

*Lakeside Plantation
Community Development District*

Agenda

January 20, 2016



Lakeside Plantation

Community Development District

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

January 13, 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, January 20, 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 and Pledge of Allegiance
- II. Public Comment Period
- III. Organizational Matters – Election of Officers – Resolution 2016-01
- IV. District Engineer Report
 - Update on Lake Bank Restoration Project
- V. Unfinished Business Items
 - Status of Amenity Facilities Review and Conceptual Plan
- VI. New Business Items
- VII. Business Administration
 - A. Approval of Minutes of the November 18, 2015 Meeting
 - B. Approval of Check Registers – December 31, 2015
 - C. Balance Sheet and Income Statement – December 31, 2015
- VIII. Staff Reports
 - A. District Counsel
 - B. District Manager – Action Items
 - C. Amenities Manager - Report
- IX. Other Business
- X. Supervisors' Requests
- XI. Adjournment

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

The third order of business is organization matters; enclosed is a copy of Resolution 2016-01 relating to the election of offices for your review.

Under the fourth order of business the District' Engineer will report on the lake bank restoration project.

The fifth order of business is Unfinished Business Items. Enclosed is the current schedule for the amenity facilities review and conceptual plan for your review.

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

The seventh order of business is Business Administration. Section A is the approval of the minutes from the November 18, 2015 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. The following items are enclosed for your review:

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

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

Sincerely,

G S Flint/jmr

George S. Flint
District Manager

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

Enclosures

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III.

RESOLUTION 2016-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of the District (“Board”) desires to elect the Officers of the District.

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

Section 1. _____ is elected Chairperson.

Section 2. _____ is elected Vice-Chairperson.

Section 3. _____ is elected Secretary.

Section 4. _____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.

Section 5. _____ is elected Treasurer.

Section 6. _____ is elected Assistant Treasurer.

Section 7. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 20th day of January, 2016.

ATTEST:

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

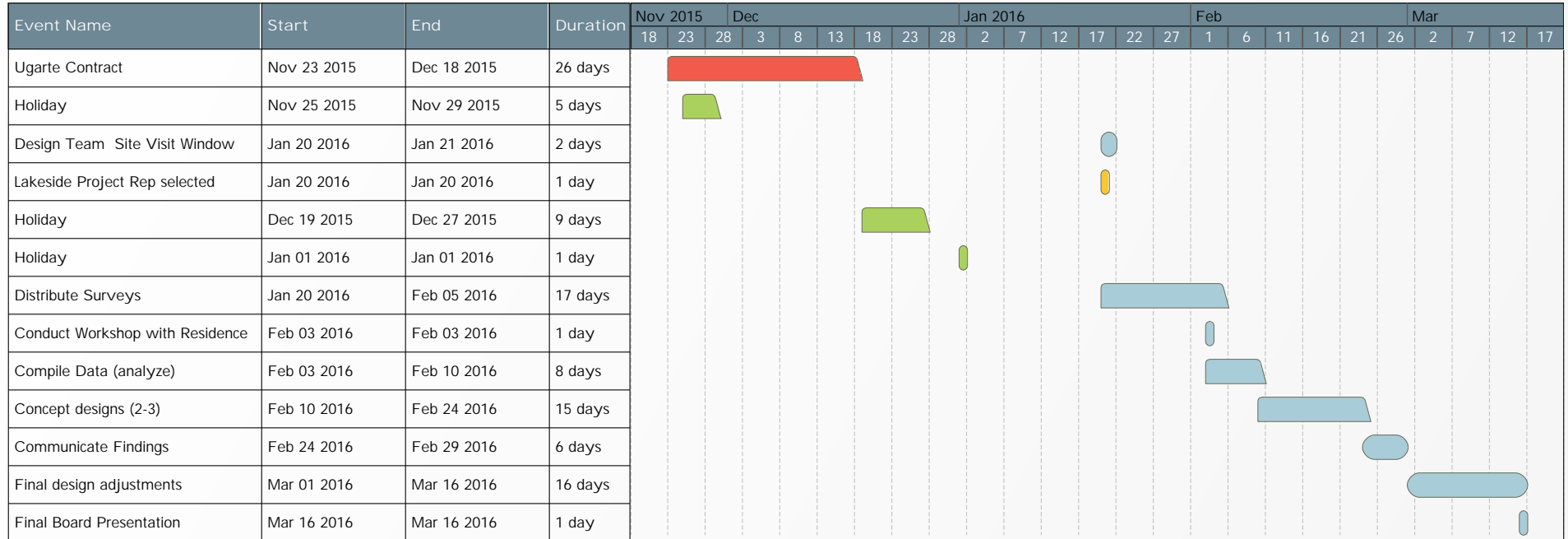
Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

