

*Lakeside Plantation
Community Development District*

Agenda

March 16, 2016



Lakeside Plantation

Community Development District

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

March 8, 2016

Board of Supervisors
Lakeside Plantation
Community Development District

Dear Board Members:

The Regular meeting of the Board of Supervisors of the Lakeside Plantation Community Development District will be held **Wednesday, March 16, 2016 at 7:00 p.m. at the Lakeside Plantation Clubhouse, 2200 Plantation Blvd, North Port, FL.** Following is the advance agenda for the meeting:

- I. Roll Call
- II. Public Comment Period
- III. District Engineer Report
 - A. Update on Lake Bank Restoration Project
 - B. Update on Preserve Areas
- IV. Unfinished Business Items
 - Status of Amenity Facilities Conceptual Plan
- V. New Business Items
 - A. Consideration of Revised Amenity Policies, Revised Reservation Forms and Community Club Forms
 - B. Review of Memorandum Regarding Impact of School Sidewalk Legislation
- VI. Business Administration
 - A. Approval of Minutes of Meeting
 - i. February 17, 2016 Workshop
 - ii. February 17, 2016 Board
 - B. Approval of Check Registers - February 29, 2016
 - C. Balance Sheet and Income Statement - February 29, 2016
- VII. Staff Reports
 - A. District Counsel
 - B. District Manager - Action Items
 - C. Amenities Manager - Report
- VIII. Other Business
- IX. Supervisors' Requests
- X. Adjournment

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

Under the third order of business the District' Engineer will report on the lake bank restoration project and preserve areas. Enclosed is a copy of the proposed scope of service for the preserve area maintenance for your review.

The fourth order of business is Unfinished Business and discussion of the Amenity facilities conceptual plan.

The fifth order of business New Business Items. Enclosed under Section A are the revised amenity policies, revised reservation forms and community club forms. Enclosed under Section B is the memorandum regarding impact of school sidewalk legislation. Any new business items will be covered under this section.

The sixth order of business is Business Administration. Section A is the approval of the minutes from the February 17, 2016 Workshop and Board meeting for your review. Section B is approval of the check registers. Section C includes the balance sheet and income statement. Copies of each are enclosed for your review.

The seventh order of business is Staff Reports. Enclosed under Section B is the Manager's Actions Items List for your review.

Staff will provide any additional reports at the meeting. Additional support material may be provided under separate cover or distributed at the meeting, and the balance of the agenda will be discussed at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,

G S Flint/jmr

George S. Flint
District Manager

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

Enclosures

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Lakeside Plantation Community Development District 2016 Preserve Area Maintenance

Scope

The Lakeside Plantation CDD has 73.3 acres, requiring maintenance of exotic and nuisance vegetation. The maintenance activity shall be an initial clean-up of preserve areas as shown in Lakeside Plantation Preserve and Lake Exhibit and listed in the Preserve Maintenance Breakdown. Preserve area boundary is described as be adjacent to maintained residential turf and landscape. The removal of exotic and nuisance vegetation is mostly located in the upland portion surrounding interior marsh areas and adjacent to residential lots and stormwater ponds.

Exotic and Nuisance Vegetation Removal:

Exotic and nuisance vegetation to be eradicated includes as listed in the Preserve Maintenance Breakdown;

Brazilian pepper	melaleuca
Old World climbing fern	Caesarweed
primrose willow	cogongrass
cattail	ragweed.

A licensed herbicide applicator will supervise all herbicide applications to ensure the activities are conducted in accordance with label requirements and state or local regulations. Methods of exotic and nuisance vegetation eradication may include:

1. Hand pulling of seedlings and small saplings;
2. Foliar herbicide application with tracer dye;
3. Killing in place of melaleuca greater than 4-inches diameter at breast height (DBH);
4. Hand cutting exotic vegetation within 12 inches from the ground, removal of cut slash (cut slash must be no greater than four feet in length if placed in existing burn piles), and treatment of the remaining stump with an approved herbicide and tracer dye.

All cut exotics greater than one-inch diameter will be removed from the site.

Please also provide an alternative proposals:

Alt 1 Removes from site cut exotics that are greater than four inch diameter

Alt 2 Stacks and burns cut exotics in place

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**LAKESIDE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

AMENITY FACILITIES POLICIES

| (~~Updated September 16, 2015~~ Revised March 16, 2016)

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

TABLE OF CONTENTS

	<u>Page</u>
IDENTIFICATION CARDS	2
NON-RESIDENT ANNUAL USER FEE	2
HOMEOWNERS' ASSOCIATION USE OF FACILITIES	2
<u>COMMUNITY CLUB USE OF FACILITIES.....</u>	<u>3</u>
GUEST POLICIES	3
RENTER'S PRIVILEGES.....	<u>43</u>
GENERAL FACILITY PROVISIONS	4
LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY	<u>76</u>
GENERAL LAKESIDE PLANTATION AMENITY FACILITY USAGE POLICY.....	7
GENERAL SWIMMING POOL RULES	<u>87</u>
SPA RULES.....	9
SWIMMING POOL: THUNDERSTORM POLICY	<u>109</u>
FITNESS CENTER POLICIES.....	<u>109</u>
GENERAL FACILITY RESERVATION POLICY	10
TENNIS FACILITY POLICIES.....	<u>1140</u>
BASKETBALL FACILITY POLICIES.....	<u>1244</u>
HORSESHOES POLICIES	12
BOCCE POLICIES.....	<u>1342</u>
CARD ROOM AND BILLIARDS ROOM POLICIES	<u>1342</u>
FISHING POLICY	<u>1342</u>
SUSPENSION AND TERMINATION OF PRIVILEGES.....	<u>1413</u>

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.

“Community Club” – shall mean a group of two (2) or more self-organized Residents, Renters and/or Non-Resident Members with a common hobby or recreational, social, service and/or cultural interest that has applied for and received such designation from the District’s Board.

“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.

“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.

“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 (2) cards. Five (5) 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 is 1 ½ times the highest operating and maintenance and debt service rates added together, and this fee shall include privileges for up to two (2) 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.

COMMUNITY CLUB USE OF FACILITIES

1. Each Community Club may use the Amenity Facilities for a function without being required to pay an Annual User Fee and/or a room rental fee. The District may limit or terminate a Community Club's use of the Amenity Facilities at any time, including but not limited to circumstances in which the Community Club proposes to host an event or function in which the primary attendance at such event or function is not Residents, Renters and/or Non-Resident Members (i.e. a wedding, birthday party, etc.).
2. Any Community Club that uses the Amenity Facilities shall be responsible for the cost of repairing any damage to the Amenity Facilities occurring during the Community Club's events.
3. The District may revoke an organization's status under these policies as a Community Club at any time.

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 department 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 policies 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 [as set forth herein](#).
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. Glass containers are prohibited.
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 thirteen (13) must be accompanied by a responsible adult. No children under the age of five (5) may use the spa.
3. Maximum capacity: Seven (7) people.
4. No food or drinks are allowed to be consumed while in the pool/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. The Amenity Facilities may be rented by the following individuals/groups:

A. Residents (includes both events held by the Resident and events sponsored by the Resident);

B. Renters;

C. Non-Resident Members;

D. Homeowners Associations; and

E. Community Clubs.

2. 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 at least (thirty) 30 days in advance.
23. Reservations are available for up to six (6) hour increments for all facilities listed in the reservation policy.
34. Late arrivals or no shows: we will hold your reservation for fifteen (15) minutes past your scheduled start time before re-assigning the reservation time slot.
45. 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.

Lakeside Plantation

2200 Plantation Boulevard

North Port, Florida 34289

(941) 423-5500

RESIDENT FACILITY RESERVATIONS FACILITY RESERVATION AND
USE AGREEMENT AND CONDITIONS
{For Lakeside Residents Only}

Date Requested _____

Purpose of Event _____

Name of Homeowners Association or Community Club Hosting Event (if applicable) _____

Organizer-/Responsible Resident(s) _____

~~Please Print, you must be 18 years or older to reserve this facility.~~

Street Address _____

Telephone _____ Email _____

Note: The CDD facilities may ONLY be rented by the following, who must be eighteen (18) years or older:

- i. Residents (includes both events held by the Resident and events sponsored by the Resident);
- ii. Renters;
- iii. Non-Resident Members;
- iv. Homeowners Associations; and
- v. Community Clubs.

I. ROOM RESERVATION: (Please Circle) Great Room, Catering Kitchen, Multipurpose Room

The Swimming Pool/Spa area, Billiards Room, and Exercise Room may not be reserved for exclusive use at any time. **Absolutely no access will be granted to the pool or tennis court areas.** Use of the clubhouseClubhouse is on a first-come first-serve basis with the CDD office reserving the right to refuse any application. Residents may appeal the decision to the CDD Board of Supervisors at their next available meeting.

II. PEOPLE IN ATTENDANCE:

The Great Room is limited to 88 seated at round and or oblong tables. Additional guests will be turned away by Clubhouse Management.

The Great Room may also be rented for assemblies; however it must be theatre-style seating and may not exceed **88 total** participants.

The Multipurpose Room is limited to seating for 24 seated and 28 participants if assembly style seating.

Number of people in attendance/Room Setup: _____

III. EVENT HOURS:

Hours of Operations are 9 a.m. to 9 p.m. The Great Room may be reserved for one event for the Great Room, and a maximum of 6 hours for the ~~multipurpose room~~Multipurpose Room. Additional set-up times must be prearranged and will cost \$25.00 per hour. **A \$50.00 Closing Charge** for each additional "half hour" will be added to the total cost of the rental fee if the group requires additional cleanup time. Homeowners Associations and Community Clubs are not required to pay such additional charges. This must be prearranged or this amount will be taken out of the security deposit. **Hours requested: From _____ to _____.**

IV. RESERVING THE REQUESTED DATE: The ClubhouseCDD reserves all rights to limit access to the Clubhouse due to prearranged events sponsored by the CDD. If the date requested is available, a **Security Deposit of \$300.00 for the Great Room and /or \$50.00 for the Multipurpose Room** must be paid and this agreement signed by the responsible party to hold a "requested date". The check should be made payable to Lakeside Plantation CDD. No credit cards will be accepted. A refund will be given if there is no damage to the facility, clean-up was completed and all instructions, including capacity and parking requirements, were followed. **Groups who do not abide by the 9:00 p.m. closing hour, a community policy, will be charged a \$50.00 Closing Fee for each additional 30 minutes the Clubhouse is occupied after the required closing time.**

V. CATERING: Any group using the catering kitchen will be expected to return it to an acceptable state of cleanliness, including trash removal. If using a professional caterer, this condition must be adhered to by the caterer.

Catering: _____ Yes, I will hire a professional Caterer

_____ No, I will make my food arrangements; please describe below:

VI. ALCOHOL CONSUMPTION: _____ YES _____ NO

If yes, Please complete the attached form.

Event Liability Insurance ~~is~~ needed. If an event is catered, the caterer may provide the CDD office with proof of liquor liability insurance. If not, you can contact your insurance carrier to write an extension on your coverage for this event. At least seven (7) days prior to the event the CDD office must receive a letter on your homeowner's insurance company's letterhead stating that you have a "Host Liquor Liability Policy".

If yes, a qualified bartender must be present to serve guests, and should you have more than fifty (50) guests, you must provide security in the form of off-duty or retired police officer or law enforcement officer.

Without limiting the generality of the foregoing, the organizer/responsible resident agrees that no alcohol beverages will be served to any person under the age of 21 or to any person already intoxicated.

VII. ENTERTAINMENT: Since the Clubhouse ~~Facilities~~facilities remain open to all residents, the volume and appropriateness of all entertainment must meet the CDD office approval.

VIII. NO SMOKING: All rooms at the Lakeside Plantation Clubhouse are designated as smoke free environments....Smoking is prohibited!

IX. DECORATING: The Groupgroup will be limited to table top and wall decorations (push pins only). Requests for ceiling decorations will be considered and must be pre-approved by the CDD office. No Clubhouse decorations may be removed. No Smoke/Fog machines are permitted. If food is being served, table cloths must be used on all tables.

X. LIMITED PARKING: The Groupgroup will be restricted to Clubhouse parking facilities. The parking lot is limited to 47 parking spaces and 5 handicapped parking spaces with a maximum capacity of 52 vehicles.

XI. LIMITED ACCESS: Participants access must be limited to the area booked for this event. Absolutely no access will be granted to the pool or tennis court areas. Photos may be taken at the gazebo and picnic areas behind the Clubhouse or at the fountains and arbors at the front entrance of the community.

XII. SET-UP AND CLEANUP: ~~The~~Clubhouse staff will provide set-up and teardown of all tables and chairs—~~The; provided, however, that Clubhouse staff will only provide such set-up and teardown services for events hosted by a Homeowners Association and/or Community Club if the set-up and/or teardown will occur during times in which the Clubhouse is already planned to be staffed by the CDD or its management company. Otherwise, the Homeowners Association and/or Community Club is fully~~ responsible for the set-up and/or teardown of tables and chairs for its event. The organizer/responsible party must be present during set-up and teardown. The organizer/responsible party is also responsible for removing all trash from the room, cleaning up the decorations and returning the overall condition of the room to the condition at the beginning of the function.

XIII. PAYMENT: The event must be paid in full thirty (30) calendar days prior to the event date.

Great Room: Maximum of 6 hours may be reserved for each event and the cost is \$250.00. If additional time is needed to decorate for this event, the morning may be reserved at an additional fee of \$25.00 per hour. If an event exceeds the contracted time for any reason, the resident booking the event will be charged \$50.00 per half hour in excess.

Room Rental: _____ \$250.00- (6 hours Maximum)

Additional Setup Access: \$25.00 —per hour

Closing Fee: _____ \$50.00 —per half-hour, after 9:00 p.m.

Security Deposit _____ \$300.00 —certified check or money order.

(All fees include tax)

Note: For Resident-sponsored events (i.e. events hosted by family or friends of a Resident who sponsors such event) the sponsoring Resident must personally pay the room rental fee and security deposit. The Resident must also be in attendance at the function or they will forfeit their security deposit.

Note: Homeowners Associations and Community Clubs are not required to pay the Additional Setup Access Fee and/or Closing Fee.

Multipurpose Room Rental: Minimum of 1 hour may be reserved for each event and the cost is \$25.00 per hour with a maximum of 6 hours reserved.

Room Rental: _____ \$25.00 per hour (up to 6 hours maximum)

Additional Setup Access: _____ \$25.00 per hour

Closing Fee: _____ \$50.00 per half-hour, after 9:00 p.m.

Security Deposit _____ \$50.00 certified check or money order.

(All fees include tax)

Note: Pursuant to the District’s Amenity Facilities Policies, a Homeowners Association and/or Community Club may rent the Great Room and/or Multipurpose Room for a resident-oriented function without cost (not including any costs associated with damage to the facilities caused by such event, which amount shall be borne by such entity or the organizer/responsible resident).

Note: Homeowners Associations and Community Clubs are not required to pay the Additional Setup Access Fee and/or Closing Fee.

XIV. SPECIAL REQUESTS: Must be accepted by the CDD Clubhouse/Activities Coordinator. Residents may appeal a denial to the CDD Board.

XVI. VENDORS/MERCHANDISE: Any Vendor who will sell or giveaway merchandise must have a copy their business license and insurance on file with the CDD office.

XVII. SECURITY DEPOSIT: At the conclusion of the event and upon inspection, the CDD shall either **1)** return the security deposit to the organizer/responsible resident if there is no damage to the CDD property or cleaning required or **2)** charge the organizer/responsible resident for any damage to the CDD property and for cleaning required and apply the security deposit to the charge. If the damage to the CDD property and/or cleaning is less than the security deposit, the excess amount from the deposit shall be returned to the organizer/responsible resident. If the damage

to the CDD property and/or cleaning exceeds the security deposit, the organizer/responsible resident will be responsible for and will be billed for any costs over and above the security deposit. All such charges must be paid to the CDD no later than thirty (30) calendar days after the invoice date.

~~Resident sponsored family and friends may now rent the Great Room at the same rate as the Note: A resident. The sponsoring resident must personally pay the rental and deposit, the resident an event for family and friends must also be in attendance at the function or they will forfeit their security deposit.~~

XVIII. ILLEGAL OR DISRUPTIVE BEHAVIOR: Any group or individual which is conducting an illegal activity in the facilities may be required to immediately exit the facilities and may be suspended or prohibited from using the facilities.

XIX. ANIMALS: Only dogs trained to assist or aid disabled persons and are actually being used for the purpose of assisting or aiding such person are permitted in the clubhouse.

XX. INDEMNIFICATION AND HOLD HARMLESS: The responsible party/event organizer agrees that this application applies to himself or herself and all of his or her guests, agents, officers, directors, employees, consultants or similar persons. Nothing contained in these policies shall constitute or be construed as a waiver of the Lakeside Plantation Community Development District's limitations on liability contained in Section 768.28, F.S., or other statutes.

XXI. CANCELLATION POLICY: Cancellation of any event MUST be cancelled twenty (20) days prior to event date in order to receive full refund of room rental and security deposit. IF CANCELLATION IS RECEIVED LESS THAN TWENTY (20) DAYS PRIOR TO EVENT DATE, RESIDENT FORFEITS ROOM RENTAL RATE HOWEVER, RESIDENT WILL RECEIVE FULL REFUND OF SECURITY DEPOSIT.

ACCEPTANCE OF ALL TERMS AND CONDITIONS:

Upon signature of this application, the responsible party/event organizer agrees to be liable for any and all damages, losses, and expenses incurred by the CDD, caused by the acts and/or omissions of the responsible party/event organizer, or any of his or her guests, agents, officers, directors, employees, consultants, or similar persons.

The responsible party/event organizer agrees to indemnify, defend, and hold the CDD harmless of any and all claims, suits, judgments, damages, losses and expenses, including but not limited to, court costs, expert witnesses, consultation services and attorney fees, arising from any and all acts and/or omissions of the responsible party/event organizer, or any of his or her guests, agents, officers, directors, employees, consultants or similar persons.

~~**ACCEPTANCE OF ALL TERMS AND CONDITIONS:**~~

_____ I understand that this is an application only and does not obligate the Lakeside Plantation CDD in any fashion to reserve any facility and/or approve any event. I have read, understand and agree to abide by the policies set forth by Lakeside Plantation CDD.

I (We) agree to all of the above listed terms and conditions and will ensure that all participants in my group will adhere to these conditions.

Print Name(s)

Date

Signature(s)

Date

Witnessed by: _____

_____ **Valid license to verify age, checked**

LAKESIDE PLANTATION
Community Development District

FEE SCHEDULE – EFFECTIVE 2014

Community Center Room Rental Fees:

~~Resident:~~

Great Room:

Room Rental	\$250.00 (6 hours maximum)
Security Deposit	\$300.00
Additional Setup Access	\$25.00 per hour
Closing Fee	\$50.00 per half-hour, after 9:00 p.m.

Library/Multipurpose Room:

Room Rental	\$25.00/Hr. (6 Hour Maximum hours maximum)
Refundable Security Deposit	\$50.00
Set-Up Fee's	\$25.00/Hr.

~~A \$50.00 Closing Charge for each additional "half hour" will be added to the total cost of the rental fee if the group requires additional cleanup time.~~

Additional Setup Access	\$25.00 per hour
Closing Fee	\$50.00 per half-hour, after 9:00 p.m.

Note: Pursuant to the District's Amenity Facilities Policies, a Homeowners Association and/or Community Club may rent the Great Room and/or Multipurpose Room for a resident-oriented function without cost (not including any costs associated with damage to the facilities caused by such event, which amount shall be borne by such entity or the organizer/responsible resident).

Note: Homeowners Associations and Community Clubs are not required to pay the Additional Setup Access Fee and/or Closing Fee.

Tennis Club Membership Fees:

~~Membership Fees~~

Family:

Annual Package (up to 5 people) \$550.00

Single:

Annual Package \$400.00

Seasonal:

Family	\$360.00
Single	\$260.00

ADDITIONAL FEES TO BE ADDED

Card Passes (Exercise Room, Card Room, Billiard Room):

The CDD will currently issue up to two cards per household, one per adult. All residents 15 and older must have their own card. An additional fee of \$10.00 per card will be imposed for all cards issued past the first two including lost cards. All guest(s) must be registered and a \$10.00 refundable deposit will be paid. If the card is returned then the deposit is returned.

From time to time, the District may offer other events, such as activities or classes, and charge and collect participation fee. These fees may vary, but in no event shall exceed \$150.00 per person, per event. The actual participation fee to be charged for any specific event shall be dependent upon the nature of the event, the price of the vendor providing the event, and/or the other costs to the District in hosting the event.

