature of the communities nearby. The main entrance and sign used native plants and natural materials such as a hammered copper sign with bronze frame and period lighting with retro colored glass.

The client wished to have a 'Zen Garden' between the parking for the models and the model center to enhance the guest experience and allow them a quite respite to enjoy the atmosphere. The deign used element of the equestrian community ion the form authentic wood rail fencing in cooperation with built in benches that harken back to those that may have been found in a historic town square in the early 1900's.



Windermere Trails

Magley Design 1817 East Washington Street, Orlando, FL 32803 www.magleydesign.com



Magley Design

Project Name: Windermere Trails

Date of Design: Spring 2013

Year Built: In progress summer 2013

Magley Design was contracted by Beazer Homes to create a model center for a new development that provided the benefits of a TND design with a small lot and rear access garages and a desire for a small pool. The biggest issue encountered was that the two car garage access meant most of the available space for a pool and outdoor living environment was taken for driveways. But by changing the paving pattern of the pool pavers and engaging it with the driveway we created a pool deck that could be driven over. It feels like a pool deck more than a driveway so when the cars are in the garage it is all accessible as a pool deck.

The remaining space for the pool was nonetheless small but by incorporating a fountain wall into the edge and using it to hide pool equipment the view and user experience was maximized and created a visually pleasing environment for entertaining and relaxation.

Parks and Recreation

Cecil Recreation Complex

Magley Design, LLC 1817 East Washington Street, Orlando, FL 32803 www.MagleyDesign.com

Magley Design

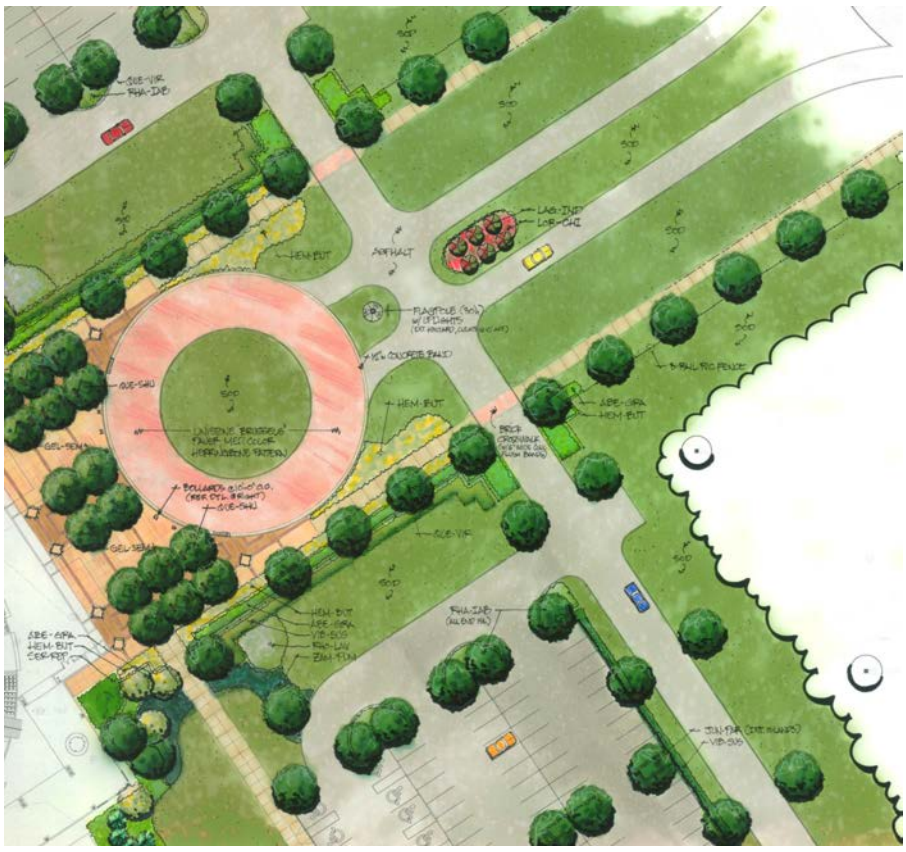
Project Name: Cecil Equestrian and Recreation Complex
Jacksonville, Florida

Date of Design: 2002

Year Built: 2004

Construction Cost: Not available

In 2002, as Principal for HHI Design, Rick Magley was tasked with master planning an 1,100 acre park in Jacksonville to include a large equestrian facility, natatorium, football/soccer fields, baseball/softball fields, equestrian trails, basketball courts, velodrome, skate park, tennis facility, archery range, walking trails, and open space for a potential County Fair. Once the Master Plan was approved through the community, Better Jax, the mayor and staff Phase I of the project was implemented. It included an Equestrian Facility, a four-plex of baseball fields, and natatorium.



Coalition for the Homeless

Magley Design, LLC 1817 East Washington Street, Orlando, FL 32803 www.MagleyDesign.com

Magley Design

Project Name: Coalition for the Homeless of Central Florida
Orlando, Florida

Date of Design: 2010/2011

Year Built: Under construction

Construction Cost: Not available

Description: In 2010 , as Sr. Principal and project design leader for HHI Design Rick Magley was commissioned to design the grounds for a new men's shelter for the Central Florida Coalition for the Homeless. In addition to providing building foundation and retention pond landscaping a new men's courtyard was developed expressing the Coalitions new emphasis on offering the homeless men hope dignity and training so they may become more self sufficient. The courtyard provides a shady respite from the summer sun in a social atmosphere that allows for small or large groups, while also providing a safe environment for all.

Similar to the Seminole County Courtyard, safety is of primary concern. All of the materials used were vetted considering long term wear and maintenance heavily. Plant material selected was based on its ability to take abuse and live with little to no water. Pavements and furnishings were selected to be able to stand the test of time and hold up under continuously intensive usage.

Because funding sources were varied, there were many clients in addition to the staff of the Coalition for the Homeless of Central Florida. This too is similar to Seminole's Heroes memorial. The Coalition's Board of Directors consists of several private developers as well as members of large business and representatives of municipal agencies. Additionally, funds were being received from a theme park as well as the County and City. They all needed to be involved in the decision making process and they all had their own sets of requirements. Orange County was responsible for getting the project ready for permitting, but the City took charge during permitting. Nonetheless all of the permits were received without delay and it is now under construction and will likely be completed early next year.

The experience our team brings to the table from projects such as this and Rick's involvement with the Seminole County Heroes Memorial committee will be a great asset to the County in getting the job completed confidently and on time.

Seminole Heroes Memorial

Magley Design, LLC 1817 East Washington Street, Orlando, FL 32803 www.MagleyDesign.com

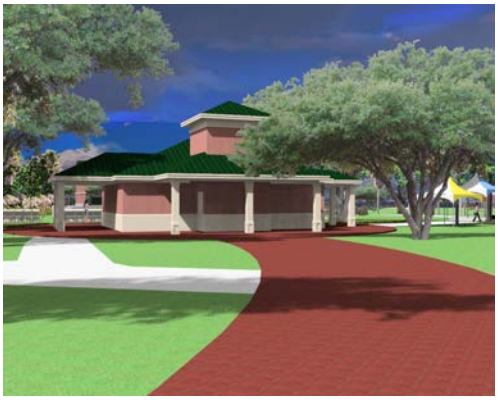
Magley Design

Project Name:	Seminole County Heroes Memorial Seminole County, Florida
Date of Design:	2011-2012
Year Built:	2013
Construction Cost:	$1.5M

In 2011 Rick Magley, as project leader for HHI Design, completed the Master Plan of the Seminole County Heroes Memorial for Seminole County, Florida. He presented the design to the County Commission where it was unanimously approved. The final design calls for a ceremonial presentation space to accommodate 400 patrons, memorial space for our heroes that dedicated their lives for the safety of our nation showcasing custom granite and bronze memorials for the eight areas of armed services.

Earl Brown Park

Magley Design, LLC 1817 East Washington Street, Orlando, FL 32803 www.MagleyDesign.com



Magley Design

Project Name:	Earl Brown Park Deland, Florida
Date of Design:	2011
Year Built:	2013
Cost:	$5.2M

In 2011 Rick Magley, as principal in charge of HHI Design, completed the Master Plan for the City of Deland's Earl Brown Park. The parks existing lake provides a focal point for the park and doubles as a significant retention pond for the City. As part of the renovation, a central activity area was developed allowing the existing Sanborn Senior Center on one end of the park to work in harmony with the Stetson University Athletic Complex on the opposite end of the park by creating a community gathering space for all ages. An amphitheater to provide cultural facilities, an interactive water feature fountain to provide entertainment for the kids and adults alike, restrooms, and walking trails and an provision for outdoor art, and recreational facilities.

Trotters Park

Magley Design, LLC 1817 East Washington Street, Orlando, FL 32803 www.MagleyDesign.com

Magley Design

Project Name: Trotter's Park
Orlando, Florida

Date of Design: 2001/2002

Year Built: 2003

Construction Cost: Not available

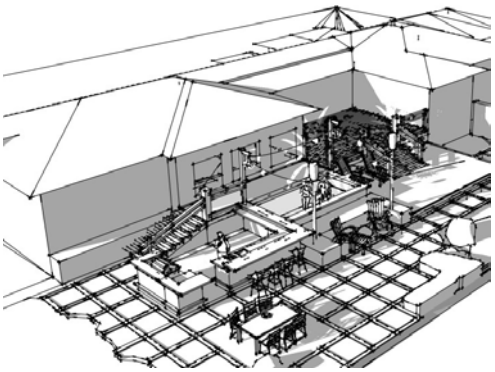
In 2001 as Vice President and project leader for HHI Design, Rick Magley was commissioned to revise the master plan for one of Orlando's premier athletic facilities. Originally designed by another firm Rick was asked to revise the plan to incorporate a potential joint use YMCA as part of the facility. While that joint venture never came to fruition the park itself did, and remains today one of Orlando's most well used active recreation parks. Its soccer fields are committed full time to two local athletic organizations and the baseball/softball fields are always well used. While the Ben White Raceway is gone its legacy lives on in the theme of the architecture, signage and other site amenities.

Residential Design

Fender Residence

Magley Design 1817 East Washington Street, Orlando, FL 32803 www.magleydesign.com

Magley Design



Project Name: Fender Residence

Date of Design: Summer 2012

Year Built: Started summer 2012, presently under construction

Rick and Lucy Fender requested that Magley Design assist them in creating a lakeside retreat with an strong modern Asian influence. Site constraints were significant, and would not allow for a full size pool but swimming for exercise was highly desired, and lake setback requirements meant there was no room for a full size pool. By utilizing the existing deck and incorporating a swimming machine, the design was able to provide a small swimming area that could provide for continuous uninterrupted swimming and room left over for an outdoor living area. The outdoor living area was designed to provide a quiet are Lucy and Rick could enjoy meditation and a quiet evening or entertaining a small group of friends. The centerpiece of the area was a sand garden, accessed through a modern interpretation of a traditional moon gate, made from tube steel and draped with a vine to create a tunnel form of moon gate providing separate between the pool and main deck and the private garden.

Sabina Residence

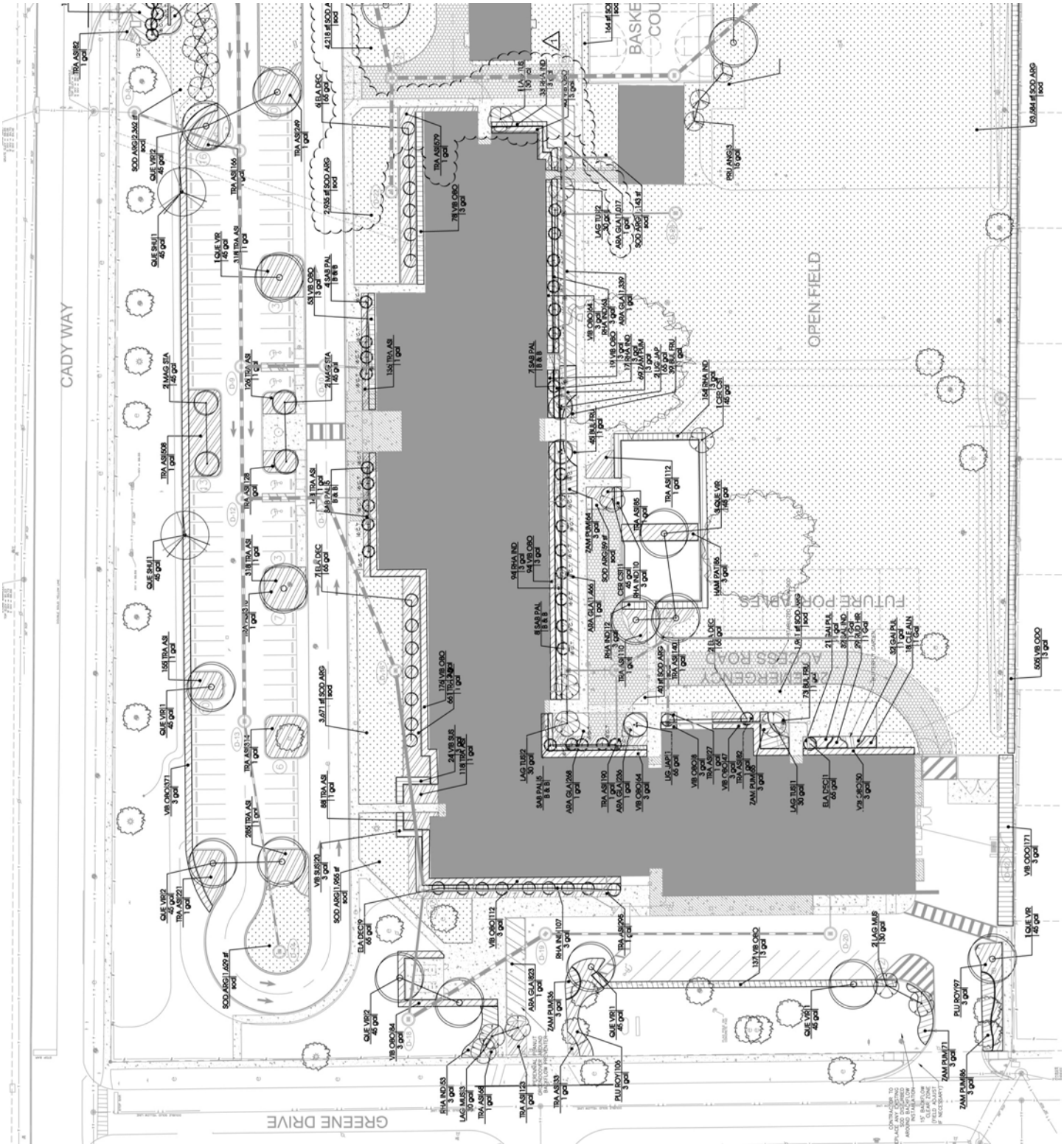
Magley Design, LLC 1817 East Washington Street, Orlando, FL 32803 www.MagleyDesign.com

Magley Design

Project Name:	Sabina Residence Windermere, Florida
Date of Design:	2009
Year Built:	2009

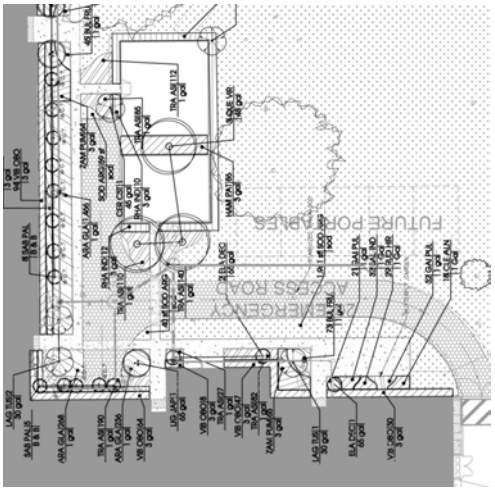
In 2009 Katy Magley, as Senior landscape architect for Magley Design, LLC was commissioned to design the restoration of an existing home in Isleworth. Mature plantings were in place so supplemental plantings were utilized as well as several large landscape pots. The client was very satisfied with the outcome of their elegantly styled outdoor spaces.

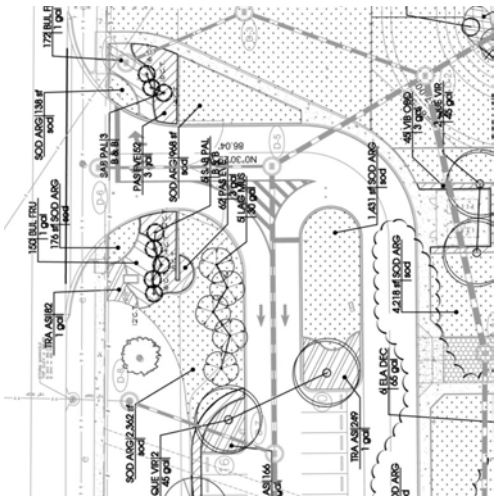
Campus and Education



Brookshire Elementary

Magley Design, LLC 1817 East Washington Street, Orlando, FL 32803 www.MagleyDesign.com





Magley Design

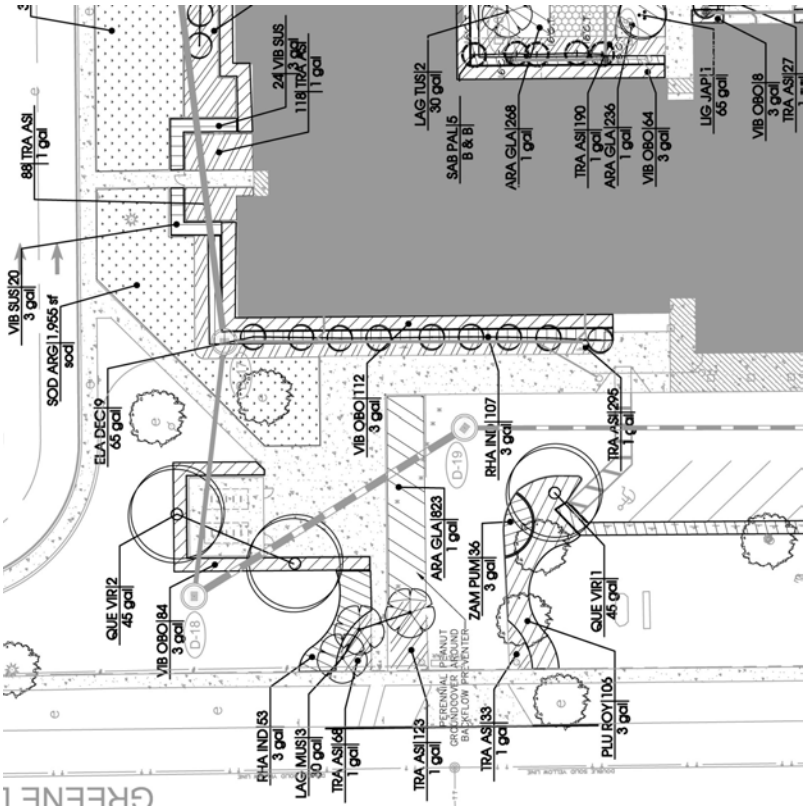
Project Name: Brookshire Elementary School
Orlando, Florida

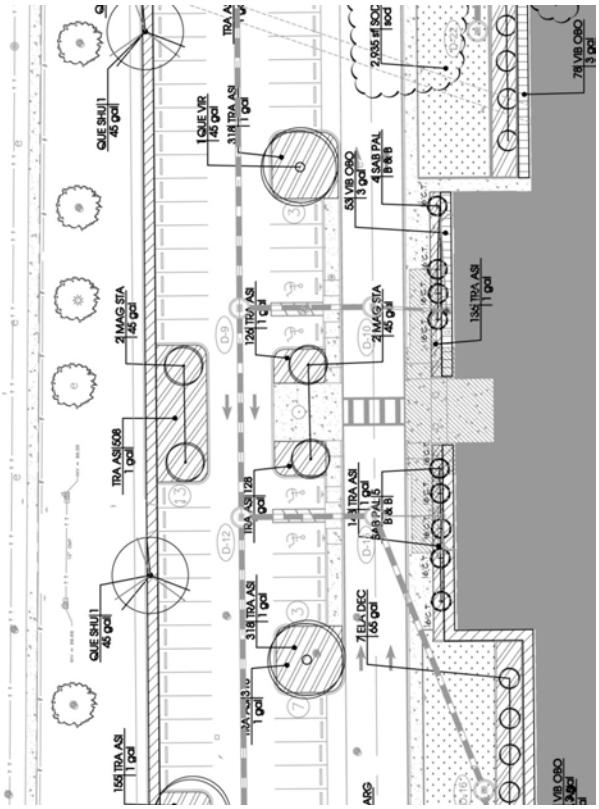
Date of Design: 2012

Year Built: 2012/2013

Construction Cost: Not available

In 2012 while a Sr. Principal at HHI Design, Rick Magley worked with the architects and OCPS staff to design the replacement of en existing elementary school in Orange County. The design envisions a new and greatly improved school building with new outdoor facilities to enhance the lives of the children. Existing tree preservation was a key factor for the staff so emphasis was placed on retaining and preserving as many of the existing tree's as possible. Landscaping was minimalized to control cost and bring as much value to the school as possible, and used in key locations only.





Killarney Elementary

Magley Design, LLC 1817 East Washington Street, Orlando, FL 32803 www.MagleyDesign.com

Magley Design

Project Name: Killarney Elementary School
Orlando, Florida

Date of Design: 2007

Year Built: 2008

Construction Cost: Not available

In 2007, while an Associate at HHI Design, Katy Magley worked with the architect and OCPS staff to design the renovation of the Killarney Elementary School.

The design included an enhanced main entrance, a butterfly garden, foundation plantings, tot lot, an outdoor classroom and dining area. In addition a multi-purpose sports field was designed, fencing and an irrigation design was provided.

Magley Design
1817 East Washington Street, Orlando, FL 32803
Phone: 407.898.0223
www.MagleyDesign.com

SECTION

3.

A.ii.

JOHNSON ENGINEERING

SINCE 1946

September 9, 2015

Work Authorization #7

Lakeside Plantation Community Development District
City of North Port, Florida

Subject: Work Authorization #7
Lakeside Plantation Community Development District
PROPOSAL FOR CONCEPTUAL DESIGN OF AMENITY CENTER RENOVATIONS

Dear Chairperson, Board of Supervisors:

Pursuant to our discussions, Johnson Engineering, Inc. is pleased to propose the following professional landscape architectural scope of services for the conceptual design of the Lakeside Community Amenity Center Renovations.

It is our understanding that the Lakeside Plantation CDD would like to consider alternative amenity center elements and layouts, including existing landscaping and site furnishings within the existing amenity center area. The existing community amenity center is currently under the jurisdiction of the Lakeside Plantation CDD and is located at the corner of Plantation Boulevard and Scarlett Avenue within the Lakeside Community in the City of North Port, Florida, containing approximately 1.5 acres. Refer to attached project area map.

The scope of services and estimated fees are as follows:

TASK 1 KICK-OFF MEETING AND DATA COLLECTION

A. **Kick-off Meeting:** CONSULTANT shall attend one (1) project "kick-off" meeting to determine the OWNER's goals and objectives. This meeting will focus on the functional, accessible, and aesthetic needs to be considered during the conceptual development of the following existing community elements which may include:

1. Overall existing amenity center element relocations for the purpose of improving access, functionality, and site aesthetics. This may include landscaping, site furnishing, and hardscaping/sidewalk alternatives for consideration.
2. Existing community pool deck, including alternative options for deck limits, resurfacing material, shade structures, security fencing and gate locations, and site furnishings.
3. Existing court location alternatives, including the disposition of the existing bocce court, horseshoe pits, half-court basketball, and consideration of potential new court elements depending on special limitations of the project area.
4. Existing playground area location alternatives and existing structure refurbishment or replacement considerations. This does not include Certified Playground Safety Inspection (CPSI) services.

5. Existing garden area upgrade alternatives including existing Koi pond for accessibility, landscape aesthetics and plant health, and potential for incorporating additional special features such as sculpture, furnishings, shade structures, etc.

B. **Data Collection:** CONSULTANT shall conduct one (1) site visit to perform a visual above ground observation of existing conditions relative to the elements in Task 1.A. During the site observations, photos of the existing conditions will be collected and areas of opportunities and constraints will be identified on base plans provided by the OWNER.

TASK 2 SURVEY SERVICES (OPTIONAL)

CONSULTANT shall collect existing topographical and locational information within the project area including existing grades and existing above ground appurtenances that need to be considered during the conceptual design. CONSULTANT shall provide existing conditions surveying services within the project area including:

- Field locate and map visible above ground improvements in project area,
- Obtain and map topographic data within project area,
- Locate and map existing trees in the project area.

TASK 3 BASE PLAN

CONSULTANT shall prepare a base plan from site information provided by the Lakeside Plantation CDD for the amenity center renovation design concepts for OWNER review and comment. The base plan will not be all inclusive of the entire amenity center property and will contain only that area which will be affected by the improvements listed in Task 1.A. CONSULTANT shall prepare the Amenity Center Base Plan on 24" x 36" hardcopy and electronic format.

TASK 4 PRELIMINARY CONCEPT PLANS

Based upon the available information for the site, the CONSULTANT shall prepare three (3) preliminary conceptual designs to reflect the Lakeside Plantation CDD and community goals for the renovations of the existing amenity center project area. The concept plans will consist of alternative site plan options presented as a color rendered site plan for the OWNER's review and comment. The Preliminary Conceptual design will graphically show recommendations for the amenity center elements identified in Task 1.A.

A. **Image Boards:** CONSULTANT shall prepare up to two (2) Image Boards to visually identify potential element and material options to be considered for selection for use in preparing the Conceptual Plans. The Image Boards will consist of, but are not limited to, pool deck surfacing, hardscape surfacing materials, shade structures and materials, and site furnishings.

B. **Plant Palette:** CONSULTANT shall prepare a recommended Plant Palette Image Board depicting color photos of proposed plant species with labels for the OWNER's consideration and selection.

C. **Order of Magnitude Cost Estimate:** CONSULTANT shall prepare an Order of Magnitude Cost Estimate based on the Preliminary Concept Plans for the OWNER's review and comment.

D. **Meeting:** CONSULTANT shall attend one (1) meeting to present the Preliminary Concept Plans, Image Boards, and Order of Magnitude Cost Estimate to the OWNER for review and comment.

Preliminary Deliverable: Three (3) Preliminary Concept Plans, Two (2) Elements Image Boards, and One (1) Plant Palette Image Board will be Hardcopies (24" x 36", Color) and PDF. (3) Preliminary Order of Magnitude Cost Estimates will be Hardcopies (8.5" x 11", B&W) and PDF.

TASK 5 FINAL CONCEPT PLAN

CONSULTANT shall prepare one (1) Final Concept Plan based on OWNER review and comments from Task 4.0. The Final Concept Plan will consist of a color rendering in plan view of the selected amenity center elements and layout. This task will include an updated Order of Magnitude Cost Estimate based on the Final Concept Plan. The Final Concept Plan will not be to a level suitable for bidding and construction.

A. **Order of Magnitude Cost Estimate:** CONSULTANT shall prepare an updated Order of Magnitude Cost Estimate based on the Final Concept Plans for the OWNER's project budgeting purposes.

B. **Meeting:** CONSULTANT shall attend one (1) meeting to present the Final Concept Plans and Final Order of Magnitude Cost Estimate to the OWNER.

Final Deliverable: One (1) Final Concept Plan will be Hardcopies (24" x 36", Color) and PDF, One (1) Final Order of Magnitude Cost Estimates will be Hardcopies (8.5" x 11", B&W) and PDF.

REIM - Reimbursable Expenses - Courier and express delivery charges, reproduction of plans and reports, photography, field supplies, and costs of other materials and/or equipment specifically used for and solely applicable to this project.

Attached please find a fee summary for your convenience. Should you have any questions while reviewing this proposal or if we can be of any other assistance, please feel free to contact me at 239-461-3312.

Sincerely,

JOHNSON ENGINEERING, INC.

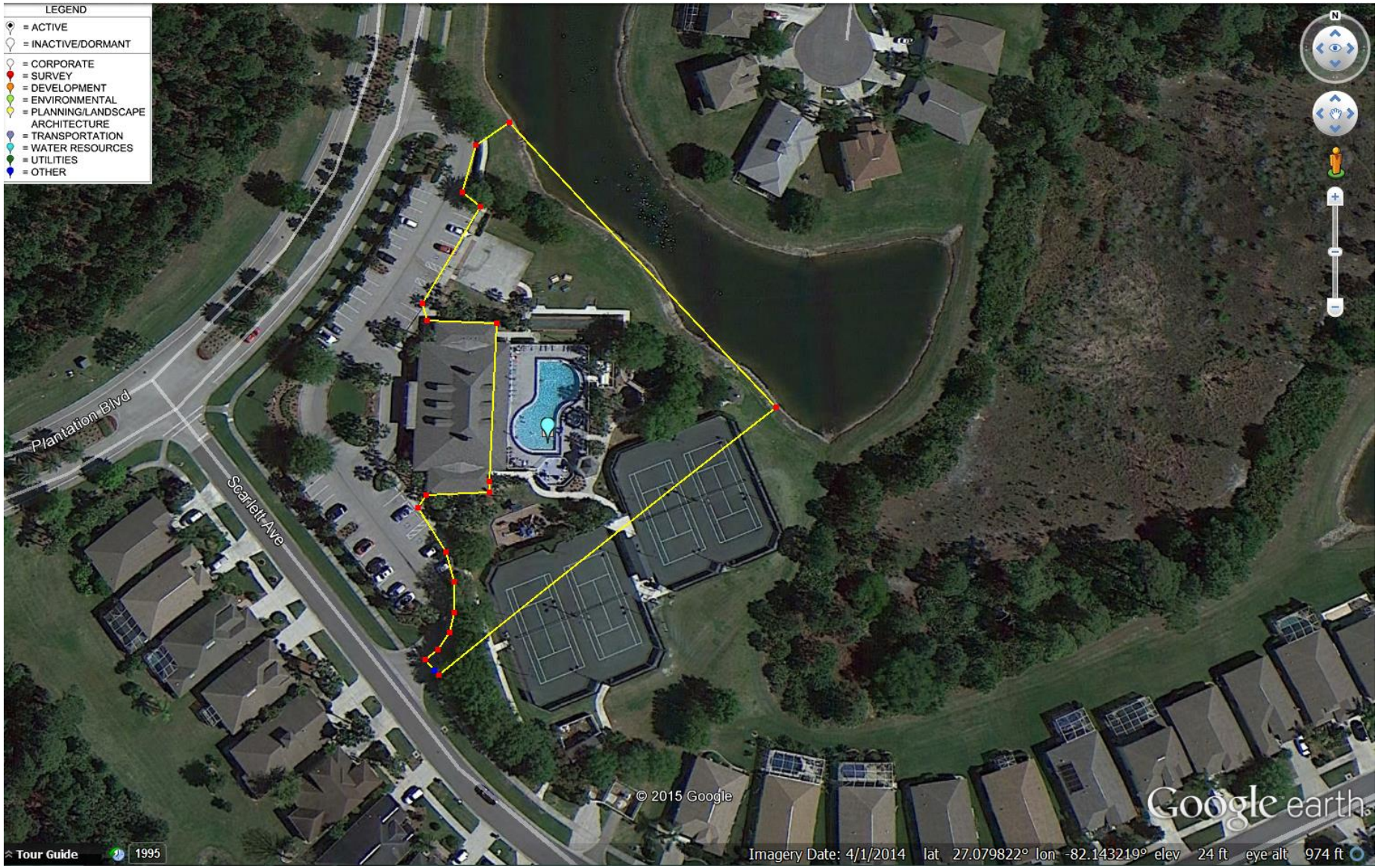
Jeffrey Nagle, RLA
Principal Landscape Architect
LC0000382

JDN
Attachment

SUMMARY OF FEES
FOR
LAKESIDE AT PLANTATION CDD
AMENITY CENTER RENOVATIONS

Task	Description	Fee	Fee Type
1	Kick-Off Meeting and Data Collection	$ 2,500	LS
2	Survey Services (Optional)	$ 3,700	LS
3	Base Plan	$ 1,000	LS
4	Preliminary Concept Plan	$10,900	LS
5	Final Concept Plan	$ 5,200	LS
REIM	Reimbursable Expenses	$ 500	T&M
TOTAL for Tasks 1, 3, 4 and 5:		**$20,100**	**LS/T&M**
TOTAL for Tasks 1 thru 5:		**$23,800**	**LS/T&M**

Lakeside CDD Amenity Center Location (approximate project area location) 9-8-15



SECTION

3.

A.iii.

Lakeside Plantation CDD
Community Development District

North Port, FL

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

UGARTE & ASSOCIATES INC
ARCHITECTURE | PLANNING

434 9TH AVENUE WEST • PALMETTO, FLORIDA 34221
p: (941) 729-5691 • f: (941) 729-5692
www.UgarteArchitecture.com
AAC001654

UGARTE
& ASSOCIATES INC
ARCHITECTURE | PLANNING
434 9TH AVENUE WEST • PALMETTO, FLORIDA 34221
p: (941) 729-5691 • f: (941) 729-5692
www.UgarteArchitecture.com
AAC001654

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@gmscfl.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

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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ARCHITECTURE | PLANNING

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p: (941) 729-5691 • f: (941) 729-5692
www.UgarteArchitecture.com
AAC001654

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

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.

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

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AAC00165

ZNS ENGINEERING

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.

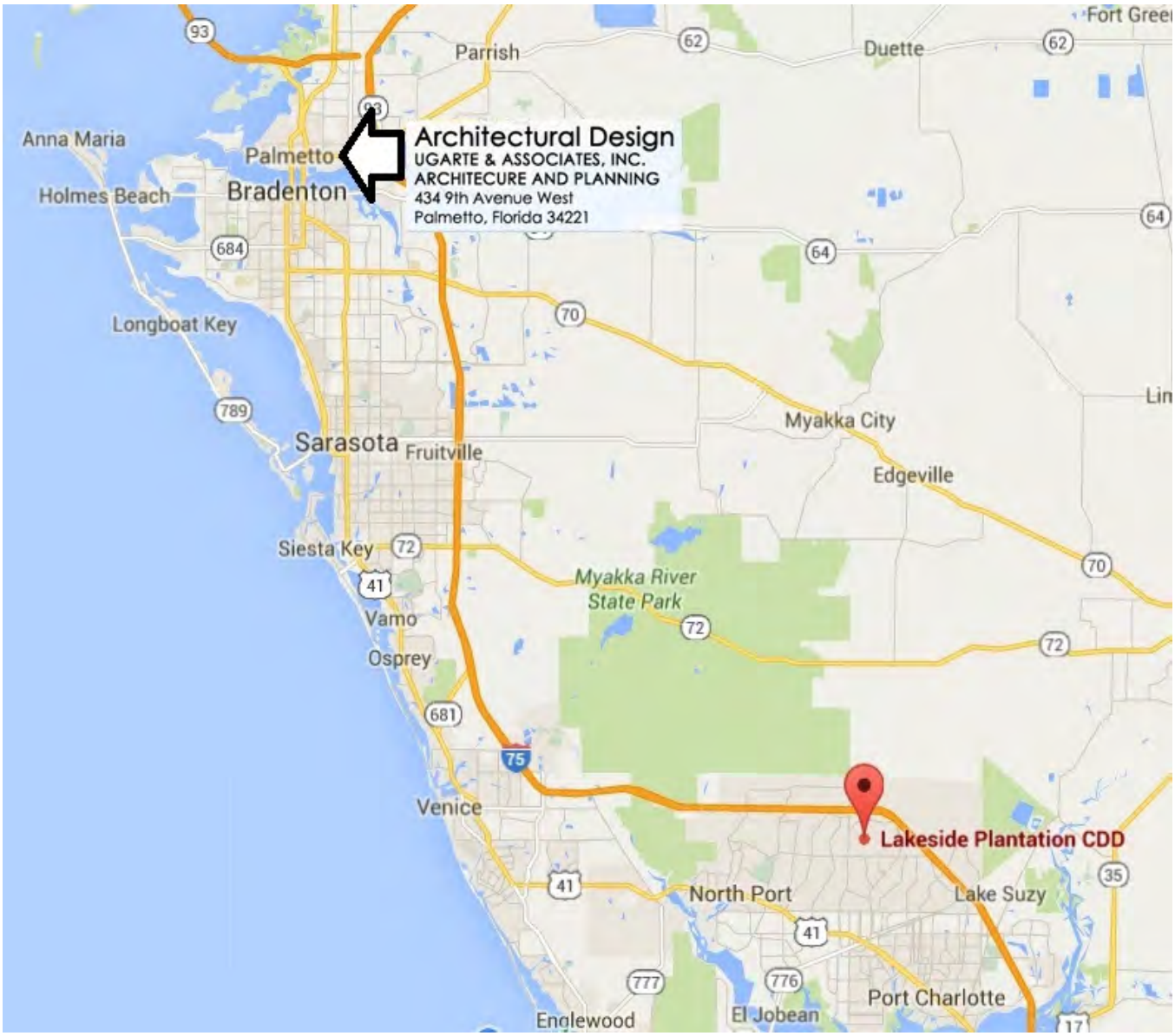
Manatee County District Chiller. Development of a new chiller facility within an existing parking lot in downtown Bradenton. Design services included: preservation of existing trees, planting design, irrigation design, permit coordination, bidding assistance, and construction administration. This is 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



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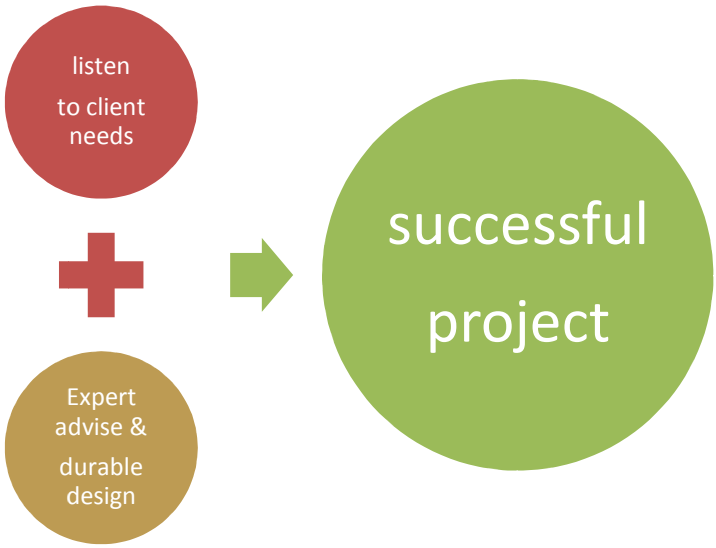
PROJECT APPROACH



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

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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.

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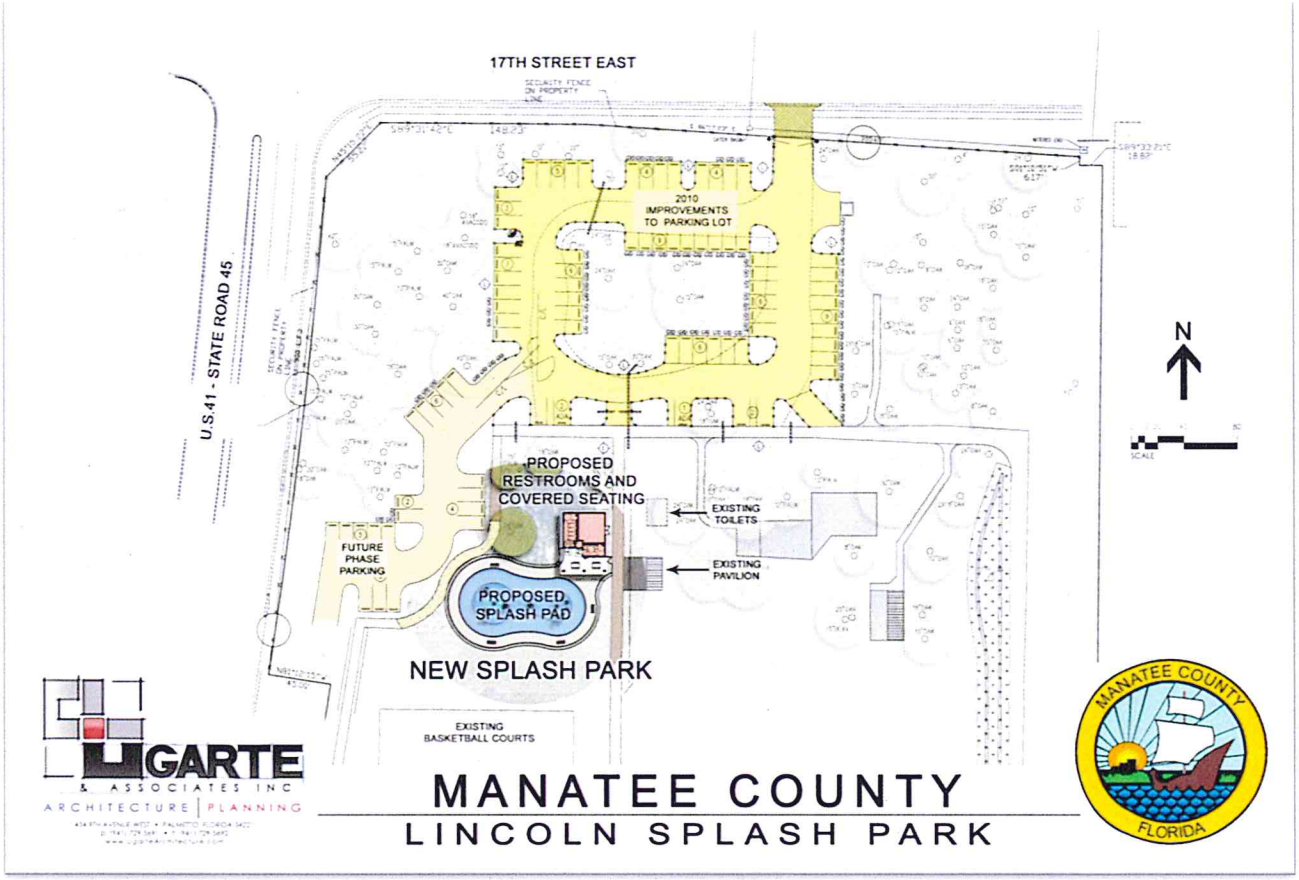
PROJECT RELATED EXPERIENCE

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.

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PROJECT RELATED EXPERIENCE

United Community Center at Norma Loydd Park

Bradenton, FL
Manatee County

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	$250	
					$975
Task 2	**Visioning Community Work Shop**				
		Principal	2.5	$425	
		Project Manager	4	$480	
		Landscape Architect	2.5	$250	
					$1,155
Task 3	**Conceptual Design Options (3 maximum)**				
		Principal	4	$680	
		Project Manager	10	$1200	
		Designer	15	$1500	
		Landscape Architect	10	$1000	
					$4,380*
Task 4	**Deliverable and Presentation to Board**				
		Principal	2.5	$425	
		Project Manager	6	$720	
		Designer	10	$1000	
					$2,145
				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	Designer/Draftsperson	$80.00 / hour
Project Manager	$120.00 / hour		
Designer	$100.00 / hour	**Reimbursable Expenses:**	
Senior Autocad Operator	$75.00 / hour	Prints:	$2.00 / sheet
Administrative Assistant	$50.00 / hour		(24 x 36)
Litigation, Expert Testimony		Photocopies:	
(Trial/Mediation/Arbitration/		8-1/2 x 11	$0.05 / sheet
Deposition)	$300.00 / hour	8-1/2 x 14	$0.10 / sheet
Consultants: Landscape Architect	$100.00 / hour	11 x 17	$0.15 / sheet

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SECTION

3.

A.iv.

Clearview
LAND DESIGN P.L.

October 8, 2015

Mr. George Flint
Governmental Management Services -
Central Florida, LLC
135 West Central BLVD, Suite 320
Orlando, Florida 32801

Re: Lakeside Plantation

Dear Mr. Flint:

Thank you for the opportunity to provide a proposal for landscape architecture services. Herein is a proposal outlining the scope of services.

Our services under this proposal are based on the following assumptions:

A. Assumptions:

1. Existing landscape and hardscape plans will be provided to Clearview Land Design in digital PDF or AutoCAD format by Owner.

2. Clearview Land Design will provide only conceptual master planning and not construction plans and details.

3. Additional meetings or site reviews to those specifically noted in contract will be charged at prevailing hourly rates, under a separate Work Order.

4. All contact and correspondence will be coordinated through the HOA director. Reimbursements for printing exhibits, including those for community meetings will be billed in accordance to attachment.

5. Plans presented at final community meeting will be considered final drawings.

We hereby propose to do the following scope of work:

B. Conduct one field review to assess existing amenity center landscape and hardscape elements at Lakeside Plantation.

Conduct one (1) Site Review for the following items:

1. Review Tennis and Basketball Sports Courts:
    - Condition of court surfacing
    - Fencing
    - Nets
    - Goals
    - Lighting fixtures and posts, if present (fixtures themselves, excluding any electrical components)

2. Review Pool Area Hardscape Elements:
    - Fencing
    - Furnishings
    - Pool Deck and Coping

    Bollards and/or light post/fixtures, if present (fixtures themselves, excluding any electrical components or parts)

3. Review Playground:
    - Play structure
    - Surfacing
    - Surfacing edging

4. Review Landscape at Amenity Area:
    - General condition of types of plants

C. Following review, Clearview Land Design will prepare a report with analysis of areas reviewed. Subsequently, a list of modifications will be presented to client for review.

D. Clearview Land Design will host one (1) community workshop. Community workshop will be formatted in a presentation format. We will review the evaluation that has been completed and present recommendations in text or graphic format. Resident input will be solicited through survey forms to be filled out by residents and turned in at end of meeting. Surveys may include prioritizing improvements, and design preferences.

E. Following the community workshop, Clearview Land Design will prepare a conceptual improvement master plan. A phasing plan and preliminary budget will be presented to Owner.

F. Clearview will attend one (1) final community meeting to present drawings and phasing plan as agreed to by Owner.

G. Exclusions

Anything not specifically included above shall be considered excluded.

SPECIFIC EXCLUSIONS:

- Soil lab samples, testing and processing fees, if needed
- Construction Plan Documents

- Recommendations to adjust irrigation
- Bidding
- Construction Review
- Maintenance Guidelines
- Construction Documents
- Permitting
- Drainage Review
- Irrigation Review

Fees for the above will be billed as follows: Lump Sum $24,250.^{00}

In addition to the fees in this Proposal, we charge all out-of-pocket expenses such as printing, photocopying, long distance telephone calls and postage. These expenses will be charged to you at our cost. Consultant Fees and permit fees, (if necessary), etc. will be charged at our cost plus 15%. Client shall pay the following items in advance: (a) all review/permit fees required by governmental agencies, and (b) any fees or other charges to be imposed upon Clearview Land Design, P.L., by its insurance carriers in excess of those necessary to obtain a standard certificate of insurance (including, without limitation, for earmarking of policy coverage to the project or for a waiver of subrogation). In the event such items are paid by Clearview Land Design, P.L. fees shall be reimbursed by Client in addition to the contract prices stated herein.

Any work requested which is not included in the stated fees shall be performed only after the execution of an "Authorization for Work" form. Fees for the additional work shall be at the rates prevailing at the time of the additional service.

Work will be billed at the end of each month under the terms of this Proposal, and we shall expect payment by the tenth of the following month. Client shall pay the invoice and statement in accordance with the terms of this Proposal and the terms of said statement and invoice. If Client fails to make any payment due Clearview Land Design, P.L. for services within 30 days of the invoice date, the amount(s) due shall include an interest charge at the rate of 1 ½ percent per month for the thirtieth day.

Additionally, notwithstanding any other terms or conditions herein to the contrary, it is expressly understood and agreed that Clearview Land Design, P.L., at its sole discretion, shall have the right to cease work on the project and withhold all information and documents concerning the project in the event until any amounts then due have been outstanding for more than 30 days from the date of the invoice. It is further agreed that Client shall hold Clearview Land Design, P.L. harmless for any and all damages resulting from ceasing work and/or withholding information or documents concerning the project.

All rates and fees are subject to renegotiation after a one month period from the date of this Proposal if it has not been accepted.

Unless otherwise agreed to in this contract, all sketches, tracings, drawings, computations, details, design calculations, permits, and other documents and plans prepared by Clearview Land Design, P.L., pursuant to this contract are instruments of service and are the property of Clearview Land Design, P.L. Client may not use or modify such documents on other projects or extensions of this project without the prior written approval of Clearview Land Design, P.L. Notwithstanding any provision in this contract to the contrary, in the event of a default by Client (including, without limitation, any failure to pay amounts due

within 30 days of invoice date), Clearview Land Design, P.L., shall be entitled to exclusive ownership and possession of any and all documents prepared pursuant to this contract.

In the event this contract is terminated prior to completion, Clearview Land Design, P.L. shall be entitled to payment for services performed as of the date of termination, plus out-of-pocket expenses.

Client shall indemnify, defend and hold harmless Clearview Land Design, P.L., from and against any claims, liability, damages, penalties and/or costs (including, without limitation, reasonable attorney's fees and expenses) Clearview Land Design, P.L., may incur as a result of claims in any form by third parties (including, without limitation, governmental agencies and departments) relating to or arising out of this contract, except to the extent such claims arise from the gross negligence or intentional misconduct of Clearview Land Design, P.L.

Your acceptance of this proposal shall constitute a contract between the Client and Clearview Land Design, P.L.

The prevailing party in any litigation between the parties relating to or arising out of this contract (including, without limitation, trial, appellate and bankruptcy proceedings) shall recover its reasonable attorney's fees and costs from the non-prevailing party.

Opinions of probable construction costs provided by Clearview Land Design, P.L. represent our best judgment but do not constitute a guarantee since we have no control over contractor pricing.

The scope of services does not include site investigations or other engineering evaluations to determine the presence or extent of hazardous wastes or soil and groundwater contamination. Clearview Land Design, P.L. accepts no responsibility or liability in this regard.

Client acknowledges that the work described herein will constitute a lien against the property. The signature on this Work Order authorizes the work herein described and does so on behalf of the owner in question and warrants that he has the authority to sign this agreement on behalf of the Owner. In the event improvements are dedicated to public use or otherwise alienated by the Owner, then Clearview Land Design, P.L. shall be entitled to a lien on all property abutting said improvements.