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Lakeside Plantation

2200 Plantation Boulevard

North Port, Florida 34289

(941) 423-5500

DESIGNATION OF COMMUNITY CLUBS

This memorandum is intended to explain the process for designation of a group of individuals as a Community Club for the purposes of renting the Lakeside Plantation Community Development District (the "District") Amenity Facilities.

What is a Community Club?:

Community Clubs are able to be established by self-organized Residents, Renters and Non-Resident Members (as defined in the District's Amenity Facilities Policies) in order to allow the members thereof to pursue common interests in hobbies or in recreational, social, service and/or cultural endeavors. Community Clubs may rent the District's Amenity Facilities, without cost, for the purpose of hosting events or functions in which the primary attendance at such event or function will be Residents, Renters and/or Non-Resident Members. All groups are required to be designated as a Community Club by the District prior to renting the Amenity Facilities without cost.

What is the Process for Designation as a Community Club?:

1. Any Resident, Renter and/or Non-Resident Member that desires to have a group of two (2) or more Residents, Renters or Non-Resident Members with common interests designated as a Community Club may submit an Application Form to the District's Facility Manager, whose office is located in the Clubhouse.
2. The completed Application Form will be provided to the District's Board of Supervisors (the "Board") for consideration at its next regularly-scheduled Board meeting.
3. The Board will review the Application Form for completeness and compliance.
4. After designation as a Community Club by the Board, such club shall register its existence with the Facility Manager, and may thereafter rent the District's Amenity Facilities at no cost, subject to the terms of the District's Amenity Facilities Policies and Facility Reservation and Use Agreement.
5. Note that the District reserves the right to revoke a group's designation as a Community Club at any time.

Note: The District does not endorse or express an opinion relative to any activities conducted or expressed by a Community Club or its members.

What Rules Apply to Community Clubs?:

1. All members of Community Clubs must be Residents, Renters or Non-Resident Members. Guests may attend up to two (2) Community Club events per year.
2. Each Community Club must be designated by the Board, and registered with the District's Facility Manager.
3. Upon request by the District, Community Clubs must provide information related to its membership in order to allow the District to confirm that all members are Residents, Renters and/or Non-Resident Members.

4. All activities of the Community Club occurring at the District's Amenity Facilities must be legal and otherwise in accordance with the District's Amenity Facilities Policies and Facility Reservation and Use Agreement.

What Other Conditions Apply to the Rental of the Amenity Facilities by a Community Club?:

Community Clubs must otherwise comply with the policies set forth in the District's Amenity Facilities Policies and Facilities Reservation and Use Agreement.

Note that the District may charge a Community Club for the cost of repairing any damage to the Facility Facilities occurring during the Community Club's function or event, and may charge the applicable room rental fee(s) to rent the Amenity Facilities if the club desires to host an event or function in which the primary attendance at such event or function is not Residents, Renters and/or Non-Resident Members (i.e. a wedding, birthday party, etc.).

Lakeside Plantation

2200 Plantation Boulevard

North Port, Florida 34289

(941) 423-5500

COMMUNITY CLUB APPLICATION FORM

Community Clubs are able to be established by self-organized Residents, Renters and Non-Resident Members (as defined in the District’s Amenity Facilities Policies) within the Lakeside Plantation community in order to allow the members thereof to pursue common interests in hobbies or in recreational, social, service and/or cultural endeavors. All proposed clubs are required to complete the following Application Form in order to be designated as a Community Club by the Lakeside Plantation Community Development District (the “District”).

Process for Designation as a Community Club:

1. Any Resident, Renter and/or Non-Resident Member that desires to have a group of two (2) or more Residents, Renters or Non-Resident Members with common interests designated as a Community Club may submit an Application Form to the District’s Facility Manager, whose office is located in the Clubhouse.
2. The completed Application Form will be provided to the District’s Board of Supervisors (the “Board”) for consideration at its next regularly-scheduled Board meeting.
3. The Board will review the Application Form for completeness and compliance.
4. After designation as a Community Club by the Board, such club shall register its existence with the Facility Manager, and may thereafter rent the District’s Amenity Facilities at no cost, subject to the terms of the District’s Amenity Facilities Policies and Facility Reservation and Use Agreement.
5. Note that the District reserves the right to revoke a group’s designation as a Community Club at any time.

I. BASIC INFORMATION

PROPOSED CLUB NAME _____

DOES THE PROPOSED CLUB’S MEMBERSHIP CONSIST OF ANYONE WHO IS NOT A RESIDENT, RENTER OR NON-RESIDENT MEMBER? YES _____ NO _____

PLEASE TELL US ABOUT YOUR CLUB INTENDS TO USE THE FACILITIES:

HOW OFTEN IS YOUR CLUB ANTICIPATED TO MEET? _____

WHEN IS YOUR CLUB ANTICIPATED TO MEET? _____

WHERE DO YOU ANTICIPATE THAT YOUR CLUB WILL WANT TO MEET? _____

II. CONTACT INFORMATION FOR CLUB LEADER/ALTERNATE LEADER

Please list the contact information for the person seeking the designation of the group as a Community Club (the "Club Leader").

NAME OF CLUB LEADER _____

HOME ADDRESS _____

PHONE NUMBER (1) _____ PHONE NUMBER (2) _____

EMAIL ADDRESS _____

Please list the contact information for at least one other proposed club member who may serve as an Alternate Leader in the Club Leader's absence or departure.

ALTERNATE LEADER NAME _____

HOME ADDRESS _____

PHONE NUMBER (1) _____ PHONE NUMBER (2) _____

EMAIL ADDRESS _____

ALTERNATE LEADER NAME _____

HOME ADDRESS _____

PHONE NUMBER (1) _____ PHONE NUMBER (2) _____

EMAIL ADDRESS _____

III. ACKNOWLEDGMENT OF RULES AND POLICIES

DID YOU READ AND UNDERSTAND THE RULES AND POLICIES APPLYING TO COMMUNITY CLUBS, INCLUDING BUT NOT LIMITED TO THE DISTRICT'S AMENITY FACILITIES POLICIES? YES _____ NO _____

Signature: _____

Name: _____

Date: _____

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**V.
B.**

Hopping Green & Sams

Attorneys and Counselors

MEMORANDUM

TO: Board of Supervisors
Lakeside Plantation Community Development District

FROM: Michael C. Eckert
Lindsay C. Whelan

DATE: March 16th, 2016

RE: Memorandum Regarding Impact of Passage of HB 41 on Lakeside Plantation
Community Development District (the “Legislation”)

INTRODUCTION

Pursuant to Florida law, a school district is not required to provide transportation to public school students residing within two (2) miles of their assigned school.¹ As you are aware, Imagine Schools at North Port Upper School (“Imagine School”), a public charter school, is partially located within the boundary of the Lakeside Plantation Community Development District (the “District”) and is located less than two (2) miles from residences within the District. Accordingly, it is assumed that students living within the District who attend Imagine School are not provided with transportation to such school by the School District of Sarasota County (the “School District”).

Section 1006.23, *Florida Statutes*, which was amended by the Legislation, generally seeks to prevent those students within this two (2) mile radius from being subjected to hazardous walking conditions while they are walking to and from school. For the purposes of determining whether a hazardous walking condition exists, Florida Statutes defines the term “student” as any *public elementary school student* whose grade level does not exceed grade 6. While the grades comprising “elementary school” is not expressly defined, the Legislature appears to define “elementary school” to only include grades 1 through 5 based on other uses of the term through the Florida Statutes. The reference to a specific grade to which the term “student” applies in

¹ See: Section 1006.21(3)(a), *Florida Statutes* and Rule 6A-3.001(3), *Florida Administrative Code*.

section 1006.23, *Florida Statutes*, (i.e. not exceeding grade 6) is likely meant to address “combination” public schools that include grades K through 12.

Accordingly, as Imagine School is comprised of grades 6 through 12, it is likely not considered an “elementary school” pursuant to Florida law, and section 1006.23, *Florida Statutes*, relating to the identification and correction of hazardous walking conditions likely does not apply to the roadways and intersections within the District’s boundary. However, in an abundance of caution, and due to the fact that the scope of the statute has not yet been determined by a Court, this memorandum is provided to the Board of Supervisors of the District as a Court may adopt a different interpretation that 6th grade students attending Imagine School and living within the boundary of the District fall within the definition of a “student” for the purposes of section 1006.23, *Florida Statutes*.

DEFINING A “HAZARDOUS WALKING CONDITION”

Section 1006.23(2), *Florida Statutes*, defines when a “hazardous walking condition” exists. Specifically, it is considered to be a hazardous walking condition if, with respect to any roadway along which students must walk to and from school, there is not an area at least four (4) feet wide adjacent to the road having a surface upon which students may walk without being required to walk on the roadway surface;² provided, however, that drainage ditches, sluiceways, swales, and/ or channels shall not be included when calculating the width of such area. Notwithstanding the foregoing, a hazardous walking condition additionally exists if the roadway along which students must walk is: (i) uncurbed; (ii) has a posted speed limit of 50 miles per hour (“MPH”) or greater; and (iii) the required four (4) foot walking area discussed above is not set off from the edge of the roadway by at least three (3) feet.

Moreover, it is considered to be a hazardous walking condition if, with respect to any roadway across which students must walk to and from school:

² Note: “area” is not defined as a paved surface.

- i) the traffic volume on the roadway exceeds the rate of 360 vehicles per hour during the time students walk to and from school³ and the crossing site is uncontrolled, meaning that there is no crossing guard, traffic enforcement officer, stop sign or other traffic control signal present during the times students walk to and from school; or
- ii) the total traffic volume on the roadway exceeds 4,000 vehicles per hour through an intersection that is controlled by a stop sign or other traffic control signal, *unless* crossing guards or other traffic enforcement officers are present during the times students walk to and from school.

Finally, with respect to any roadway at any uncontrolled crossing site which students must encounter when walking to and from school, it is considered to be a hazardous walking condition if: (i) the roadway has a posted speed limit of 50 MPH or greater; or (ii) the roadway has six (6) or more lanes. As there are no roadways within the District that have either: (i) a 50 MPH or greater speed limit; or (ii) six (6) or more lanes, this provision is not applicable with respect to the roadways and intersections located within the District.

IMPACT OF LEGISLATION ON ROADWAYS WITHIN THE DISTRICT

Walkways Parallel to the Roadway

For walkways within the District that are parallel to the roadway, District staff has determined that there is at least four (4) feet of sidewalk and flat ground surface adjacent to such roadways upon which students may walk. Moreover, there are no uncurbed roadways within the District that exceed a speed limit of 50 MPH, necessitating the three (3) foot setback as required by section 1006.23(2)(a)1., *Florida Statutes*.

Walkways Perpendicular to the Roadway

For walkways within the District that are perpendicular to the roadway, District staff has determined that, while there are stop signs at each of the internal District-owned roadways that

³ Pursuant to section 1006.23(2)(b), *Florida Statutes*, traffic volume shall be determined by the most current traffic engineering study conducted by a state or local government agency.

intersect Plantation Boulevard, there are no stop signs or traffic control signals along Plantation Boulevard, which some students may have to cross in order to walk to Imagine School. Moreover, District staff has been advised that crossing guards are not present along Plantation Boulevard during the times when students walk to and from school. Accordingly, if the traffic volume on Plantation Boulevard exceeds 360 vehicles per hour during the times when students walk to and from school, a hazardous walking condition likely exists pursuant to section 1006.23(2)(b)1., *Florida Statutes*. As the City of North Port (the “City”) owns and maintains Plantation Boulevard, it has jurisdiction of such roadway and accordingly is the entity responsible for remedying any such hazardous walking conditions.

DETERMINATION AND CORRECTION OF HAZARDOUS WALKING CONDITIONS

Determination of Hazardous Walking Conditions

If requested by the Superintendent of the Sarasota County School District (the “Superintendent”), the purported hazardous walking condition shall be jointly inspected by the following individuals who shall determine whether a hazardous walking condition in fact exists (hereinafter referred to as the “Government Representatives”): (i) a representative of the School District; (ii) a representative of the government entity with jurisdiction over the perceived hazardous location (i.e. the City Manager if the condition relates to Plantation Boulevard, and the District Manager if the condition relates to an internal District-owned roadway); and (iii) a representative of the City of North Port Police Department.⁴ In the event that the Government Representatives agree that a hazardous walking condition exists, the government entity with jurisdiction of the location shall provide a written report to the Superintendent regarding same, who shall thereafter initiate a formal request for correction of the hazardous walking condition as discussed in more detail below.

⁴ Note that section 1006.23(3), *Florida Statutes*, provides that the police-representative shall be one of the following: a representative of the municipal police department for a municipal road, a representative of the sheriff’s department for a county road, or a representative of the Department of Transportation for a state road. With the exception of Plantation Boulevard, the roadways within the District are owned and maintained by the District, which does not have its own police force. Accordingly, it is assumed that a representative of the City of North Port Police Department would be required to attend such meeting, as all of the roadways within the District are located within, and are subject to the jurisdiction of, the City of North Port Police Department. However, it is recommended that a representative of the District should also attend any such meetings relative to roadways located within its boundary.

Conversely, if the Government Representatives are unable to reach a consensus, the Superintendent shall provide a report and recommendation to the Sarasota County School Board (the “School Board”) regarding such condition. Thereafter, and after providing the affected government entity with at least thirty (30) days’ written notice, the School Board may initiate a lawsuit seeking a declaratory judgment to determine whether the condition constitutes a hazardous walking condition.⁵ If the School Board prevails, the Superintendent shall report the outcome to the Department of Education (the “Department”) and shall initiate a formal request for correction of the hazardous walking condition as discussed below.

Correction of Hazardous Walking Conditions

Upon a determination that a hazardous walking condition exists,⁶ the government entity with jurisdiction over the location upon which the condition exists shall correct the hazardous walking condition “within a reasonable period of time;” provided, however, that no specific timeframe for correction is required or otherwise provided by law. Within ninety (90) days after receiving a request from the Superintendent, the affected government entity shall provide a written “position statement” informing the Superintendent as to whether it will include the correction of the hazardous walking condition in its next annual 5-year transportation work program and, if so, when correction of the condition will be completed. If the affected government entity does not plan to include the correction of the hazardous walking condition in its next annual 5-years transportation work program, it must provide a written position statement informing the Superintendent and the Department of such intent, as well as the factors justifying such conclusion.

During the existence of a hazardous walking condition, the School Board shall provide transportation to those elementary school students within the two (2) mile radius of Imagine School who would be subjected to such conditions. In accordance with section 1006.23(4)(c), *Florida Statutes*, state funds shall be allocated for the transportation of such students until the

⁵ The proceeding seeking a declaratory judgment may not be initiated if, within such thirty (30) day notice period, the government entity: (i) concurs in writing that a hazardous walking condition exists; and (ii) provides a position statement to the Superintendent. If a proceeding is initiated, it is the School Board that has the burden of proving that a hazardous walking condition exists “by the greater weight of the evidence.”

⁶ Pursuant to section 1006.23(5), *Florida Statutes*, in a civil action for damages brought against the City or the District, the designation of a hazardous walking condition is not admissible in evidence.

correction of the hazardous walking condition or the projected completion date, whichever occurs first. Accordingly, in the event of a determination of a hazardous walking condition within the District's boundary, neither the City nor the District would be responsible for the coordination of supplemental transportation for the 6th grade students attending Imagine School and living with the District's boundary, or the cost thereof.

CONCLUSION

In conclusion, it is not likely that the Legislation applies to the property within the District's boundary due to the grade levels currently attending Imagine School. However, even if the Legislation was determined by a Court to apply to the lands within the District's boundary, it does not appear that there is any need for remedial action by the District with respect to the roadways or areas that it owns and maintains.

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

The Workshop Meeting of the Board of Supervisors of the Lakeside Plantation Community Development District was held on Wednesday, **February 17, 2016** at 6:30 p.m. at the Lakeside Plantation Clubhouse, 2200 Plantation Boulevard, North Port, Florida.

Present and constituting a quorum:

Alan (Bud) Sabol	Chairman
Harry Smith	Vice Chairman
Joe Szewczyk	Supervisor

Also present:

George Flint	District Manager
Lindsay Whelan	District Attorney (by telephone)
David Robson	District Engineer
Rob Wittebort	Facilities Manager
David Bishop	Ugarte Architecture
Several Residents	

FIRST ORDER OF BUSINESS

Roll Call and Pledge of Allegiance

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

SECOND ORDER OF BUSINESS

Public Comment Period

There not being any, the next item followed.

THIRD ORDER OF BUSINESS

**Discussion of Amenity Facilities
Renovation and Upgrades**

Mr. Flint introduced Mr. Bishop from Ugarte Architecture.

Mr. Bishop provided an overview of the process, the overall relationships of the various amenities and collection of data.

The tennis courts, pool and clubhouse are the fixed components and we are not talking about reinventing any of those major components. I have done an outline and it is only to view the negative space opportunities outside of the major fixed assets. All it says is this is what I see as the negative space opportunities in which we have to work with. A quick analysis is you have the clubhouse, pool, leisure activities meaning picnic tables, gazebos, and make sense the way this

was laid out originally. We also have mixed and specific activities such as the children's playground, bocce and horseshoe pit, pickle ball, handball and basketball. A little later we will talk about the billiards room. I do have a general question. In the configuration, is there anything about this that looks outbalanced?

Mr. Szewczyk: There is a lot of focus on tennis.

Mr. Bishop: I am leaning towards the playground. The playground activity makes more sense to be moved away from the dangers of the pond and pool. I am going to pass out some surveys to share and we are going to put the survey together as a group and then have more interaction between you and me. As we start I will talk about what is existing and how you feel about it. One is the condition of the amenity and two is this is right about for the amenity should we have more or less. The survey portion of the data collection we are doing goes from now until the end of the month. It will be on line and we have copies up front. You have multiple opportunities to submit the survey. You don't have to complete the survey tonight. You can email it to me, turn it in at the office, or go on line. I would like to point out this is on the honor system.

Whereupon a discussion session was held with the Board and residents regarding various features and its use and conditions, the addition of amenities such as pickle ball or removal of certain items.

A copy of the PowerPoint Presentation and the survey is attached and made a part of the Record of Proceedings for this workshop. Survey will include items such as the playground, gazebo next to the clubhouse, picnic area/grills, gazebo, pond and bridge, bocce ball court, and basketball court.

FOURTH ORDER OF BUSINESS

Adjournment

There being no further business, the workshop was adjourned at 7:26 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

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

The Regular Meeting of the Board of Supervisors of the Lakeside Plantation Community Development District was held on Wednesday, **February 17, 2016** at 7:26 p.m. at the Lakeside Plantation Clubhouse, 2200 Plantation Boulevard, North Port, Florida.

Present and constituting a quorum:

Alan (Bud) Sabol	Chairman
Harry Smith	Vice Chairman
Joe Szewczyk	Supervisor

Also present:

George Flint	District Manager
Lindsay Whelan	District Attorney (by telephone)
David Robson	District Engineer
Rob Wittebort	Facilities Manager
Several Residents	

FIRST ORDER OF BUSINESS

Roll Call and Pledge of Allegiance

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

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Eleane Butley: Several months ago two HOA Board members were sharing war stories and questions about their procedures. During that conversation the idea arose to get the presidents and one other member of the Lakeside Plantation Boards of Directors to discuss our procedures, share ideas, work with our residents and have general conversations about our total community. This group, we named the HOA Council, has met three times, shared ideas and discovered some common problems that exist among the HOAs and involve the CDD. Instead of each HOA complaining and approaching the CDD individually for assistance we are here to address two problems that affect all residents of the CDD and need addressing and action taken by the CDD Board. The first one deals with a very simple question. Do the residents of Lakeside Plantation have the right to use the clubhouse for activities which are open to all residents without having to pay to use the facility? There have been reports of some people being able to use the facility without a fee where others are being told a rental fee would be charged. As an example one small

group of ladies who organize lunches and teas and fashion shows over the past several years have not been charged a rental fee was considering putting on a spring bonnet ladies lunch or tea and in the preplanning a member of this committee approached the facility manager about security a date and time for the event. He told this person that they may have to rent the facility thus paying a fee. If this event is open to all Lakeside Plantation women and men if they chose, and is not advertised as an outside audience and is not producing any revenue, should there be a fee involved in use of the facility and assistance in setting out the tables for the event? We pay taxes to operate Lakeside Planation. We pay the management company and the amenities company. They are here to operate the facility, keep the property clean and safe, and provide social opportunities for the residents. They serve at our pleasure and we expect respectful and positive attitudes from staff. We are not the adversaries here. The residents of this community should not be afraid to ask to use the clubhouse that we own. There should be no question about Lakeside Plantation residents using the clubhouse without a fee.