Limitation of Liability

To the maximum extent permitted by law, CLEARVIEW LAND DESIGN, P.L.'s liability for CLIENT's damages will not exceed the compensation received by CLEARVIEW LAND DESIGN, P.L. under this Agreement. CLEARVIEW LAND DESIGN, P.L. is not responsible for the duties and responsibilities that belong to the borrower(s), developer(s), construction contractor(s), designer(s), testing laboratories, full-time inspector(s), or other parties associated with the Project (currently, in the past or in the future) not in the employ of or a subcontractor to CLEARVIEW LAND DESIGN, P.L. The limitations of liability and indemnities will apply whether CLEARVIEW LAND DESIGN, P.L.'s liability arises under breach of contract or warranty; tort; including negligence (but not sole negligence); strict liability; statutory liability; or any other causes of action; and shall apply to CLEARVIEW LAND DESIGN, P.L.'s officers, employees, and subcontractors. Due to the inherent risk involved in the type of work in this agreement, at the Client's discretion, and upon payment of an additional fee to be negotiated, CLEARVIEW LAND DESIGN, P.L. 's liability for the work can be increased.

The Client agrees to extend any and all liability limitation and indemnification provided by the Client to the Clearview Land Design, P.L. to those individuals and entities that Clearview Land Design, P.L retains for performance of the services under this Agreement, including but limited to the Clearview Land Design, P.L's current or former officers and employees and their heirs and assigns.

PURSUANT TO SECTION 558.0035 FLORIDA STATUTES, THE CONSULTANT'S CORPORATION IS THE RESPONSIBLE PARTY FOR THE PROFESSIONAL SERVICES IT AGREES TO PROVIDE UNDER THIS AGREEMENT. NO INDIVIDUAL PROFESSIONAL EMPLOYEE, AGENT, DIRECTOR, OFFICER OR PRINCIPAL MAY BE INDIVIDUALLY LIABLE FOR NEGLIGENCE ARISING OUT OF THIS CONTRACT.

If the foregoing meets with your approval, please execute the acceptance below and return one copy for our files. We certainly look forward to working with you on this project and trust you will find our services satisfactory.

Sincerely,

CLEARVIEW LAND DESIGN, P.L.

Hannah D. McAleer, R.L.A.
Senior Landscape Architect

HDM/mph
P:\Preliminary Projects\Contracts\2015.10.08 HDMmph.Contract.GeorgeFlint.Lakeside Plantation.doc

cc: Tom Deal, Toxey Hall, Mary Robin Thiele, File

ACCEPTED BY:

By_____

Title_____

Date_____

CLEARVIEW LAND DESIGN, P.L.
FEE SCHEDULE
(Effective September 1, 2014)

CODE	DESCRIPTION	HOURLY RATE
01	Administrative Assistant	$80.00
02	Permit Liaison	$110.00
03	Designer/Sr. CADD Technician	$115.00
04	Field Engineer	$115.00
05	Design Engineer	$125.00
06	Professional Engineer	$150.00
07	Ecologist	$110.00
08	Landscape Architect, SR	$165.00
09	Principal	$190.00
10	CAD Technician	$105.00
11	Design Principal	$170.00
12	Graphic Technician	$105.00
13	Entitlement Planner	$145.00
14	Landscape Architect	$145.00
15	GIS SPECIALIST	$145.00

SECTION 3. A.v.

JAHarchitects, LLC

October 09, 2015

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, or HC access. • 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 • JAH to review each item listed and provide input and recommendations. • Review clients list of functions, events, and user groups.	30 business days- with Owner	**$3,500**

		• 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**

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.

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

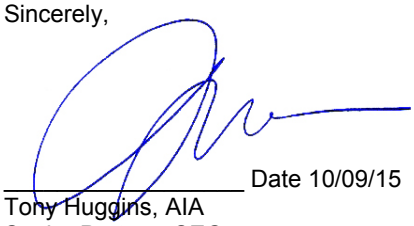
4.1 Additional drawings requested beyond those identified will be considered additional scope.
4.2 Additional site visits requested beyond those in the basic services will be considered additional scope.
4.3 The owner will provide site survey drawings.
4.2 The following items are not included in this 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.

Sincerely,

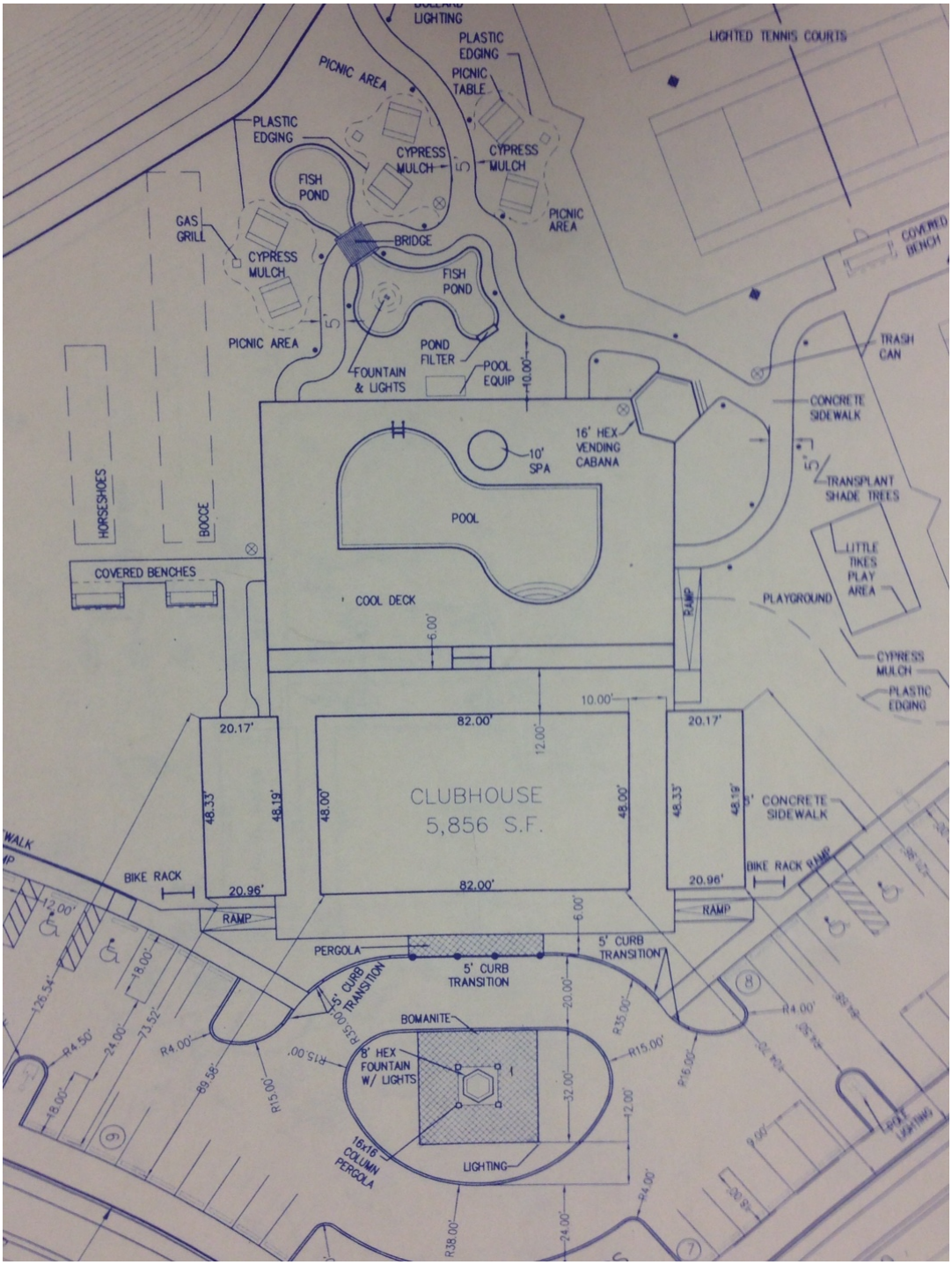


_____ Date 10/09/15
Tony Huggins, AIA
Senior Partner, CEO
JAH Proposal # 0543:

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**	**$3,500**	_____. Acceptance- agent Date _____ .
3.0	**OPTIONAL COLOR RENDERINGS & PRESENTATION**	**$2,800**	_____. Acceptance- agent Date _____ .
4.0	**REIMBURSABLES**	**$850**	_____. Acceptance- agent Date _____ .

APPENDIX: EXISTING CONDITIONs



SECTION 4.A.

Houseguest Policy

A **Houseguest** is a category of a guest who resides outside the 40-mile radius surrounding the District and is a short-term overnight visitor of a Resident or Patron. A **Houseguest Pass** is a weekly admission pass that may be purchased (or obtained if there is no fee) for a Houseguest to gain user privileges to the Amenity Facilities.

A **Houseguest Pass** may be purchased for a 7-day admission to the Amenity Facilities. Houseguests with a Houseguest Pass are not required to be accompanied by Patrons or Residents. The Resident or Patron must accompany their Houseguest at the time of purchase of a Houseguest Pass. Photo Identification is required by the Houseguest to purchase a Houseguest Pass. The status of Houseguest only applies during the term of their visit for which they possess a valid Houseguest Pass. All other provisions of the District's policies relating to Guests shall apply to Houseguests.

The cost of a Houseguest Pass is $_____ (delete if there is no fee).

SECTION 4.B.

LAKESIDE PLANTATION COMMUNITY

DEVELOPMENT DISTRICT

AMENITY FACILITIES POLICIES

(Updated September, 16, 2015)

Lakeside Plantation Clubhouse Office
2200 Plantation Drive
North Port, FL 34289

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DEFINITIONS

"Amenity Facilities" – shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, the Lakeside Plantation Clubhouse, together with its appurtenant facilities and areas.

"Amenity Facilities Policies" or **"Policies"** – shall mean these Amenity Facilities Policies of Lakeside Plantation Community Development District, as amended from time to time.

"Facility Manager" – shall mean the management company, including its employees, staff and agents, contracted by the District to manage all Amenity Facilities within the District, which facilities include, but are not limited to, the Clubhouse and its peripheral facilities and amenities.

"Board of Supervisors" or **"Board"** – shall mean the Lakeside Plantation Community Development District's Board of Supervisors.

"District" – shall mean the Lakeside Plantation Community Development District.

"District Manager" – shall mean the professional management company with which the District has contracted to provide management services to the District.

"Guest" – shall mean any 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 Facility Manager.

"Homeowners Association" – shall mean any entity having jurisdiction over lands located within the District, either now or in the future, which exists to aid in the enforcement of deed restrictions and covenants.

"Non-Resident" – shall mean any person or persons that do not own property within the District.

"Non-Resident Annual User Fee" – shall mean the fee established by the District for any person that is not a Resident and wishes to become a Non-Resident Member. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action.

"Non-Resident Member" – shall mean any individual not owning property in the District who is paying the Non-Resident Annual User Fee to the District for use of all Amenity Facilities.

"Patron" or **"Patrons"** – shall mean Residents, House Guests, Non-Resident Members, and Renters/Leaseholders who are eighteen (18) years of age and older.

"Renter" – shall mean any tenant residing in a Resident's home pursuant to a valid rental or lease agreement.

"Resident" – shall mean any person, spouse or registered domestic partner of a person or family owning property within the Lakeside Plantation Community Development District.

IDENTIFICATION CARDS

1. ID cards (or similar access devices) may be issued to all members of each Resident's household and/or Non-Resident Members. There is a charge to replace lost or stolen cards and/or for additional cards above two. Five generic guest passes may be provided to the Resident and Non-Resident Members.

2. All Patrons will be required to sign a waiver of liability before using the District amenities.

3. Patrons and Guests may be required to present ID cards or guest passes upon request by staff at any Amenity Facility.

NON-RESIDENT ANNUAL USER FEE

The Annual User Fee for any person not owning real property within the District is1 ½ times the highest operating and maintenance and debt service rates added together , and this fee shall include privileges for up to two people total. This payment must be paid in full at the time of completion of the Non-Resident application and the corresponding agreement. This fee will cover membership to all Amenity Facilities for one (1) fiscal year, October 1st through September 30th of following year prorated if applicable.. Each subsequent annual membership fee shall be paid in full by October 1st. Such fee may be increased, not more than once per year, by action of the Board of Supervisors, to reflect increased costs of operation of the amenity facilities. This membership is not available for commercial purposes.

HOMEOWNERS ASSOCIATION USE OF FACILITIES

1. Each Homeowners Association may use the Amenity Facilities without being required to pay an Annual User Fee and/or a room rental fee. The District may limit or terminate a Homeowners Association's use of the Amenity Facilities at any time.

2. Any Homeowners Association that uses the Amenity Facilities shall be responsible for the cost of repairing any damage to the Amenity Facilities occurring during Homeowners' Association events.

GUEST POLICIES

1. All Guests, regardless of age, must register with the office of the Facility Manager prior to using the Amenity Facilities. In the event the Guest is under eighteen (18) years of age, the Resident, Non-Resident Member or Renter inviting the Guest must be present upon registration, unless other arrangements have been made with the Amenity Manager's office. All Guests under fifteen (15) years of age must also be accompanied at all times while using the Amenity Facilities by a parent or adult Patron over eighteen (18) years of age unless previously authorized by the Amenity Manager. Guests over the age of eighteen (18) must register and may use the Amenity Facilities unaccompanied by Patron.

2. All Guests over the age of eighteen (18) must sign a waiver of liability upon registration at the Amenity Manager's office.

3. Patrons who have registered a Guest are responsible for any and all actions taken by such Guest. Violation by a Guest of any of these Policies as set forth by the District could result in loss of that Patron's privileges and/or membership.

RENTER'S PRIVILEGES

1. Residents who rent or lease out their residential unit(s) in the District shall have the right to designate the Renter of their residential unit(s) as the beneficial users of the Resident's membership privileges for purposes of Amenity Facilities use.

2. In order for the Renter to be entitled to use the Amenity Facilities, the Renter may be required to acquire a membership with respect to the residence which is being rented or leased as well as obtain an ID card. A Renter who is designated as the beneficial user of the Resident's membership shall be entitled to the same rights and privileges to use the Amenity Facilities as the Resident.

3. During the period when a Renter is designated as the beneficial user of the membership, the Resident shall not be entitled to use the Amenity Facilities with respect to that membership.

4. Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Resident owners are responsible for the deportment of their respective Renter.

5. Renters shall be subject to rules and regulations as the Board may adopt from time to time.

GENERAL FACILITY PROVISIONS

1. The Board reserves the right to amend, modify, or delete, in part or in their entirety, these Policies when necessary, at a duly-noticed Board meeting, However, in order to change or modify rates or fees beyond the increases specifically allowed for by the District's rules and regulations, the Board must hold a duly-noticed public hearing on said rates and fees.

2. All Residents and Guests may be required to present their ID cards in order to gain access to the Amenity Facilities.

3. All hours of operation, including holiday schedules, of the Amenity Facilities will be established and published by the District and Facility Manager.

4. Dogs and all other pets (with the exception of service dogs) are not permitted in the Amenity Facilities. In the event a special event is held, as previously approved by the Facility Manager, and dogs are permitted at the Amenity Facilities as part of the special event, they must be leashed. Patrons are responsible for picking up after all pets and disposing of any waste in a designated pet waste receptacle or an outdoor dumpster as a courtesy to residents.

5. Vehicles must be parked in designated areas. Vehicles and golf carts should not be parked on grass lawns, in any way which blocks the normal flow of traffic or in any way that limits the ability of emergency service workers to respond to situations. The Facility Manager reserves the right to waive this parking restriction in the event overflow parking is needed for a large event.

6. Fireworks of any kind are not permitted anywhere at or on the Amenity Facilities or adjacent areas; however, notwithstanding this general prohibition, the Board may approve the use of fireworks over a body of water.

7. Only District employees or employees of the Facility Manager are allowed in the service areas of the Amenity Facilities.

8. Patrons and Guests must present their ID cards or guest passes upon request by staff at any Amenity Facility.

9. The Board of Supervisors (as an entity), the Facility Manager and its staff shall have full authority to enforce these policies. However, the Facility Manager shall have the authority to waive strict application of any of these Policies when prudent, necessary or in the best interest of the District and its Residents. Such a temporary waiver of any policy by the Facility Manager shall not constitute a continuous, ongoing waiver of said policy, and the Facility Manager reserves the right to enforce all of these polices at any time he or she sees fit.

10. All lost or stolen ID cards should be reported immediately to the Facility Manager's office. A fee will be assessed for any replacement cards.

11. Smoking is not permitted at any of the Lakeside Plantation Amenity Facilities except within smoking areas designated by the Facility Manager. The main entrance to the Clubhouse is not a designated smoking area.

12. Disregard for rules or policies may result in expulsion from the Amenity Facilities and/or loss of Amenity Facilities privileges in accordance with the procedures set forth herein.

13. Pool and spa rules that are posted in the appropriate area must be observed.

14. Patrons and their Guests shall treat all staff members with courtesy and respect.

15. Off-road motorbikes/vehicles, excluding golf carts, are prohibited on all property owned, maintained and operated by the District or on any of the Amenity Facilities.

16. The District will not offer childcare services to Patrons or Guests at any of the Amenity Facilities.

17. Skateboarding is not allowed on the Amenity Facilities property at any time.

18. Performances at any Amenity Facility, including those by outside entertainers, must be approved in advance by the Facility Manager.

19. Commercial advertisements shall not be posted or circulated in the Amenity Facilities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenity Facilities property unless approved in writing by the Facility Manager.

20. The Amenity Facilities shall not be used for commercial purposes without written permission from the Facility Manager and the District Manager. The term "commercial purposes" shall mean those activities which involve, in any way, the provision of goods or services for compensation or advertising.

21. Firearms or any other weapons are prohibited in the Amenity Facilities during any governmental meetings or functions, including those of the District, and as otherwise prohibited in the Amenity Facilities in accordance with Florida law.

22. The Facility Manager reserves the right to authorize all programs and activities, including the number of participants, equipment and supplies usage, facility reservations, etc., at all Amenity Facilities, except usage and rental fees that have been established by the Board. The Facility Manager also has the right to authorize management-sponsored events and programs to better serve the Patrons, and to reserve any Amenity Facility for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events, cultural programs and social events, etc. Should the District be entitled to any of these revenues based on its

established rental or usage fees, the Facility Manager will be required to compensate the District accordingly.

23. Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted at any Amenity Facility.

24. All Patrons shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing the Amenity Facilities, and shall ensure that any minor for whom they are responsible also complies with the same.

25. There shall be no overnight parking in the Amenity Facility parking lot unless owner of vehicle notifies Facility Manager and obtains a 24 hour parking pass for the Amenity Center Parking Lot Only.

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.

LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY

1. Each Patron and each Guest assumes sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored on or in any of the Amenity Facilities.

2. Patrons shall be liable for any property damage and/or personal injury at the Amenity Facilities, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, which is caused by the Patron or the Patron's Guest or family member(s). The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses it suffers due to property damage or personal injury caused by a Patron or the Patron's Guest or family member(s).

3. Any Patron, Guest or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the District or its contractors, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged or sponsored by the District, either on or off the Amenity Facilities' premises, shall do so at his or her own risk, and shall hold the Amenity Facilities' owners, the District, the Board of Supervisors, District employees, District representatives, District contractors and District agents, harmless from any and all loss, cost, claim, injury, damage or liability sustained or incurred by him or her, resulting therefrom and/or from any act of omission of the District, or their respective operators, supervisors, employees, representatives, contractors or agents. Any Patron shall have, owe, and perform the same obligation to the District and their respective operators, supervisors, employees, representatives, contractors, and

agents hereunder with respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any Guest or family member of such Patron.

GENERAL LAKESIDE PLANTATION AMENITY FACILITY USAGE POLICY

All Patrons and Guests using the Amenity Facilities are expected to conduct themselves in a responsible, courteous and safe manner, in compliance with all policies and rules of the District governing the Amenity Facilities. Violation of the District's Policies and/or misuse or destruction of Amenity Facility equipment may result in the suspension or termination of District Amenity Facility privileges with respect to the offending Patron or Guest in accordance with District Policies.

Hours: The District Amenity Facilities are available for use by Patrons during normal operating hours to be established and posted by the District and Facility Manager.

Emergencies: After contacting 911 if required, all emergencies and injuries must be reported to the Facility Manager (phone number 941-423-5500 or 443-373-5464) and to the office of the District Manager (phone number 407-841-5524). If immediate attention to the facilities is required and the Facility Manager is not present, please contact one of the office attendants employed by the District.

District Equipment: Any Patron or Guest utilizing District equipment is responsible for said equipment. Should the equipment be returned to the District with damaged, missing pieces or in worse condition than when it was when usage began, that Patron or Guest will be responsible to the District for any cost associated with repair or replacement of the equipment.

Please note that the Amenity Facilities are unattended facilities. Persons using the Amenity Facilities do so at their own risk. Facility Manager's staff members are not present to provide personal training, exercise consultation or athletic instruction, unless otherwise noted, to Patrons or Guests. Persons interested in using the Amenity Facilities are encouraged to consult with a physician prior to commencing a physical fitness program.

GENERAL SWIMMING POOL RULES

NO LIFEGUARD ON DUTY – SWIM AT YOUR OWN RISK

1. All Patrons and Guests must present their ID cards or verification of registration while in the swimming pool area. All Patrons and Guests must also present their ID cards or verification of registration when requested by staff. At any given time, a Resident

may allow up to five (5) Guests to the swimming pool (unless a greater number of guests has been approved by the Facility Manager).

2. Guests under fifteen (15) years of age must be accompanied at all times by a parent or adult Patron eighteen (18) years of age or older, during usage of the pool facility.
3. No diving, pushing, running, throwing any item or other horseplay is allowed in the pool or on the pool deck area.
4. Diving is prohibited.
5. Radios, tape players, CD players, MP3 players and televisions are not permitted unless they are personal units equipped with headphones or for scheduled activities such as water aerobics classes.
6. Swimming is permitted only during designated hours as posted at the pool, and such hours are subject to change at the discretion of Facility Manager. Patrons and Guests swim at their own risk and must adhere to swimming pool rules at all times.
7. Showers are required before entering the pool.
8. Food and beverages are prohibited in the pool and on the pool wet deck area, but are otherwise permitted in designated areas. Glass containers are prohibited within the fenced pool area.
9. Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste in the swimming pool/deck area.
10. Play equipment, such as floats, rafts, snorkels, dive sticks, flotation devices and other recreational items such as balls and pool toys must meet with staff approval. The facility reserves the right to discontinue usage of such play equipment during times of peak or scheduled activity at the pool, or if the equipment causes a safety concern or annoyance to other users of the facility.
11. Swimming pool hours will be posted. Pool availability may be limited or rotated in order to facilitate maintenance of the facility. Depending upon usage, the pool may be closed for various periods of time to facilitate maintenance and to maintain health code regulations.
12. Pets (except service dogs), bicycles, skateboards, roller blades, scooters and golf carts are not permitted on the pool deck area inside any Amenity Center gates at any time.
13. The Facility Manager reserves the right to authorize all programs and activities (including the number of participants, equipment and supplies usage, etc.) conducted at the pool, including swim lessons and aquatic/recreational programs.
14. Any person swimming during non-posted swimming hours may be suspended from using the facility.
15. Proper swim attire (no cutoffs) must be worn in the pool.
16. No chewing gum is permitted in the pool or on the pool deck area.
17. For the comfort of others, the changing of diapers or clothes is not allowed poolside.
18. No one shall pollute the pool. Anyone who pollutes the pool will be liable for any costs incurred in treating and reopening the pool.
19. Radio controlled water craft are not allowed in the pool area.
20. Pool entrances must be kept clear at all times.
21. No swinging on ladders, fences, or railings is allowed.
22. Pool furniture is not to be removed from the pool area.
23. Loud, profane, or abusive language is prohibited.

24. No physical or verbal abuse will be tolerated.
25. Tobacco products are not allowed in the pool/spa area.
26. Illegal drugs are not permitted.
27. The District is not responsible for lost or stolen items.
28. Chemicals used in the pool/spa may affect certain hair or fabric colors. The District is not responsible for these effects.
29. The Clubhouse pool, spa and deck area may not be rented at any time; however, access may be limited at certain times for various District functions, as approved by the Board and/or Facility Manager.

SPA RULES

NO LIFEGUARD ON DUTY -- BATHE AT YOUR OWN RISK

1. All previous safety issues under pool rules apply to the spa.
2. All Children under the age of (13) must be accompanied by a responsible adult. No children under the age of 5 may use the spa.
3. Maximum capacity: Seven (7) people.
4. No food or drinks are allowed to be consumed while in the spa.
5. Tobacco products are not allowed in the spa.
6. No aquatic apparatus or toys allowed at any time in spa.
7. Avoid drinking alcohol before using spa.
8. Do not use spa if ill. Pregnant women should consult a physician before using the spa.

SWIMMING POOL: THUNDERSTORM POLICY

The Facility Manager will control whether swimming is permitted in inclement weather, and the pool facility may be closed or opened at his or her discretion.

FITNESS CENTER POLICIES

Eligible Users: Patrons and Guests eighteen (18) years of age and older are permitted to use the fitness center during designated operating hours. No one under the age of eighteen (18) is allowed in the fitness center at any time without Adult supervision.

Food and Beverage: Food is not permitted within the fitness centers. Beverages, however, are permitted in the fitness center if contained in non-breakable containers with screw top or sealed lids. Alcoholic beverages are not permitted. Smoking is not permitted in the fitness center.

1. Appropriate attire and footwear (Example: Fitness Footwear) must be worn at all times in the fitness center. Appropriate attire includes t-shirts, tank tops, shorts, and/or athletic wear (no swimsuits).
2. Each individual is responsible for wiping off fitness equipment after use using antiseptic wipes provided by the District.

3. Use of personal trainers is permitted in the District fitness centers. Personal trainers must be preapproved by the Facility Manager prior to personal training session.
4. Hand chalk is not permitted to be used in the fitness center.
5. Radios, tape players, MP3 players and CD players are not permitted unless they are personal units equipped with headphones.
6. No bags, gear, or jackets are permitted on the floor of the Fitness Center or on the fitness equipment use hooks provided by the Amenity Center..
7. Fitness equipment may not be removed from the fitness center. Weights must remain in the designated free weights area.
8. Please limit use of cardiovascular equipment to thirty (30) minutes and step aside between multiple sets on weight equipment if other persons are waiting.
9. Please be respectful of others. Allow other Patrons and Guests to also use equipment, especially the cardiovascular equipment.
10. Please replace weights to their proper location after use.
11. Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights and must be kept in designated area.
12. Any fitness program operated, established and run by the Facility Manager may have priority over other users of the District fitness centers.

GENERAL FACILITY RESERVATION POLICY

1. Staff will take reservations in advance for the Amenity Facilities. Reservations are on a first come, first served basis and can be made only in person at the Clubhouse by filling out a reservation form. Reservations must be made 30 days in advance.
2. Reservations are available for up to 6 hour increments for all facilities listed in the reservation policy.
3. Late arrivals or no shows: we will hold your reservation for 15 minutes past your scheduled start time before re-assigning the reservation time slot.
4. There are no personal "standing" reservations allowed for the facilities listed in the reservation policy.

TENNIS FACILITY POLICIES

As a courtesy to other Patrons, we ask that all players please recognize and abide by these rules and guidelines. Remember, not only is tennis a lifetime sport, it is also a game of sportsmanship, proper etiquette and fair play.

1. Proper tennis etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
2. Proper tennis shoes and attire, as determined by the Facility Manager, are required at all times while on the courts. Shirts must be worn at all times.

3. Tennis courts are for Patrons and Guests only. Patrons may invite Guests for play, but shall accompany their Guests and register them properly. The limit is three (3) Guests to a single court.
4. No jumping over nets.
5. Players must clean up after play. This includes "dead" balls, Styrofoam cups, plastic bottles, etc. The goal is to show common courtesy by leaving the court ready for play for Patrons who follow you.
6. Court hazards or damages, such as popped line nails, need to be reported to the Facility Manager or Tennis Professional for repair.
7. Persons using the tennis facility must supply their own equipment (rackets, balls, etc.).
8. The tennis facility is for the play of tennis only. Pets, roller blades, bikes, skates, skateboards and scooters are prohibited at the tennis facility.
9. Beverages are permitted at the tennis facility if they are contained in non-breakable containers with screw top or sealed lids. No food or glass containers are permitted on the tennis courts.
10. No chairs, other than those provided by the District, are permitted on the tennis courts.
11. Lights at the tennis facility must be turned off after use.
12. Guests under the age of eighteen (18) are not allowed to use the tennis facility unless accompanied by an adult Patron.
13. The tennis courts may be reserved by the District for District-sponsored events or functions.
14. If you find it necessary to "bump" other players when it is your turn to play:
    a) Never attempt to enter someone else's court before your reservation time.
    b) Never enter the court or distract players while others are in the middle of a point or game.
    c) Wait outside the entrance gate and politely inform the players that you have a reservation time.
    d) Allow players to finish out one more point, and then begin the player changeover for the court.
    e) If you are bumped from a court and wish to continue play, please notify the Clubhouse office staff and they will do their best to get you on the next available court.
15. Recommendation for peak season – access reservemycourt.com for court reservations.

TENNIS COURTS: THUNDERSTORM POLICY

The Facility Manager will control whether tennis is permitted in inclement weather, and the tennis courts may be closed or opened at their discretion.

BASKETBALL FACILITY POLICIES

1. Basketballs, if available, may be obtained from the Clubhouse office.

2. Proper basketball etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
3. Proper basketball or athletic shoes and attire are required at all times while on the courts. Shirts must be worn.
4. The basketball facility is for the play of basketball only. Pets, roller blades, bikes, skates, skateboards and scooters are prohibited from use at the facility.
5. Beverages are permitted at the basketball facility if they are contained in non-breakable containers with screw top or sealed lids.
6. No chairs are permitted on the basketball courts.
7. Please clean up court after use.
8. The basketball courts may be reserved by the District for District-sponsored events or functions.

HORSESHOES POLICIES

1. Horseshoe equipment, if available, may be obtained from the Clubhouse office.
2. No bare feet or bathing suits allowed.
3. No tossing of horseshoes while someone is in a pit or in the throwing lane. Horseshoes tumble when thrown and participants need to safely clear the pit.
4. Guests under the age of eighteen (18) years of age may play provided they are supervised by an adult Patron and are physically capable of tossing a shoe to the pit. Supervising adults are responsible for children's safety.
5. The horseshoe pits may be reserved by the District for District-sponsored events or functions.

BOCCE POLICIES

1. Bocce equipment, if available, may be checked-out from the Clubhouse office.
2. Appropriate dress is required on the court; this includes no bare feet or cover-ups for swimwear.
3. Bocce balls should not be tossed or thrown outside of the court.
4. Players on the opposite end of the playing or thrower's end should stand outside of the court walls. Sitting on the walls is permissible provided one's legs are on the outside of the walls. Please report any loose boards, protruding nails, etc., to the staff.
5. Children under eighteen (18) years of age must be supervised by an adult Patron who understands the rules of the game.
6. Please brush the playing surface at conclusion of play.
7. The bocce courts may be reserved by the District for District-sponsored events or functions.

CARD ROOM AND BILLIARDS ROOM POLICIES

1. Reservations for the card/billiards room can be made through the Facility Manager's office.

2. Many different card and billiard games are held at regularly scheduled times. Please contact the Clubhouse Office for a list of scheduled activities. When group activities are scheduled, please be courteous of others. Random play is acceptable when the rooms are not scheduled for group activities.
3. The card/billiards room may be reserved by the District for District-sponsored events or functions.

FISHING POLICY

Residents may fish from any District owned lake/retention pond within the Lakeside Plantation Community Development District. Please check with the Facility Manager for rules and regulations pertaining to fishing and for proper access points to these bodies of water. The District has a "catch and release" policy for all fish caught in these waters. No watercrafts of any kind are allowed in these bodies of water except for small remote controlled boats intended for recreational purposes. Swimming is also prohibited in any of the waters.

SUSPENSION AND TERMINATION OF PRIVILEGES

(1) Privileges at the Amenity Center can be subject to suspension or terminated by the Board of Supervisors if a Patron:

- Submits false information on the application for a pass.
- Permits unauthorized use of a pass.
- Exhibits unsatisfactory behavior, deportment or appearance.
- Fails to abide by the Rules and Policies established for the use of facilities.
- Treats the personnel or employees of the facilities in an unreasonable or abusive manner.
- Engages in conduct that is improper or likely to endanger the welfare, safety or reputation of the Amenity Center or its management.

(2) The District shall follow the following process for suspending or terminating the Amenity center privileges of a Patron or a Patron's family member or guest:

a. First Offense: Verbal and Written warning by the Amenity Center Staff and Suspension from the Amenity Center for the remainder of the day on which the violation occurs.

b. Second Offense: Automatic suspension of all Amenity Center privileges for one (1) week from the commencement of the suspension, with the preparation by Amenity Center Staff of a written report to be signed by the Patron and filed in the Amenity Center office.

c. Third Offense: Suspension of all Amenity Center privileges from the time the violation occurs to the next regular meeting of the Board of Supervisors. At said meeting, the record of all previous offenses will be presented to the Board for

recommendation of termination of the Patron's privileges for one (1) calendar year. The length of the suspension is in the discretion of the Board and may be for less than one year.

(3) Each offense shall expire one (1) year after such offense was committed, at which time the number of offenses on record for the Patron or Patron's family member or guest shall be reduced by one (1). For example, if a Patron commits a first offense on February 1 and second offense on August 1, the Patron will have two (2) offenses on record until February 1 of the following year, at which time the first offense will expire and the second offense will thereafter be considered a first offense until it expires on the following August 1. The provisions of this Paragraph 3 shall not at any time serve to reduce any suspensions or terminations pursuant to Paragraph 2.c, above or Paragraph 4, below, which may have been imposed prior to the expiration of any offenses.

(4) Notwithstanding the foregoing, any time a Patron, or Patron's family member or guest, is arrested for an act committed, or allegedly committed, while on the premises of the Amenity Center, or violates these Policies in a manner that, in the discretion of the Amenity Center Staff upon consultation with one (1) Board member, justifies suspension beyond the guidelines set forth above, such Patron shall have all amenity privileges immediately suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest or violation and the Board may make a recommendation of suspension or termination of the Patron's privileges, which suspension or termination may include members of the Patron's household.

(5) Any suspension or termination of Amenity Center privileges may be appealed to the Board of Supervisors for reversal or reduction. The Board's decision on appeal shall be final.

MINUTES

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, **September 16, 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
Camille Stephens	Supervisor
Sharon Moore	Supervisor
Harry Smith	Supervisor

Also present:

George Flint	District Manager
Mike Eckert	District Attorney
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**

Mr. Ed Lewis: I have been a member of the tennis club for the last six years, and it is has been my understanding that the only criteria to play tennis at Lakeside is to be a resident or renter, or a member of the club. Michael Sedita, a non-resident member for the past eight years, has not been allowed to renew his membership. Why? Did he do something wrong? No. Something unethical? No. Michael was denied renewal for soliciting. Not drugs or sex, but annuities. He would walk up to fellow tennis players to try to sell annuities. Mike's problem was he ignored a letter to stop. A letter I understand that no one has been able to find. Mike's membership is not being renewed. Is this legal? There was no appeals process. Do you know what the general definition of solicitation is? It is to ask for something. Buy my house, by my landscaping services, join my church, don't answer my calls, etc. The definition does not specify

the meaning of solicitation. Mail, email, flyer, telephones, face-to-face, business cards, etc. I solicit on a regular basis at the tennis court, wine and cheese events at the clubhouse. I have a radio show and ask people please listen to my station and please listen to my show. I am soliciting. What is the difference between what I did and Mike did? I haven't annoyed someone to come to the clubhouse and say, "He has been soliciting at the tennis courts, clubhouse or pool." Probably the definition of solicitation for Lakeside Plantation is solicit as much as you like just don't annoy anybody. Here is the real irony, and I will get to the point. Mike can no longer be a member of our tennis club, but he can play as much as he wants. He was here this morning. He comes as a guest. If we are going to start denying membership to our tennis club, and want to keep certain people off the courts, then the Board needs to come up with specific policies and procedures that clearly address the issue. No solicitation, inappropriate footwear, inappropriate behavior, etc. We need specifics, not vague terms. By the way, Vesta or our part-time pro, make that determination. It is not fair to the property manager, it is not fair to the members, and if you do it to some players, and not others, they just might sue. Thank you.

A resident: I am also a member of the tennis club. The system is broken. Every time I come here we talk about the same issues over and over again. We have five people on the Board doing practically nothing about it. We, a committee, should oversee this tennis program; the committee makes the decisions and recommendations for the Board. You can't have someone 3,000 miles away making decisions. The system is broken. My suggestion is to form a committee of the tennis members to make decisions and recommendations so we can see where our money is coming from, where it is going, and to know what the revenues and expenses are.

Mr. Polk: My concern is, really is on behalf of the Board, when I was a member it was made very clear to me that according to state law is the Board's set policies and staff enforces policies. If staff is setting policy that is a violation. I believe a document exists. I would like the Board to ask the management company to research the archives to find that document that is probably still binding. When I was on the Board we had policies and procedures, and unless it was rescinded, in principle it is still in effect. It would be very useful to determine what documentation exists and then proceed to follow it, or modify it, or chuck it. In the meantime it is probably inappropriate or the action taken by the staff be allowed by the Board to move forward on its own because I suspect it is not following due process at all. Everything I am saying is really in essence for the protection of the Lakeside CDD and this Board of Supervisors. I hope you take that very seriously. Quickly, we do want tables out there before the season

begins in six weeks and start having people from other clubs come. The one table is so inadequate. A lot of comments have been made by non-resident paying members that they never get invoices, and they are surprised when all of the sudden they are told you are not a member here as you let your dues expire. Please, as a Board, authorized the staff to send, even if only by email, reminders you need to pay your dues. It is just a basic marketing principle used all over the country, and I think it should be used here. That is all I have to share and thank you for listening to me.

Mr. Flint: We will address those concerns during the meeting. If it is not on the agenda, we will discuss it under other business, or take up sooner if the Board wants to.

THIRD ORDER OF BUSINESS Unfinished Budget Items

A. Consideration of Amenity Services Group Agreement for Amenity Management Services

Mr. Flint: The Amenity Service Group Agreement is for an extension for 12 months. We included a proposed agreement in your agenda that would keep the fees the same, and extends the term from October 1, 2015 to September 30, 2016. The scope of services is the same, and the fees are the same as currently being provided.

On MOTION by Mr. Szewczyk, seconded by Mr. Sabol, with all in favor, the Amenity Services Group Agreement for Fiscal Year 2016 was approved.

FOURTH ORDER OF BUSINESS New Business Items

A. Consideration of Johnson Engineering Proposal for Landscape Architecture Services for Amenity Center

Mr. Flint: At the last meeting, a representative from Johnson Engineering made a presentation, and indicated as a follow up Mr. Nagle prepared a proposal. Staff did not have time to review the proposal as it arrived just as the package was being distributed. I suggest, and I don't want to delay it further, is for the Board, based on the dollar amount of this proposal, to allow us to get one or two additional proposals. I did bring one forward a couple of months ago that was in the vicinity of $5,000, and this one is significantly higher. The Board may want to consider getting as least one or two more so you know where these fall. I reached out to a couple of folks in the Fort Myers area who may be able to give us recommendations on firms that can provide us proposals, and I can have those for you for the next meeting.

Mr. Szewczyk: I agree with you. The presentation was impressive, but I can't see spending that kind of money on plans when at a previous meeting the other firm was almost 1/4 the price. What would we be getting for that price? I don't know, but it would be a good idea to get a couple of more. It seems we have the high and the low, and there has to be a meeting someplace in the middle. I would hold off one more month to get a couple more proposals.

Mr. Sabol: I think that is a great idea as this proposal is $23,800. That is a lot of money. I am in agreement to get more proposals.

Mr. Flint: Are there any objections from the Board to do that? Hearing none, we will place this item on the next agenda, and reach out and get one or two more additional proposals.

B. Proposals for Preserve Area Compliance Evaluation and Maintenance Program Recommendations

i. Boylan Environmental Authorization in the Amount Not to Exceed $5,000

ii. Kevin Erwin Consulting in the Amount of $20,500

iii. Johnson Engineering Work Authorization #6 in the Amount of $4,800

Mr. Flint: Johnson Engineering provided Work Authorization #6 in the amount of $4,800. At your last meeting, Mr. Robson asked if the Board would prefer to defer action on this to allow him to gather additional proposals and in the event Johnson Engineering was chosen you have the assurance their fee was reasonable. He got two additional proposals; one from Boylan Environmental and one from Kevin Erwin Consulting. They bid on the same scope of work but you can see there is quite a difference in pricing. Boylan is a not to exceed of $5,000, Kevin Erwin provided a proposal of $20,500, and Johnson Engineering provided a work authorization of $4,800. My experience with Kevin Erwin is they are very good and very thorough. They probably over specified this job and the $20,500 will result in a very good work product, but it is probably more than what you need. You do have two proposals in the $5,000 range. I think it does justify Johnson Engineering's proposal of $4,800. My recommendation to the Board would be to consider their proposal.

Mr. Szewczyk: I would agree. It is a no brainer as far as I am concern. Johnson Engineering is our CDD engineer, and they came in with a competitive price. I would give them work to them.

On MOTION by Mr. Szewczyk, seconded by Mr. Sabol, with all in favor, Johnson Engineering Work Authorization #6 in the Amount of $4,800 was approved.

C. Consideration of Agreement with PSA for Landscape Inspection Services

Mr. Flint: PSA is the company the District engaged to assist in the bid specification and they assisted in the bidding process you went through the last time. You reselected Bloomings and entered into a new contract with them. The contract was based on performance specifications developed by PSA which included a ranking and rating system, and there are economic incentives and disincentives in the agreement. The previous agreement with them provided a per inspection fee of $550. This proposal is $565. It has increased by $15 per inspection. It suggests 12 inspections over a 24 month period, so the inspections would be every other month. The annual cost will be $3,390. You did budget based on the $550 per inspection for 12 months. This is slightly higher for a total difference of $90.

Mr. Szewczyk: The $15 is not a big deal, but I am starting to question the need for the inspection services. Although Bloomings has done the best job they ever have on the end caps since I have been here, we continue to see the same issues as we drive up Plantation Boulevard. You look a couple of feet off the pavement and it is filled with weeds. There are bare spots. With all the rain, there are no bare spots on my lawn; it is filled with weeds, but there are no bare spots. I am not here to condemn Bloomings, as this is about PSA. I am starting to question the need. Could we implement a process to duplicate it, maybe not perfectly; it is not a lot of money, but the $3,390 could pay for the architect designs. That is the angle I was looking at it from. We are on a tight budget and to me it is an obvious place. It comes up for renewal and we need another $5,000 for the designs, I have it 2/3 paid for by not doing this.

Mr. Smith: If we cancel it now in a year or two can we go back to this?

Mr. Szewczyk: Them or someone else.

Ms. Stephens: I thought with PSA they were overseeing things to make sure they were done right. Who is going to do that?

Mr. Szewczyk: They inspect the job and decide if Bloomings will get paid in full. If they don't get paid in full they have time to remedy the situation to get the rest of the money. Every report I see is 31 or 32 out of 35. The numbers never differ more than a point. They have given us enough to work with and know what to look for.

Ms. Stephens: I just want to make sure if we are getting rid of them who is going to do the inspections, who is going to assign points, and who is going to evaluate the points as

described in the contract as to the deficiencies. We just need to make sure who is going to do that if we don't have PSA to do it. We have to be able to be clear and quantify if it wasn't done right. Who do you see doing that?

Ms. Stephens: Personally, whether you agree or not, I know it comes down to dollars and cents as we have to watch every penny, but I think it will be mistake to let them go. I don't know about grass and all this stuff, and to me it looks beautiful all the time. PSA are people who are in the know. I would like to keep them.

Mr. Szewczyk: You would keep PSA to keep Bloomings in line.

Ms. Stephens: To make sure they are doing the right job. They make sure everything is on the up and up. That is why we hired PSA initially to make sure everything was done right. People will say this is wrong and that is wrong. We need to have someone who knows what they are looking for and what they are looking at. Do you have a better idea than someone who is not as knowledgeable as what needs to be done?

Mr. Szewczyk: I don't have the answers. I am just opening it up for discussion.

Mr. Smith: Yes we pay PSA to follow behind Bloomings, but in the year or two that they have been here they have always been right at the 31 mark.

Mr. Szewczyk: Except for the very first one.

Mr. Smith: Do we really need to follow behind Bloomings and say this is this and that is that. I am with you; I think we can eliminate it for now and if we find it is going downhill we can always go back and say let's look at it and find another company if not PSA.

Ms. Moore: My only concern with what you just said is spending more money to fix it from being downhill, than if we kept PSA. I will not vote to not keep them in place unless there is a plan in place so they don't get to the state they were before because ultimately it is going to costs us more money. People complained about the legal fees and how much we were spending, and we didn't need to have a lawyer here at every meeting. Think of the thousands of dollars this Board has spent over the two or three years we didn't have the lawyers here. We went through 16 legal issues because we didn't have adequate representation at these meetings, and we didn't do things we were supposed to or we didn't do them right. That is my worry. I didn't pick Bloomings as my choice, but that is what the Board did and that is the way it went. That is my concern. We can always work on the plan to replace this group, and I am sure the contract says we can end it with 30 days' notice.

Mr. Flint: 60 days.

Mr. Eckert: If you decide to move forward with this agreement, it will say 30, and this is not what you will be signing.

Mr. Flint: There will be an addendum attached to this with the general terms and conditions. We went through some of this back when you originally agreed to use PSA, and we used them to develop the specs and the contract you currently have with Bloomings. This agreement and the Bloomings agreement are tied together because you have a contract based on a ranking system that requires someone like PSA or a field manager to do every other month of inspections and scoring. You entered into a three year agreement with Bloomings, and it has a 30 day out clause as well, and you can make a change anytime you want to basically. I have the same frustration every time I get a report that says 31 and 30 is failing. Based on the feedback from the Board this evening, we can give some feedback to Tom at PSA expressing the concerns we have and the unhappiness. I have done that every time I come here for a meeting, and start taking pictures and texting Paul at Bloomings and Tom because I am not happy with the things I am seeing. Maybe we should give them an opportunity to remedy that because I don't think you can duplicate this for the money you are paying them. That is the issue. If I were to do this, my contract does not cover field management service, and if we were to as we do in other communities and we are qualified to do it, we could not do it for the price they are doing it for. This is his business, he has a system down and can be more efficient at doing these types of inspections. I really think that the contract you have with Bloomings and this contract kind of go hand and hand. If we are not going to do this, we need to look at the Bloomings contract if we are going to continue because Sharon has a good point because if they start slipping and there is warranty work involved as sod is being replaced now. You can end up spending a lot more than $3,300 on sod or plant replacement. I am not overly enthusiastic about Bloomings and the Board at some point may want to decide the resolution to the issue is bidding it out and deciding on another contractor.

Mr. Sabol: Can we ask if they will do it at a more reasonable rate?

Mr. Flint: I don't think he can do it for less than he is. We can ask him to stay at the current contract rate, and that is only $15 less. With his expertise, I am not sure you are going to get it for less than that. Part of the problem may be because we are only doing it every two months versus every month. If you do it every month you are on top of things quicker, and reports are done every month. Weeds can infest areas in a 60 day period. He typically does

monthly inspections, but in our case we asked him to do every other month. I don't know if he can do it for less than what he is asking.

Mr. Szewczyk: Is it a general feeling that we have to have an intermediary and someone overlooking the landscape company? George is saying we are not going to find anyone to do it cheaper than this.

Mr. Flint: If you asked us to do it, we could not do it for this amount, and it is not in the scope of services for Vesta and I am not sure they are qualified or wanting to do it.

Mr. Eckert: If you approve the agreement, we ask that you allow us to work on the contract language as there is an indemnification language we would need to revise.

> On MOTION by Ms. Moore, seconded by Mr. Sabol, with Ms. Moore, Mr. Sabol, Mr. Stephens voting Aye, and Mr. Szewczyk and Mr. Smith voting Nay, the PSA Landscape Inspection Services Agreement was approved, subject to District Attorney review, edits and clarifications.

Mr. Flint: I will get with PSA, and we will have a 30 day out clause. If the Board feels we need to go into a different direction we can do that.

D Ratification of New Power Consulting Inc Agreement in the Amount of $1,300

Mr. Flint: New Power is the contractor that did the initial light level measurements, and assisted in the specifications of the LED light poles that were installed. Once those were installed he was required to come back to do a light level measurement after the installation, and I provided a report to you by email. We do easily meet the 3' candle light at the surface and deck of the pool. Rob is in the process of getting the pool permit amended to allow for nighttime swimming. There is only one individual at the health department who can do that and he has been on vacation for a couple of weeks. He is doing the best he can to follow up. Once we get the permit modified, the Board will need to have a discussion about pool hours and any adjustments. Right now the pool hours are until 9:00 p.m.

> On MOTION by Mr. Smith, seconded by Mr. Szewczyk, with all in favor, NewPower Consulting Inc Agreement in the Amount of $1,300 was ratified.

FIFTH ORDER OF BUSINESS Business Administration

A. Approval of the Minutes of the August 19, 2015 Meeting

Mr. Flint: The meeting minutes were included in your packet. I do apologize. I started my recorder a little late and we may have missed part of the public comments. Are there any changes?

The following correction is to be made into the final approved minutes: Page 3, 4th line, they are looking.

On MOTION by Mr. Szewczyk, seconded by Mr. Smith, with all in favor, the Minutes of the August 19, 2015 Meeting was approved, as amended.

Ms. Moore: Can we move the Engineer up earlier on the agenda?

Mr. Flint: Sure; the update on the lake bank restoration is the only other item.

SIXTH ORDER OF BUSINESS Staff Reports

B. District Engineer – Update on Lake Bank Restoration Project

Mr. Robson: The crew has not been here this week, and wrapped up the identification of the places outlined on our map and the bags are there. The installation is opening the bags, spreading the soil, placement and sod on top for the repair. The schedule will begin next week. That is the most hazardous part of the project. We can end up with damaged sprinkler heads depending on how they move the sod in and out. They are committed to doing any repairs that are made. I will be coming in behind them. It is hard to me to know if a sprinkler head has been damaged unless it has made a spot. If you note any damages, please give those to me and I will have the contractor repair them. That completes my report.

FIFTH ORDER OF BUSINESS Business Administration (Continued)

B. Approval of Check Register

Mr. Flint: The check register is for the month of August 31, 2014 reflecting the general fund expenses and automatic drafts for the utilities. If there are no question, approval is in order.

Mr. Smith: The Florida Municipal Insurance Trust is showing auto liability coverage.