The second item that every HOA has approached the CDD in the past with no action by the Board is the sidewalk maintenance. This one is simple to explain and fundamental. The facts: 1) The CDD owns the sidewalks throughout the community. 2) It is the responsibility of the CDD to keep our property clean and safe. 3) The CDD attorney at a CDD meeting stated that the CDD is responsible for the sidewalks. 4) The CDD is very responsive when a portion of the sidewalk is raised above its ¼” and needs to be ground down to prevent tripping hazards. They are very conscious of the liability involved. 5) Lakeside Plantation residents pay taxes and expect to have them clean and safe. The solution is simple. The HOA Council is asking the Board and management company to build into its budget for 2017 enough money to provide one cleaning to all sidewalks in the community. We also ask the amount include funding for spot cleaning the sidewalks that have come unsafe and unhealthy due to the buildup of black mold that does occur throughout the rainy season. That procedure for spot cleaning would be handled similarly to the grinding of the sidewalks that need attending. The HOA Council respectfully asks that you discuss these matters and take action on each of them. Thank you.

Mr. Dennis Spalding: I have a carryover question from the workshop we just had. One of the discussion points during the workshop is whether we should have data collection point for part time versus full time residents. I think the Board has the authority to direct the contraction to eliminate that because it was discussed during the previous workshop that we all pay CDD fees. I

don't think that should be a data point and I would hope you would have the contractor take that away from the circuit.

A resident: I have a question. People keep arguing because we have 58 families that are part of the HOA and it was brought to us to look into the by-laws and covenants of the CDD that reign over those 58 homes. What can we do for you to enforce that because under the covenants there is the nuisance law and it clearly states you cannot park a vehicle on grass that may decrease the value of the property or the image of the community? I would like for you to look into that and if it is something you can take care of rather than it going back to the HOA because we don't have the power the CDD does.

A resident: To follow up on the last question, I did query the North Port police department and had a lengthy conversation with them. They are of the opinion that there is no parking allowed on any street in North Port that includes vehicles parked across driveways. I would like the CDD to address this problem instead of each of the HOA. I think it is within your preview to do that. Thank you.

A resident: I usually attend the meetings, but I missed a few. I read the comments that this place looks like the ghetto and I have to disagree with that. We drive around this place and yes there are certain areas where they are blocking the sidewalks so it looks like the ghetto. I have heard this for three years now. We bring it to the HOA meetings and they say we will bring it up to the CDD, and you can see the finger being passed back and forth. I just wish someone would take the bull by the horns, put up the speed limit signs, make it 20 mph before someone gets killed, the motorcycles fly through here, and with the dogs and kids someone is going to get killed. The property between the sidewalk and the road is the CDDs. Put up the no parking signs, they park, they get towed. If they start getting tickets enforcing the 20 mph limit, it will slow people down. Someone needs to take the bull by the horns and take care of it.

Mr. Sabol: We have sent a letter to the Mayor of North Port, and the contents of that letter relates to what we are speaking of. Perhaps in a week or two George and I are going to meet with him after he has received the letter and talk about these issues.

Mr. Flint: If you read the minutes from the last meeting there was a very detailed discussion of this issue and what the District legally can and cannot do. The CDD as government entities do not have regulations over private property so CDDs do not have code, covenants and restrictions like HOAs do. There is not a nuisance code the CDD can enforce. That is a private property issue, and HOA issue. Our authority is limited to what the statutes allow us to do and the creating

ordinance of the District allows us to do. Traffic enforcement and regulation is not one of those things the CDD has power under the Florida Statutes to do and is why we entered into an interlocal agreement with North Port for traffic enforcement because they are the entity that can legally enforce parking, the code issue of blocking sidewalks, and all those things the City of North Port has the authority and ability to enforce, not the CDD. We usually wait until these items come up on the agenda, and those items that are not on the agenda we discuss under other business, but I just wanted to make sure everyone knows the Board is very aware of this issue and the concerns. One of the action items from the last meeting was to reach out to the city and meet with them to express the communities concern regarding the on street parking, blocking of sidewalks, and those items the CDD does not have the legal authority to address and is relying on the general government which is the City of North Port to address.

A resident: The HOA got together for the single families and talked to the lawyer. She send us a letter saying they went through the legal documents of the covenants of all the CDD property and said according to the documents you have the power. I would be happy to have our HOA spend the money to have our lawyer speak to you so you can get on the same page. Our lawyer is saying you can, and you are saying you can't.

Mr. Flint: I am not an attorney, and our attorney is on the phone, but I can tell you our firm manages over 130 CDDs and I am well aware of what authorities CDDs have to enforce, and I don't know what your attorney is relying on, but there is no such thing as codes and covenants related to CDDs. I would be happy to have your HOA attorney contact Lindsay Whelan our counsel. I am not optimistic because I know the statutory authority the CDD has.

A resident: They were the master covenants.

Mr. Flint: There is no association in place to enforce the master covenants. The original master association was administratively dissolved because the developer allowed it to lapse by not filing the annual reports. The homes that are under no association were originally under the master association which no longer exists and the CDD does not have the authority to enforce the master association covenants and restrictions. Those are private property issues. Those master covenants that were recorded when the community was originally constructed are theoretically still in existence but there is no entity that exists to enforce those.

A resident: Is that because we didn't keep paying for it yearly?

Mr. Flint: The developer who created the master association let is lapse and it was administratively dissolved. Originally there was a concept of this umbrella organization that was over and these master covenants that were over all the associations. That entity no longer exists.

A resident: Can we reinstate it?

Mr. Flint: To my knowledge it is not something the CDD could do or have a role in doing. Your attorney is free to contact the CDD attorney and have that discussion.

A resident: To move beyond this point, since you are having a discussion with the Mayor of North Port, it would be advisable to have the Chief of Police there, and question why we don't have regular patrols in the area if we have the interlocal agreement instead of the police officer sitting in Wood Haven for hours at a time which I have observed. I have been gone for two hours and he is still sitting there. I think regular patrols in Lakeside Plantation would be advisable.

Mr. Flint: We did copy the Chief of Police and City Manager on the letter, and ask to have them available at that meeting. If there is no objection, Lindsay can correspond with the HOA attorney.

A resident: A follow up comment to the lady's suggestion. In talking with the North Port police department they say all it takes is a phone call to them. Anyone can report a violation. If the management company sees anything, they should pick up the phone and make that phone call. That is just a suggestion.

Mr. Wittelbort: I have before it has taken them three minutes to get here, and by the time they get here the person has already left.

Mr. Flint: It is a community issue, and not necessary a management issue. It is the residents in the community. The city is the entity that enforces those codes. If someone is blocking the sidewalk it is a violation of the city code. If someone is blocking the street to emergency vehicles that is a violation of state statute. As a community we all need to address those types of issues.

A resident: The cruiser you see every morning is empty in the median.

A resident: I wasn't talking about that one.

Mr. Sabol: There has to be a way for the CDD and HOA to meet and come to some common ground. I would like to have the attorneys get together.

Mr. Flint: Lindsay, it is the Board's consensus to have you communicate with the single family HOA attorney, and report back at the next Board meeting. I'll get you their information. There are some other issues brought up under public comment. The issue of clubhouse use and

that is on the agenda so we will talk about that. The issue of parking we talked about. The Board had it on the agenda last month and we are continuing to work on that issue. We can talk about that under other business that has been discussed as well.

THIRD ORDER OF BUSINESS

District Engineer Report

➤ **Update on Lake Bank Restoration Project**

Mr. Flint: Dave has an update on the lake bank restoration and the preserve maintenance issue.

Mr. Robson: On the lake bank restoration, I spent about an hour before this meeting reviewing the project and I have done the same thing at other CDDs that are undergoing the same lake bank work. You are faring better than they did, but you still have some problems. Any of the work that took place in the past six months especially in the fall where we have cooler temperatures and lower lighting does not grow very fast. Yours was not as bad and I already placed a request to the contractor to review the status of the repairs, and to talk about a rework plan. I had a similar meeting with the same contractor on a project south of here. I will take the same approach. He is not only doing rework but is behind on everything else. It is a multiyear program for the CDD south of here. The areas that were repaired the year before fared quite well, and the cause and effect of the new areas not having a chance to get established. It is not surprising you had some damage. The areas where you had better downspouts within 25' of the lake bank has been really washed out. I mentioned the downspouts to this group before. I did not observe that today. I didn't get around to 100% of all the repaired placed, but a couple of the ones that I thought were downspout related before we did the repair are doing very well. I will keep the Board up to date on the schedule for the onsite meeting. I will follow up on the bad news with the contractor, and not only is he buried but February 4th he suffered a stroke. He is in the Gainesville hospital. His crew chief is trying to keep things moving, so there has no stoppage at this point but there may be problems with getting a good reaction time with that contractor. He is the principal and owner. It is not a large company. There is no prognosis at this time of when he will get out of the hospital. I will stay in touch with them. If there is a total failure in response, I will talk with George and if we need to seek options contractually and involve District Counsel in pursuing what we can to get another contractor in to do the rework.

On the preserve maintenance, at the last meeting I proposed a contractor I worked with before and worked previously on this property with the developer to come in and review the report

that the ecologist observed and recommendation of what should be done. He looked at that and came on site and followed the report. He has question on what level you want to maintain because you are not under a conservation easement and it is up the Board to give guidance as what you want the final appearance to be. We talked removing the Brazilian pepper, the cogongrass, melaleuca, and additional evasive plants, but you are not under any obligation to take those out. He emailed me yesterday. I would have expecting somewhere in the range of \$150 to \$200 per acre for cleanup work. He is actually at about \$500. I want to propose a deal that we go back. He has suggested several cost saving measures that he can institute and reduce that price, but some of that is a Board decision. Things like on the extremely large Brazilian peppers that are on the perimeters, they are not impacting the wetlands as much. A large part of the cost is removal. Typically it is a 6" to 8" trunk and the requirement of these contractors is to remove them from the site. You are under no obligation to follow that so his question is, can he kill them, cut them up and leave them in place? He will treat the stump so it won't regrow, but you won't have a pristine looking site as if it is all done. I can have him look this over to see how much the price would change. The small stuff of 1", 2" or 3" is typically left in place anyway. It is expanding that concept to the larger trees. The other observation with the torpedo grass and vines is being problematic. He experience particularly in this area has been when you treat those you are looking at semi-annual, at a minimum, for up to two years treatment or they just regrow and then you treat them every year or every other year at a higher cost. My recommendation is let's go after the big stuff, let him rework his proposal. He can cut it down and distribute it and it will turn into mulch. That is an option to reduce costs. I can go back to the contractor. In addition we can expand that to additional contractors when we develop the same criteria and get multiple prices.

Mr. Flint: I would think the key is to get at least one or two other bids to keep the contractors honest. If we thought it would be \$150 and it is coming in at \$500, let's have the market keep everyone honest.

Mr. Robson: Is there any feeling by the Board about the cut and leave in place?

Mr. Sabol: When does that have to begin? You spoke earlier that we could start this in the spring.

Mr. Robson: There is no timeline. You reviewed this to find out what legal obligation we had, and you don't have one. It is not good to have the evasive exotics in these areas. What level do we want to remove them at? Typically I am more used to conservation areas that dictate what you have to do, and that is what most of the environmental evasive plant removers are used to.

We are pushing them out of their comfort zone. A lot of times they are not allowed to cut them and leave them in place. We are doing that here to save you money.

Mr. Flint: Why don't we price it that way and get an additional bid or two then the Board can discuss it. Right now we are coming out of the cool weather and they are not actively growing. We have some time before you need to address it. The longer you get the Brazilian peppers go around the perimeter, they will encroach into the pristine portions of the conservation area and take over.

Mr. Smith: You also talked before about the Brazilian peppers having seeds. If he kills it and leaves it on site are we leaving seeds there to regrow?

Mr. Robson: The seeds will come off as the handle them. You will end up with some, but you will still need to follow-up. The cost will decrease because you are only removing seedlings and not doing trees anymore. The process will be them walking and pulling them out of the ground. The labor is what drives the price.

Mr. Smith: Is that something the landscaper can do for us or no?

Mr. Flint: I don't know if they are certified or qualified to do work in the preserve areas. Again, this is not a conservation easement but you probably want someone specializes in removing Brazilian pepper and exotics because the typical landscape companies are not qualified to do it.

Mr. Robson: True, they are not trained to recognize the right trees. I will go back to him and contact two additional contractors to see if we can't get three prices.

Mr. Flint: If you can price out the removal and kill and leave so we have a test against the \$500 number. You may find someone that comes in lower that will remove the debris.

Mr. Robson: This same individual did the clean-up in North Lee County and competed against four others and was the lowest price.

Mr. Sabol: We spoke about the guy in the hospital, but why should we get another contractor. Are we going to have to pay this new contractor additional money?

Mr. Robson: If we can't get a response or they are stressed not only at this project, but anything they did in the last six months needs rework; they have their guiding leader out and the crews are trying to carry on. They are not only reworking the stuff they did in the last six months, but have work scheduled to be done that has been interrupted by bad weather. I want to keep the pressure on them to get them here.

Mr. Flint: There are not a lot of contractors who do this type of work. This company does work all over the state. They do work in Brevard County. As Dave said, he is not only the owner,

he was the operator and is in his mid-40s. You wouldn't think someone that age would have this sort of catastrophic illness. Dave is giving you a heads up of the worst case scenario. We don't have that indication. We had someone from their office contact us about another job that is going on in a different part of the state and they are being proactive to make sure they are doing what they need to, but they are in a difficult spot right now.

Mr. Robson: I will evaluate whether there is any dry areas that represent a public safety hazard. There is one place in all this where we may be close to that. It doesn't look like it should, but it is not at a public safety condition at this point.

Mr. Szewczyk: Would it be possible for me to get a copy of the ecological report?

Mr. Flint: It was provided at a previous meeting and I can provide it to you again.

A resident: I understand you are price conscious and the preserves back up to the homes in this area. If you chose to do the kill and leave in place, you will leave dry vegetation that will cause further risk to any home that back up to those preserve areas and consider that in addition to the monetary issues.

Mr. Flint: Good point.

FOURTH ORDER OF BUSINESS

Unfinished Business Items

➤ Status of Amenity Facilities Review and Conceptual Plan

Mr. Flint: I don't know if there is a lot of discussion at this point on this item. Just prior to the Board meeting we did have a public input workshop with David Bishop, the District's consultant. He is in the process of implementing a survey instrument that has provided to the attendees and will be available on the web link that residents can use to access it. Responses are due by February 29, and once we get those responses he will analyze the data with a goal of having some recommendations at the April meeting for the Board. Beyond that, I don't know if the Board wants to discuss this issue.

FIFTH ORDER OF BUSINESS

New Business Items

➤ Clubhouse Rental

Mr. Flint: Mr. Smith had asked that this item be added to the agenda. I think the concern that has been related to me is there are some resident groups that have created their own activities and the right to use and have historically used the clubhouse for meetings and social events. The idea is the clubhouse is for resident use, and I don't think there is any desire on behalf of the resident Board or staff to charge a rental rate to a resident group that is meeting to do crafts, play

cards or have tea. Unless the Board feels differently my discussion with Rob is if it a resident group they are necessary going to have to pay rent. I think the issue we have to make sure of is the process issue that we are dealing with, and that is the resident groups still need to reserve the room in advance. If there is a CDD meeting, HOA meeting or special event that is scheduled for that time slot, the group will have to reserve the time that is available. The other issue is the District has a limited activities budget and Rob does the best he can do in programing activities throughout the year to maximize the utilization of that budget, and because of that if the particular event is not necessarily a CDD sponsored event, but a resident event it is difficult for Rob or the District to be able to fund the food for that event or incur any expenses for that event. The other things is the expectations. The CDD sponsored events there is a budget for that. If a group wants to get together and have a tea luncheon and it is not a CDD sponsored event, the money is not there to fund all those activities. I just want to go through process and issues. I am not accusing anyone of anything. I am just trying to talk through what I think the issues are and to make sure there is a process. As long as people reserve the facility in advance and the expectation is not that the District is going to provide things, but will facilitate the setting up and breaking down the room, staff is available during hours when we have staff on site. Again, like anyone else, if they were actually renting the facility and paying that communication has to happen in advance so the staff can plan and be available. Same with the cleanup at the end of the events. If we were to rent this place out for a wedding reception the people renting it are responsible at the end of the event to make sure the facility is in the same condition as when they got there. That sort of appropriation I think would resolve any issues that may be with the use of the facilities. That is just my two cents.

Mr. Smith: We take \$22,000 in from the rentals and tennis courts, and use a few Styrofoam cups is not going to break us. I think we should more lenient in our thinking towards the whole group.

A resident: I agree with you.

Mr. Smith: This was an email I sent to me, I sent it to George to put it on the agenda. The only concern I have, and I agree with you 100%, is that we should be able to do it, but the bottom line is if you are renting it wouldn't you take care of it instead of leaving everything on the floor for someone to take care of. I guess we can try this, but if we get to the point where people are not cleaning up after themselves then we do need to look at things and how we can address this. I am not saying that one person does and one person doesn't. I am saying that it has happened in the past and I have seen it here a lot of times after different events. People leave and stuff is all over

the place. It is ours and let's take care of it. If we want to use it, I agree, let's use it, but let's also take care of it and treat it like it is yours.

Mr. Sabol: I have to make a comment. The kitchen is locked because a lot of things came up missing, spoons, dishes, food taken out of the refrigerator, etc.

Mr. Smith: It goes back to taking care of your stuff.

Mr. Szewczyk: In the amenity facilities policies that were updated in September, paragraph 22 has to do with this same thing. 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 and getting advance notice. I don't necessarily agree with you with the Styrofoam cups here or there. I have no problem with someone coming in here as residents and having a resident group. We can get into the logistics and legalities of what a resident group is. I would rather not go down that road. Resident group want to use the place, it's available, fine, but as Harry said clean up after and bring your own stuff.

A resident: What about set up? Do we rely on staff to set up?

Mr. Sabol: If I group comes in with 75 people, it will be difficult to set up and tear down. If it was 25 people it would be a different story. Rob does a good job here, but it is very difficult for him also. There are 751 houses and I am saying be a little more lenient with everyone in what we are doing.

Mr. Flint: My discussion with Rob on this is there are durable plates and silverware and glasses versus the paper plates and Styrofoam cups. I don't think there is an issue with using that stuff as long as it is cleaned and returned. Disposable plates and Styrofoam cups could get out of control. Again, I don't think there is an issue with using the kitchen. I don't think there is an issue with using the plates and cups and those sort of things as long as they are washed and returned. I think Rob agrees with that. The expendable items we have to replace and we want to make sure those are available for the CDD sponsored events.

Mr. Smith: All I am asking is that we all take care of it.

Mr. Sabol: Do you have a schedule for renting the clubhouse? If someone wanted to book two or three parties.

Mr. Wittebort: Absolutely, if the dates are available. We do it all the time.

Mr. Sabol: Do we go out a couple of months or if someone wants to do something three months from now?

Mr. Wittebort: Sure.

A resident: What if it is booked by a resident, but someone comes in and we can make some money do you just tell them no?

Mr. Flint: It is first come first serve. Sometimes you may have a standing group that meets on the same day every week. If that is the case you could approach them and ask them if they would move it. We are not going to push anybody out or bump it. Sometimes the groups are willing to move or meet in the card room.

Mr. Sabol: As far as rentals, if someone comes in here and pays the \$250 do they have to be a resident or have to know someone here?

Mr. Flint: The amenities policies used to allow non-residents to rent the facilities, and the Board revised it so you have to be a resident to reserve or rent this facility. That doesn't mean you might be reserving or renting it for your daughter's wedding reception who lives in Virginia. The resident has to reserve and rent it and the resident has to be at the event. You can't just reserve, rent it, and let your friend from work throw a party. They have to be at the event.

Ms. Whelan: I suggested that the Board consider amending the policies by motion to provide for an approval of community clubs who can then rent the facilities for free to help distinguish between resident events and events held by residents.

Mr. Flint: That is a good point. You can amend the policies by motion so we don't have to have a rule hearing to do that so we may want to bring back a proposed amendment. I have had Districts attempt to define what a club or organization is in the policy and that is another way to handle it. Hard it is hard to narrowly define what a club or organization is.

Ms. Whelan: It can be define at five residents in order to be a recognized club versus one person renting the facility for a wedding reception.

Mr. Szewczyk: I like the idea of defining what is a resident group. The Board can recognize you as resident group and we can make the decision.

A resident: For the last three years that I have lived here we have put on some incredible events that have not impacted the office one bit except to set up tables. We have a wonderful group of women who have managed to make sure everything comes off right. We had workshops and made sure that when it came to the special day, it was special and stayed that way. As far as cleanliness is concerned, we are a group that when we are through with our parties we put everything away, take it away and clean up, and there is at least a dozen women in the kitchen making sure everything is thoroughly and utterly clean. Before Rob came here the kitchen was in shambles and most of us knew we could keep it a lot cleaner than some of the other managerial

people. As far as taking care of this property, this is where we live, commune, enjoy our friendships and this is where we want to be without any problems whatsoever. We are capable adults and we just want to be heard.

A resident: I am still not clear on the set up. If a group comes in, does Rob set up and tear down furniture?

Mr. Flint: If the group reserves the facility and staff is here prior to the time. We don't want to incur overtime expense for staff. It sounds like we are going to create a process where resident organizations can be recognized and at that point better define who can reserve at no costs and who will do set up. If staff is available and they can plan it they will set up.

A resident: If you think there may be a mess, can you ask for a security deposit?

Mr. Flint: That is a Board decision. Some Board's charge their residents deposits, other CDDs they know where they live so they don't require a deposit. Right now the way the policy is written there is no deposit in place for residents to use the facilities unless they are renting it for a special event.

Mr. Szewczyk: If we do this and we recognize a club, let's say from the Villages they want to throw a pot luck dinner for the Villages that is not considered a club so at that point we would have to charge them.

Mr. Flint: There needs to be some lead time to make them a club. I have other communities where they have dinner groups because they are from other areas of the states, like a Northeastern Club. As long as we get it in advance time enough to get it on the agenda for the Board to consider.

Mr. Szewczyk: This is strictly a community event and all the attendees have to be from this community.

SIXTH ORDER OF BUSINESS

Business Administration

A. Approval of the Minutes of the January 20, 2016 Meeting

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

Mr. Smith: On page 13, I don't think Joe clocked someone doing 75 mph.

Mr. Szewczyk: It was more like 45 mph.

On MOTION by Mr. Sabol, seconded by Mr. Smith, with all in favor, the Minutes of the January 20, 2016 Meeting was approved, as amended.

B. Approval of Check Registers – January 31, 2016

Mr. Flint: The check register is for the month of January 31, 2016 reflecting the general fund expenses in the amount of \$39,353.55; capital reserve in the amount of \$4,121 and the automatic drafts for the utilities in the amount of \$4,306.14. If there are no question, approval is in order. A portion of these checks are transfers to the debt service fund Lakeside Plantation c/o US Bank. The county provides us one check with the O&M and debt assessment, we deposit it into the general fund and transfer the portion to the debt service.

On MOTION by Mr. Smith, seconded by Mr. Szewczyk, with all in favor, January 31, 2016 Check Register in the Total Amount of \$47,780.69 was approved.

C. Balance Sheet and Income Statement

The unaudited financial statements are as of January 31, 2016. This covers the first four month of the fiscal year. There is no action required by the Board. If you have any questions, we can discuss those. It looks like we collected \$523,000 of the \$657,000 that we certified to the county for O&M assessments. Our actuals are pretty close to our prorated budget.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There not being any, the next item followed.

B. District Manager - Action Items List

Mr. Flint: We are still in the process of evaluating the conservation areas as Mr. Robson presented in his report. He will be bringing back some additional bids and modifying the scope. We had the public workshop on the amenity services and evaluation. The issue of the city taking over the street lights was discussed at the last meeting. We will remove that. The ongoing issue of enforcement of parking on CDD property we have drafted and will be sending a letter to the City of North Port requesting to meet with the mayor, city manager and chief of police.

C. Amenities Manager - Report

Mr. Wittebort: We replaced the timers at the tennis court. They were not functioning property so we put in four new timers. The boulevard lights are working. There is one pole in front of the complex we are getting them to come out to look at the pole to see how it needs to be fixed. The motion sensors by the shed for safety have been installed. The sidewalk at Boxwood and Scarlett have been fixed. New plants were installed at the entrance. Finished the much around

the clubhouse and boulevard. Cleared out the waterway in the carriage storm water area, and the camera system was repaired. To clarify, the ladies luncheon and tea parties and such, the CDD has provided stuff for them. I just wanted to make sure we were crystal clear on that.

EIGHTH ORDER OF BUSINESS

Other Business

Mr. Flint: One of the issues that came up under public comment was the issue of sidewalk maintenance. The Board had talked about that issue in the past. The last time it came up in the Carriage homes section, all that seems to be the ground area where there is an issue of algae. I asked Rob and our consultant who deals with our landscape contract to go over there and inspect it. Unfortunately when they went there the area was taken care of. One of the issues I was concerned about was they cycle time on the irrigation and if that was contributing to it. He was advised that the irrigation system had not been on for quite some time. It may not be an issue of over irrigation, it is just an issue of soil being wet constantly and not draining well. The height of the sidewalk versus the height of the grass. It seems to be recessed. The Board has had this discussion and asked for input from District Counsel. If it is a health safety issue we do have an obligation, and is why we look at trip hazards and those kinds of things. If there is algae that is going to cause a slip and fall hazard we do have the duty to address that. Beyond the slip and fall safety issue, if it is an aesthetic issue that is a policy decision of the Board that you would want to look at in the budget process for appropriating funds to pressure wash sidewalks throughout the community. I don't have many communities that do this. Typically the sidewalk in front of the homes are the homeowner's responsibility. The sidewalks in the areas where the CDD owns land you have the discretion of whether you want to do that or not. Some communities chose to do that, many others don't. It is a Board policy decision. Safety obviously there is a duty to address. If it is an aesthetic or appearance issue that is another issue. It is your duty to decide how those funds are appropriated.

Mr. Sabol: Do we have a definite safety hazard right now?

Mr. Flint: None has been brought to my attention. I think the issue of the Carriage Homes bordered on being a health safety issue. I understand the HOA took care of that issue and it is going to come back again. I am not aware of other parts of the community where there is algae that is causing a slip issue. If there is and it is brought to our attention we will address it.

Mr. Smith: Every place I ever lived I was responsible for taking care of the sidewalks, the grass between the road and the sidewalk even though it was city property. Is this something we

want to look at and say we can do all this cleaning, but it is going to cost everyone another \$100 a year or quarter. As a Board that is something we have to look at, but that means we will have to raise assessments.

Mr. Sabol: You can't force anyone to wash those sidewalks.

Mr. Flint: I have looked at the Carriage Homes HOA documents to see if the sidewalk was addressed. Some HOA documents do address it, and I didn't find anything in the Carriage Homes HOA documents regarding a duty to homeowner to clean the sidewalk in front of their house. Usually that is where it falls. Whether you can enforce it or not is another issue.

Mr. Sabol: Should we send a letter to that effect and ask them really nicely to take care of the area in front of their home?

Mr. Flint: If it is addressed in the HOA documents they can send a letter and fine. They can send a friendly reminder, but I don't think they can enforce it.

Mr. Szewczyk: If it is a health and safety issue that is our job.

Mr. Flint: Right.

Mr. Szewczyk: Personally, I think we should just leave it as it and response quicker than we have in the past and resolve the issue. It is not feasible to do all the sidewalks.

Mr. Smith: If people don't take care of their sidewalks eventually it will become a safety issue and we will be washing everyone's sidewalk for them if they don't take care of them. It goes back to the very beginning of renting this place out. It is yours take care of it. Everyone in the single family homes takes care of their sidewalks. I see them do them when they take care of their driveways. I know where I stand on it.

A resident: The HOA paid someone to come out and do all the sidewalks and gutters two months ago at the townhomes.

A resident: First, I learned something this month, something about a sunshine law. I just want to say it is a pleasure to live here and sometimes we take things for granted. It is a wonderful community and we all work together. A couple of words we don't say very often that we should say are Thank You.

NINTH ORDER OF BUSINESS

Supervisors Requests

There not being any, the next item followed.

TENTH 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 8:44 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

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B.**

Lakeside Plantation Community Development District

Summary of Invoices

February 1, 2016 to February 29, 2016

Fund	Date	Check No.'s	Amount
General Fund	2/1/16	1038-1042	\$ 4,084.50
	2/7/16	1043	\$ 3,037.50
	2/8/16	1044-1047	\$ 15,883.11
	2/17/16	1048-1052	\$ 12,153.50
	2/18/16	1053-1055	\$ 600.00
	2/22/16	1056	\$ 1,000.00
	2/23/16	1057	\$ 5,265.77
	2/26/16	1058-1060	\$ 9,144.01
	2/29/16	1061-1062	\$ 3,911.08
		\$ 55,079.47	
Automatic Drafts	<u>February 2015</u>		
	Florida Power & Light	2200 Plantation Blvd - Clubhouse	\$ 1,143.92
		2200 Plantation Blvd - Fountain	\$ 756.79
		2200 Plantation Blvd - Tennis Courts	\$ 1,700.65
	North Port Utilities	2200 Plantation Blvd - Clubhouse	\$ 160.79
		2200 Plantation Blvd - Fountain	\$ 25.40
		2200 Plantation Blvd - Tennis Courts	\$ 196.70
	TECO Peoples Gas	2200 Plantation Blvd - Pool	\$ 25.67
	Verizon Wireless	2200 Plantation Blvd - Clubhouse	\$ 388.97
			\$ 4,398.89
			\$ 59,478.36

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
2/01/16	00003	1/25/16 76831	201601 330-53800-48300	PEST CONTROL-JAN16-MAR16	*	150.00	
				A-1 SUPERIOR PEST CONTROL, INC.			150.00 001038
2/01/16	00137	1/29/16 95037	201601 330-53800-48102	LAUNDRY SERVICE-01/04/16	*	24.00	
		1/29/16 95037	201601 330-53800-48102	LAUNDRY SERVICE-01/11/16	*	37.50	
		1/29/16 95037	201601 330-53800-48102	LAUNDRY SERVICE-01/18/16	*	33.00	
		1/29/16 95037	201601 330-53800-48102	LAUNDRY SERVICE-01/28/16	*	48.00	
				BISCAYNE LAUNDRYLAND			142.50 001039
2/01/16	00018	2/01/16 02012016	201601 330-53800-52100	TENNIS PROGRAMS-JAN16	*	525.00	
				MILAN FISER			525.00 001040
2/01/16	00041	1/27/16 154124	201602 330-53800-48400	ALARM MONIT FEB16-APR16	*	147.00	
				SECURITY ALARM CORP.			147.00 001041
2/01/16	00178	1/21/16 08905	201601 320-53800-47000	REPL./INSTALL 250W BULB	*	3,120.00	
				SIGNS R US			3,120.00 001042
2/07/16	00001	2/02/16 44	201602 310-51300-34000	MANAGEMENT FEES FEB16	*	3,004.17	
		2/02/16 44	201602 310-51300-35200	WEBSITE ADMIN FEB16	*	33.33	
				GOVERNMENTAL MANAGEMENT SERVICES			3,037.50 001043
2/08/16	00058	2/01/16 7611	201602 330-53800-12000	AMENITY CENTER MGMT-FEB16	*	14,343.33	
				AMENITY SERVICES GROUP, INC.			14,343.33 001044
2/08/16	00066	1/25/16 85987	201512 310-51300-31500	ARCH.SVCS AGRMNT/LEGISLAT	*	955.48	
				HOPPING GREEN & SAMS			955.48 001045
2/08/16	00193	1/29/16 11	201601 310-51300-31100	PROF.ENGINEER SVCS-JAN16	*	427.50	
				JOHNSON ENGINEERING, INC.			427.50 001046
2/08/16	00032	2/02/16 54883-15	201601 320-53800-43400	GARBAGE COLLECTION-JAN16	*	156.80	
				NORTH PORT SOLID WASTE DISTRICT			156.80 001047
				LKSD LAKESIDE PLANT BWHITE			

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/17/16	00010	1/27/16	2016-000	201601	320	53800	46500			*	125.00		
			INSTALL SOD										
		2/01/16	2016-001	201602	320	53800	46400			*	7,354.17		
			MTHLY LANDSCAPE MNT-FEB16										
									BLOOMINGS LANDSCAPE & TURF MGMT, INC			7,479.17	001048
2/17/16	00027	2/01/16	16-01124	201602	320	53800	46000			*	966.00		
			MTHLY LAKE MAINT-FEB16										
									LAKE MASTERS AQUATIC WEED CONTROL			966.00	001049
2/17/16	00037	1/28/16	20818A	201601	330	53800	48400			*	1,200.00		
			INST. HARD DRIVES/SERVER										
									RAPID SECURITY SOLUTIONS, LLC			1,200.00	001050
2/17/16	00178	1/07/16	08869	201601	320	53800	46200			*	2,392.50		
			REPLACE ENTR.SIGN LED										
									SIGNS R US			2,392.50	001051
2/17/16	00106	2/05/16	3276310	201602	310	51300	48000			*	115.83		
			NOT. OF WORKSHOP/MEETING										
									THE SUN			115.83	001052
2/18/16	00200	2/17/16	AS021720	201602	310	51300	11000			*	200.00		
			SUPERVISOR FEES-02/17/16										
									ALAN SABOL			200.00	001053
2/18/16	00211	2/17/16	HS021720	201602	310	51300	11000			*	200.00		
			SUPERVISOR FEES-02/17/16										
									HARRY SMITH			200.00	001054
2/18/16	00056	2/17/16	JS021720	201602	310	51300	11000			*	200.00		
			SUPERVISOR FEES-02/17/16										
									JOE SZEWCZYK			200.00	001055
2/22/16	00036	2/18/16	5873	201602	310	51300	31300			*	1,000.00		
			FY16 DISS.FEE-SER 1999A&B										
									PRAGER & CO., LLC			1,000.00	001056
2/23/16	00028	2/23/16	02232016	201602	300	20700	10000			*	5,265.77		
			FY16 DEBT SERVICE ASSESS										
									LAKESIDE PLANTATION C/O USBANK			5,265.77	001057
2/26/16	00010	2/11/16	2016-002	201602	320	53800	46700			*	165.00		
			IRRIGATION REPAIRS-FEB16										
		2/11/16	2016-002	201602	320	53800	47300			*	8,160.00		
			INSTALL PINE BARK MULCH										

LKSD LAKESIDE PLANT BWHITE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/17/16		2016-002	201602	320-53800-46500	INSTALL ARBORICOLA	*	144.00		
2/17/16		2016-002	201602	320-53800-47300	INSTALL PINE BARK MULCH	*	60.00		
								8,529.00	001058

2/26/16	00014	1/31/16	1017805J	201601 330-53800-48101	WATER COOLER-JAN16	*	98.98		
								98.98	001059

2/26/16	00061	2/05/16	16751-B	201602 330-53800-51000	POOL BLEACH STENNER	*	21.48		
		2/05/16	16751-B	201602 330-53800-51000	GUTTER GRATES	*	19.00		
		2/09/16	WO-6000	201602 330-53800-51000	REPLACE FLOW METER	*	404.55		
		2/11/16	17025-B	201602 330-53800-51000	LETRO THERMOMETER W/ WELL	*	71.00		
								516.03	001060

2/29/16	00104	2/23/16	66216	201602 330-53800-48102	QTRLY EQUIP MAINT-FEB16	*	145.00		
								145.00	001061

2/29/16	00066	2/12/16	86277	201601 310-51300-31500	HOUSE BILL 41/CDD MEETING	*	3,766.08		
								3,766.08	001062

							TOTAL FOR BANK A	55,079.47	
							TOTAL FOR REGISTER	55,079.47	

LKSD LAKESIDE PLANT BWHITE

INVOICE 76831 Dated 1/25/2016

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

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

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

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

DESCRIPTION	INVOICE	DISCOUNT	TAX	QUANTITY	AMOUNT DUE
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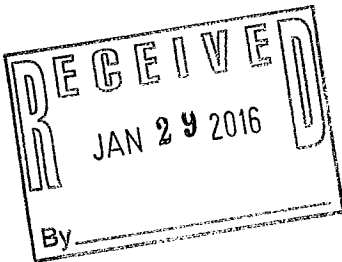
For service at: Lakeside Plantation Comm. 2200 Plantation Blvd. North Port, FL 34289

Pest Control - Quarterly	\$150.00	\$0.00	\$0.00		\$150.00
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Total Payment Amount: \$0.00
Previous Account Balance \$0.00

PLEASE REMIT \$150.00

Chk 3
330-538-483



A-1 Superior Pest Control

340 Tamiami Trl
Port Charlotte, FL 33953

Acct # 2112
C/O GOVERNMENTAL MANAGEMENT SERVICES

INVOICE 76831 Dated 1/25/2016
PLEASE REMIT \$150.00

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Accepted Credit Cards: VISA, MASTERCARD & DISCOVER

Check/Card # _____

Exp. Date _____ CVV _____

Amt. Paid _____ Signature _____

Email _____

Comments _____

A-1 SUPERIOR

PEST CONTROL

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

SERVICE ADDRESS

Lakeside Plantation Comm.
 2200 Plantation Blvd.

North Port, FL 34289-

SERVICE INVOICE

76831

Account: 2112

Schedule service: 1/18/2016

Route 1 10/22/2015

135 W CENTRA BLVD Suite 320

EOM/PC/RODENT X 6 BOXES/anyday but Wed 423-5500 CODE: Firm 148837 / Billin - GET KEY FROM OFFICE / Card GRM 10962

SERVICE TYPE

AMOUNT

Pest Control - Quarterly	\$150.00
Tax	\$0.00
Total	\$150.00
Credits /Prepay	\$0.00

PREVIOUS BALANCE \$0.00

TOTAL DUE

150

COMMENTS:

*Hand Over
- Veron -*

TOTAL PAID CASH CK#
 BILL CREDIT CARD

ARE YOU SATISFIED YES NO DATE 1/25/16
 ACCEPTED BY:

FLAG LEFT YES NO

TREATMENT AREA

- | | |
|--|--|
| <input type="checkbox"/> LANAI | <input type="checkbox"/> CRAWLSPACE |
| <input type="checkbox"/> ATTIC | <input type="checkbox"/> WALL VOIDS |
| <input type="checkbox"/> GARAGE | <input type="checkbox"/> STATION # _____ |
| <input checked="" type="checkbox"/> BASEBOARDS | <input type="checkbox"/> LAWN MOWING: _____ |
| <input checked="" type="checkbox"/> PERIMETER | <input type="checkbox"/> SHRUB TRIMMING: _____ |
| <input checked="" type="checkbox"/> KITCHEN | <input type="checkbox"/> TREE TRIMMING: _____ |
| <input checked="" type="checkbox"/> BATHROOMS | <input type="checkbox"/> OTHER: _____ |
| <input type="checkbox"/> FOUNDATION | <input type="checkbox"/> OTHER: _____ |
| <input type="checkbox"/> LAWN | <input type="checkbox"/> OTHER: _____ |
| <input type="checkbox"/> ORNAMENTALS | <input type="checkbox"/> OTHER: _____ |

PESTS

- | | |
|--|--|
| <input checked="" type="checkbox"/> ANTS | <input type="checkbox"/> SUBTERRANEAN TERMITES |
| <input type="checkbox"/> CARPENTER ANTS | <input type="checkbox"/> DRYWOOD TERMITES |
| <input checked="" type="checkbox"/> ROACHES | <input type="checkbox"/> WEEDS |
| <input checked="" type="checkbox"/> RODENTS | <input type="checkbox"/> FUNGUS |
| <input type="checkbox"/> FLEAS | <input type="checkbox"/> SCALE |
| <input checked="" type="checkbox"/> SILVERFISH | <input type="checkbox"/> APHIDS |
| <input type="checkbox"/> FIRE ANTS | <input type="checkbox"/> OTHER: _____ |
| <input type="checkbox"/> CHINCH BUGS | <input type="checkbox"/> OTHER: _____ |
| <input type="checkbox"/> SOD WEBWORMS | <input type="checkbox"/> OTHER: _____ |
| <input type="checkbox"/> ARMY WORMS | |
| <input type="checkbox"/> MOLE CRICKETS | |

CHEMICALS:

Phantom _____	Delta Dust _____	Merit 75 W/P _____	Fertilizer _____
Flusher _____	Borid Dust _____	Cyper T/C _____	Fungicide _____
Evercide _____	Cyonara _____	Bifenthrin _____	1st Line GT Plus _____
Gentrol _____	<u>Termidor SC</u> <i>460 L</i>	Atrazine _____	Miracle Grow _____
Maxforce Ant Gel _____	Termidor 80WG _____	Basagran _____	Other _____
Maxforce Roach Gel _____	Premise 75 _____	Manor _____	Other _____
<u>Confrac Blox</u> <i>12</i>	Onslaught _____	Bifen XTS _____	Other _____