Mr. Flint: It is not for us having auto liability, it is if you have someone who is doing work for the District. It is not liability on a specific vehicle, but an associated liability if there is

an issue with someone using a vehicle doing District business, and if we were sued we have that coverage. It is fairly typically and I see it in all of the Districts' policies.

Mr. Smith: It is basically for liability than on a specific vehicle.

Mr. Eckert: I will look at the coverage to make sure it is not for some mystery vehicle that we don't know about. Typically it is if someone has an accident and is working on behalf of the District; you will want that coverage.

Mr. Flint: I will be happy to provide the Board with the policy too if you want to review the coverages. They are fairly standard, and there are only a couple of insurance providers for CDDs in the State of Florida. Florida Municipal Trust is one of the three, and the way their policies are written, the deductibles and premiums have been more favorable than the other alternatives.

On MOTION by Mr. Sabol, seconded by Mr. Smith with all in favor, the August 2015 Check Register in the Amount of $57,101.09 was approved.

C. Balance Sheet and Income Statement

Mr. Flint: The unaudited financial statements are as of August 31, 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.

Ms. Moore: On the debt service series, how did our expenditures exceed budget this year?

Mr. Flint: There was a special call of $5,000. Someone paid off their outstanding debt. Every May 1 or November 1 if we get any prepayments we have to do a special call to retire the principal associated with it. It is not something you can anticipate when you do the budget.

Ms. Moore: The assessments that are direct billed, is that for the Imagine School?

Mr. Flint: Yes. I just reviewed the direct bill for the next fiscal year today which will go out in the mail the next few days.

SIXTH ORDER OF BUSINESS Staff Reports (Continued)

A. District Counsel

Mr. Eckert: I will pull out the insurance policies, and if you have any questions just let us know. One of the things we watch pretty closely is the Florida legislature and what things they can do that have a negative impact on local governments and developments. You may not be

aware of this but this year's session is going to start on January 12 instead of March, and will end earlier too which basically means things will get a whole lot busier earlier and you will start seeing committee meetings over the next two months' time. We are monitoring whether or not there is anything that could have an impact on the District. Typically to the extent we see anything we will be in touch with the Board members, and to the extent we think an action of the Board is needed we will bring that to you as well. I just wanted to let you know that is going on. I do have the policies and procedures we have in place currently, if anyone has any questions I will be glad to talk about them, or you can call me after the meeting and I will be glad to talk to you then as well.

C. District Manager - Action Items List

Mr. Flint: The estimates for the grape vine removal are tied to Work Authorization 6 you just approved that will include an evaluation of the conservation areas and recommended a maintenance plan. I don't know if the ID card process is still active.

Mr. Wittebort: It will be discussed with the overall design of the pool, clubhouse and amenities.

Mr. Flint: The bid design services for pool amenities were discussed and it will be on the next agenda. On the carriage home sidewalk safety issue, I did ask Tom to meet with Rob, their landscape contractor, and a representative of the carriage homes when he was onsite. One of my concerns is we are not having this same issue in other parts of the community, and is there something with the landscape or irrigation that is causing this mold and water issue in those areas. My understanding is the irrigation system has not been functioning for two months. Even without the irrigation, with the amount of rain and the height of the sod it is almost like the sidewalks are too low. In the landscape inspection report from PSA he does address the issue in his report and suggests the bellying of the sidewalk is causing the ground water to run across the sidewalk and it does not appear to necessarily be a part of the irrigation.

Mr. Wittebort: The HOA representative went ahead and considered it too much of a safety issue for her area so she hired a contractor to look at certain sections that were bad and have them cleaned. We looked at the sections, but we could not tell how bad they were. In talking with Tom, with the rain we have had the water sits on the sidewalk and it has nowhere to go, just like the gullies in the road in certain areas are darker than others.

Mr. Flint: I have not had any additional communication from the carriage homes. We talked about the possibility of cost sharing if we deemed it was a safety issue and they were willing to participate in the pressure washing. I also have not been contacted about reimbursing them for the work that has been done. We will continue to monitor that area to see if there are safety issues, try to address them before they become a problem, and I will keep the Board posted on any information I receive from the Carriage Homes HOA.

Ms. Moore: It is because the sidewalks are lower than the sod. Is the potential solution to replace the sidewalks and lift them up?

Mr. Flint: That would be very expensive. Periodically we are going to have to address areas where there are slip hazards. I don't know if it is feasible to lower the grass or raise the sidewalks.

Ms. Moore: Is there any type of barrier that can be used?

Mr. Flint: Not that I am aware of. I have never seen anything like that.

Ms. Moore: I was surprised to hear about their sprinkler system be down for two months.

Mr. Flint: With all the rain we have been getting, it was probably shut down. The access control is tied into the proposal you will review next month.

Mr. Wittebort: We are looking into the feasibility of the water fountain at the tennis courts.

Mr. Flint: At the last meeting there was a comment made about the CDD owning land that may have some market or commercial value. From what I saw there are only four parcels the District owns. Those parcel are: the clubhouse itself; up toward the front of the community you have a parcel where the bike path is that meanders through and is not something that is developable; across the street from Imagine School is a conservation parcel which are wetlands and undevelopable; and there is a large conservation tract that includes a significant amount of conservation property. I did not find any isolated upland pieces that appeared able to be developable. There are some small upland pieces here and there, but they are part of the larger conservation tracts that are part of the Water Management or Army Corps permits and don't look like it has any commercial value. There are also significant costs if it did have some ability to be developed to modify all the permits. I know Mr. Bock has raised this issue in the past, and if he has a specific location that I am missing I would be happy to research that. I spent a few hours researching this and was not able to find anything.

D. Amenities Manager

i. Management Report

Mr. Wittebort: First of all, thank you for letting me stay for another year. I appreciate it. Things we accomplished are replacement of two motors and sump pumps in the fountains. We also put in a backflow and have been monitoring it. Flag pole light was installed and we installed A/C boxes in the gym and great room so people cannot mess with the A/C. People would go into the gym raise it up to 80, the next person would go in and lower it to 65. The next thing you know it is 80 and everyone thinks the A/C is broken. The gym is set at 72/73. The clubhouse is on a schedule where at 9:00 a.m. it is at 72 and at night it goes up to 78. We started the quarterly pressure washing when it is not raining, and hope to have it completed before Halloween. Pool lights were installed. I am still waiting on Mr. Detz to get a hold of me. I left a couple of messages, and he has been on vacation. He is supposed to be back this week, and I left another message today trying to get our permit amended. There were a couple of discussion about putting Wi-Fi in the gym, and it is in there now. The front entrance gazebo has been painted. It looks really good and is ready for the holiday season. The events were good this month. The back to school barbeque was a great success, as well as the Labor Day potluck. There are a couple of policies and procedures I would like to bring up, and go through some bids.

There was a Christmas bid from Ambius. This was a big focus last year, and I got a jump start on it to have a company take a look at our place. Their proposal is $8,000. I think we can do it for $5,000. It takes quite a bid of manpower to do this. I know last year it was mentioned it did not look as Christmasee as it should. Unfortunately I am not a huge Christmas decorator, but I will do the best job I can to make sure the place is decorated to the best of my ability. I may try to do a volunteer program to get some people in to help out.

The other thing I have is the pool and spa subpanel box. Every times it rains we have had some issues with it. There are two bids, one from Westcoast Electrical and one from Ken Tyner. Ken Tyner is suggesting a waterproof box, square D type, along with a surge protector. The other quote is $200 less but he doesn't have the surge protector. With the lightning strikes we get here it is a good idea. There was also a discussion about dogs. There are trash cans and bags on posts we can get for the dog feces, and there are three different types that run anywhere from $200 to $400 each. The extra expense would be for the bag replacements and maintenance of empty the cans. I have seen people throw dog poop into the preserves, I have found it in the middle of the streets. Will it stop everyone? Probably not, but it may be easier for someone to dispose of it. If you did want to do something like that, how many and where would you like to

see them? There is also a bid for the brick pavers. I had one company turned me down because they didn't want to put their name on doing the work to get the pavers cleaned and resurfaced. When it was originally done, they did not do it correctly and the grout is really thick and is almost like concrete. All the proposals I have seen are over $3,000. I am open for suggestions.

Ms. Moore: Do we have the decorations?

Mr. Wittebort: Yes. I did buy new lights last year, and there was a rush to get done as much as I could.

Mr. Szewczyk: This proposal is they come in, decorate and take it all down, and we own nothing.

Mr. Wittebort: It is a rental.

Mr. Szewczyk: I know I was the one who brought this up last year. When I look at these other communities and see them on the Saturday after Thanksgiving doing the decorating. Why can't we do that here? I don't know if it is we don't get the word out that we want help or need help because there are plenty of people who want to contribute. It is obvious we don't have the materials so we would have to purchase items, but as much as I have been the one complaining as to how this place looks during the holidays, I can't see paying a company this much money to come in and do the decorating for us. Again, I refer back to the area on Route 41 by the Myakka River. You drive by that place and it is a winter wonderland, but you see them out there getting it done.

Mr. Wittebort: I don't know how that stuff was set up last year. I know there was a volunteer for the inside that maybe two people showed up for. I will be more than happy to start on this now, and put it in October's newsletter that we want to establish a committee to start looking at where to buy, how much to buy, where to put things. We need the manpower to accomplish it.

Ms. Moore: I would borrow some of these ideas and do it ourselves. Like everything else we do, it is by piecemeal. We need to get some consistency. Everyone loves the tree in the gazebo. Myself, it will either get stolen, rained on and ruined, or fall over by the wind. If you like it, and it looks fine, leave it, but do we want something around every column, around every window, every door. We want it to look professional.

Mr. Sabol: I agree. Why should we pay someone, when we can purchase them and do it ourselves? Unfortunately it will be the staff who does this because we can't get volunteers for any of the events.

Mr. Szewczyk: It may not be a bad idea to start putting it out now. We are in September and start it earlier. I know there may be a few people in my neighborhood that I can knock on their door and say come on. That is not to say we may not be able to get to this stage.

Mr. Sabol: But it will look at lot better than it did last year.

Mr. Szewczyk: We can supplement one area and within a year or two get it looking great. Let's pick an area, do it up right, use what we have and fill in, then attack another area next year. Let's see how many people we can get. We have a couple of months.

Mr. Wittebort: Which is why I brought it up. I am trying to be proactive. As far as the pool and spa box.

Ms. Moore: What do you need from us?

Mr. Flint: A motion for the Ken Tyner Electric proposal. It includes the surge protector in the total amount of $1,670.

Mr. Smith: Is that why it keeps shutting down?

Mr. Wittebort: The panel keeps getting wet, absolutely.

On MOTION by Mr. Smith, seconded by Ms. Moore, with all in favor, Ken Tyler Electric Inc. Proposal for Replacement Plane Breaker System and Surge Protector in the Amount of $1,670 was approved.

Mr. Wittebort: As far as policies go, we don't allow dogs in the clubhouse, but we do have them around the brick pavers, and my concern is that they are peeing on the pavers and the pillars and it is becoming an issue with staining. We wash off the area, and two days later there is another issue, and residents and coming in asking, why does it look like this?

Ms. Moore: We have discussed this before and at night there are animals out there. I can't just blame it on the dogs. Around my home you can smell the cat urine and I don't have a cat. What are we going to do, tell the animals at 9:00 p.m. they can't come over here.

Ms. Stephens: I thought our policy said no dogs.

Mr. Wittebort: In the clubhouse.

Mr. Eckert: It says no dogs in the amenity facilities. The amenity facilities includes all properties and areas owned by the District intended for recreational use including but not limited to the clubhouse together with its appurtenant facilities and areas. The policy is written where if the Board wants to include the areas of the pavers you can interpret the policy that way.

Mr. Smith: There are four miles worth of sidewalks in this area where you can walk your dog. You do not need them to come up to the clubhouse and do their business where the kids are playing, on the brick pavers, etc. I vote to say yes as far as I am concerned we should not allow pets in the amenities complex area.

Mr. Flint: Exception would be if you had a dog dress up contest or something like that. They seem to be big hits. It sounds like the Board is comfortable with that. There is a procedure as to how you go about that. You start with a verbal, and proceed to written regarding the violations and it escalates from there. If it is an issue and the Board supports the definition and interpretation of the rules Rob can carry that out.

Mr. Szewczyk: Rob needs to carry that out.

Mr. Smith: Since we are talking about the letters and everything else, can we get to the tennis issue?

Mr. Flint: It is up to you.

Mr. Smith: If we are going to have a procedure where your first offense is a verbal warning, second offense is written, third offense, etc. that should cover everything under the amenity center. Not something different for the pool, the tennis, or basketball. I don't know what is going on at the tennis courts, but if we have that procedure in place we should follow the same procedures.

Mr. Eckert: I would agree, and the policy as written provides for the suspension and termination of privileges. That is applicable to every one of the District's facilities and should be enforced in that way. There is a progressive punishment in terms of the verbal warning, written warning and the various levels of suspension and termination. There are exceptions if it is a criminal activity and things of that nature. I tend to agree, we need to follow that policy whatever it is. I don't have the background on the issue that was brought up. I do have two membership applications where it looks like fees were paid, and accepted for 2014-2015. I am surprised when I heard someone was not able to do anything for eight years. Again, I don't have all the facts. If you want me to get all the facts, I certainly will, but I will tell you the policy is written and we should be following this.

Ms. Moore: Do our policies provide for an appeal process?

Mr. Flint: Yes, and the policy also applies to guests. Whether they are a guest, non-resident member, a resident, or a member of the tennis club, these policies apply to all of those individuals. Unfortunately, there is a process laid out here and it is an incremental process.

There is a due process procedure. The issue of the tennis membership is a little different and it may not be addressed in these policies, but you have a non-resident joining a tennis program that the CDD is running. I think the CDD has some discretion as to whether you allow a non-resident to join that program or not, outside of what this disciplinary process is. I would defer to Mike on that. I don't know if a non-resident joining the tennis club would have to go through all the disciplinary steps here to prevent them from joining, and not allow them to appear before the Board.

Ms. Moore: I know the history here and it has been growing for several years. We were told previously that a letter had gone out to this individual. I had several tennis players complain and felt harassed by him trying to sell annuities and they said no, then asked their spouses who said no, then tried to sell them to members on the other teams on the courts. I don't believe we have a record of that letter going out.

Mr. Wittebort: I was not able to track it down.

Ms. Moore: To complicate this we did have an old tennis policy, and I no longer have it, which may have been superseded by the updates where guests were charged a fee. This individual is coming in as a guest of different residents for no cost. Now we have a loophole we have to close. I remember we talked about this briefly, but there was a hesitancy to specify or clearly define a guest as short term visitor, or a guest residing at a resident's home, or an occasional guest brought in by a non-member. We did in the past have a fee for guests for tennis. If that is not in there we have to make that change immediately. If you don't have a record of the letter that went out, how many verbal warnings have you given this gentlemen over the past year?

Mr. Wittebort: Two from me personally.

Mr. Szewczyk: You have documented the days you spoke to this person.

Mr. Wittebort: Yes. My conversation was you are either going to do A) follow the rules or B) you are not going to follow the rules and not be a member here. Those were after the warnings. From my understanding he was warned quite a few times, but there was no documentation. I was told a letter was sent, but one cannot be found. Pretty much we are starting all over again, starting with my last verbal warning.

Ms. Moore: What do you want to do then? Allow him to join, but tell him the next time you are getting a letter and that is it.

Mr. Wittebort: Yes.

Ms. Moore: Have you looked into the fee?

Mr. Flint: It is a separate chapter, and I don't have that with me.

Mr. Eckert: I want to make sure that the policies you have are a verbal and written warning for the first offense. Second offense is suspension of privileges for one week. Third offense is suspension of all privileges until then come before the Board of Supervisors and can be suspended at that point in time for up to one calendar year. The Board has the discretion to do less than one year, and there is a provision for each offense so it expires after one year the offense is committed.

Ms. Moore: When was your last verbal warning to him?

Mr. Wittebort: I have to check my calendar, last two or three months. Since then he has been pretty okay.

Ms. Moore: Should we follow up with a written letter saying this is your formal notification of violation?

Mr. Wittebort: I had the first verbal conversation with him.

Mr. Eckert: You need verbal and written. You need to provide in writing that he was warned and you believe he has violated the policy. Provide that to him. The next one will be a one week suspension that you have the privilege to do and what is required, and the third one will be before the Board.

Mr. Smith: Can he still come in as a guest?

Mr. Flint: No. He loses his privileges; he can't come back in, and it is not just for the tennis court.

Ms. Moore: You are going to change all that. You are going to allow him to sign back up.

Mr. Wittebort: Until we had this conversation, I could not say no to him.

Ms. Moore: What about the invoicing?

Mr. Wittebort: Regarding the notification, there is a tennis list up for all non-residents and their expiration dates. To say we are not notifying them, the board is updated.

Ms. Moore: For the memberships you are prorating them so if someone comes in May to join, they will pay for May to December.

Mr. Wittebort: It is one year from sign up.

Ms. Moore: It makes more sense to prorate it and have all the renewals on the same day. You tell me what is easier to administer.

Mr. Wittebort: Six of one, and half a dozen of the other.

Mr. Szewczyk: It has to be put into the paperwork of how it is getting done. It cannot be left open. I would prorate it so all the renewals come up at one time, administer it for a month and you are done.

Ms. Moore: We offer a seasonal, annual and monthly.

Mr. Wittebort: That is where it gets to be a little complicated.

Ms. Moore: I would tie it to the fiscal year because October 1 is when the seasonal starts to March 31. Do we define guests clearly in our procedures? What if someone starts bringing someone in twice a week to place tennis? If there is no fee structure, why would the guest ever want to join?

Mr. Eckert: It goes back to the debate of where the Board wants it to be user friendly, but at the same time someone can take advantage of that. It is really a policy decision for the Board to make. About bringing in a guest that has violated a policy, your policies also say the person bringing in that guest can also be suspended if their guest is violating the policies. I wanted Rob to know that is already in the rules as well. Guest is defined as an individual someone brings in and there are limits on the number, but I don't think we have a fee, I guess a prohibitive fee in terms of bringing in guests.

Ms. Moore: George is going to check that out and will make sure the staff has it.

Mr. Flint: There is an annual family fee, a single fee and seasonal family and seasonal single. There is no guest fee.

Ms. Moore: It doesn't sound like we have a summer monthly fee.

Mr. Flint: We only have the annual and seasonal.

Ms. Moore: A few years ago we started the summer program, and the reason we allowed the monthly was because people still go away for a month even though they live here year round. It did bring in quite a bit of extra revenue. We had three courts going four days a week at two hour increments. We need to clear that up and include a guest tennis fee.

Mr. Smith: Do we have enough to control the situation we are in or should we be adding more to our rules?

Mr. Eckert: What we have is sufficient to do what we need to do, and the Board has provided clarification to staff. In terms of someone coming in and trying to use the District's facilities to promote a commercial purpose, we have what we need. I think we need to follow the discipline policy that we have and quite frankly, if you are still having issues you ought to think

about people who are bringing in the guest as violating the policy because they probably know the guest is violating the policy. If you have to go to that extent I would not hesitate to do that because it will bring it to people attention.

Mr. Sabol: We have had a real problem over the last month with the tennis court and swimming pool. When I go around the tennis court I hear a lot of profanity, and people should be reprimanded for that also. There are plenty of things we should be doing, and I think the amenity program should be rewritten to include the bocce court, swimming pool, etc.

Mr. Eckert: It includes all the amenities.

Mr. Sabol: I think some of the employees are not fixing these things as they should.

Mr. Eckert: You are telling your staff how you want those policies enforced, and is entirely what we should be doing. I am saying the policies as written are sufficient to get to the end result that the Board wants to see based on what I heard here.

Mr. Szewczyk: It is a matter of enforcing as we interpret them.

Mr. Eckert: I think so and also documenting properly. A lot of times you want to have a staff that is user friendly, but there is a balance. We are at a point now where we need to be fairly rigid in dealing with the policy, enforce it, and move forward.

Mr. Szewczyk: Before we move forward, I want to clean up some of the ideas Rob brought up. The doggie stations - we are going to run into an issue of not in my backyard, or not in my front yard. Let's just start off with enforcing the procedures and rules for around the clubhouse area. You are the one riding around in the golf cart every once in a while, and I am sure you stop if you see anything. I see it as I am walking my dogs, and I have two or three bags in my pocket at a time. I can't see us doing the doggie station thing. I do want to mention that some of the ideas coming out of the coffee and donut meetings and the fact these are being brought up is starting to show community involvement. I like the idea. As far as the doggie stations, I would like to see it tabled for now to see how the enforcement of pets around the area works.

Ms. Moore: Touching on that, I agree. I think it is a waste of time and money. Many times in front of my house I find poop, and it amazes me how you can let your dog do this and just walk away. I have been bit by red ants unfortunately because my dog did its business in a certain spot. I find it at the end of my driveway. Some people just don't care and are not being neighborly. As far as the doggie stations, I would say no.

Mr. Wittebort: It was a suggestion so I put it out there.

Ms. Stephens: There is one woman who picks it up and throws it in the trees. Why?

Mr. Szewczyk: On the pavers, I have been talking to Rob, and in order to save some money they attempted to clean out the old sand, but as stated earlier the job was done incorrectly and it is very difficult. Now it looks worse than it ever has. It has to be fixed. I can look at it as a safety hazard at this point. It needs to be done.

Ms. Moore: The previous management group tried to sand and seal it, and created this problem. Now we are paying a lot more to fix it than it would have been to do it correctly.

Mr. Szewczyk: We attempted to do it in house, but it has proven to be a bigger job than we thought. I don't know if blowing it out and filling in with extra sand will work. The Paving Crew is at $5,800.

Mr. Wittebort: If I could make one request, and if we could hold off on this for one more month. There is one more thing I want him to try, and two more companies I am trying to get out here. I want to make sure we are spending the money correctly. Whatever we do, it will need to be redone every two to three years as proper maintenance.

Mr. Smith: You want to table this until next month.

Mr. Wittebort: Yes. I would like to have at least two company bids, and there is one more thing I want to try to see if we can get it done ourselves. I have already had two companies turn me down.

Ms. Moore: If we can get it done before the end of November. By our next meeting, you should have time to get it done.

ii. Proposals from Bloomings on Landscape Issues

Mr. Flint: We have three proposals of enhancements recommended by Tom and Bloomings. The first one is to center cut or heavy prune the oak trees. At this point, I would not recommend you spending $9,500 to do this. It is not something you have in your budget. The intent of the trimming is to promote the health of the tree and allow the grass underneath to grow. We have some issues where the grass is rather thin on the inbound side. It will allow more sunlight to help the ground cover. It is not something we have budgeted.

The other proposal they have is to replace dead and missing variegated arbicola plants around the median around 1868 Scarlett and the Boulevard. They are estimating 30 new plants at $18 apiece. That price is specified in their contract, and that price is $540. The other proposal is for replacement of dead star jasmine plants and installing St. Augustine sod and installation of

40 plants at $18 apiece, which all totals $2,040. If you look at your budget you do have funds available in plant replacement. You have a budget of $12,000 and spent $4,100 so you have about $8,000 remaining in the plant replacement line if you are inclined to approve these two proposals.

Ms. Moore: Are the installation of these 40 plants in the end cap areas or just the areas where we have had sight issues?

Mr. Flint: They are not in areas we would have sight issues.

Mr. Szewczyk: I have no problem with the jasmine and arbicola. I agree with George regarding the heavy pruning of the oak trees.

Ms. Moore: The reality is down the road we will have to do something. It seems to me there are too many oak trees and it is ruining the grass. We may need to take some of the trees out. I don't know. We are going to have to deal with it, and it is something every single family home for those of us who live there know.

Mr. Szewczyk: In my experience, you get the light on the ground and the turf underneath improves. It is a cycle. That may be something we need to remember come budget time that every X number of years we need to think about opening up the center of the oak trees and budget for it.

On MOTION by Ms. Moore, seconded by Mr. Szweczyk, with all in favor, Bloomings Proposals for the Star Jasmine Plants in the Amount of $2,040 and the Variegated Arbicola Plants in the Amount of $540 were approved

SEVENTH ORDER OF BUSINESS Other Business

Mr. Sabol: The swimming pool. Some lude acts have been going on in the swimming pool, and it is almost to the point where some of those folks should go to a hotel room. Children are around that should not be seeing these things. They think they are at a resort area in the Bahamas and they are not. This is a family orientated facility we have, and people should be respecting it. We need to enforce the policies.

Mr. Wittebort: I don't know if there are provisions for public displays of affection.

Mr. Eckert: There are provision for inappropriate behavior. I am not disagreeing that it is or isn't. I am saying there are provisions generally for that. I don't know if it says specifically public displays of affection.

Mr. Wittebort: To enforce something like that, I would need direction from the Board as to what you would consider too much, and how is that going to make sure that I am not going to getting my teeth knocked in from someone out there that I have to tell them they have to stop kissing someone.

Mr. Sabol: There were four or five witnesses.

Mr. Wittebort: I am not disagreeing with you, but where are we drawing the line of what is inappropriate and what is not.

Ms. Stephens: If it look like they should be getting a room, it is inappropriate.

Ms. Moore: It is subjective. If someone complains because they are uncomfortable, I think we can tell when they have crossed the line. If they are lying in chairs next to each other and give a kiss that is one thing. If they are in the same chair, or lying on top of each other, that is another. It is subjective, and we will never be able to define it clearly enough. If it makes you are anyone else uncomfortable, then they probably crossed the line. We are not kicking them out, we are saying you are getting a little carried away. Go get a room.