Check Request

District Lakeside Plantation

Payable to Milan Fiser

Date 2/1/16

Amount Requested \$525.00

Account Number Tennis Programs

Requested By Alicia Belden

Description of Need Tennis 50/50 Program

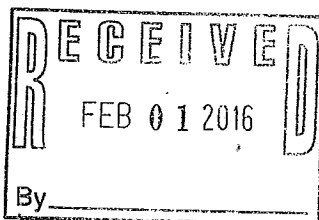
Approved By Rob Warden

Received By _____

Signature [Signature]

Signature _____

18
330-538-521
Tennis Programs - Seattle



LAKESIDE TENNIS 50/5

<u>DATE</u>	<u>CLASS</u>	<u>Fee/Charged</u>	<u>50%</u>
1/5/2016	B-4 Men's	\$35	\$35
1/6/2016	Ladies Team	\$35	\$35
	Ladies Team	\$35	\$35
1/8/2016	Ladies 2.5 Team	\$35	\$35
1/12/2016	B-4 Men's	\$35	\$35
1/13/2016	Ladies Team	\$35	\$35
	Ladies Team	\$35	\$35
1/15/2016	Ladies 2.5 Team	\$35	\$35
1/19/2016	B-4 Men's	\$35	\$35
1/20/2016	Ladies Team	\$35	\$35
	Ladies Team	\$35	\$35
1/20/2016	Ladies 2.5 Team	\$35	\$35
1/25/2016	Ladies 2.5 Team	\$35	\$35
1/26/2016	B-4 Men's	\$35	\$35
1/29/2016	Ladies 2.5 Team	\$35	\$35

TOTAL

\$525

\$525

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



23330-F HARBORVIEW ROAD
 PUNTA GORDA, FL 33980
941-766-1330
 email: info@SignsRUsLLC.com
 fax: 941-766-9057
 WWW.SIGNS-R-US.COM

Invoice

Date	Invoice #
1/21/2016	08905

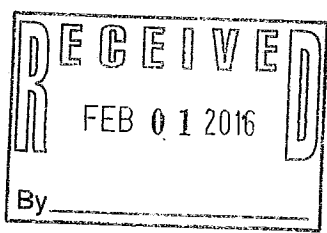
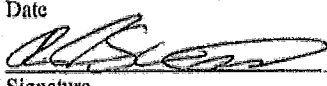
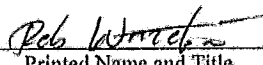
Street lights

Bill To

Ship To

LAKESIDE PLANTATION
 ROB
 2200 PLANTATION BLVD.
 NORTH PORT, FL 34289
 PHONE: 941-423-5500 OR 941-204-8940

REVISED ON 1-28-16
 Qty & Price

Description	Qty	Rate	Amount
Replace bulb and Advance 250W Compact ballast MFI per light is \$240.00 each installed; includes 1 year stay lit warranty, (parts only). Revised: Original Quantity Was 16 #68 Nothing Inside, (Empty) #13 & #14 - 1 Pole, No Wire or Power in Pole 178 320-538-47  Acceptance of Invoice: The above prices, specifications and conditions are hereby accepted. Signs-R-Us, LLC is authorized to do the work as specified. Payment will be made as outlined in this invoice. Date _____  Signature  Printed Name and Title	13	240.00	3,120.00
Please do not assume any items not mentioned in this invoice are included.		Sub-Total	\$3,120.00
		Deposits/Payments	\$0.00
		Balance Due	\$3,120.00

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
2/2/16	44

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 February 2016 310 - 513 - 341		3,004.17	3,004.17
Website Administration February 2016 352		33.33	33.33

Total		\$3,037.50
Payments/Credits		\$0.00
Balance Due		\$3,037.50

Invoice

Invoice # 7611
Date 2/1/2016

Terms
Due Date

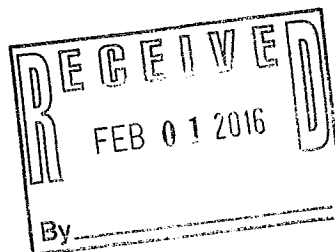
Amenity Services Group, Inc.
245 Riverside Avenue
Suite 250
Jacksonville FL 32202
904-355-1831

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

58
(nd) 330-538-120
Amenity Center mgmt - Feb16

Description	Quantity	Rate	Amount	Tax Code
Services of Facility Manager for the Lakeside Plantation Amenity Center - covers the month of February 2016	1		4,715.00	-Not Taxable-
Services of Office Administrative Assistant for the Lakeside Plantation Amenity Center - covers the month of February 2016	1		2,730.00	-Not Taxable-
Services of Facility Attendants for the Lakeside Plantation Amenity Center - covers the month of February 2016	1		2,015.00	-Not Taxable-
Facility Maintenance Services for the Lakeside Plantation Amenity Center - covers the month of February 2016	1		4,853.33	-Not Taxable-
Cell phone reimbursement for Facility Manager - covers the month of February 2016	1		30.00	-Not Taxable-

Total \$14,343.33



Hopping Green & Sams

Attorneys and Counselors

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

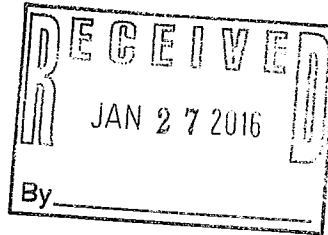


===== STATEMENT =====

January 25, 2016

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

Bill Number 85987
Billed through 12/31/2015



66
310-513-315

General Counsel/Monthly Meeting

LPCDD 00001 MCE

FOR PROFESSIONAL SERVICES RENDERED

12/01/15	MCE	Review legislation regarding service animals and sidewalk inspection.	0.20 hrs
12/07/15	LCW	Confer with Flint regarding timeline for preparation of conceptual design on amenities and execution for agreement.	0.20 hrs
12/10/15	LCW	Confer with Bishop regarding comments to architectural services agreement.	0.10 hrs
12/11/15	LCW	Review comments to architectural services agreement.	0.50 hrs
12/15/15	LCW	Review legislation regarding hazardous sidewalks; analyze impact to district.	0.80 hrs
12/17/15	LCW	Review meeting minutes and provide comments; review City of North Port ordinances regarding parking; confer with supervisors regarding same; review correspondence regarding execution of architectural services agreement; review timeline for completion of architectural services.	2.00 hrs
12/30/15	CGS	Monitor proposed legislation which may impact district.	0.20 hrs
Total fees for this matter			\$954.00

DISBURSEMENTS

Copying Charges	1.00
Postage	0.48
Total disbursements for this matter	\$1.48

MATTER SUMMARY

Stuart, Cheryl G.	0.20 hrs	395 /hr	\$79.00
Whelan, Lindsay C.	3.60 hrs	225 /hr	\$810.00
Eckert, Michael C.	0.20 hrs	325 /hr	\$65.00

TOTAL FEES	\$954.00
TOTAL DISBURSEMENTS	\$1.48

=====

TOTAL CHARGES FOR THIS MATTER

\$955.48

BILLING SUMMARY

Stuart, Cheryl G.	0.20 hrs	395 /hr	\$79.00
Whelan, Lindsay C.	3.60 hrs	225 /hr	\$810.00
Eckert, Michael C.	0.20 hrs	325 /hr	\$65.00

TOTAL FEES	\$954.00
TOTAL DISBURSEMENTS	\$1.48

TOTAL CHARGES FOR THIS BILL

\$955.48

Please include the bill number on your check.

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

Invoice

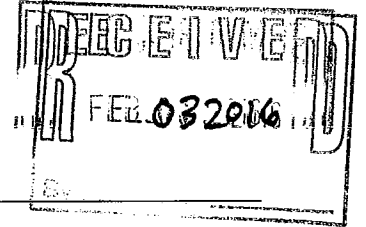
January 29, 2016
 Project No: 20150050-000
 Invoice No: 11

Project Manager David Robson

FEID #59-1173834

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

Project 20150050-000 Lakeside Plantation CDD
 Work Authorization #3, dated 3/24/15 - Change Order No. 1, dated 11/3/15
 Work Authorization #4, dated 5/27/15
 Work Authorization #5, dated 5/27/15
 Professional Services through January 17, 2016



PROFESSIONAL SERVICES

Phase No.	Phase Description	Contract Amount	Fee Type	%	Total Inv To-Date	Previously Invoiced	Current Inv Amount	Balance to Complete
1.	General Engineering	0.00	T&M	0 %	5,787.50	5,360.00	427.50	-5,787.50
3.	Lake Bank Erosion Report	5,662.50	T&M	100 %	5,662.50	5,662.50	0.00	0.00
4.	Pond Bank Restoration	3,500.00	NTE	100 %	3,500.00	3,500.00	0.00	0.00
5.	Recertify SFWMD ERP	1,500.00	NTE	100 %	1,500.00	1,500.00	0.00	0.00
6.	Preserve Area Evaluation	4,800.00	LS	100 %	4,800.00	4,800.00	0.00	0.00
Totals		15,462.50			21,250.00	20,822.50	427.50	-5,787.50

SUB-TOTAL PROFESSIONAL SERVICES:

427.50

INVOICE TOTAL:

193
 310-513-311

427.50

Summary of professional services

Phase No. / Description	Bill Hours	Bill Rate	Billable Amount
1. - General Engineering			
Engineer VI	1.50	150.00	225.00
GIS Consultant III	1.50	135.00	202.50
1. - General Engineering Total	3.00		427.50

NORTH PORT SOLID WASTE DISTRICT



SERVICE ADDRESS			
2200 PLANTATION BLVD SWD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
54883-159826	55-55	2/02/16	3/01/16

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



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

000054883000159826000000156801

33

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

SERVICE ADDRESS

2200 PLANTATION BLVD SWD

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
54883-159826	55-55	2/02/16	3/01/16

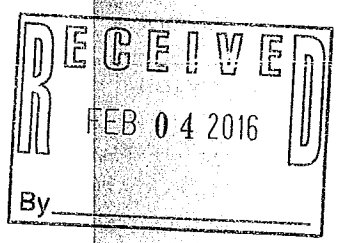
Last Bill Amount 156.80
 Payments 156.80-
 Adjustments .00
 BALANCE FORWARD .00

Rate Class : COMMERCIAL WASTE
 Last payment amount/date: 156.80 1/20/16

Service	Consumption	Charge	Total
GB DUMPSTER4YD/1 PICKUP	12/31/15 1/31/16	156.80	156.80
Total Current Charges			156.80
PAST DUE - MUST PAY NOW			.00
Total Amount Due			156.80

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

32
 320-538-434
 Garbage Collection Jan 16





Invoice

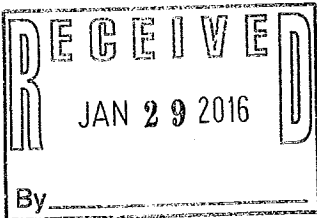
5824 Bee Ridge Road #165, Sarasota, FL 34233

Date: 1/27/2016
 Invoice #: 2016-00099

Bill To:

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

Terms Due on receipt

Description	Qty	Rate	Amount
Install sod at front entrance near the fountain St. Augustine Sod - Pallet <i>(enc) 10 320-538-465</i> 	1	125.00	125.00

PAYMENT ACCEPTED: CHECK AND CREDIT CARD.

Please contact our office to pay by credit card.

Make check payable to:

Bloomings Landscape & Turf Management, Inc.

Please include invoice number on your check.

Thank You For Your Business

Total \$125.00

Payments/Credits \$0.00

Balance Due \$125.00

Phone #

Fax #

E-mail

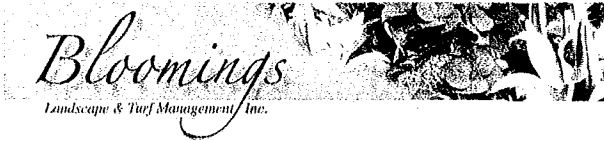
Web Site

(941) 927-9765

(941) 929-9356

carla@bloomingslandscape.com

www.bloomingslandscape.com



Invoice

5824 Bee Ridge Road #165, Sarasota, FL 34233

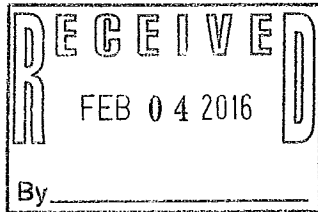
Date: 2/1/2016
 Invoice #: 2016-00170

Bill To:

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

Terms: Net 30
 Due Date: 3/2/2016

Description	Qty	Rate	Amount
Month of February Monthly Grounds Maintenance Fee (w/) 10 320-538-464 mthly landscape mt - Feb 16		7,354.17	7,354.17



PAYMENT ACCEPTED: CHECK AND CREDIT CARD.

Please contact our office to pay by credit card.

Make check payable to:

Bloomings Landscape & Turf Management, Inc.

Please include invoice number on your check.

Thank You For Your Business

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

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

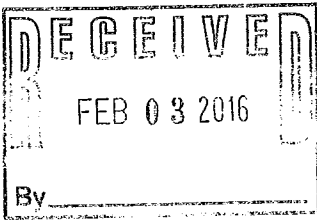
Lake Masters Aquatic Weed Control, Inc.
 P.O. Box 2300
 Palm City, FL 34991
 Toll Free: 1-877-745-5729

Invoice

DATE	INVOICE #
2/1/2016	16-01124

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

E-mail	P.O. NO.	TERMS	REP	MAIL STOP ID
SUSANO1@AOL.COM		Net 30		4696

QUANTITY	DESCRIPTION	RATE	AMOUNT
	Monthly Service-Treatment of Waterways & Canals as per map (hd) 27 320-538-460 	966.00	966.00

Thank you for your business.	Payments/Credits	\$0.00
	Balance Due	\$966.00



Rapid Security Solutions, LLC
 1920 Northgate Blvd. # A9
 Sarasota, FL 34234
 Tel: 941.219.4190
 Fax: 941.866.0439

<h1>Invoice</h1>	
Invoice Number 20818	Date 1/28/2016
Customer Number 10087	Terms Due On Receipt

To: Lakeside Plantation CDD
 C/O GMS-Central Florida, LLC
 135 W. Central Blvd.
 Suite 320
 Orlando, FL 32801

Remit To: **Rapid Security Solutions, LLC**
 1920 Northgate Blvd. STE A9
 Sarasota, FL 34234

Amount Enclosed: _____ **Net Due: \$1,200.00**

Detach And Return Top Portion With Your Payment

Customer Name	Customer Number	PO Number	Invoice Date	Terms
Lakeside Plantation CDD	10087		1/28/2016	Due On Receipt

Quantity	Description	Rate	Amount
<i>Lakeside Plantation CDD, 2200 Plantation Drive, Northport, FL</i>			
1.00	1st Hour of Service Labor	115.00	115.00
9.00	Service Labor	95.00	855.00
1.00	WD Purple 1TB 3.5" HDD	129.98	129.98
1.00	WD Purple 4TB 3.5" HDD	379.98	379.98
		Subtotal:	\$1,479.96
	Tax		0.00
	Payments/Credits Applied		279.96
		Invoice Balance Due:	\$1,200.00

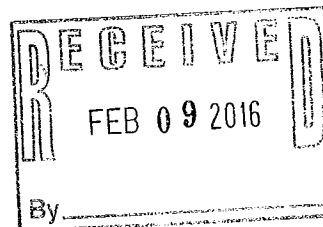
R.S.W.

37
330-538-484

Please Remember To Test Your Systems Monthly! RSS Service-Option 2 (941) 219-4190 (561) 641-9186

Date	Invoice #	Description	Amount	Balance Due
1/28/2016	20818	System Service (14427)	\$1,479.96	\$1,200.00

Spend 4 hours tryin to recover old data but was un able.



Invoice

Date	Invoice #
1/7/2016	08869

SIGNS-R-US

Electrical Sign Contractor License #AT00000701

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

2013
2011
2010
2009
2008
2007
2006
2005

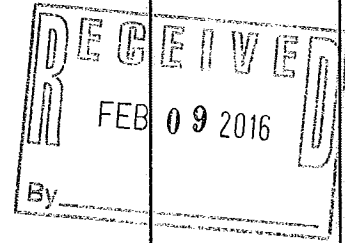
23330-F HARBORVIEW ROAD
PUNTA GORDA, FL 33980
941-766-1330
email: info@SignsRUsLLC.com
fax: 941-766-9057
WWW.SIGNS-R-US.COM

Bill To

Ship To

LAKESIDE PLANTATION
ROB
2200 PLANTATION BLVD.
NORTH PORT, FL 34289
PHONE: 941-423-5500 OR 443-373-5464

Description	Qty	Rate	Amount
Replace wiring and conduit for the letters and leds as required with new drivers for all of "LAKESIDE PLANTATION" on Sign. Run taller conduit from the top portion of the lower row of letters. This is for right entrance sign as going in to Lakeside Plantation. This sign only includes a one year stay lit warranty; excludes water intrusion.	1	1,595.00	1,595.00
*Replace leds and drivers as required for, "PLANTATION" PART ONLY ON left exit/entrance sign of Lakeside Plantation.		797.50	797.50
*Actual repairs required may be more costly than original invoice due to unforeseen items. These additional but necessary items required to complete the job will be billed separately. Such items may include materials, conduit, wiring and labor.			
Acceptance of Invoice: The above prices, specifications and conditions are hereby accepted. Signs-R-U, LLC is authorized to do the work as specified. Payment will be made as outlined in this invoice.			
Date <u>2/9/16</u> Signature	 Printed Name and Title 178 320-538-462		
Please do not assume any items not mentioned in this invoice are included.	Sub-Total		\$2,392.50
	Deposits/Payments		\$0.00
	Balance Due		\$2,392.50



The Sun
23170 Harborview Road
Port Charlotte, FL 33980

02/05/16

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

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

The Board of Supervisors of the Lakeside Plantation Community Development District will hold a workshop on **Wednesday, February 17, 2016 at 6:30 PM** at the Lakeside Plantation Clubhouse, 2200 Plantation Blvd., North Port, FL 34289 to solicit input from the community on the Clubhouse amenities. The workshop is being conducted in conjunction with an analysis and evaluation of the current Clubhouse amenities and preparation of a report recommending future enhancements and modifications. Immediately following the workshop, the Board of Supervisors of the Lakeside Plantation Community Development District will hold its regularly scheduled meeting.

Date: 02/05/16	Ad Taker:AFREEMAN	Agate Lines: 78
Ad Date: 02/08/16	Sales Person: 200	Depth: 8.278
Class: 3134	Words: 322	Inserts: 1
Ad ID: 3276310	Lines: 81	Blind Box:

Account: 297693

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

Description: 2/17 Workshop Telephone: (407) 841-5524

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

Other Charges:	\$0.00	Gross:	\$115.83
Discount:	\$0.00		
Surcharge:	\$0.00	Paid Amount:	- \$0.00
Credits:	\$0.00		
Bill Depth:	8.278	Amount Due:	\$115.83

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

Publication	Start	Stop	Inserts	Cost
Legal Advertising	✓ 02/08/16	✓ 02/08/16	1	\$115.83

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this workshop are asked to advise the District Office at least forty-eight (48) hours prior to the workshop 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.

invoice

Ad Note:
 Submitted Jeannie Rugg

Each person who decides to appeal any action taken at the workshop 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.

Customer Note:

106
 310-513-48

Legals

George S. Flint
 Governmental Management
 Services - Central Florida, LLC
 District Manager
 Publish: February 8, 2016
 297693 3276310

Please remit to:

The Sun
23170 Harborview Road
Port Charlotte, FL 33980

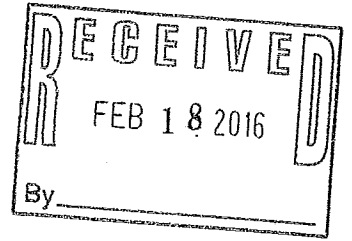
RECEIVED

FEB 12 2016

Governmental Management Services-
 Central Florida, LLC

We Appreciate Your Business!
Thank You!