Mr. Wittebort: According to the policy, it will be a verbal warning.

Ms. Moore: Once they understand it is not acceptable, and if they show up the next day and keep doing it, that is another thing. The next thing would be to send a letter.

Mr. Eckert: Your policies you can amend at any point, and I suggest to give Rob a little help and backup is we can be more specific to say here are the new policies. Public displays of affection that staff finds to interfere with the family nature of the facility will result in a violation of the policies.

Ms. Moore: Can we do that tonight?

Mr. Eckert: Absolutely.

Mr. Szewczyk: We open this up for public comment.

A resident: I am new here. They called me the pool commando where I came from. We had on the gate going into the pool all the rules and regulations that had anything to do with whatever. We had the right, through the Board, to tell them what they could and could not do. If not, we would call the police. That is the way it was.

Mr. Flint: We have staff here to do that.

A resident: If you have it in writing and they see it, you can do something about it. I have not been to the pool ye, as I just moved in so I don't know if you have a set of rules and regulations posted.

Mr. Wittebort: I will send an email blast out with the new rules.

Mr. Eckert: I will send him the new language, and before you change any signs, I want to review the policies as yours are extensive. For purposes of dealing with it, you can change your policy now, get it into the document, and he can start enforcing it.

Mr. Smith: I have seen people with glass bottles on the pool deck, and smoking on the pool deck.

Mr. Wittebort: Was it brought up to anyone who was in the office at that time?

Mr. Smith: No. How often do you go out there?

Mr. Wittebort: We may periodic rounds. You can always point it out to the individual, but if you don't feel comfortable come into the office.

Ms. Stephens: If you see something that is a violation and you are not comfortable saying something, just go into the office. Or you can call them and say I think you need to come out to see what is going on and take care of it.

Mr. Flint: We discourage the residents or Board members to confront anyone, and is why you have staff. We don't want you in that position, and is why we have staff to handle that.

> On MOTION by Ms. Moore, seconded by Mr. Smith, with all in favor, Amending the Amenity Facilities Policy to include Public Displays of Affection that Staff Finds to Interfere with the Family Nature of the Facility will Result in a Violation of the Policies was approved.

Mr. Flint: It is up the Board if you want to open the floor for any other additional public comment.

Ms. Moore: Sure.

A resident: Regarding the guests, if I have someone visiting me and they are from out of state are they considered a guest, do I have to pay a fee?

Mr. Flint: There is no fee right now.

Mr. Eckert: They are contemplating a fee.

A resident: I just want to know the definition of a guest.

Ms. Moore: Once we define it, we can determine who gets charged a fee. I would not expect someone who is a guest to pay to use our pool or tennis courts. I am thinking of people who live in the area and rather than joining come in constantly and more than on an occasional basis use our facilities for no fee because they have a friend who lives here and let them do that.

Ms. Stephens: Around five years ago we went through the whole thing to define what a guest is. At that point, if someone lived with a certain mileage from here they had to pay, but if you have a relative come in from Pennsylvania, they were a guest and would not pay.

Ms. Moore: There was an old tennis policy that had fees, and whether that is gone by the waist side since we adopted new things it could be. We never considered doing fees for the gym or the pool. The only things we allow non-residents to have memberships for and paid for is the tennis courts, and is probably where the fee came in for guests, people who live in the area but don't want to pay for them.

Mr. Eckert: There is an annual user fee if anyone want to sign up and join to use all the amenities who is a non-resident. The issue you are talking about, and I have some communities that have a house guest policy so someone who is visiting can get a pass for a certain number of weeks they are here visiting. You can do that with a combination fee structure.

Ms. Moore: That is something we are looking for, and for the tennis it would be house guests, members and residents.

EIGHTH ORDER OF BUSINESS **Supervisors Requests**

Mr. Smith: I just want to remind everyone we have open tennis on Mondays, Wednesdays and Saturdays. It rotates and both men and women can play. There are several who play against the children. We have a couple of 12 year old girls that can beat these men. That are that good.

NINTH ORDER OF BUSINESS **Adjournment**

There being no further business,

On MOTION by Mr. Szewczyk, seconded by Mr. Sabol, with all in favor, the meeting was adjourned 8:58 p.m.

Secretary/Assistant Secretary **Chairman/Vice Chairman**

SECTION 5.B.

Lakeside Plantation
Community Development District

Summary of Invoices

September 1, 2015 to September 30, 2015

Fund	Date	Check No.'s		Amount
General Fund	9/1/15	911	$	263.93
	9/8/15	912-916	$	1,129.30
	9/9/15	917-921	$	37,311.20
	9/14/15	922-924	$	3,561.20
	9/17/15	925	$	882.55
	9/21/15	926-929	$	2,491.95
	9/29/15	930-936	$	2,545.19
			$	48,185.32
Capital Reserve Fund	9/14/15	16	$	1,300.00
			$	1,300.00
Automatic Drafts	September 2015			
	Florida Power & Light	2200 Plantation Blvd - Clubhouse	$	1,397.08
		2200 Plantation Blvd - Fountain	$	653.15
		2200 Plantation Blvd - Tennis Courts	$	1,056.27
	North Port Utilities	2200 Plantation Blvd - Clubhouse	$	137.94
		2200 Plantation Blvd - Fountain	$	24.54
		2200 Plantation Blvd - Tennis Courts	$	201.04
	TECO Peoples Gas	2200 Plantation Blvd - Pool	$	12.77
	Verizon Wireless	2200 Plantation Blvd - Clubhouse	$	384.23
			$	3,867.02
			$	**53,352.34**

*** CHECK DATES 09/01/2015 - 09/30/2015 *** LAKESIDE PLANTATION - GENERAL
BANK A LAKESIDE PLANTATION

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
9/01/15	00129	8/12/15	91396099	201508	330-53800-48101			*	154.93		
			T-STAT/TRAFFIC CONE/SIGN								
		8/12/15	91396099	201508	330-53800-48102			*	109.00		
			AQUAGRD 50LB CL POWDER 3"								
							HD SUPPLY FACILITIES MAINTENANCE			263.93	000911
9/08/15	00137	9/01/15	95022	201509	330-53800-48102			*	12.50		
			LAUNDRY SERVICE-09/01/15								
							BISCAYNE LAUNDRYLAND			12.50	000912
9/08/15	00104	9/03/15	63088	201509	330-53800-48102			*	65.00		
			SVCS CALL-TRUE RECUMBENT								
							FITNESS LOGIC			65.00	000913
9/08/15	00196	8/17/15	08172015	201509	330-53800-48000			*	150.00		
			MUSIC ENTERTAINMENT								
							JOSEPH FIORENTINO			150.00	000914
9/08/15	00026	9/04/15	2583	201509	320-53800-47000			*	745.00		
			INSTALL FLAG POLE LIGHT								
							KEN TYNER ELECTRIC INC.			745.00	000915
9/08/15	00032	9/02/15	54883-15	201508	320-53800-43400			*	156.80		
			GARBAGE COLLECTION-AUG15								
							NORTH PORT SOLID WASTE DISTRICT			156.80	000916
9/09/15	00058	8/10/15	6275	201508	330-53800-12000			*	14,343.33		
			AMENITY CENTER MGMT-AUG15								
		9/01/15	6345	201509	330-53800-12000			*	14,343.33		
			AMENITY CENTER MGMT-SEP15								
							AMENITY SERVICES GROUP, INC.			28,686.66	000917
9/09/15	00010	9/01/15	2015-014	201509	320-53800-46400			*	7,354.17		
			MTHLY LANDSCAPE MNT-SEP15								
							BLOOMINGS LANDSCAPE & TURF MGMT,INC			7,354.17	000918
9/09/15	00061	8/27/15	7919-B	201508	330-53800-51000			*	116.50		
			REPAIR SPA PH STENNER								
							HOWARD'S POOL WORLD, INC.			116.50	000919
9/09/15	00027	9/01/15	15-06925	201509	320-53800-46000			*	966.00		
			MTHLY LAKE MAINT-SEP15								
							LAKE MASTERS AQUATIC WEED CONTROL			966.00	000920
9/09/15	00052	9/01/15	33573	201509	330-53800-52000			*	187.87		
			50LB TYRAPS/120LB TYRAPS								
							WELCH TENNIS COURTS, INC.			187.87	000921

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/14/15	00232	9/06/15	09062015	201509	300-20700-10200		*	50.00		
			DEPOSIT REFUND-WINCHESTER							
						DAWN WINCHESTER			50.00	000922
9/14/15	00061	9/03/15	8258-B	201509	330-53800-51000		*	43.16		
			INDEX PLATE							
		9/03/15	8258-B	201509	330-53800-51000		*	34.50		
			INDEX SPIDER							
						HOWARD'S POOL WORLD, INC.			77.66	000923
9/14/15	00001	9/01/15	39	201509	310-51300-34000		*	2,916.67		
			MANAGEMENT FEES - SEPT15							
		9/01/15	39	201509	310-51300-42500		*	171.07		
			PRINTING MAIL NOTICES							
		9/01/15	39	201509	310-51300-42000		*	345.80		
			POSTAGE MAIL NOTICES							
						GOVERNMENTAL MANAGEMENT SERVICES			3,433.54	000924
9/17/15	00028	9/17/15	09172015	201509	300-20700-10000		*	882.55		
			FY15 DEBT SERVICE ASSESS							
						LAKESIDE PLANTATION C/O USBANK			882.55	000925
9/21/15	00178	9/11/15	08721	201509	320-53800-46200		*	149.00		
			REPLACE WIRING/CONDUIT							
						SIGNS R US			149.00	000926
9/21/15	00233	9/13/15	9	201509	320-53800-46300		*	700.00		
			PRESS WASH/PAINT GAZEBO							
						SOCO CONSTRUCTION GROUP, INC.			700.00	000927
9/21/15	00106	9/08/15	3217949	201509	310-51300-48000		*	92.95		
			NOTICE OF MEETNG-09/10/15							
						THE SUN			92.95	000928
9/21/15	00105	9/03/15	34514	201509	320-53800-46200		*	1,550.00		
			REPL ENTR FEATURE MOTOR							
						JOHN'S ELECTRIC MOTORS			1,550.00	000929
9/29/15	00200	9/16/15	AS091620	201509	310-51300-11000		*	200.00		
			SUPERVISOR FEES-09/16/15							
						ALAN SABOL			200.00	000930
9/29/15	00055	9/16/15	CS091620	201509	310-51300-11000		*	200.00		
			SUPERVISOR FEES-09/16/15							
						CAMILLE STEPHENS			200.00	000931

*** CHECK DATES 09/01/2015 - 09/30/2015 *** LAKESIDE PLANTATION - GENERAL
BANK A LAKESIDE PLANTATION

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/29/15	00211	9/16/15	HS091620	201509	310	51300-11000				*	200.00		
			SUPERVISOR FEES-09/16/15										
									HARRY SMITH			200.00	000932
9/29/15	00054	9/16/15	SM091620	201509	310	51300-11000				*	200.00		
			SUPERVISOR FEES-09/16/15										
									SHARON MOORE			200.00	000933
9/29/15	00077	9/10/15	865	201509	320	53800-46900				*	550.00		
			LANDSCP INSPECT-09/10/15										
									PERFORMANCE STANDARD ASSURANCE, INC			550.00	000934
9/29/15	00056	9/16/15	JS091620	201509	310	51300-11000				*	200.00		
			SUPERVISOR FEES-09/16/15										
									JOE SZEWCZYK			200.00	000935
9/29/15	00052	9/15/15	33741	201509	330	53800-52000				*	995.19		
			BLACK WINDSCREENS										
									WELCH TENNIS COURTS, INC.			995.19	000936

TOTAL FOR BANK A 48,185.32

TOTAL FOR REGISTER 48,185.32

HD SUPPLY
FACILITIES MAINTENANCE

Go Paperless! Sign up today to receive invoices electronically. Visit hdsupplysolutions.com and click on Electronic Invoicing.
Login Token: QPZ QML FKR

INVOICE

PO Box 509058 • San Diego, CA 92150-9058

Credit/Account Information
800/798-8888, FAX 800/930-4930
Orders/Product Information
800/431-3000, FAX 800/859-8889

Please Pay From Invoice
Terms: Net 30 Days
A minimum late charge of $2.00 or 1.5% per month (18% per year) is charged on past due invoices.

HD Supply Facilities Maintenance, Ltd. Federal ID 52-2418852

Invoice Date	Invoice Number
08/12/2015	9139609901

Customer Number	Ordered By	Authorized By	Order Number	Purchase Order Number
13305713	CORTNEY AZZOLINA		W109552245	

537 1 AB 0.416 E0068X I0124 D1434804987 P2775990 0001:0001

GMS
Lakeside Plantation CDD
135 W CENTRAL BLVD STE 320
ORLANDO FL 32801-2435

Ship To:

LAKESIDE PLANTATION CDD
2200 PLANTATION BLVD
NORTH PORT FL 34289-9472

#129
1-330-538-48101 $154.93
1-330-538-48102 -$109

Stock Number	Description	Product Category	Ordered	Shipped	Unit Price	Unit	Extension
212825	METAL THERMOSTAT GUARD-CN	HVAC	1	1	24.64	EA	24.64
128803	28" BRIGHT ORANGE PVC TRAFFIC CONE-TW	SAFETY	4	4	21.99	EA	87.96
167125	SWIMMING POOL CLOSED SIGN 12 X 18"-US	SIGNAGE	2	2	10.69	EA	21.38
503101	1 Gal Earth Choice Degreaser-US	CLEANING	1	1	20.95	EA	20.95
502074	AquaGrd 50 Lb Chlorine Power 99, 3" Tabs-US	POOL	1	1	109.00	EA	109.00

Country of Origin Code(s)

CN - China
TW - Taiwan
US - USA

RECEIVED
AUG 21 2015
By_____

Product Category Summary (Excluding Misc. Charges & Freight)

CLEANING	20.95
HVAC	24.64
POOL	109.00
SAFETY	87.96
Signage	21.38

Ship Date	Sub Total
08/12/2015	263.93
Pkg Count	Sales Tax
3	0.00
Weight	Freight
98.30 LB	0.00
	TOTAL
	263.93

Question? Call Kelly Silguero at 800-798-8888 or email Kelly.Silguero@hdsupply.com

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HD SUPPLY
FACILITIES MAINTENANCE

Invoice Number: 9139609901
Amount Due: 263.93
Date Due: 09/11/2015

Amount Paid: _____

For proper credit to your account, please do not staple check to remittance form.

Please return this portion with payment.

Thank you for your order.

☐ If amount paid differs from amount due, please check and explain on back.

Mail To:

HD Supply Facilities Maintenance, Ltd.
P.O. Box 509058
San Diego, CA 92150-9058

13305713
GMS
Lakeside Plantation CDD
135 W CENTRAL BLVD STE 320
ORLANDO FL 32801-2435

0001:0001

1 0 0013305713 9139609901 000000000026393 8

095022

Invoice

maintenance

Statement

DATE 9/1/15

TERMS

TO Lakeside Plantation

IN ACCOUNT WITH Escape Laundry
13671 Tamiami Tr
N. Port, Fla 34287

8/31	11	8355-41		12	52	

CURRENT	OVER 30 DAYS	OVER 60 DAYS	TOTAL AMOUNT	12	52

01-11

adams DC5812

#137

1-330-538-4802

RECEIVED
SEP 04 2015
By

maintenance

Fitness Logic

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

#104
1-330-538-4810 2

Invoice

Date	Invoice #
9/3/2015	63088

Bill To	Location/Contact/Phone
GMS - Lakeside Plantation 135 W. Central Blvd Suite 320 Orlando, FL 32801	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	DR	61527	9/2/2015

Item Code	Description	Quantity	Price Each	Amount
Service	Service Call came to look over True recumbent checked all functions and unit is functioning properly.	1	65.00	65.00

RECEIVED
SEP 04 2015
By

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

Subtotal	$65.00
Sales Tax (0.0%)	$0.00
Total	$65.00

Check Request

District	Lakeside Plantation	**Date**	8/17/15
Payable to	Joe Fiorentino		
Amount Requested	$150.00	**Account Number**	Wine and Cheese
Requested By	Alicia Belden		
Description of Need	Payment for music entertainment.		
Approved By	Robert S. Winebrenner	**Signature**	
Received By		**Signature**	

196
001-330-53800-48000
music entertainment

- INVOICE -

From: Joe Fiorentino
5856 McKinley Rd.
Venice, FL 34293-6882
941-266-1337

Invoice # 1953 - 2

Invoice date:

To: Alicia
Lakeside Plantation
2200 Plantaion Blvd. N.
North Port FL, 34289

Date and time of performance: Friday Sept. 25th 7 – 9 pm.

Location: 2200 Plantation Blvd. N.

Description: Provide live steel drum music entertainment.

Fee: $150.00.

Fee to be paid at scheduled time of performance.

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

Thank you!

Joe

Ken Tyner Electric Inc
License # ER13012605
8380 Swiss Blvd
Punta Gorda, FL 33982

Street light/ decorative light

Phone: 941-505-2778 Fax: 941-505-8999
E-mail kentynerelectric@yahoo.com

Invoice

Date	Invoice #
9/4/2015	2583

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

Job Address
Flag Pole Light

Terms	Due on receipt

Description	Total %	Rate	Amount
1. WIRE AND INSTALL (1) (LED) FLAG POLE LIGHT UTILIZING FEED TO PARKING LOT LIGHTS	100.00%	745.00	745.00

#26
1-320-538-47

RECEIVED
SEP 04 2015
By

Thank you for your business.

Total	**$745.00**
Payments/Credits	**$0.00**
Balance Due	**$745.00**

NORTH PORT SOLID WASTE DISTRICT

SERVICE ADDRESS
2200 PLANTATION BLVD SWD

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
54883-159826	55-55	9/02/15	10/01/15

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

#32
1-320-538-434
GARBAGE COLLECTION - AUG15

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

00005488300015982600000156801

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

32

SERVICE ADDRESS 2200 PLANTATION BLVD SWD

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
54883-159826	55-55	9/02/15	10/01/15

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

Rate Class : COMMERCIAL WASTE
Last payment amount/date: 156.80 8/18/15

Service	Consumption	Charge	Total
GB DUMPSTER4YD/1 PICKUP	7/31/15 8/31/15	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.

RECEIVED
SEP 04 2015
By_____

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.

Invoice

nd #58
1-330-538-12
Amenity center
mgmt - Aug 15

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

Invoice # 6275
Date 8/10/2015

Terms
Due Date

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

RECEIVED
SEP 03 2015
By

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

Total $14,343.33

Invoice

nd #58
1-330-538-12
Amenity center
mgmt-Sep15

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

Invoice #	6345
Date	9/1/2015
Terms	
Due Date	9/1/2015

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

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

Total $14,343.33

RECEIVED
SEP 04 2015
By_____

Bloomings
Landscape & Turf Management, Inc.

5824 Bee Ridge Rd #165, Sarasota, FL 34233

Invoice

Date	Invoice #
9/1/2015	2015-01434

Bill To:

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

hd #10
1-320-538-464
mthly landscape maint-Sep15

Due Date 10/1/2015

Terms Net 30

Description	Qty	Rate	Amount
Month of September Monthly Grounds Maintenance Fee		7,354.17	7,354.17

RECEIVED
SEP 08 2015
By

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

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
1-330-538-51

Invoice

Date

8/27/2015

Work Done At:	Invoice #	Terms	Due Date	Rep
2200 PLANTATION BLVD NORTHPORT, FL 34289	7919-B	NET 10	9/6/2015	

Quantity	Description	Rate	Amount
1	BENCH CHARGE TO REPAIR SPA PH STENNER	44.50	44.50
1	COIL	72.00	72.00

RECEIVED
SEP 0 1 2015
By_____

HOWARD'S POOL WORLD WANTS YOU TO KNOW YOU ARE IMPORTANT TO US AND WE APPRECIATE YOUR BUSINESS!!

Total	$116.50
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

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

Invoice

DATE	INVOICE #
9/1/2015	15-06925

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

RECEIVED
SEP 04 2015
By

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

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

hd #27
1-320-538-46
mthly lake maint -Sep 15

Thank you for your business.

Payments/Credits $0.00

Balance Due $966.00

**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.

Invoice

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

Date	Invoice #
9/1/2015	33573

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

Terms	Due Date	PO #	Sales Rep	Ship Via	Ship Date
Net 30	10/1/2015	Milan	Shannon Wilder	FedEx Gro...	9/1/2015

Notes

Quantity	Units	Description	Options	Unit Price	Amount
4	ea	Tyraps (regular price is $39.99)	Size: 8" Color: Black Quantity: 1,000 Strength: 50lb	34.99	139.96
2	ea	Tyraps	Size: 8" Color: Black Quantity: 100 Strength: 120lb	14.99	29.98

Thank you for your business.

Subtotal	**169.94**
Shipping Cost (FedEx Ground)	**17.93**
Total	**$187.87**

Interest at the rate of 1.5% per month will be charged on all past due accounts. Returns Subject to Restocking Fee.

#52
1-330-538-52

RECEIVED
SEP 04 2015
By_____

LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT

RENTAL DEPOSIT REFUND FORM

RECEIVED
SEP 11 2015
By

Resident Name: Dawn Winchester

Date of Event: 9-6-15

Make check payable to: Dawn Winchester

Notes: _____

X 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 fifty ($ 50) 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.

_____ 9-8-15
(Staff Signature initiating request to return deposit) (Date)

_____ 9-8-15
(Facility Manager Sign off approval for return of deposit) (Date)

Reason for Partial/No Refund:

#232
1-300-207-102

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

9/3/2015

Work Done At:	Invoice #	Terms	Due Date	Rep
2200 PLANTATION BLVD NORTHPORT, FL 34289	8258-B	NET 10	9/13/2015	

Quantity	Description	Rate	Amount
1	INDEX PLATE	43.16	43.16
1	INDEX SPIDER	34.50	34.50

RECEIVED
SEP 10 2015
By_____

#61
1-330-538-57

Total	$77.66
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

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
9/1/15	39

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

#1

P.O. No.	Terms	Project

Description	Qty	Rate	Amount
Management Fees September 2015 310-513-34		2,916.67	2,916.67
Mail Notice - Printing 425		171.07	171.07
Mail Notice - Postage 42		345.80	345.80

Total	$3,433.54
Payments/Credits	$0.00
Balance Due	$3,433.54

LSP - MN printing

FedEx Office

FedEx Office is your destination
for printing and shipping.

47 E ROBINSON ST
Orlando, FL 32801
Tel: (407) 839-5000

7/29/2015 2:15:18 PM EST
Team Member: Rochelle B.
Customer: Stacie Vanderbilt

SALE

LSP_Domestic_Merged	Qty 1	129.98
BW 2S on 24# Wht	613 @	0.1800 T
000331 Reg. Price	0.26	
Fold Per Sheet	613 @	0.0300 T
000373 Reg. Price	0.03	
Folding Setup Fee	1 @	1.2500 T
000374 Reg. Price	1.25	
Price per piece	129.98	
Regular Total	179.02	
Discounts	49.04	
stuffing	Qty 1	30.65
SHIP/MAIL MAIL INSRT	613 @	0.0500 T
001347 Reg. Price	0.05	
Price per piece	30.65	
Regular Total	30.65	
Discounts	0.00	

Sub-Total	160.63
Tax	10.44
Deposit	0.00
Total	171.07
AmEx (S)	171.07
Account: 5026	
Auth: 584166 (A)	
Total Tender	171.07
Change Due	0.00

Total Discounts 49.04

3994006284 8

LSP - MN Postage

USPS Downtown Station Orlando
ORLANDO, Florida
328019998
1169180807-0095
07/28/2015 (407)425-6464 04:24:44 PM

Sales Receipt

Product Description	Sale Unit Qty	Price	Final Price
(Forever) Star-Spangled Banner PSA Coil/100	1	$49.00	$49.00
(Forever) Star-Spangled Banner PSA Coil/100	1	$49.00	$49.00
(Forever) Star-Spangled Banner PSA Coil/100	1	$49.00	$49.00
(Forever) Star-Spangled Banner PSA Coil/100	1	$49.00	$49.00
(Forever) Star-Spangled Banner PSA Coil/100	1	$49.00	$49.00
(Forever) Star-Spangled Banner PSA BKLT/20	1	$9.80	$9.80
(Global Forever) Evergreen Wreath PSA	35	$1.20	$42.00

Total: $345.80

Paid by:
AMEX $345.80
Account #: XXXXXXXXXXXX5026
Approval #: 562650
Transaction #: 533
239029405274094738044

Order stamps at usps.com/shop or call 1-800-Stamp24. Go to usps.com/clicknship to print shipping labels with postage. For other information call 1-800-ASK-USPS.
****
****
Get your mail when and where you want it with a secure Post Office Box. Sign up for a box online at usps.com/poboxes.
****
****

Bill#:1000504646265
Clerk:10

All sales final on stamps and postage
Refunds for guaranteed services only
Thank you for your business

HELP US SERVE YOU BETTER

TELL US ABOUT YOUR RECENT POSTAL EXPERIENCE

Go to:
https://postalexperience.com/Pos

Or scan this code with your mobile device.