**Attendance Confirmation
for
BOARD OF SUPERVISORS**



District Name: Lakeside Plantation CDD

Board Meeting Date: February 17, 2016

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

200
310-513-11

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

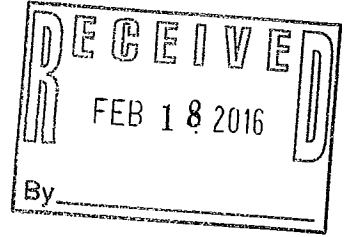
Approved for Payment:

District Manager Signature

2/17/16
Date

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

**Attendance Confirmation
for
BOARD OF SUPERVISORS**



District Name: Lakeside Plantation CDD

Board Meeting Date: February 17, 2016

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

211
310-513-11

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

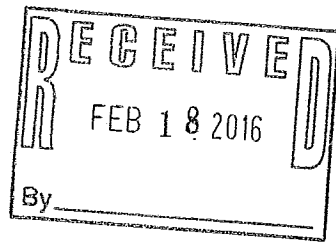
Approved for Payment:

District Manager Signature

2/17/16
Date

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

**Attendance Confirmation
for
BOARD OF SUPERVISORS**



District Name: Lakeside Plantation CDD

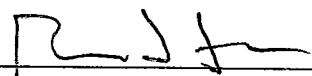
Board Meeting Date: February 17, 2016

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

56
310-513-11

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

Approved for Payment:


District Manager Signature

2/17/16
Date

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

Prager & Co., LLC

Invoice

Attn: Mary Danielsen
c/o Disclosure Services, LLC
152 Lincoln Avenue
Winter Park, FL 32789
Phone # 407-622-0296
Fax # 407-622-0135
E-mail mdanielsen@disclosureservices.info

Date	Invoice #
2/18/2016	5873

Bill To
Lakeside Plantation CDD c/o GMS Central FL

Terms	Due Date
Net 30	3/19/2016

Description	Amount
Capital Improvement Revenue Bonds, Series 1999A&B <div data-bbox="269 1052 583 1266" style="border: 1px solid black; padding: 5px; display: inline-block;"> <p style="text-align: center; font-weight: bold; font-size: 1.2em;">RECEIVED</p> <p style="text-align: center;">FEB 19 2016</p> <p>By _____</p> </div> <div style="margin-left: 20px; text-align: center;"> <p>36 310-513-313 FY16 Diss. Fee Ser 1999 A&B</p> </div>	1,000.00

Dissemination Agent Fees FY2016	Total	\$1,000.00
	Payments/Credits	\$0.00
	Balance Due	\$1,000.00

CHECK REQUEST FORM

DISTRICT/ASSOCIATION: Lakeside Plantation CDD DATE: 2/23/16

PAYABLE TO: Lakeside Plantation c/o USBank #28


AMOUNT REQUESTED: \$5,265.77

REQUESTED BY: Brian White

ACCOUNT # 1-300-207-100

DESCRIPTION OF NEED: FY16 Debt Service Assessments

APPROVED BY: Ariel Lovera

SIGNATURE: 

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2016

TAX COLLECTOR

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

Date Received	Dist	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	1999		Total 100%
							General Fund 78.91%	Debt Svc Fund 21.09%	
11/6/15	1	\$ 75,491.90	\$ 1,132.38	\$ -	\$ -	\$ 74,359.52	\$ 58,673.46	\$ 15,686.06	\$ 74,359.52
11/16/15	2	\$ 168,095.20	\$ 2,521.43	\$ -	\$ -	\$ 165,573.77	\$ 130,646.16	\$ 34,927.61	\$ 165,573.77
12/11/15	3	\$ 380,197.43	\$ -	\$ 5,702.96	\$ -	\$ 374,494.47	\$ 295,495.26	\$ 78,999.21	\$ 374,494.47
12/31/15	4	\$ 23,499.39	\$ -	\$ 352.49	\$ -	\$ 23,146.90	\$ 18,264.09	\$ 4,882.81	\$ 23,146.90
1/29/16	5	\$ 25,280.36	\$ -	\$ 379.21	\$ 61.15	\$ 24,962.30	\$ 19,696.53	\$ 5,265.77	\$ 24,962.30
						\$ -	\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -	\$ -
Totals		\$ 672,564.28	\$ 3,653.81	\$ 6,434.66	\$ 61.15	\$ 662,536.96	\$ 522,775.49	\$ 139,761.47	\$ 662,536.96

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
11/23/15	5564	11/1/15	\$ 8,842.03	\$ 8,842.03	\$ -	\$ -	\$ 8,842.03
			<u>\$ 8,842.03</u>	<u>\$ 8,842.03</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 8,842.03</u>



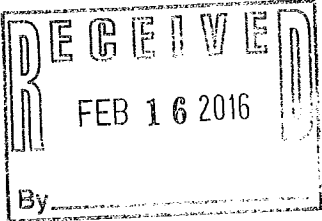
Invoice

5824 Bee Ridge Road #165, Sarasota, FL 34233

Date: 2/11/2016
 Invoice #: 2016-00240

Bill To:

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

Description	Qty	Rate	Amount
Install mulch throughout the cdd and clubhouse area Pine Bark Mulch - Yard (c/s) 10 320-538-473 	204	40.00	8,160.00

Terms

Due on receipt

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 \$8,160.00

Payments/Credits \$0.00

Balance Due \$8,160.00

Phone #

Fax #

E-mail

Web Site

(941) 927-9765

(941) 929-9356

carla@bloomingslandscape.com

www.bloomingslandscape.com



Invoice

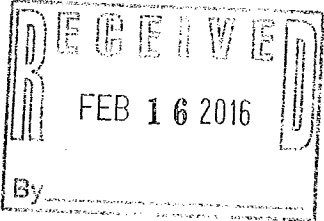
5824 Bee Ridge Road #165, Sarasota, FL 34233

Date: 2/11/2016
 Invoice #: 2016-00251

Bill To:

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

(nd) 10
 320-538-467

Description	Qty	Terms	Due on receipt
		Rate	Amount
Clock #1			
Repair 2" pipe from pump			
2" Slip Fix	1	20.00	20.00
2" PVC Coupling	2	2.50	5.00
2" PVC 90 Degree Elbow	1	2.00	2.00
2" SCH40 Pipe/ft	2	1.50	3.00
Labor - Technician	1.5	55.00	82.50
Labor - Helper	1.5	35.00	52.50
			
Total			\$165.00
Payments/Credits			\$0.00
Balance Due			\$165.00

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

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



Invoice

5824 Bee Ridge Road #165, Sarasota, FL 34233

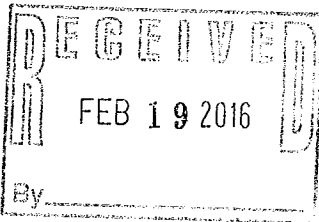
Date: 2/17/2016
 Invoice #: 2016-00278

Bill To:

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

Terms Due on receipt

Description	Qty	Rate	Amount
Replace mulch and plantings in middle island due to vehicle damage			
Arboricola	8	18.00	144.00
Pine Bark Mulch - Bag	10	6.00	60.00
(hd) 10 320-538-473 \$60 320-538-465 \$44			



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 \$204.00

Payments/Credits \$0.00

Balance Due \$204.00

Phone #

Fax #

E-mail

Web Site

(941) 927-9765

(941) 929-9356

carla@bloomingslandscape.com

www.bloomingslandscape.com



better water. pure and simple.®

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

IF PAYING BY CREDIT CARD, PLEASE CHECK CORRECT CARD AND FILL OUT BELOW			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/> PLEASE CHECK BOX TO ENROLL IN AUTOMATIC BILL PAYMENT
CARD NUMBER		V. CODE	
SIGNATURE		EXP. DATE	
DATE	PAY THIS AMOUNT	ACCOUNT NUMBER	
01/31/2016	98.98	1017805	
Pay By Date: Feb 15		AMOUNT PAID \$	

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

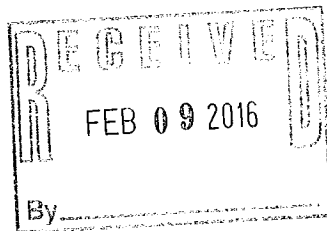
REMIT PAYMENT TO:
CULLIGAN WATER CONDITIONING
1099 ENTERPRISE COURT
NOKOMIS, FL 34275

(hd) 14
330-538-48101
Water cooler - Jan 16

Balance Forward Statement
RETURN THIS TOP PORTION WITH YOUR PAYMENT

Page: 1

InvDate	InvNum	Location	Billed	Tax	Balance
Previous Balance: 12/31/2015					69.98
Location 1017805					
LAKESIDE PLANTATION		2200 PLANTATION BLVD	NORTH PORT, FL 34289		
01/14/2016	15659	1017805	PO#		42.49
2413	5 GALLON DRINKING WATER	8.000 @	5.00	40.00	0.00
4201	DELIVERY CHARGE	1.000 @	2.49	2.49	0.00
01/15/2016		1017805	PO#		-69.98
	PAYMENT	@			
01/28/2016	18192	1017805	PO#		56.49
2413	5 GALLON DRINKING WATER	8.000 @	6.75	54.00	0.00
4201	DELIVERY CHARGE	1.000 @	2.49	2.49	0.00
01/29/2016	18216	1017805	PO#		0.00
30	DUPLICATE ON ROUTE CALL IN	1.000 @	0.00	0.00	0.00



Total Due by the 15th: 98.98

ACCOUNT IS CURRENT

Current	98.98	30day	0.00	60day	0.00	90day	0.00	Balance	98.98
---------	-------	-------	------	-------	------	-------	------	---------	-------

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

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

Culligan Water Conditioning
1099 Enterprise Court

Nokomis, FL 34275
941-485-7526

Invoice # 15659

01/14/2016 02:13 PM
Driver: KURT KNISPEL

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

P O Num:

Item	Price	Total
2413 5 GALLON DRINKING WAT		
8,000 @ 5.00	40.00	
4201 DELIVERY CHARGE		
1,000 @ 2.49	2.49	
SubTotal Sales:		42.49
Sales Tax:	0.00	
Invoice Total:		42.49

Prev Balance:

Signed By:

Culligan Water Conditioning
1099 Enterprise Court

Nokomis, FL 34275
941-485-7526

Invoice # 18192

01/28/2016 01:57 PM
Driver: KURT KNISPEL

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

P O Num:

Item	Price	Total
2413 5 GALLON DRINKING WAT		
8,000 @ 6.75	54.00	
4201 DELIVERY CHARGE		
1,000 @ 2.49	2.49	
SubTotal Sales:		56.49
Sales Tax:	0.00	
Invoice Total:		56.49

Prev Balance:

Signed By:

HOWARD'S POOL WORLD, INC.

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

12419 SW COUNTY RD 769
 LAKE SUZY, FL 34269

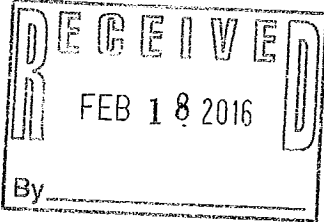
Bill To

LAKESIDE PLANTATION
 245 RIVERSIDE AVE STE 250
 JACKSONVILLE, FL 32202

Invoice

Date

2/9/2016

Work Done At:	Invoice #	Terms	Due Date	Rep
2200 PLANTATION BLVD NORTHPORT, FL 34289	WO-6000	NET 10	2/19/2016	SG
Quantity	Description	Rate	Amount	
1	FLOW METER 1.5"	140.30	140.30	
1	TORO AUTO FILL VALVE	86.00	86.00	
1	FLOAT BASKET	89.25	89.25	
1	SERVICE CALL	89.00	89.00	
replaced 1.5" flow meter for spa. replaced pool autofill toro valve and basket. (hd) 61 330-538-51 				
			Total	\$404.55
			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!!

HOWARD'S POOL WORLD, INC.

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

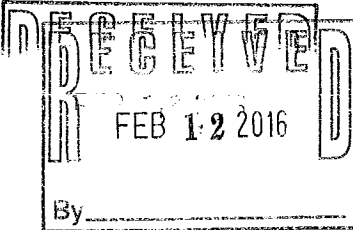
12419 SW COUNTY RD 769
 LAKE SUZY, FL 34269

Bill To
 LAKESIDE PLANTATION
 245 RIVERSIDE AVE STE 250
 JACKSONVILLE, FL 32202

Invoice

Date

2/5/2016

Work Done At:	Invoice #	Terms	Due Date	Rep
2200 PLANTATION BLVD NORTHPORT, FL 34289	16751-B	NET 10	2/15/2016	DAVID
Quantity	Description	Rate	Amount	
1	LIQUID PUMPING TUBE #5 (POOL BLEACH STENNER)	21.48	21.48	
2	GUTTER GRATES	9.50	19.00	
61 330-538-51 				
			Total	\$40.48
			Payments/Credits	\$0.00
			Total Account Balance	

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

LIC. # CPC 053310

POOL MAINTENANCE & REPAIRS

www.howardspoolworld.com

HOWARD'S POOL WORLD, INC.

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

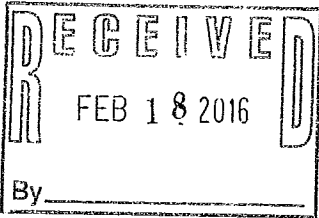
12419 SW COUNTY RD 769
 LAKE SUZY, FL 34269

Bill To
 LAKESIDE PLANTATION
 245 RIVERSIDE AVE STE 250
 JACKSONVILLE, FL 32202

Invoice

Date

2/11/2016

Work Done At:	Invoice #	Terms	Due Date	Rep
2200 PLANTATION BLVD NORTHPORT, FL 34289	17025-B	NET 10	2/21/2016	
Quantity	Description	Rate	Amount	
1	LETRO THERMOMETER WITH WELL	71.00	71.00	
				
HOWARD'S POOL WORLD WANTS YOU TO KNOW YOU ARE IMPORTANT TO US AND WE APPRECIATE YOUR BUSINESS!!			Total	\$71.00
			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!!

Fitness Logic

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

Invoice

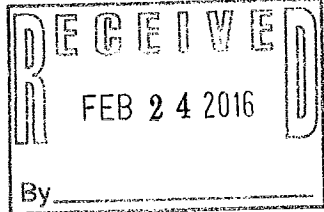

Date	Invoice #
2/23/2016	66216

Maintenance

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

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

P.O. Number	Terms	Rep	Work Order #	Completed
	Net 10	KP	63228	2/22/2016

Item Code	Description	Quantity	Price Each	Amount
Maintenance	Quarterly General Maintenance and cleaning of all equipment - Labor Only Maintenance completion during February <i>104</i> <i>330-538-48102</i>  	1	145.00	145.00

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

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

Hopping Green & Sams

Attorneys and Counselors

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



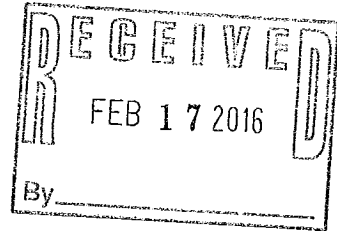
===== STATEMENT =====

February 12, 2016

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

Bill Number 86277
Billed through 01/31/2016

66
310-513-315



General Counsel/Monthly Meeting

LPCDD 00001 MCE

FOR PROFESSIONAL SERVICES RENDERED

01/04/16	LCW	Confer with Flint regarding city of North Port parking ordinances; review correspondence regarding scheduling of date for site visit for architectural services.	0.30 hrs
01/05/16	LCW	Review correspondence regarding potential refunding opportunities.	0.20 hrs
01/06/16	MCE	Review House Bill 41 regarding sidewalks and school children.	0.70 hrs
01/06/16	LCW	Research potential impact of House Bill 41; review correspondence regarding attendance at board meeting and scheduling of public input session.	1.20 hrs
01/12/16	LCW	Review advertisement for workshop regarding amenities renovation; provide comments to same.	0.20 hrs
01/13/16	MCE	Prepare for board meeting.	0.20 hrs
01/15/16	LCW	Prepare for board meeting; analyze impact of 2015 sidewalk legislation on district.	1.90 hrs
01/19/16	MCE	Prepare for and travel to board meeting.	2.00 hrs
01/20/16	MCE	Research best management specifications regarding stormwater management agreements.	0.20 hrs
01/20/16	MCE	Prepare for, travel to and attend board meeting; return travel; meeting follow-up.	3.80 hrs
01/20/16	LCW	Prepare for board meeting.	0.50 hrs
01/25/16	LCW	Confer with staff regarding follow-up from board meeting.	0.20 hrs
01/26/16	LCW	Confer with Rugg regarding advertisement for cancelled workshop meeting; review board meeting advertisement.	0.10 hrs
01/27/16	MCE	Review correspondence from Joint Legislative Auditing Committee.	0.20 hrs
01/27/16	LCW	Confer with Flint regarding preparation of letter to city officials regarding	0.10 hrs

enforcement of traffic regulations.

01/27/16	CNG	Prepare response to Joint Legislative Auditing Committee letter regarding audit report.	0.90 hrs
01/28/16	LCW	Confer with Flint regarding city of North Port ordinances for reference in letter to city officials.	0.20 hrs
01/29/16	CNG	Research best management specifications regarding stormwater management agreements.	0.20 hrs
01/31/16	CGS	Monitor proposed legislation which may impact district.	0.30 hrs

Total fees for this matter \$3,754.00

DISBURSEMENTS

Long Distance	0.48
Lexis Nexis	11.60
Total disbursements for this matter	\$12.08

MATTER SUMMARY

Stuart, Cheryl G.	0.30 hrs	395 /hr	\$118.50
Gates, Clark N.	1.10 hrs	205 /hr	\$225.50
Whelan, Lindsay C.	4.90 hrs	225 /hr	\$1,102.50
Eckert, Michael C.	7.10 hrs	325 /hr	\$2,307.50

TOTAL FEES	\$3,754.00
TOTAL DISBURSEMENTS	\$12.08

TOTAL CHARGES FOR THIS MATTER \$3,766.08

BILLING SUMMARY

Stuart, Cheryl G.	0.30 hrs	395 /hr	\$118.50
Gates, Clark N.	1.10 hrs	205 /hr	\$225.50
Whelan, Lindsay C.	4.90 hrs	225 /hr	\$1,102.50
Eckert, Michael C.	7.10 hrs	325 /hr	\$2,307.50

TOTAL FEES	\$3,754.00
TOTAL DISBURSEMENTS	\$12.08

TOTAL CHARGES FOR THIS BILL \$3,766.08

Please include the bill number on your check.

2 114443

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

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

B 5 5517 9

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	\$1,143.92	Feb 15 2016	\$

Your electric statement

Account number: 57421-67439

For: Dec 23 2015 to Jan 25 2016 (33 days)

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

Statement date: Jan 25 2016
Next meter reading: Feb 23 2016

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (-)	New charges due by
1,238.72	1,238.72 CR	0.00	0.00	1,143.92	\$1,143.92	Feb 15 2016

Meter reading - Meter KLL2846

Current reading 16771
Previous reading - 15852
kWh constant x 10
kWh used **9190**

Demand reading 5.58
kW constant x 10.00
Demand kW **56**

Energy usage

	Last Year	This Year
kWh this month	7970	9190
Service days	34	33
kWh per day	234	278

Amount of your last bill 1,238.72
Payment received - Thank you 1,238.72 CR
Balance before new charges \$0.00

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

Electric service amount 1,045.23**
Storm charge 5.97
Gross receipts tax 26.95
Franchise charge 65.77
Total new charges \$1,143.92

Total amount you owe

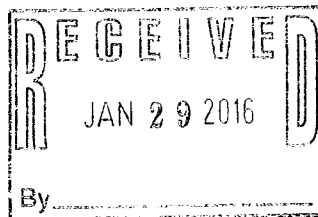
\$1,143.92

FPL automatic bill pay - DO NOT PAY

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

Customer charge: \$19.48
Fuel: \$267.15
(\$0.029070 per kWh)
Non-fuel: \$192.44
(\$0.020940 per kWh)
Demand: \$566.16
(\$10.11 per kW)

- Payment received after **April 13, 2016** is considered **LATE**; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after **February 05, 2016**. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.



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

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

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

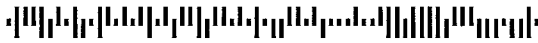
B 4,5 5517 1



AUTO **CO 0116
1 114443

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	\$756.79	Feb 15 2016	\$

Your electric statement

Account number: 04126-05586

For: Dec 23 2015 to Jan 25 2016 (33 days)

Customer name: LAKESIDE PLANTATION

Statement date: Jan 25 2016

Service address: 2200 PLANTATION BLVD # FNTN

Next meter reading: Feb 23 2016

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (=)	New charges due by
769.96	769.96 CR	0.00	0.00	756.79	\$756.79	Feb 15 2016

Meter reading - Meter KN46183

Current reading 77602
Previous reading - 70020
kWh used **7582**

Amount of your last bill 769.96
Payment received - Thank you 769.96 CR
Balance before new charges \$0.00

Energy usage

	Last Year	This Year
kWh this month	8083	7582
Service days	34	33
kWh per day	237	229

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

Electric service amount	688.55**
Storm charge	6.90
Gross receipts tax	17.83
Franchise charge	43.51
Total new charges	\$756.79

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

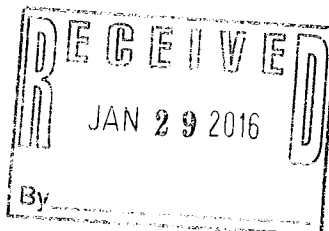
Customer charge:	\$7.46
Fuel:	\$220.41
(\$0.029070 per kWh)	
Non-fuel:	\$460.68
(\$0.060760 per kWh)	

Total amount you owe

\$756.79

FPL automatic bill pay - DO NOT PAY

- Payment received after **April 13, 2016** is considered **LATE**; a late payment charge of **1%** will apply.
- The amount due on your account will be drafted automatically on or after **February 05, 2016**. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.



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

3 114443

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

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

B 5 5517 2

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Do not pay	New charges due by	Amount enclosed
84595-15071	\$1,700.65	Feb 15 2016	\$

Your electric statement

Account number: 84595-15071

For: Dec 23 2015 to Jan 25 2016 (33 days)

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

Statement date: Jan 25 2016
Next meter reading: Feb 23 2016

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (-)	New charges due by
1,448.77	1,448.77 CR	0.00	0.00	1,700.65	\$1,700.65	Feb 15 2016

Meter reading - Meter KL84533

Current reading 60425
Previous reading - 39141
kWh used 21284
Demand reading 45.93
Demand kW 46

Amount of your last bill 1,448.77
Payment received - Thank you 1,448.77 CR
Balance before new charges \$0.00

Energy usage

	Last Year	This Year
kWh this month	17939	21284
Service days	34	33
kWh per day	527	644

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

Electric service amount 1,548.96**
Storm charge 13.84
Gross receipts tax 40.07
Franchise charge 97.78
Total new charges \$1,700.65

Total amount you owe

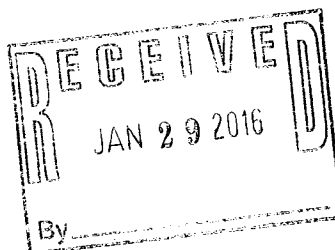
\$1,700.65

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

Customer charge: \$19.48
Fuel: \$618.73
(\$0.029070 per kWh)
Non-fuel: \$445.69
(\$0.020940 per kWh)
Demand: \$465.06
(\$10.11 per kW)

FPL automatic bill pay - DO NOT PAY

- Payment received after **April 13, 2016** is considered **LATE**; a late payment charge of **1%** will apply.
- The amount due on your account will be drafted automatically on or after **February 05, 2016**. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.



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



SERVICE ADDRESS			CURRENT CHARGES DUE DATE
2200 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	
43123-156052	18-29	1/29/16	2/19/16

Total Current Charges 160.79
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 160.79

\$ _____
 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

000043123000156052000000160797

2433 LAKE

↑ Please return this upper portion with your payment ↑

*** Bank Draft ***

SERVICE ADDRESS 2200 PLANTATION BLVD

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-156052	18-29	1/29/16	2/19/16

Rate Class : COMMERCIAL
 Last payment amount/date: 157.26 1/25/16

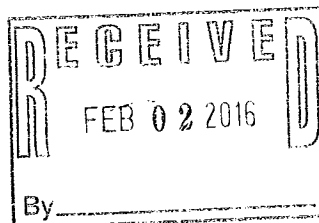
Last Bill Amount 157.26
 Payments 157.26-
 Adjustments .00
 BALANCE FORWARD .00

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
WA 12/17/15 1/21/16	35	80000038	1.000	TGAL	668	663	5
					USAGE FOR	1/15	4.00

Service	Consumption	Charge	Total
WA Base facility chg		41.45	
WA Usage block 1	5.00	19.00	
TOTAL WATER			60.45
SE Base facility chg		69.94	
SE Consumption	5.00	30.40	
TOTAL SEWER			100.34

Total Current Charges 160.79
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 160.79

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



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

AFTER HOURS/EMERGENCY
 water or sewer service call
941.240.8000



SERVICE ADDRESS 2200 PLANTATION BLVD			CURRENT CHARGES DUE DATE
ACCOUNT NUMBER	CYCLE	BILL DATE	
43123-154658	18-29	1/29/16	2/19/16

Total Current Charges 25.40
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 25.40



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

000043123000154658000000025404

2432 LAKE

↑ Please return this upper portion with your payment ↑

*** Bank Draft ***

SERVICE ADDRESS 2200 PLANTATION BLVD

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154658	18-29	1/29/16	2/19/16

Rate Class : COMMERCIAL
 Last payment amount/date: 24.54 1/25/16

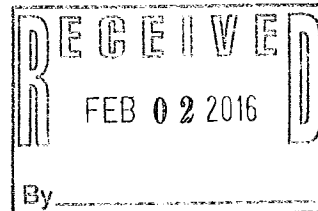
Last Bill Amount 24.54
 Payments 24.54-
 Adjustments .00
 BALANCE FORWARD .00

Service	Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
WA	12/17/15	1/21/16	35	83717471	1.000	TGAL	1412	1410
							USAGE FOR 1/15	5.00

Service	Consumption	Charge	Total
WA Base facility chg		17.80	
WA Usage block 1	2.00	7.60	
TOTAL WATER			25.40

Total Current Charges 25.40
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 25.40

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



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

AFTER HOURS/EMERGENCY
 water or sewer service call
941.240.8000



SERVICE ADDRESS			CURRENT CHARGES DUE DATE
2200 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	
43123-154656	18-29	1/29/16	2/19/16

Total Current Charges 196.70
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 196.70

\$ _____
 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

000043123000154656000000196704

2431 LAKE

↑ Please return this upper portion with your payment ↑

*** Bank Draft ***

SERVICE ADDRESS				2200 PLANTATION BLVD
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE	
43123-154656	18-29	1/29/16	2/19/16	

Rate Class : COMMERCIAL
 Last payment amount/date: 269.26 1/25/16

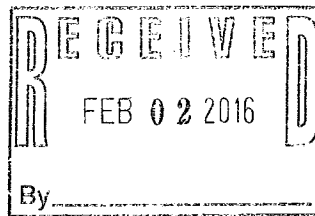
Last Bill Amount 269.26
 Payments 269.26-
 Adjustments .00
 BALANCE FORWARD .00

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
WA 12/17/15	1/21/16	35	80005382	1.000	TGAL	1397	1370
						USAGE FOR 1/15	71.00

Service	Consumption	Charge	Total
WA Base facility chg		80.87	
WA Usage block 1	20.00	76.00	
WA Usage block 2	7.00	39.83	
TOTAL WATER			196.70

Total Current Charges 196.70
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 196.70

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



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

AFTER HOURS/EMERGENCY
 water or sewer service call
941.240.8000

PLEASE REMIT PAYMENT TO:

CUSTOMER INVOICE



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

P A

ACCOUNT NUMBER
10332096

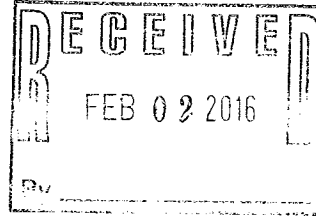
AMOUNT NOW DUE
25.67

THIS MONTH'S CHARGE DUE BEFORE
02/15/16

 * PLEASE DO NOT PAY. WE WILL DEDUCT 25.67 *
 * FROM YOUR BANK ACCOUNT ON OR AFTER 02/06/16. *

011114 10332096 000002567

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



WRITE IN AMOUNT PAID ON THIS ACCOUNT

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

DIRECT ALL INQUIRIES TO:

PLEASE RETAIN THIS LOWER PORTION FOR YOUR RECORDS.



POST OFFICE BOX 31017
TAMPA, FL 33631-3017

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

1-877-832-6747

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

AMOUNT NOW DUE
25.67

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

THIS MONTH'S CHARGE DUE BEFORE
02/15/16

---BILLING PERIOD---	NUMBER OF DAYS	STATEMENT DATE
01/21/16 TO	34	01/25/16

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

ACCOUNT NUMBER
10332096

METER NUMBER	METER READS PRES - PREV	=	CCF	-----FACTORS----- X BTU X CONVER	=	THERMS USED
RHE73410	385 376	=	9	1.0380 1.00000	=	9.3
TOTAL THERMS =						9.3

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

AVERAGE DAILY THERMS USAGE
JAN 16 0.3
JAN 15 0.1

RESIDENTIAL SERVICE 1 (RS1)	
PREVIOUS BALANCE	12.77
PAYMENT	12.77-
CUSTOMER CHARGE	12.00
DISTRIBUTION 9.3 THMS @ 0.35750	3.33
PGA 9.3 THMS @ 0.89849	8.36
TOTAL GAS CHARGES	23.69
TAXES AND FEES	
FRANCHISE FEE	1.55
LOCAL TAX	
STATE TAX	
GROSS RECEIPTS TAX	.43
TOTAL TAXES AND FEES	1.98
THIS MONTH'S CHARGE	25.67
TOTAL BALANCE DUE	25.67

RE/AD/DY/MT
01/19/16

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. We will automatically debit the total amount due on your bank account. Your bank will pay on or after Feb 21.

Previous Balance 1/1/2016	Payments Received	Previous Balance 2/1/2016	Total New Charges 2/1/2016	Total Amount Due
\$384.86	-\$384.86	\$.00	\$388.97	\$388.97

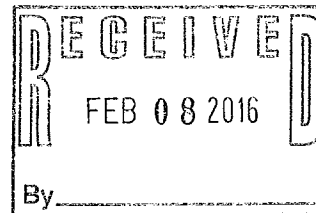
New Charges - Statement Dated 2/1/2016

Verizon	124.24
Verizon	211.83
Verizon Online	37.98
Verizon Long Distance	14.92
Total New Charges Due by February 25, 2016	\$388.97
Previous Balance	\$.00

Total Amount Due	\$388.97
-------------------------	-----------------

Account Number
15 4331 0624 684505 03

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



Previous Balance	\$384.86
Payment received Jan 21	-\$384.86
Balance Forward	\$.00
New Charges	

Verizon	\$124.24
Verizon	\$211.83
Verizon Online	\$37.98
Verizon Long Distance	\$14.92
Total New Charges due Feb 25	\$388.97
Total Amount Due	\$388.97

Do not send payment.

We will automatically debit the total amount due on your bank account. Your bank will pay on or after Feb 21.

Services

Full Month Charges from Feb 01 thru Feb 29	107.96
View Verizon Full Month Charges Detail	
Solutions for Business Bundle Discount	-14.99
Fios TV Extreme HD - Private	74.99
(Rent): HD Set Top Box	4 at 11.99 47.96
Total Full Month Charges	107.96
Total Services	\$107.96

Tax & Fees

FL State Communications Services Tax	3.30
FL Local Communications Services Tax	4.23
Gross receipts	.10
Surcharge(s)	1.67
Fios TV Broadcast Fee	1.99
Regional Sports Network Fee	4.99
Total Tax & Fees	\$16.28

Total New Charges for Verizon **\$124.24**

Services

Full Month Charges from Feb 01 thru Feb 29 150.00

Verizon Full Month Charges Detail

Following is the Detail of Recurring Monthly Charges for Informational Purposes.

9414235501	65.47
9414235500	50.47
9414298648	35.47
Total	151.41

Tax Status Legend

Tax Status	Description
L	Local
S	State
F	Federal
R	Local Surcharge
E	Exempt

View Verizon Full Month Charges Detail

BUS UNLIMITED ADDL LINE 2 YEAR PLAN	.00
BUS UNLIMITED CUSTOPAK 2 YEAR PLAN	.00
Total Services	\$150.00

Tax & Fees

Federal Excise Tax	.81
FL State Communications Services Tax	9.06
FL Local Communications Services Tax	11.64
Gross receipts	.28
Surcharge(s)	8.86
Federal Universal Service Fee - Verizon LD	4.21
Federal Subscriber Line Charge	8.52

Federal Subscriber Line Charge	8.52
Federal Subscriber Line Charge	8.52
Federal Access Recovery Charge	.47
Federal Access Recovery Charge	.47
Federal Access Recovery Charge	.47
Total Tax & Fees	\$61.83
Total New Charges for Verizon	\$211.83

Products and Services - Individual Line

Products and Services - 9414235501

Description	Qty	Initiation Date	Tax Status	Amount
Solutions Bundle Line 2 Yr	1	02/19/13	LSER	87.00
Unlimited local toll calling	1	02/19/13	LSER	.00
CustoPAK Basic Package	1	02/19/13	LSER	.00
CustoPAK Caller ID- Name & Number	1	02/19/13	LSER	.00
CustoPAK line - measured rate	1	02/19/13	LSFR	.00
Federal Access Recovery Charge	1	02/19/13	LSFR	.47
Solutions Bundle 2 Yr Credit	1	02/21/13	LSER	-22.00
Total for 941-423-5501				65.47

Tax Status Legend

Tax Status	Description
L	Local
S	State
F	Federal
R	Local Surcharge
E	Exempt

Products and Services - Individual Line

Products and Services - 9414235500

Description	Qty	Initiation Date	Tax Status	Amount
-------------	-----	-----------------	------------	--------

Unlimited local toll calling	1	02/19/13	LSER	.00
CustoPAK Basic Package	1	02/19/13	LSER	.00
CustoPAK Caller ID- Name & Number	1	02/19/13	LSER	.00
CustoPAK line - measured rate	1	02/19/13	LSFR	.00
Federal Access Recovery Charge	1	02/19/13	LSFR	.47
Voice Msg Mailbox	1	04/02/13	LSER	.00
Additional Line(s) Unlimited 2 Yr	1	02/19/13	LSER	80.00
Additional Line Credit 2 Yr	1	02/21/13	LSER	-30.00
Total for 941-423-5500				50.47

Tax Status Legend

Tax Status	Description
L	Local
S	State
F	Federal
R	Local Surcharge
E	Exempt

Products and Services - Individual Line

Products and Services - 9414298648

Description	Qty	Initiation Date	Tax Status	Amount
CustoPAK Basic Package	1	02/19/13	LSER	.00
CustoPAK line - measured rate	1	02/19/13	LSFR	.00
Federal Access Recovery Charge	1	02/19/13	LSFR	.47
Additional Line(s) Basic 2 Yr	1	02/19/13	LSER	35.00
Total for 941-429-8648				35.47

Tax Status Legend

Tax Status	Description
L	Local
S	State
F	Federal
R	Local Surcharge

Exempt

Date	Time	Number Called	Place Called	Type	Rate	Minutes	Amount
Line 9414235500							
1/05	03:43PM	813-684-9799	Tampaest FL	Direct Day		3.00	.00
1/08	01:14PM	941-567-9401	Bradenton FL	Direct Day		1.00	.00
1/11	02:31PM	941-799-5124	Bradenton FL	Direct Day		12.00	.00
1/14	06:24PM	941-567-9401	Bradenton FL	Direct Day		2.00	.00
1/27	04:56PM	941-567-9401	Bradenton FL	Direct Day		3.00	.00
1/28	04:50PM	941-567-9401	Bradenton FL	Direct Day		1.00	.00
2/01	04:39PM	941-567-9401	Bradenton FL	Direct Day		4.00	.00

Date	Time	Number Called	Place Called	Type	Rate	Minutes	Amount
Line 9414235501							
1/28	01:41PM	813-832-1090	TampaCen FL	Direct Day		1.00	.00

Services

Full Month Charges from Feb 01 thru Feb 29 for 62-468-4505	37.98
View Verizon Online Full Month Charges Detail for 62-468-4505	
Fios Internet 50M/50M - 2YR	84.99
Solutions Fios Discount	-30.00
Fios Internet Price Increase 2014	10.00
Data Protection	7.99
Additional Line Promotion thru May 1, 2023	-35.00
Total Full Month Charges for 62-468-4505	37.98
Total Services	\$37.98
Total New Charges for Verizon Online	\$37.98

Services

Full Month Charges from Feb 01 thru Feb 29	.00
--	-----

Verizon Long Distance Full Month Charges Detail

Following is the Detail of Recurring Monthly Charges for Informational Purposes.

9414235501	1.10
9414235500	1.10
9414298648	1.10
Total	3.30

Tax Status Legend

Tax Status	Description
L	Local
S	State
F	Federal
R	Local Surcharge
E	Exempt

View Verizon Long Distance Full Month Charges Detail

Calls	2.08
Calls	1.04
Calls	
Calls	
Total Services	\$3.12

Tax & Fees

FL State Communications Services Tax	.36
FL Local Communications Services Tax	.47
Gross receipts	.01
Surcharge(s)	.17
Federal Universal Service Fee - Verizon LD	1.94
Carrier Cost Recovery Charge	.36
Long Distance Administrative Charge	.74
Carrier Cost Recovery Charge	.36
Long Distance Administrative Charge	.74
Carrier Cost Recovery Charge	.36
Long Distance Administrative Charge	.74

Long Distance Access Charge	1.85
Long Distance Access Charge	1.85
Long Distance Access Charge	1.85
Total Tax & Fees	\$11.80
Total New Charges for Verizon Long Distance	\$14.92

Date	Time	Number Called	Place Called	Type	Rate	Minutes	Amount
Line 9414235501							
1/05	02:25PM	902-543-1423	Bridgewtr NS	Direct	Std	1.00	1.04
1/06	12:15PM	613-949-1713	Ottawahull ON	Direct	Std	1.00	1.04
Total							\$ 2.08

Date	Time	Number Called	Place Called	Type	Rate	Minutes	Amount
Line 9414235500							
2/01	10:58AM	519-978-0187	La Salle ON	Direct	Std	1.00	1.04
Total							\$ 1.04

Date	Time	Number Called	Place Called	Type	Rate	Minutes	Amount
Line 9414235500							
1/04	08:49AM	941-505-2778	Puntagorda FL	Direct	Night	2.00	.00
1/04	11:00AM	815-535-3383	Sterling IL	Direct	Night	1.00	.00
1/04	11:07AM	732-718-9803	NewBrnswck NJ	Direct	Night	1.00	.00
1/04	12:59PM	863-444-8850	Arcadia FL	Direct	Night	1.00	.00
1/05	10:53AM	631-965-9351	Riverhead NY	Direct	Night	2.00	.00
1/05	03:29PM	407-841-5524	Orlando FL	Direct	Night	12.00	.00
1/08	10:56AM	561-951-6946	WPalmBeach FL	Direct	Night	9.00	.00
1/11	10:48AM	212-583-9600	New York NY	Direct	Night	4.00	.00
1/14	10:03AM	863-444-8850	Arcadia FL	Direct	Night	1.00	.00
1/15	01:40PM	941-505-2778	Puntagorda FL	Direct	Night	1.00	.00
1/15	03:52PM	941-505-2778	Puntagorda FL	Direct	Night	2.00	.00
1/19	10:41AM	603-674-8156	Manchester NH	Direct	Night	1.00	.00
1/19	05:21PM	973-919-6146	Newton NJ	Direct	Night	3.00	.00
1/22	06:32PM	585-409-0234	Batavia NY	Direct	Night	1.00	.00
1/25	11:55AM	207-385-9480	Portland ME	Direct	Night	1.00	.00
2/01	06:39PM	952-237-1451	St Paul MN	Direct	Night	1.00	.00

Date	Time	Number Called	Place Called	Type	Rate	Minutes	Amount
Line 9414235501							
1/04	02:40PM	563-345-6522	Davenport IA	Direct	Night	2.00	.00
1/04	02:42PM	563-345-6522	Davenport IA	Direct	Night	3.00	.00
1/05	01:44PM	563-345-6522	Davenport IA	Direct	Night	3.00	.00
1/11	02:15PM	586-799-6028	Utica MI	Direct	Night	1.00	.00
1/13	12:01PM	563-345-6522	Davenport IA	Direct	Night	2.00	.00
1/19	04:34PM	708-478-0875	Geneva IL	Direct	Night	1.00	.00
1/20	12:10PM	586-799-6028	Utica MI	Direct	Night	1.00	.00
1/22	09:43AM	708-478-0875	Geneva IL	Direct	Night	1.00	.00
1/22	02:46PM	708-478-0875	Geneva IL	Direct	Night	1.00	.00
1/23	03:24PM	815-880-7813	Woodstock IL	Direct	Night	1.00	.00
1/25	10:15AM	239-337-6801	Fort Myers FL	Direct	Night	1.00	.00
1/25	01:26PM	586-799-6028	Utica MI	Direct	Night	1.00	.00
1/27	02:15PM	814-459-9205	Erie PA	Direct	Night	1.00	.00
1/28	12:55PM	615-472-4591	Franklin TN	Direct	Night	5.00	.00
1/29	01:51PM	732-219-7638	Red Bank NJ	Direct	Night	1.00	.00
1/29	04:47PM	508-302-7700	Norwood MA	Direct	Night	2.00	.00
1/29	04:49PM	508-302-7700	Norwood MA	Direct	Night	3.00	.00
1/29	04:53PM	508-302-7700	Norwood MA	Direct	Night	3.00	.00
2/01	10:22AM	847-518-9784	Barrington IL	Direct	Night	5.00	.00
2/01	10:41AM	615-472-4591	Columbia TN	Direct	Night	2.00	.00
2/01	12:14PM	732-679-0366	Southamboy NJ	Direct	Night	1.00	.00