YOUR OPINION COUNTS

Customer Copy

CHECK REQUEST FORM

DISTRICT/ASSOCIATION: Lakeside Plantation CDD DATE: 9/17/15

PAYABLE TO: Lakeside Plantation CDD c/o US Bank #28

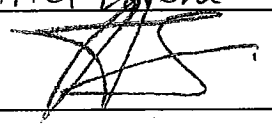
AMOUNT REQUESTED: $882.55

REQUESTED BY: Brian White

ACCOUNT # 1-300-207-100

DESCRIPTION OF NEED: FY15 Debt Service Assessment

APPROVED BY: Ariel Lovera

SIGNATURE: 

LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT

SPECIAL ASSESSMENT RECEIPTS - FY2015

TAX COLLECTOR

					Gross Assessments	$ 842,445	$ 656,713	$ 185,733	
					Net Assessments	$ 796,111	$ 620,593	$ 175,517	
Date Received	Dist	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	General Fund 77.95%	1999 Debt Svc Fund 22.05%	Total 100%
11/18/14	1	$ 68,509.54	$ 2,880.16	$ 985.69	$ -	$ 64,643.69	$ 50,391.79	$ 14,251.90	$ 64,643.69
11/26/14	2	$ 334,884.50	$ 13,388.22	$ 4,822.44	$ -	$ 316,673.84	$ 246,857.22	$ 69,816.62	$ 316,673.84
12/9/14	3	$ 141,066.50	$ 5,638.55	$ 2,031.42	$ -	$ 133,396.53	$ 103,986.79	$ 29,409.74	$ 133,396.53
12/19/14	4	$ 100,732.29	$ 3,995.24	$ 1,451.06	$ -	$ 95,285.99	$ 74,278.43	$ 21,007.56	$ 95,285.99
1/30/15	5	$ 47,176.65	$ 1,361.29	$ 687.23	$ 33.25	$ 45,161.38	$ 35,204.72	$ 9,956.66	$ 45,161.38
2/26/15	6	$ 10,384.26	$ 220.95	$ 152.45	$ -	$ 10,010.86	$ 7,803.78	$ 2,207.08	$ 10,010.86
3/31/15	7	$ 14,750.61	$ -	$ 221.26	$ -	$ 14,529.35	$ 11,326.09	$ 3,203.26	$ 14,529.35
4/30/15	8	$ 30,003.20	$ -	$ 450.05	$ 11.55	$ 29,564.70	$ 23,046.61	$ 6,518.09	$ 29,564.70
5/29/15	9	$ 9,178.24	$ -	$ 137.67	$ -	$ 9,040.57	$ 7,047.41	$ 1,993.16	$ 9,040.57
6/23/15	10	$ 76,428.84	$ -	$ 1,146.43	$ -	$ 75,282.41	$ 58,685.01	$ 16,597.40	$ 75,282.41
7/31/15	11	$ -	$ -	$ -	$ 96.66	$ 96.66	$ 75.35	$ 21.31	$ 96.66
8/28/15	12	$ 4,003.06	$ -	$ -	$ -	$ 4,003.06	$ 3,120.51	$ 882.55	$ 4,003.06
						$ -	$ -	$ -	$ -
						$ -	$ -	$ -	$ -
Totals		$ 837,117.69	$ 27,484.41	$ 12,085.70	$ 141.46	$ 797,689.04	$ 621,823.69	$ 175,865.35	$ 797,689.04

Imagine School at North Port Inc.			$ 8,842.03			$ -	$ 8,842.03	
DATE RECEIVED	Check Num	DUE DATE	AMOUNT BILLED	NET AMOUNT RECEIVED	AMOUNT DUE	GENERAL FUND	SERIES 1999 DEBT	
4/4/15	4475	2/23/15	$ 8,842.03	$ 8,842.03	$ -	$ -	$ 8,842.03	
			$ 8,842.03	$ 8,842.03	$ -	$ -	$ 8,842.03	

d: 300-101-102

c: 300-207-100

c: 300-363-100

Invoice

SIGNS-R-US

Sign Installation, Repair & Removal • Sign Permits & Engineering
Design & Fabrication Channel Letters, Cabinet, Monument & Pylon Signs
LED & Neon Signs, Truck, Boat & Trailer Lettering & Wraps
Bulbs & Ballasts • Bucket Truck, Welding & Crane Svc

VOTED BEST SIGN SHOP 2013 2011 2010 2009 2008 2007 2006 2005

23330-F HARBORVIEW ROAD
PUNTA GORDA, FL 33980
941-766-1330
email: Info@SignsRUsLLC.com
fax: 941-766-3067
WWW.SIGNS-R-US.COM

Date	Invoice #
9/11/2015	08721

maintenance - entrance Feature

Bill To

LAKESIDE PLANTATION
MIKE
2200 PLANTATION BLVD
NORTH PORT, FL 34289
PHONE: 941-423-5500 OR 443-373-4484

Ship To

Description	Qty	Rate	Amount
Service call for today. Fountain has flooded wiring again and burned the Wiring for " Plantation" Fountain needs better drainage so it does not hold and retain water. Repair solution: Replace wiring and conduit for [illegible] required with new driver. Run taller conduit from the top portion of the [illegible] row of letters. Customer needs to add better drainage solution. $1,595.00		149.00	149.00

#178
001-320-53800-46200

RECEIVED
SEP 21 2015
By

Thank you for your business.

Sub-Total	$149.00
Deposits/Payments	$0.00
Balance Due	$149.00

SOCO
CONSTRUCTION GROUP INC
12460 Olean Blvd. Port Charlotte Florida 33981 Phone: (941)256-9418

Invoice

Date	Invoice #
9/13/2015	9

Bill To

Lakeside Plantation
2200 Plantation Blvd.
Northport FL

#233
001-320-53800-46380

Common area renewal

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
1	Pressure wash & Paint Gazebo located at front entrance of Lakeside Plantation (labor & Materials) due upon completion. (Color to be chosen by owner)	700.00	700.00

RECEIVED
SEP 21 2015
By

Total $700.00

The Sun
23170 Harborview Road
Port Charlotte, FL 33980

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

09/08/15

Date: **09/08/15**	Ad Taker:**AFREEMAN**	Agate Lines: **64**
Ad Date: **09/10/15**	Sales Person:**200**	Depth: **6.764**
Class: **3126**	Words: **268**	Inserts: **1**
Ad ID: **3217949**	Lines: **65**	Blind Box:

Account: **297693**

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

Description: **9/16 BoS Meeting** Telephone: **(407) 841-5524**

Other Charges:	**$0.00**	Gross:	**$92.95**
Discount:	**$0.00**		
Surcharge:	**$0.00**	Paid Amount:	**- $0.00**
Credits:	**$0.00**		
Bill Depth:	**6.764**	Amount Due:	**$92.95**

Publication	Start	Stop	Inserts	Cost
Legal Advertising	09/10/15	09/10/15	1	$92.95

invoice

Ad Note:
Submitted by Jeannie Rugg

NOTICE OF MEETING
LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the ***Lakeside Plantation Community Development District*** will be held on ***Wednesday, September 16, 2015 at 7:00 PM at the Lakeside Plantation Clubhouse, 2200 Plantation Blvd., North Port, FL 34289.*** The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 135 W. Central Blvd., Suite 320, Orlando, FL 32801. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

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

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

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

George S. Flint
Governmental Management Services – Central Florida, LLC
District Manager

Publish: September 10, 2015
297693 3217949

Customer Note:

Legals

#106
001-310-51300-48000

Please remit to:

The Sun
23170 Harborview Road
Port Charlotte, FL 33980

RECEIVED
SEP 14 2015
Governmental Management Services-
Central Florida, LLC

We Appreciate Your Business!
Thank You!

Maintenance entrance feature

JOHN'S ELECTRIC MOTORS
4220 Whidden Blvd.
CHARLOTTE HARBOR, FL 33980
(941) 629-0240

CUSTOMER'S ORDER NO.	PHONE 423.6500	DATE 9.3.15

NAME Lakeside Plantation (fountain)

ADDRESS Lakeside Blvd. NP

CASH	C.O.D.	CHARGE	ON ACCT.	MDSE. RET'D.	PAID OUT

QUANTITY	DESCRIPTION	PRICE	AMOUNT
	B116 mtr. (New old stock),		
	BN80 Thru belt mtr,		
	6-CLA Little Giant sump		
	Pump, Shop, Labor, Service		
	call to remove & reinstall		
	Pumps.		
	1 yr warranty		
		TAX	exempt
		TOTAL	$1,550.00

SOLD BY RECEIVED BY

E PRODUCT 6697

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

34514

THANK YOU

#105
001-320-53800-46200

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SEP 21 2015
By

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SEP 25 2015
By

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: September 16, 2015

	Name	*In Attendance Please √*	*Fee Involved Yes / No*
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
1-310-513-11

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

Approved for Payment:

District Manager Signature

9/16/15
Date

RETURN SIGNED DOCUMENT TO Ariel Lovera*

RECEIVED
SEP 25 2015
By

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: September 16, 2015

	Name	*In Attendance Please √*	*Fee Involved Yes / No*
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
1-310-513-11

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

Approved for Payment:

District Manager Signature — **Date** 9/16/15

RETURN SIGNED DOCUMENT TO Ariel Lovera

RECEIVED
SEP 25 2015
By

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: September 16, 2015

	Name	*In Attendance Please √*	*Fee Involved Yes / No*
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
1-310-513-11

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

Approved for Payment:

_____ 9/16/15
District Manager Signature **Date**

RETURN SIGNED DOCUMENT TO Ariel Lovera

RECEIVED
SEP 25 2015
By

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: September 16, 2015

	Name	*In Attendance Please √*	*Fee Involved Yes / No*
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)

454
001-310-51300-11006

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

Approved for Payment:

District Manager Signature

9/16/15
Date

RETURN SIGNED DOCUMENT TO Ariel Lovera*

PSA

720 Brooker Creek Blvd. #206
Oldsmar, FL 34677

Invoice

Date	Invoice #
9/10/2015	865

Bill To
Lakeside Plantation CDD 135 W. Central Blvd. Ste. 320 Orlando, FL 32801-2435 Attn: George Flint

hd #77
001-320-53800-46900
Landscp Inspect - 09/10/15

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	September Inspection	550.00	550.00

RECEIVED
SEP 14 2015
By_____

	Total	$550.00

RECEIVED
SEP 25 2015
By

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: September 16, 2015

	Name	*In Attendance Please √*	*Fee Involved Yes / No*
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
001-310-51300-11000
Supervisor Fees- 09/16/15

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

Approved for Payment:

District Manager Signature 9/16/15 **Date**

RETURN SIGNED DOCUMENT TO Ariel Lovera

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

Invoice

Date	Invoice #
9/15/2015	33741

Bill To

Lakeside Plantation
135 W Central Blvd Suite 320
Orlando FL 32801

Ship To

Milan or Mike
Lakeside Plantation
2200 Plantation Blvd.
North Port FL 34289

Terms	Due Date	PO #	Sales Rep	Ship Via	Ship Date
Net 30	10/15/2015	Milan	Shannon Wilder		9/15/2015

Notes

Quantity	Units	Description	Options	Unit Price	Amount
249.42		WTC Premium Windscreens in BLACK with standard half moon vents: 1@ 7'11", 2@ 9'6", 4@ 13'5", 3@ 9'4", 3@ 7'5", 1@ 8'9", 1@ 9', 1@ 7'10", 1@ 8'11", 1@ 37'1", 1@ 37'5", 1@ 5'9" x 1'8", 2@ 4'7" x 2' and 1@ 4'6" x 3'11".		3.99	995.19
1		FREE Shipping & Handling!!!		0.00	0.00

Thank you for your business.

Total **$995.19**

Interest at the rate of 1.5% per month will be charged on all past due accounts. Returns Subject to Restocking Fee.

#52
001-330-53800-52000

RECEIVED
SEP 17 2015
By_____

FPL

2 129011 / 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 0

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	**$1,397.08**	**Sep 15 2015**	**$**

Your electric statement

Account number: 57421-67439

For: Jul 24 2015 to Aug 25 2015 (32 days)
Customer name: LAKESIDE PLANTATION COMM
Service address: 2200 PLANTATION BLVD # CLBHSE

Statement date: Aug 25 2015
Next meter reading: Sep 24 2015

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (=)	New charges due by
1,319.49	1,319.49 CR	0.00	0.00	1,397.08	**$1,397.08**	**Sep 15 2015**

Meter reading - Meter KLL2846

Current reading	11525
Previous reading	- 10332
kWh constant	x 10
kWh used	**11930**
Demand reading	5.98
kW constant	x 10.00
Demand kW	**60**

Energy usage

	Last Year	This Year
kWh this month	6819	11930
Service days	32	32
kWh per day	213	372

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

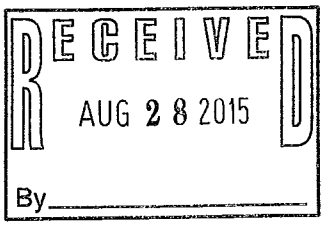
Customer charge:	$19.48
Fuel:	$373.41
($0.031300 per kWh)	
Non-fuel:	$242.90
($0.020360 per kWh)	
Demand:	$636.60
($10.61 per kW)	

Amount of your last bill		1,319.49
Payment received - Thank you		1,319.49 CR
Balance before new charges		$0.00
New charges (Rate: GSD-1 GENERAL SERVICE DEMAND)		
Electric service amount	1,272.39**	
Storm charge	11.45	
Gross receipts tax	32.92	
Franchise charge	80.32	
Total new charges		$1,397.08

Total amount you owe **$1,397.08**

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

- Payment received after **November 13, 2015** is considered **LATE**; a late payment charge of **1%** will apply.
- The amount due on your account will be drafted automatically on or after **September 05, 2015**. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- We've installed a smart meter on your property and it's ready to give you information--by the month, day and hour--about your energy use. For more information about the benefits, including how the smart meter will be read remotely, visit www.FPL.com/smartmeter.
- The Florida Public Service Commission is reviewing a routine storm charge adjustment, which would result in a small decrease beginning in September. Visit FPL.com/rates to learn more about your electric bill.



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 5

AUTO **CO 0116
1 129011

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Do not pay	New charges due by	Amount enclosed
04126-05586	**$653.15**	**Sep 15 2015**	**$**

Your electric statement

For: Jul 24 2015 to Aug 25 2015 (32 days)
Customer name: LAKESIDE PLANTATION
Service address: 2200 PLANTATION BLVD # FNTN

Account number: 04126-05586

Statement date: Aug 25 2015
Next meter reading: Sep 24 2015

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (=)	New charges due by
677.57	677.57 CR	0.00	0.00	653.15	**$653.15**	**Sep 15 2015**

Meter reading - Meter KN46183

Current reading	43059
Previous reading	- 35854
kWh used	**7205**
Demand reading	19.05
Demand kW	**19**

Energy usage

	Last Year	This Year
kWh this month	7611	7205
Service days	32	32
kWh per day	237	225

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

Customer charge:	$19.48
Fuel:	$225.52
($0.031300 per kWh)	
Non-fuel:	$146.70
($0.020360 per kWh)	
Demand:	$201.59
($10.61 per kW)	

Amount of your last bill	677.57
Payment received - Thank you	677.57 CR
Balance before new charges	$0.00

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

Electric service amount	593.29**	
Storm charge	6.92	
Gross receipts tax	15.39	
Franchise charge	37.55	
Total new charges		$653.15

Total amount you owe **$653.15**

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

- Payment received after **November 13, 2015** is considered **LATE**; a late payment charge of **1%** will apply.
- The amount due on your account will be drafted automatically on or after **September 05, 2015.** If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- We've installed a smart meter on your property and it's ready to give you information--by the month, day and hour--about your energy use. For more information about the benefits, including how the smart meter will be read remotely, visit www.FPL.com/smartmeter.
- The Florida Public Service Commission is reviewing a routine storm charge adjustment, which would result in a small decrease beginning in September. Visit FPL.com/rates to learn more about your electric bill.

RECEIVED
AUG 28 2015
By_____

Please have your account number ready when contacting FPL.

Customer service:	1-800-375-2434
Outside Florida:	1-800-226-3545
To report power outages:	1-800-4OUTAGE (468-8243)
Hearing/speech impaired:	711 (Relay Service)
Online at:	**www.FPL.com**

FPL

3 129011 / 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

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

B 5 5517 5

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	**$1,056.27**	**Sep 15 2015**	**$**

Your electric statement

Account number: 84595-15071

For: Jul 24 2015 to Aug 25 2015 (32 days)
Customer name: LAKESIDE PLANTATION COMM
Service address: 2200 PLANTATION BLVD # POOL

Statement date: Aug 25 2015
Next meter reading: Sep 24 2015

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (=)	New charges due by
1,191.51	1,191.51 CR	0.00	0.00	1,056.27	**$1,056.27**	**Sep 15 2015**

Meter reading - Meter KL84533

Current reading	91144
Previous reading	- 81335
kWh used	**9809**
Demand reading	41.42
Demand kW	**41**

Energy usage

	Last Year	This Year
kWh this month	9623	9809
Service days	32	32
kWh per day	300	306

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

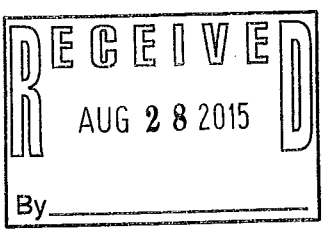
Customer charge:	$19.48
Fuel:	$307.02
($0.031300 per kWh)	
Non-fuel:	$199.72
($0.020360 per kWh)	
Demand:	$435.01
($10.61 per kW)	

Amount of your last bill		1,191.51
Payment received - Thank you		1,191.51 CR
Balance before new charges		$0.00
New charges (Rate: GSD-1 GENERAL SERVICE DEMAND)		
Electric service amount	961.23**	
Storm charge	9.42	
Gross receipts tax	24.89	
Franchise charge	60.73	
Total new charges		$1,056.27

Total amount you owe **$1,056.27**

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

- Payment received after **November 13, 2015** is considered **LATE**; a late payment charge of **1%** will apply.
- The amount due on your account will be drafted automatically on or after **September 05, 2015.** If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- We've installed a smart meter on your property and it's ready to give you information--by the month, day and hour--about your energy use. For more information about the benefits, including how the smart meter will be read remotely, visit www.FPL.com/smartmeter.
- The Florida Public Service Commission is reviewing a routine storm charge adjustment, which would result in a small decrease beginning in September. Visit FPL.com/rates to learn more about your electric bill.



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

$ _____
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 $_____

NorthPort FLORIDA
North Port Utilities

SERVICE ADDRESS			CURRENT CHARGES DUE DATE
2200 PLANTATION BLVD CLUB HOUSE			
ACCOUNT NUMBER	CYCLE	BILL DATE	
43123-156052	18-29	8/28/15	9/22/15

Total Current Charges	137.94
PAST DUE - MUST PAY NOW	.00
Bank acct will be drafted	137.94

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

00004312300015605200000137948

2477 LAKE

⇧ Please return this upper portion with your payment ⇧

*** Bank Draft ***

SERVICE ADDRESS 2200 PLANTATION BLVD CLUB HOUSE

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-156052	18-29	8/28/15	9/22/15

Rate Class : COMMERCIAL
Last payment amount/date: 147.60 8/24/15

Last Bill Amount	147.60
Payments	147.60-
Adjustments	.00
BALANCE FORWARD	.00

	Service Period		Days	Meter Number	Mult	Units	Current	Previous	Usage
WA	7/21/15	8/20/15	30	80000038	1.000	TGAL	633	630	3
							USAGE FOR 8/14		3.00

Service		Consumption	Charge	Total
WA	Base facility chg		40.05	
WA	Usage block 1	3.00	11.01	
	TOTAL WATER			51.06
SE	Base facility chg		68.91	
SE	Consumption	3.00	17.97	
	TOTAL SEWER			86.88

Total Current Charges	137.94
PAST DUE - MUST PAY NOW	.00
Bank acct will be drafted	137.94

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

RECEIVED
AUG 31 2015
By_____

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

AFTER HOURS/EMERGENCY water or sewer service call **941.240.8000**

NorthPort
FLORIDA
North Port Utilities

SERVICE ADDRESS			CURRENT CHARGES DUE DATE
2200 PLANTATION BLVD FRONT FOUNT			
ACCOUNT NUMBER	CYCLE	BILL DATE	
43123-154658	18-29	8/28/15	9/22/15

Total Current Charges 24.54
PAST DUE - MUST PAY NOW .00
Bank acct will be drafted 24.54

$ _____
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 $_____

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

00004312300015465800000024548

2476 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	8/28/15	9/22/15

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

Rate Class : COMMERCIAL
Last payment amount/date: 24.54 8/24/15

	Service Period		Days	Meter Number	Mult	Units	Current	Previous	Usage
WA	7/21/15	8/20/15	30	83717471	1.000	TGAL	1349	1347	2
							USAGE FOR 8/14		13.00

Service		Consumption	Charge	Total
WA	Base facility chg		17.20	
WA	Usage block 1	2.00	7.34	
	TOTAL WATER			24.54

Total Current Charges 24.54
PAST DUE - MUST PAY NOW .00
Bank acct will be drafted 24.54

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

RECEIVED
AUG 31 2015
By_____

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

AFTER HOURS/EMERGENCY water or sewer service call **941.240.8000**

North Port FLORIDA
North Port Utilities

SERVICE ADDRESS			CURRENT CHARGES DUE DATE
2200 PLANTATION BLVD TENNI COURT			
ACCOUNT NUMBER	CYCLE	BILL DATE	
43123-154656	18-29	8/28/15	9/22/15

Total Current Charges 201.04
PAST DUE - MUST PAY NOW .00
Bank acct will be drafted 201.04

$ _____
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 $_____

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

00004312300015465600000201048

2475 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	8/28/15	9/22/15

Last Bill Amount	168.04
Payments	168.04-
Adjustments	.00
BALANCE FORWARD	.00

Rate Class : COMMERCIAL
Last payment amount/date: 168.04 8/24/15

	Service Period		Days	Meter Number	Mult	Units	Current	Previous	Usage
WA	7/21/15	8/20/15	30	80005382	1.000	TGAL	1212	1183	29
							USAGE FOR 8/14		88.00

Service		Consumption	Charge	Total
WA	Base facility chg		78.14	
WA	Usage block 1	20.00	73.40	
WA	Usage block 2	9.00	49.50	
	TOTAL WATER			201.04

Total Current Charges 201.04
PAST DUE - MUST PAY NOW .00
Bank acct will be drafted 201.04

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

RECEIVED
AUG 31 2015
By_____

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

AFTER HOURS/EMERGENCY water or sewer service call **941.240.8000**

PLEASE REMIT PAYMENT TO:

TECO
PEOPLES GAS
P.O. Box 31017
TAMPA, FL 33631-3017

CUSTOMER INVOICE

NE A

ACCOUNT NUMBER	AMOUNT NOW DUE	THIS MONTH'S CHARGE DUE BEFORE
10332096	12.77	09/15/15

XXXXXXXXXXXXXXXX
PAYABLE ON RECEIPT
****
* PLEASE DO NOT PAY. WE WILL DEDUCT 12.77 *
* FROM YOUR BANK ACCOUNT ON OR AFTER 09/06/15. *
****

011114 10332096 000001277

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

RECEIVED
AUG 28 2015
By

WRITE IN AMOUNT PAID ON THIS ACCOUNT

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

DIRECT ALL INQUIRIES TO:

TECO
PEOPLES GAS
POST OFFICE BOX 31017
TAMPA, FL 33631-3017

1-877-832-6747

PLEASE RETAIN THIS LOWER PORTION FOR YOUR RECORDS.

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

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

AMOUNT NOW DUE
12.77

THIS MONTH'S CHARGE DUE BEFORE
09/15/15

ACCOUNT NUMBER
10332096

AVERAGE DAILY THERM USAGE	
AUG 15	0.0
AUG 14	0.4

READ DATE
08/19/15

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

--BILLING PERIOD-- TO	NUMBER OF DAYS	STATEMENT DATE
08/21/15	30	08/25/15

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

METER NUMBER	METER READS PRES - PREV	= CCF	X BTU	X CONVER	= THERMS USED
RHE73410	376 - 376	0	1.0420	1.00000	0.0
			TOTAL THERMS =		0.0

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

RESIDENTIAL SERVICE 1 (RS1)				
PREVIOUS BALANCE				12.77
PAYMENT				12.77-
CUSTOMER CHARGE			12.00	
DISTRIBUTION	0.0 THMS @	0.38335	0.00	
PGA	0.0 THMS @	0.89849	0.00	
TOTAL GAS CHARGES				12.00
TAXES AND FEES				
FRANCHISE FEE			.77	
LOCAL TAX				
STATE TAX				
GROSS RECEIPTS TAX				
TOTAL TAXES AND FEES				0.77
THIS MONTH'S CHARGE				12.77
TOTAL BALANCE DUE				12.77

TO PAY BY PHONE, DIAL 1-877-729-2747 OR, VISIT OUR WEBSITE AT www.peoplesgas.com
(PAY-2PGS)
WHEN PAYING BY CREDIT CARD OR E-CHECK, A CONVENIENCE FEE WILL APPLY.

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 9/21/15.