Products and Services - Individual Line

Products and Services - 9414235501

Description	Qty	Initiation Date	Tax Status	Amount
Carrier Cost Recovery Charge	1	02/19/13	LSER	.36
Long Distance Administrative Charge	1	03/15/13	LSER	.74
Total for 941-423-5501				1.10

Tax Status Legend

Tax Status	Description
L	Local
S	State
F	Federal
R	Local Surcharge

E Exempt

Products and Services - Individual Line

Products and Services - 9414235500

Description	Qty	Initiation Date	Tax Status	Amount
Carrier Cost Recovery Charge	1	02/19/13	LSER	.36
Long Distance Administrative Charge	1	03/15/13	LSER	.74
Total for 941-423-5500				1.10

Tax Status Legend

Tax Status	Description
L	Local
S	State
F	Federal
R	Local Surcharge
E	Exempt

Products and Services - Individual Line

Products and Services - 9414298648

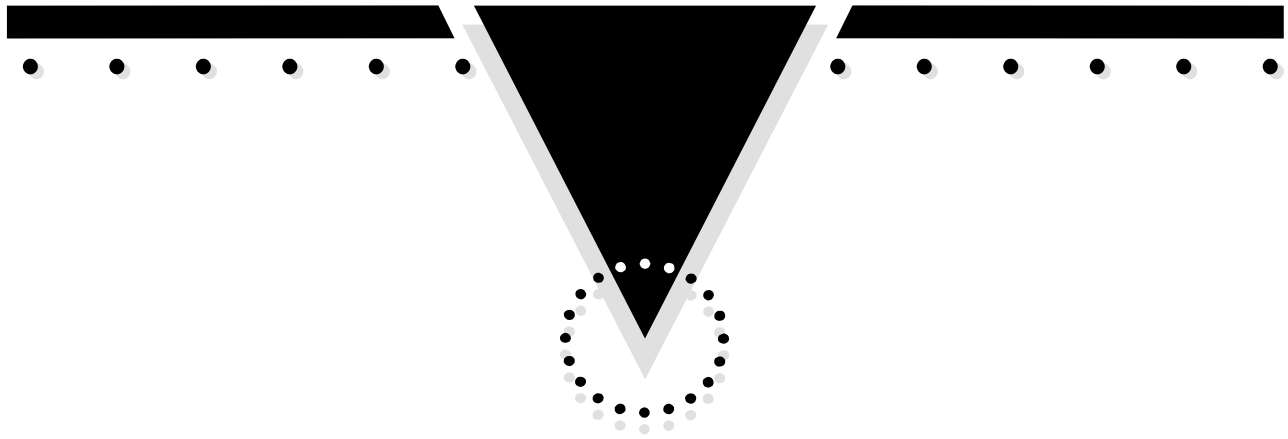
Description	Qty	Initiation Date	Tax Status	Amount
Carrier Cost Recovery Charge	1	02/19/13	LSER	.36
Long Distance Administrative Charge	1	03/15/13	LSER	.74
Total for 941-429-8648				1.10

Tax Status Legend

Tax Status	Description
L	Local
S	State
F	Federal
R	Local Surcharge
E	Exempt

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Lakeside Plantation

Community Development District

Unaudited Financial Reporting
February 29, 2016



Table of Contents

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

**Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT**

**COMBINED BALANCE SHEET
February 29, 2016**

	General	Debt Service	Capital Reserve	Totals
Assets				
<u>Cash:</u>				
Operating Account	\$ 83,519	\$ -	\$ -	\$ 83,519
Debit Card Account	2,578	-	-	2,578
Money Market Account	346,936	-	-	346,936
Activities Account	23,320	-	-	23,320
Petty Cash	50	-	-	50
Capital Reserve Account	-	-	400,296	400,296
Prepaid Expenses	25	-	-	25
<u>Investment - Operations:</u>				
Investment - SBA Fund A	472	-	-	472
<u>Investment - Bonds:</u>				
Reserve Fund	-	7,998	-	7,998
Revenue Fund	-	178,934	-	178,934
Prepayment Fund	-	0	-	0
Due from General Fund	-	5,506	-	5,506
Total Assets	\$ 456,900	\$ 192,439	\$ 400,296	\$ 1,049,635
Liabilities & Fund Balances				
Liabilities				
Accounts Payable	\$ 1,597	\$ -	\$ -	\$ 1,597
Due to Debt	5,506	-	-	5,506
Customer Deposits	1,075	-	-	1,075
Total Liabilities	\$ 8,179	\$ -	\$ -	\$ 8,179
Fund Balances				
Restricted for Debt Service	\$ -	\$ 192,439	\$ -	\$ 192,439
Assigned for Capital Projects	-	-	400,296	400,296
Unassigned	448,721	-	-	448,721
Total Fund Balances	\$ 448,721	\$ 192,439	\$ 400,296	\$ 1,041,456
Total Liabilities & Fund Balances	\$ 456,900	\$ 192,439	\$ 400,296	\$ 1,049,635

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending February 29, 2016

	Adopted Budget	Prorated Budget Thru 02/29/16	Actual Thru 02/29/16	Variance
Revenues:				
Tennis Club	\$ 15,000	\$ 15,000	\$ 17,830	\$ 2,830
Activities	12,500	5,208	4,192	(1,016)
Clubhouse Rentals	1,500	625	1,150	525
Miscellaneous	1,500	625	323	(302)
Interest	150	63	14	(48)
Operations & Maintenance Assessments	656,520	543,371	543,371	-
Total Revenues	\$ 687,170	\$ 564,892	\$ 566,881	\$ 1,988
Expenditures:				
Administrative				
Supervisor Fees	\$ 11,000	\$ 4,000	\$ 3,400	\$ 600
District Manager	36,050	15,021	15,021	(0)
District Counsel	25,000	10,417	7,344	3,072
Reimbursable Expenses	600	250	-	250
District Engineer	10,000	4,167	8,284	(4,117)
Disclosure Report	1,000	1,000	1,000	-
Trustee Fees	4,200	2,683	2,683	(0)
Audit Fees	4,200	-	-	-
Postage, Phone, Fax, Copies	200	83	-	83
General Liability Insurance	5,000	5,000	6,239	(1,239)
Legal Advertising	1,500	625	305	320
Dues, Licenses & Fees	175	175	175	-
Other Current Charges	1,900	792	1,404	(612)
Property Insurance	7,000	7,000	7,717	(717)
Website Design/Administration	400	167	291	(125)
Total Administrative	\$ 108,225	\$ 51,379	\$ 53,863	\$ (2,484)
Operations				
Personnel Services (Management Contract)	\$ 172,120	\$ 71,717	\$ 71,717	\$ 0
Road & Street Repairs & Maintenance	7,500	3,125	356	2,769
Common Area Renewal & Maintenance	10,000	4,167	4,906	(740)
Street Light/Decorative Light	10,000	4,167	4,007	160
Landscape Maintenance - Contract	88,250	36,771	36,771	(0)
Landscape Maintenance - Other	5,000	2,083	5,278	(3,195)
Mulch	12,000	5,000	8,220	(3,220)
Irrigation Maintenance	500	208	340	(132)
Lake Maintenance	14,000	5,833	4,830	1,003
Electric Utility Services - Entrance Feature	9,000	3,750	3,345	405
Water Utility Services - Entrance Feature	1,500	625	753	(128)
Repairs & Maintenance - Entrance Feature	1,200	500	2,457	(1,957)
Miscellaneous Tools, Equipment	1,200	500	-	500
Landscape Inspection Services	3,300	1,375	1,100	275
Total Operations	\$ 335,570	\$ 139,821	\$ 144,080	\$ (4,259)

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending February 29, 2016

	Adopted Budget	Prorated Budget Thru 02/29/16	Actual Thru 02/29/16	Variance
Clubhouse				
Activities	\$ 19,000	\$ 7,917	\$ 9,158	\$ (1,241)
Licenses/Fees	625	625	289	336
General Supplies	10,000	4,167	6,133	(1,966)
Maintenance	10,000	4,167	2,096	2,071
Office Supplies	3,000	1,250	1,420	(170)
Public Communication	800	333	491	(158)
Pest Control	900	375	300	75
Security	1,500	625	1,494	(869)
AED	300	125	-	125
Telephone & Internet Services	4,600	1,917	1,942	(26)
Janitorial Supplies	3,000	1,250	771	479
Electric Utility Services - Clubhouse	16,000	6,667	6,451	215
Gas Utility	250	104	77	27
Garbage Collection	1,900	792	627	164
Water Utility Services - Clubhouse	3,000	1,250	1,243	7
Electric Utility Services - Pool	16,500	6,875	6,365	510
Pool Maintenance - Other	7,500	3,125	4,467	(1,342)
Tennis Courts - Maintenance	7,500	3,125	3,344	(219)
Tennis Courts - Programs	2,000	833	1,645	(812)
Water Utility Services - Tennis Courts & Pool	5,000	2,083	1,274	809
Total Clubhouse	\$ 113,375	\$ 47,604	\$ 49,587	\$ (1,983)
Other Expenditures				
Transfer Out - Current Year	\$ 130,000	\$ 130,000	\$ 130,000	-
Total Other Expenditures	\$ 130,000	\$ 130,000	\$ 130,000	\$ -
Total Expenditures	\$ 687,170		\$ 377,530	
Excess Revenues (Expenditures)	\$ -		\$ 189,351	
Fund Balance - Beginning	\$ -		\$ 259,370	
Fund Balance - Ending	\$ -		\$ 448,721	

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE SERIES 1999
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending February 29, 2016

	Adopted Budget	Prorated Budget Thru 02/29/16	Actual Thru 02/29/16	Variance
Revenues:				
Assessments - On Roll	\$ 175,905	\$ 145,268	\$ 145,268	\$ -
Assessments - Direct Billed	8,842	8,842	8,842	-
Interest	10	4	3	(2)
Total Revenues	\$ 184,757	\$ 154,114	\$ 154,112	\$ (2)
Expenditures:				
Interest - 11/1	\$ 60,465	\$ 60,465	\$ 60,465	-
Principal - 5/1	60,000	-	-	-
Interest - 5/1	60,465	-	-	-
Total Expenditures	\$ 180,930	\$ 60,465	\$ 60,465	\$ -
Excess Revenues (Expenditures)	\$ 3,827		\$ 93,647	
Fund Balance - Beginning	\$ 90,834		\$ 98,792	
Fund Balance - Ending	\$ 94,661		\$ 192,439	

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL RESERVE FUND
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending February 29, 2016

	Adopted Budget	Prorated Budget Thru 02/29/16	Actual Thru 02/29/16	Variance
Revenues:				
Transfer In - Current Year	\$ 130,000	\$ 130,000	\$ 130,000	\$ -
Total Revenues	\$ 130,000	\$ 130,000	\$ 130,000	\$ -
Expenditures:				
Clubhouse - Renewal/Replacement	\$ -	\$ -	\$ 5,877	\$ (5,877)
Exterior Building Elements	-	-	-	-
Property Site Elements	-	-	19,107	(19,107)
Clubhouse Interior	-	-	-	-
Pool & Spa Elements	-	-	-	-
Total Expenditures	\$ -	\$ -	\$ 24,984	\$ (24,984)
Excess Revenues (Expenditures)	\$ 130,000		\$ 105,016	
Fund Balance - Beginning	\$ 364,108		\$ 295,280	
Fund Balance - Ending	\$ 494,108		\$ 400,296	

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES & EXPENDITURES

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Tennis Club	\$ 12,280	\$ 4,035	\$ 957	\$ 408	\$ 151	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,830
Activities	779	573	1,270	725	845	-	-	-	-	-	-	-	4,192
Clubhouse Rentals	250	50	575	250	25	-	-	-	-	-	-	-	1,150
Miscellaneous	100	25	157	41	-	-	-	-	-	-	-	-	323
Interest	1	2	4	4	3	-	-	-	-	-	-	-	14
Operations & Maintenance Assessments	-	189,320	313,759	19,697	20,596	-	-	-	-	-	-	-	543,371
Total Revenues	\$ 13,410	\$ 194,004	\$ 316,722	\$ 21,125	\$ 21,620	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 566,881
Expenditures:													
Administrative													
Supervisor Fees	\$ 1,000	\$ 800	\$ -	\$ 1,000	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,400
District Manager	3,004	3,004	3,004	3,004	3,004	-	-	-	-	-	-	-	15,021
Reimbursable Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-
District Engineer	930	5,536	525	428	865	-	-	-	-	-	-	-	8,284
Disclosure Report	-	-	-	-	1,000	-	-	-	-	-	-	-	1,000
Trustee Fees	2,683	-	-	-	-	-	-	-	-	-	-	-	2,683
Audit Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage, Phone, Fax, Copies	-	-	-	-	-	-	-	-	-	-	-	-	-
General Liability Insurance	6,774	-	(536)	-	-	-	-	-	-	-	-	-	6,239
Legal Advertising	-	96	-	93	116	-	-	-	-	-	-	-	305
Dues, Licenses & Fees	175	-	-	-	-	-	-	-	-	-	-	-	175
Other Current Charges	75	877	286	120	46	-	-	-	-	-	-	-	1,404
Property Insurance	8,371	-	(655)	-	-	-	-	-	-	-	-	-	7,717
Website Design/Administrative	58	58	58	58	58	-	-	-	-	-	-	-	291
District Counsel	1,087	1,536	955	3,766	-	-	-	-	-	-	-	-	7,344
Total Administrative	\$ 24,158	\$ 11,908	\$ 3,639	\$ 8,469	\$ 5,689	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 53,863
Operations													
Personnel Services (Management Contract)	\$ 14,343	\$ 14,343	\$ 14,343	\$ 14,343	\$ 14,343	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 71,717
Road & Street Repairs & Maintenance	-	-	356	-	-	-	-	-	-	-	-	-	356
Common Area Renewal & Maintenance	4,906	-	-	-	-	-	-	-	-	-	-	-	4,906
Street Light/Decorative Light	105	782	-	3,120	-	-	-	-	-	-	-	-	4,007
Landscape Maintenance - Contract	7,354	7,354	7,354	7,354	7,354	-	-	-	-	-	-	-	36,771
Landscape Maintenance - Other	-	2,742	1,067	1,325	144	-	-	-	-	-	-	-	5,278
Mulch	-	-	-	-	8,220	-	-	-	-	-	-	-	8,220
Irrigation Maintenance	-	-	175	-	165	-	-	-	-	-	-	-	340
Lake Maintenance	966	966	966	966	966	-	-	-	-	-	-	-	4,830
Electric Utility Services - Entrance Feature	589	634	595	770	757	-	-	-	-	-	-	-	3,345
Water Utility Services - Entrance Feature	77	583	43	25	25	-	-	-	-	-	-	-	753
Repairs & Maintenance - Entrance Feature	12	-	-	2,444	-	-	-	-	-	-	-	-	2,457
Miscellaneous Tools, Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Inspection Services	-	550	-	550	-	-	-	-	-	-	-	-	1,100
Total Operations	\$ 28,354	\$ 27,955	\$ 24,899	\$ 30,897	\$ 31,975	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 144,080

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES & EXPENDITURES

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Clubhouse													
Activities	\$ 2,489	\$ 1,530	\$ 1,904	\$ 1,823	\$ 1,412	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,158
Licenses/Fees	-	-	-	289	-	-	-	-	-	-	-	-	289
General Supplies	1,435	2,333	818	903	644	-	-	-	-	-	-	-	6,133
Maintenance	713	233	59	942	149	-	-	-	-	-	-	-	2,096
Office Supplies	82	67	87	449	736	-	-	-	-	-	-	-	1,420
Public Communication	35	35	35	351	35	-	-	-	-	-	-	-	491
Pest Control	150	-	-	150	-	-	-	-	-	-	-	-	300
Security	-	147	-	1,200	147	-	-	-	-	-	-	-	1,494
AED	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone & Internet Services	384	387	398	385	389	-	-	-	-	-	-	-	1,942
Janitorial Supplies	131	61	21	46	512	-	-	-	-	-	-	-	771
Electric Utility Services - Clubhouse	1,386	1,337	1,346	1,239	1,144	-	-	-	-	1,144	-	-	6,451
Gas Utility	13	13	13	13	26	-	-	-	-	-	-	-	77
Garbage Collection	157	157	157	157	-	-	-	-	-	-	-	-	627
Water Utility Services - Clubhouse	252	487	186	157	161	-	-	-	-	-	-	-	1,243
Electric Utility Services - Pool	1,062	1,078	1,075	1,449	1,701	-	-	-	-	1,701	-	-	6,365
Pool Maintenance - Other	3,217	-	67	580	603	-	-	-	-	-	-	-	4,467
Tennis Courts - Maintenance	1,029	407	83	1,159	666	-	-	-	-	-	-	-	3,344
Tennis Courts - Programs	175	525	420	525	-	-	-	-	-	-	-	-	1,645
Water Utility Services - Tennis Courts & Pool	185	223	401	269	197	-	-	-	-	-	-	-	1,274
Total Clubhouse	\$ 12,894	\$ 9,020	\$ 7,069	\$ 12,085	\$ 8,519	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 49,587
Other Expenditures													
Transfer Out	\$ -	\$ -	\$ -	\$ 130,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 130,000
Total Other Expenditures	\$ -	\$ -	\$ -	\$ 130,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 130,000
Total Expenses	\$ 65,405	\$ 48,882	\$ 35,607	\$ 181,452	\$ 46,183	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 377,530
Excess Revenues (Expenditures)	\$ (51,995)	\$ 145,121	\$ 281,115	\$ (160,327)	\$ (24,563)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 189,351

**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 - FY2016

TAX COLLECTOR

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

Date Received	Dist	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	1999		Total 100%
							General Fund 78.91%	Debt Svc Fund 21.09%	
11/6/15	1	\$ 75,491.90	\$ 1,132.38	\$ -	\$ -	\$ 74,359.52	\$ 58,673.46	\$ 15,686.06	\$ 74,359.52
11/16/15	2	\$ 168,095.20	\$ 2,521.43	\$ -	\$ -	\$ 165,573.77	\$ 130,646.16	\$ 34,927.61	\$ 165,573.77
12/11/15	3	\$ 380,197.43	\$ -	\$ 5,702.96	\$ -	\$ 374,494.47	\$ 295,495.26	\$ 78,999.21	\$ 374,494.47
12/31/15	4	\$ 23,499.39	\$ -	\$ 352.49	\$ -	\$ 23,146.90	\$ 18,264.09	\$ 4,882.81	\$ 23,146.90
1/29/16	5	\$ 25,280.36	\$ -	\$ 379.21	\$ 61.15	\$ 24,962.30	\$ 19,696.53	\$ 5,265.77	\$ 24,962.30
2/29/16	6	\$ 26,499.51	\$ -	\$ 397.49	\$ -	\$ 26,102.02	\$ 20,595.83	\$ 5,506.19	\$ 26,102.02
						\$ -	\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -	\$ -
Totals		\$ 699,063.79	\$ 3,653.81	\$ 6,832.15	\$ 61.15	\$ 688,638.98	\$ 543,371.31	\$ 145,267.67	\$ 688,638.98

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
11/23/15	5564	11/1/15	\$ 8,842.03	\$ 8,842.03	\$ -	\$ -	\$ 8,842.03
			\$ 8,842.03	\$ 8,842.03	\$ -	\$ -	\$ 8,842.03

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Lakeside Plantation CDD

ACTION ITEMS

as of 3/16/2016

Item #	Meeting Assigned	Action Item	Assigned To:	Date Due	Status	Comments
1	6/18/14	Evaluate Conservation Areas	Robson		In Process	Report presented at 11/18/15 Board meeting. Engineer preparing a work plan for bidding purposes. Scope to be presented at 3/16/16 Board meeting.
2	1/21/15	Evaluate ID Card Process	Wittebort		In Process	To be done in conjunction with #3
3	7/8/15	Evaluation and Alternative Designs for Pool & Amenities	Flint		In Process	Hugarte Design was selected by the Board. Public input workshop scheduled for 2/16/16. Survey report to be presented at 3/16/16 meeting.
4	8/19/15	Evaluate Access Controls and Policies for Tennis Courts	Wittebort		In Process	To be done in conjunction with #3
5	11/18/15	Investigation of Enforcement of Parking and Traffic Regulation	Flint		In Process	Letter sent to City of North Port. Awaiting reply from City. District Counsel to contact HOA attorney to clarify limitation of CDD responsibilities.