Previous Balance 8/1/2015	Payments Received 8/21/2015	Balance Forward 9/1/2015	Total New Charges 9/1/2015	Total Amount Due
$371.31	**-$371.31**	**$.00**	**$384.23**	**$384.23**

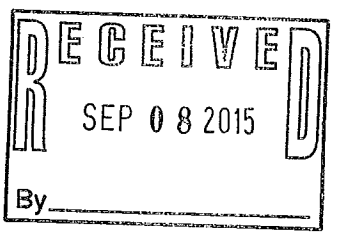
New Charges - Statement Dated 9/1/2015

Current Activity	$295.94
Taxes, Governmental Surcharges and Fees	$37.37
Verizon Surcharges and Other Charges & Credits	50.92
Total New Charges Due by September 25, 2015	**$384.23**
Balance Forward	$.00
Total Amount Due	**$384.23**

Account Number
15 4331 **0624684505** 03

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

Phone: 941-423-5501



Current Activity

Monthly Charges

9/1 9/30 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	60.00	
		• FiOS Internet 50M/50M - 2YR	64.99	
		• Additional Line Promotion	-35.00	
		Verizon Solutions for Business Bundle Price		239.99
9/1	9/30	(Rent): HD Set Top Box 4 @ 11.99		47.96
8/19	9/18	Data Protection		7.99
Monthly Charges Subtotal				**$295.94**

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	8.04
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 **$50.92**

Total New Charges $384.23

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	2.44
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	3.95

VLD - Federal Universal Service Fee - Verizon LD	1.35
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	**$88.29**

*** CHECK DATES 09/01/2015 - 09/30/2015 *** LAKESIDE PLANTATION - CAP RES
BANK C CHECKING ACTIVITIES

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
9/14/15	00009	9/04/15	1511	201509	600	53800	63000			*	1,300.00		
		POOL LIGHTING SURVEY											
									NEW POWER CONSULTING, INC.			1,300.00	000016

TOTAL FOR BANK C 1,300.00

TOTAL FOR REGISTER 1,300.00

NewPower
Consulting, Inc.

Invoice

Date	Invoice #
09/04/2015	001511
Terms	Due Date
Net 30	10/04/2015

Bill To

Governmental Management Services - Central Florida, LLC
135 West Central BLVD, Suite 320
Orlando, Florida 32801
Attn: George S. Flint

Amount Due	Enclosed
$1,300.00	

Please detach top portion and return with your payment.

Activity	Amount
• Lakeside Plantation Pool Lighting Survey	1,300.00
Total	$1,300.00

#9
31-600-538-63

RECEIVED
SEP 08 2015
Governmental Management Services-
Central Florida, LLC

SECTION 5.C.

Lakeside Plantation

Community Development District

Unaudited Financial Reporting
September 30, 2015

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT

COMBINED BALANCE SHEET
September 30, 2015

	GENERAL	DEBT SERVICE	CAPITAL RESERVE	TOTALS
ASSETS				
CASH:				
OPERATING ACCOUNT	$ 79,484	$ -	$ -	$ 79,484
DEBIT CARD ACCOUNT	2,830	-	-	2,830
MONEY MARKET ACCOUNT	146,599	-	-	146,599
ACTIVITIES ACCOUNT	19,133	-	-	19,133
PETTY CASH	50	-	-	50
CAPITAL RESERVE ACCOUNT	-	-	320,494	320,494
PREPAID EXPENSES	17,828	-	-	17,828
INVESTMENT - OPERATIONS:				
INVESTMENT- SBA FUND A	471	-	-	471
INVESTMENT - BONDS:				
RESERVE FUND	-	7,998	-	7,998
REVENUE FUND	-	90,793	-	90,793
PREPAYMENT	-	0	-	0
TOTAL ASSETS	$ 266,395	$ 98,792	$ 320,494	$ 685,681
LIABILITIES & FUND BALANCES				
LIABILITIES				
ACCOUNTS PAYABLE	$ 4,206	$ -	$ 23,098	$ 27,304
CUSTOMER DEPOSITS	1,150	-	-	1,150
TOTAL LIABILITIES	$ 5,356	$ -	$ 23,097.75	$ 28,454
FUND BALANCES				
RESTRICTED FOR DEBT SERVICE	$ -	$ 98,792	$ -	$ 98,792
ASSIGNED FOR CAPITAL PROJECTS	-	-	297,396	297,396
UNASSIGNED	261,039	-	-	261,039
TOTAL FUND BALANCES	$ 261,039	$ 98,792	$ 297,396	$ 657,227
TOTAL LIABILITIES & FUND BALANCES	$ 266,395	$ 98,792	$ 320,494	$ 685,681

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending September 30, 2015

	Adopted Budget	Prorated Budget Thru 09/30/15	Actual Thru 09/30/15	Variance
REVENUE				
Tennis Club	$ 15,000	$ 15,000	$ 19,256	$ 4,256
Activities	12,500	12,500	8,759	(3,741)
Clubhouse Rentals	1,500	1,500	3,925	2,425
Miscellaneous	1,500	1,500	2,262	762
Interest Earnings	150	150	106	(44)
Operations & Maintenance Assessments	620,593	620,593	621,824	1,231
TOTAL REVENUE	$ 651,243	$ 651,243	$ 656,131	$ 4,888
EXPENDITURES				
ADMINISTRATIVE				
Supervisor Fees	$ 12,000	$ 12,000	$ 9,800	$ 2,200
District Manager	35,000	35,000	35,000	(0)
Reimbursable Expenses	600	600	128	473
District Engineer	10,000	10,000	16,055	(6,055)
Disclosure Report	1,000	1,000	1,000	-
Trustee Fees	3,750	3,750	4,337	(587)
Audit Fees	4,100	4,100	4,100	-
Postage, Phone, Fax, Copies	1,000	1,000	517	483
General Liability Insurance	5,000	5,000	4,761	239
Legal Advertising	1,500	1,500	2,148	(648)
Dues, Licenses & Fees	175	175	175	-
Other Current Charges	1,000	1,000	1,597	(597)
Property Insurance	7,000	7,000	7,013	(13)
Website Design/Administration	400	400	428	(28)
District Counsel	22,000	22,000	24,545	(2,545)
TOTAL ADMINISTRATIVE	$ 104,525	$ 104,525	$ 111,604	$ (7,079)
OPERATIONS				
Personnel Services (Management Contract)	$ 172,116	$ 172,116	$ 172,120	$ (4)
Road & Street Repairs & Maintenance	10,000	10,000	1,609	8,391
Common Area Renewal & Maintenance	15,000	15,000	5,336	9,664
Street Light/Decorative Light	10,000	10,000	18,537	(8,537)
Landscape Maintenance - Contract	88,250	88,250	88,250	(0)
Landscape Maintenance - Other	-	-	699	(699)
Plant Replacement Program	12,000	12,000	4,108	7,892
Irrigation Maintenance	500	500	-	500
Lake Maintenance	14,000	14,000	14,242	(242)
Electric Utility Services - Entrance Feature	9,000	9,000	7,510	1,490
Water Utility Services - Entrance Feature	1,000	1,000	946	54
Repairs & Maintenance - Entrance Feature	750	750	2,589	(1,839)
Miscellaneous Tools, Equipment	1,500	1,500	1,038	462
Landscape Inspection Services	3,300	3,300	3,300	-
TOTAL OPERATIONS	$ 337,416	$ 337,416	$ 320,285	$ 17,131

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending September 30, 2015

	Adopted Budget	Prorated Budget Thru 09/30/15	Actual Thru 09/30/15	Variance
CLUBHOUSE				
Activities	$ 19,000	$ 19,000	$ 18,394	$ 606
Licenses/Fees	625	625	624	1
General Supplies	10,000	10,000	10,176	(176)
Maintenance	10,000	10,000	9,900	100
Office Supplies	3,000	3,000	2,104	896
Public Communication	800	800	693	107
Pest Control	900	900	600	300
Security	2,000	2,000	1,046	954
AED	300	300	-	300
Telephone & Internet Services	5,000	5,000	4,497	503
Janitorial Supplies	3,000	3,000	2,559	441
Electric Utility Services - Clubhouse	16,500	16,500	13,530	2,970
Gas Utility	300	300	208	92
Garbage Collection	2,000	2,000	1,882	118
Water Utility Services - Clubhouse	3,000	3,000	2,296	704
Electric Utility Services - Pool	16,500	16,500	14,117	2,383
Pool Maintenance - Other	7,500	7,500	10,826	(3,326)
Tennis Courts - Maintenance	7,500	7,500	7,182	318
Tennis Courts - Programs	2,000	2,000	3,265	(1,265)
Water Utility Services - Tennis Courts & Pool	8,000	8,000	6,075	1,925
TOTAL CLUBHOUSE	$ 117,925	$ 117,925	$ 109,974	$ 7,951
OTHER EXPENDITURES				
Transfer Out - FY14	$ 42,968	$ 42,968	$ 42,968	$ -
Transfer Out - FY15	91,377	91,377	91,377	-
TOTAL OTHER EXPENDITURES	$ 134,345	$ 134,345	$ 134,345	$ -
TOTAL EXPENDITURES	$ 694,211		$ 676,208	
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	$ (42,968)		$ (20,076)	
FUND BALANCE, BEGINNING	$ 42,968		$ 281,115	
FUND BALANCE, ENDING	$ -		$ 261,039	

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE SERIES 1999
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending September 30, 2015

	Adopted Budget	Prorated Budget Thru 09/30/15	Actual Thru 09/30/15	Variance
REVENUE				
Assessments - On Roll	$ 175,905	$ 175,905	$ 175,865	$ (40)
Assessments - Direct Billed	-	-	8,842	8,842
Interest Income	-	-	7	7
TOTAL REVENUE	$ 175,905	$ 175,905	$ 184,715	$ 8,810
EXPENDITURES				
Special Call - 11/1	$ -	$ -	$ 5,000	$ (5,000)
Interest - 11/1	62,724	62,724	62,724	-
Principal - 5/1	60,000	60,000	60,000	-
Interest - 5/1	62,724	62,724	62,550	174
TOTAL EXPENDITURES	$ 185,448	$ 185,448	$ 190,274	$ (4,826)
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	$ (9,543)		$ (5,559)	
FUND BALANCE, BEGINNING	$ 95,379		$ 104,351	
FUND BALANCE, ENDING	$ 85,837		$ 98,792	

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL RESERVE FUND
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending September 30, 2015

	Adopted Budget	Prorated Budget Thru 09/30/15	Actual Thru 09/30/15	Variance
REVENUE				
Transfer In - FY14	$ 42,968	$ 42,968	$ 42,968	$ -
Transfer In - FY15	91,377	91,377	91,377	-
TOTAL REVENUE	$ 134,345	$ 134,345	$ 134,345	$ -
EXPENDITURES				
Clubhouse - Renewal/Replacement	$ -	$ -	$ 3,800	$ (3,800)
Exterior Building Elements	-	-	2,800	(2,800)
Property Site Elements	-	-	42,096	(42,096)
Clubhouse Interior	-	-	7,826	(7,826)
Pool & Spa Elements	-	-	9,589	(9,589)
TOTAL EXPENDITURES	$ -	$ -	$ 66,112	$ (66,112)
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	$ 134,345		$ 68,234	
FUND BALANCE, BEGINNING	$ 229,163		$ 229,163	
FUND BALANCE, ENDING	$ 363,508		$ 297,396	

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	$ 6,484	$ 4,383	$ 1,913	$ 844	$ 297	$ 291	$ 486	$ 1,512	$ 1,254	$ 337	$ 457	$ 998	$ 19,256
Activities	1,087	577	1,785	1,450	297	1,257	733	617	253	265	327	111	8,759
Clubhouse Rentals	-	375	300	350	175	300	650	200	500	550	450	75	3,925
Miscellaneous	180	267	47	17	-	35	-	1,290	-	210	109	108	2,262
Interest Earnings	2	2	5	5	3	3	3	2	2	77	2	1	106
Operations & Maintenance Assessments	-	297,249	178,265	35,205	7,804	11,326	23,047	7,047	58,685	75	3,121	-	621,824
TOTAL REVENUE	$ 7,752	$ 302,853	$ 182,315	$ 37,870	$ 8,575	$ 13,212	$ 24,918	$ 10,669	$ 60,694	$ 1,514	$ 4,465	$ 1,293	$ 656,131
EXPENDITURES													
ADMINISTRATIVE													
Supervisor Fees	$ 1,000	$ 1,000	$ -	$ 1,000	$ 1,000	$ 1,000	$ 800	$ 1,000	$ -	$ 1,000	$ 1,000	$ 1,000	$ 9,800
District Manager	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	35,000
Reimbursable Expenses	-	-	-	-	-	128	-	-	-	-	-	-	128
District Engineer	1,140	375	-	-	2,918	548	4,161	1,538	2,925	1,741	-	710	16,055
Disclosure Report	-	-	-	1,000	-	-	-	-	-	-	-	-	1,000
Trustee Fees	2,683	-	-	-	-	-	-	-	1,654	-	-	-	4,337
Audit Fees	-	-	-	-	4,100	-	-	-	-	-	-	-	4,100
Postage, Phone, Fax, Copies	-	-	-	-	-	-	-	-	-	-	-	517	517
General Liability Insurance	5,345	-	(584)	-	-	-	-	-	-	-	-	-	4,761
Legal Advertising	-	85	-	105	82	78	80	85	92	-	1,337	204	2,148
Dues, Licenses & Fees	175	-	-	-	-	-	-	-	-	-	-	-	175
Other Current Charges	466	386	137	8	-	106	21	102	120	123	66	63	1,597
Property Insurance	7,888	-	(875)	-	-	-	-	-	-	-	-	-	7,013
Website Design/Administrative	25	25	154	25	25	25	25	25	25	25	25	25	428
District Counsel	3,738	2,234	765	3,007	2,963	3,407	1,425	2,094	1,181	1,688	2,043	-	24,545
TOTAL ADMINISTRATIVE	$ 25,377	$ 7,021	$ 2,514	$ 8,061	$ 14,004	$ 8,208	$ 9,428	$ 7,760	$ 8,913	$ 7,493	$ 7,387	$ 5,436	$ 111,604
OPERATIONS													
Personnel Services (Management Contract)	$ 14,343	$ 14,343	$ 14,343	$ 14,343	$ 14,343	$ 14,343	$ 14,343	$ 14,343	$ 14,343	$ 14,343	$ 14,343	$ 14,343	$ 172,120
Road & Street Repairs & Maintenance	-	-	634	-	-	600	-	375	-	-	-	-	1,609
Common Area Renewal & Maintenance	594	975	-	889	-	-	1,710	171	-	297	-	700	5,336
Street Light/Decorative Light	1,315	640	306	75	50	-	7,286	4,935	-	-	3,185	745	18,537
Landscape Maintenance - Contract	7,354	7,354	7,354	7,354	7,354	7,354	7,354	7,354	7,354	7,354	7,354	7,354	88,250
Landscape Maintenance - Other	-	-	-	699	-	-	-	-	-	-	-	-	699
Plant Replacement Program	-	4,108	-	-	-	-	-	-	-	-	-	-	4,108
Irrigation Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	966	966	1,726	966	966	966	1,726	2,096	966	966	966	966	14,242
Electric Utility Services - Entrance Feature	682	-	713	718	737	625	686	658	693	667	678	653	7,510
Water Utility Services - Entrance Feature	175	344	179	28	37	32	28	28	25	21	25	25	946
Repairs & Maintenance - Entrance Feature	149	189	180	85	-	161	-	-	-	126	-	1,699	2,589
Miscellaneous Tools, Equipment	20	-	-	350	-	-	206	149	201	112	-	-	1,038
Landscape Inspection Services	-	550	-	550	-	550	-	550	-	550	-	550	3,300
TOTAL OPERATIONS	$ 25,597	$ 29,470	$ 25,435	$ 26,058	$ 23,488	$ 24,632	$ 33,341	$ 30,660	$ 23,582	$ 24,437	$ 26,551	$ 27,035	$ 320,285

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES & EXPENDITURES

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
CLUBHOUSE													
Activities	$ 1,686	$ 1,255	$ 2,335	$ 1,751	$ 1,787	$ 1,782	$ 1,397	$ 1,592	$ 1,379	$ 880	$ 990	$ 1,561	$ 18,394
Licenses/Fees	-	-	-	289	-	-	-	-	-	335	-	-	624
General Supplies	623	1,051	775	606	453	1,184	517	521	950	1,245	1,445	806	10,176
Maintenance	1,304	1,582	1,046	748	649	163	579	1,083	1,000	608	831	308	9,900
Office Supplies	290	48	289	282	226	365	-	66	269	-	-	269	2,104
Public Communication	-	-	-	-	-	199	-	-	-	55	404	35	693
Pest Control	-	150	-	150	-	-	150	-	-	150	-	-	600
Security	-	147	-	-	147	303	40	147	115	-	147	-	1,046
AED	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone & Internet Services	375	366	362	373	388	373	376	376	380	371	371	384	4,497
Janitorial Supplies	310	311	-	388	333	106	207	159	452	119	36	138	2,559
Electric Utility Services - Clubhouse	1,316	-	1,424	1,107	1,122	1,007	1,203	1,146	1,285	1,202	1,319	1,397	13,530
Gas Utility	27	27	26	17	19	14	14	13	13	13	13	13	208
Garbage Collection	157	157	157	157	157	157	157	157	157	157	157	157	1,882
Water Utility Services - Clubhouse	135	497	196	128	148	157	167	229	217	138	148	138	2,296
Electric Utility Services - Pool	1,094	-	1,102	1,616	1,616	1,712	1,346	1,228	1,056	1,099	1,192	1,056	14,117
Pool Maintenance - Other	26	988	1,375	970	-	2,351	465	1,663	2,423	174	248	144	10,826
Tennis Courts - Maintenance	757	150	517	433	1,738	124	945	123	66	-	1,157	1,172	7,182
Tennis Courts - Programs	162	756	810	864	-	594	-	78	-	-	-	-	3,265
Water Utility Services - Tennis Courts & Pool	567	331	529	377	529	662	540	923	886	362	168	201	6,075
TOTAL CLUBHOUSE	$ 8,828	$ 7,817	$ 10,941	$ 10,256	$ 9,312	$ 11,253	$ 8,103	$ 9,503	$ 10,649	$ 6,908	$ 8,625	$ 7,779	$ 109,974
OTHER EXPENDITURES													
Transfer Out - FY14	$ -	$ -	$ -	$ 42,968	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 42,968
Transfer Out - FY15	-	-	-	91,377	-	-	-	-	-	-	-	-	91,377
TOTAL OTHER EXPENDITURES	$ -	$ -	$ -	$ 134,345	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 134,345
TOTAL EXPENDITURES	$ 59,802	$ 44,308	$ 38,890	$ 178,720	$ 46,804	$ 44,093	$ 50,872	$ 47,924	$ 43,144	$ 38,838	$ 42,563	$ 40,250	$ 676,208
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	$ (52,050)	$ 258,545	$ 143,425	$ (140,850)	$ (38,229)	$ (30,880)	$ (25,953)	$ (37,255)	$ 17,550	$ (37,324)	$ (38,098)	$ (38,957)	$ (20,076)

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**

LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT

SPECIAL ASSESSMENT RECEIPTS - FY2015

TAX COLLECTOR

						Gross Assessments	$ 842,445	$ 656,713	$ 185,733	
						Net Assessments	$ 796,111	$ 620,593	$ 175,517	
Date Received	Dist	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received		General Fund 77.95%	1999 Debt Svc Fund 22.05%	Total 100%
11/18/14	1	$ 68,509.54	$ 2,880.16	$ 985.69	$ -	$ 64,643.69		$ 50,391.79	$ 14,251.90	$ 64,643.69
11/26/14	2	$ 334,884.50	$ 13,388.22	$ 4,822.44	$ -	$ 316,673.84		$ 246,857.22	$ 69,816.62	$ 316,673.84
12/9/14	3	$ 141,066.50	$ 5,638.55	$ 2,031.42	$ -	$ 133,396.53		$ 103,986.79	$ 29,409.74	$ 133,396.53
12/19/14	4	$ 100,732.29	$ 3,995.24	$ 1,451.06	$ -	$ 95,285.99		$ 74,278.43	$ 21,007.56	$ 95,285.99
1/30/15	5	$ 47,176.65	$ 1,361.29	$ 687.23	$ 33.25	$ 45,161.38		$ 35,204.72	$ 9,956.66	$ 45,161.38
2/26/15	6	$ 10,384.26	$ 220.95	$ 152.45	$ -	$ 10,010.86		$ 7,803.78	$ 2,207.08	$ 10,010.86
3/31/15	7	$ 14,750.61	$ -	$ 221.26	$ -	$ 14,529.35		$ 11,326.09	$ 3,203.26	$ 14,529.35
4/30/15	8	$ 30,003.20	$ -	$ 450.05	$ 11.55	$ 29,564.70		$ 23,046.61	$ 6,518.09	$ 29,564.70
5/29/15	9	$ 9,178.24	$ -	$ 137.67	$ -	$ 9,040.57		$ 7,047.41	$ 1,993.16	$ 9,040.57
6/23/15	10	$ 76,428.84	$ -	$ 1,146.43	$ -	$ 75,282.41		$ 58,685.01	$ 16,597.40	$ 75,282.41
7/31/15	11	$ -	$ -	$ -	$ 96.66	$ 96.66		$ 75.35	$ 21.31	$ 96.66
8/28/15	12	$ 4,003.06	$ -	$ -	$ -	$ 4,003.06		$ 3,120.51	$ 882.55	$ 4,003.06
						$ -		$ -	$ -	$ -
						$ -		$ -	$ -	$ -
Totals		$ 837,117.69	$ 27,484.41	$ 12,085.70	$ 141.46	$ 797,689.04		$ 621,823.69	$ 175,865.35	$ 797,689.04

Imagine School at North Port Inc.			$ 8,842.03				$ -	$ 8,842.03
DATE RECEIVED	Check Num	DUE DATE	AMOUNT BILLED	NET AMOUNT RECEIVED	AMOUNT DUE		GENERAL FUND	SERIES 1999 DEBT
4/4/15	4475	2/23/15	$ 8,842.03	$ 8,842.03	$ -		$ -	$ 8,842.03
			$ 8,842.03	$ 8,842.03	$ -		$ -	$ 8,842.03

SECTION

6.

B.ii.

Lakeside Plantation Community Development District

Task 03 Lake Bank Erosion Report

The report was an estimated $3900 task that became $5662.50, an additional $1762.50.

The original task cost estimate was revised down to $3900 by reducing the costs of computer aided design (CAD) and exhibit preparation. The more extensive intent to develop a complete lake (CAD) layer due to the District not having any CAD files provided by the previous District Engineer was reduced to meet the short timeline for report completion requested by the Board of Supervisors. A complete lake Cad layer will have multiple uses for future lake bank repair efforts and other future exhibits of activities or projects at Lakeside Plantation. Unlike previous District Engineers this CAD file would be the property of Lakeside Plantation Community Development District for its use as needed.

Lake bank erosion was documented using a GPS capable camera that would easily integrate into a CAD layer with a geographic information (GIS) background to clearly show and prioritize the photographed lake bank erosion locations. Preparation of the lake bank erosion exhibit for use at Board of Supervisor presentation and for use by contractors in proposal preparation incurred additional time and cost beyond my expectation due to eliminating the lake CAD layer. The erosion photo locations had to be manually placed instead into GoogleEarth software. It took longer than I anticipated, costing an additional approximately $500.

A second unexpected cost was in the development of estimated lake bank repair unit costs. The previous lake bank erosion repair contractor, Abbotts', requested to meet onsite to discuss the method of repair of failing repairs completed over the last several years. Essentially I was asking the contractor to warrant the repair if he proposed performing the same technique of repair for 2015. After back and forth discussion the contractor decided he would not be interested any longer in providing a proposal for lake bank washout repair at all. I then began working with other contractors for an alternative style repair and cost estimate. This collaboration with contractors incurred the balance of the additional cost.

I strive to provide a responsible task cost estimate that is not inflated to address unknown or deficient information. As I get more familiar with Lakeside Plantation Community Development District assets I should be able target the estimated cost of tasks to maintain and operate these assets more accurately.

Prepared by:

David k. Robson, P.E.

Johnson Engineering, Inc.

07-13-15

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

Invoice

June 29, 2015
Project No: 20150050-000
Invoice No: 5

FEID #59-1173834

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 #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		**$900**
	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		**$1,262.50**
	Total	**$1,762.50**

SECTION 6.C.

Lakeside Plantation CDD

ACTION ITEMS

as of 10/21/2015

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.
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**	Proposals to be considered at 10/21/15 Board meeting
4	8/19/15	Evaluate Access Controls and Policies for Tennis Courts	Wittebort		**In Process**	To be done in conjunction with #3
5	8/19/15	Evaluate Feasibility of Water Fountain at Tennis Courts	Wittebort		**In Process**	To be done in conjunction with #3

SECTION

6.

D. i.

Lakeside Plantation CDD
Community Development District

Amenity Center Management Report

Date of Meeting: October 21st, 2015 *Submitted by: Rob Wittebort*

- ***Facility***
  - ***Replaced safety grips on pool handles***
  - ***Replaced flow valve on front fountain***
  - ***New tables for tennis***
  - ***Painted picnic tables***
  - ***New underwater pool light***
  - ***Installed electrical panel for pool***
  - ***New plants around clubhouse***
  - ***Sidewalk grinding and replacement***
  - ***New tennis windsocks***

- ***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***

- ***Special Events:***
  - ***Wine & Cheese Luau***
  - ***Pizza Night***

- ***Donuts & Discussion with Rob***
- ***Bar bingo***
- ***Brats and Brew***
- ***Pancake Breakfast***

- ***Amenity Management***
  - ***Getting bid for A/C work in clubhouse and gym.***
  - ***No luck on pavers, would like to proceed with company previously discussed at CDD meeting.***

Completed by:

Rob Wittebort

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

Cell #: 941-423-5500

Vesta there for you Amenity Services Group Inc