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V.

LAKESIDE PLANTATION CDD SITE AMENITIES CONCEPTUAL DESIGN



Created with Timeline Maker Pro v3. Produced on Jan 11 2016.

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VII.

A.

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

The Regular Meeting of the Board of Supervisors of the Lakeside Plantation Community Development District was held on Wednesday, **November 18, 2015** at 7:00 p.m. at the Lakeside Plantation Clubhouse, 2200 Plantation Boulevard, North Port, Florida.

Present and constituting a quorum:

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

Also present:

George Flint	District Manager
Lindsay Whelan	District Attorney (by Telephone)
David Robson	District Engineer
Rob Wittebort	Facilities Manager
Joe Montagna	Vesta
David Bishop	Ugarte Architecture
Tony Huggins	JAHarchitects, LLC (by Telephone)
Gary Nychyk	Ecologist, Johnson Engineering
Several Residents	

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

A resident: Let me throw a little sugar to Rob and the amenities team. They did a great job on the Halloween Party, and they did a good job on the bocce court. I have one comment. I came to the pool today and I have a guest pass that says good until 2017. I understand we are no longer issuing guest passes. It is a policy that the Board changed. I understand people are selling their guest passes. I understand that if I have a guest I have to come up here with my guest and sign them in. I am not going to debate the wisdom of this decision. All I am asking is email us and let us know. If I had a guest and said here is the pass, go to the pool, and I'll see you in an hour, can you see the inconvenience? I am probably not the only resident who does not know about this policy change, because I only come to meetings when I am unhappy about

something. All I am requesting is that if you make a policy change to email us regardless of whether we agree or not. Just let us know what is going on. Thank you.

Mr. Doug Holton: I understanding there was an engineering study done on traffic flow and signage for the community. It seems like it fell short of the mark at the Towns. We were hoping to find something that would define at least putting up the proper parking regulation notices. There is a sign at the corner of Jonah Drive and Mulberry that was missed in this study. The street signs are very misdirecting. Apparently the study may have been lacking in the scope of work in some areas. The residents in the Towns are really looking to have some definition as to what the appropriate signage would be for enforcements. That is currently lacking I understand and I would like input from the Board if we can re-energize that engineering study and get the situation in the Towns addressed.

Mr. Flint: We typically do not answer the question after each resident gets up. We address it if it is on the agenda, and if it is not we do so under other business. The engineer is here and is at the beginning of the agenda so we may address that issue earlier versus later.

Ms. Ann Tyler: Last week the North Port Sun had an article regarding street lighting on Plantation Boulevard. I don't know if you had a chance to review it, I will leave it with you. The people in the Woodlands are asking the City of North Port to take over Plantation Boulevard as Lakeside Plantation did many years ago to take care of the lighting and different items. They agreed to take care of the lighting and not the landscaping. I am surprised to see in here that they are taking care of their lighting and their bulbs. We have been paying an electrician to come in here to change the bulbs for a long time, and I want to know why we are getting short changed on that because that is a really big bill. I know they pay our electric, but they are supposed to pay for everything. Someone said to me once that maybe we don't have the right kind of fixture. Then we have to change the fixture and make them compliant with the city. There is a second issue I would like to ask about. The engineer proposed putting the rocks around the lakes, and it seemed like a very good proposal. Unfortunately he didn't have any vendors to provide estimates. It seems a little strange to me when you are in that business that you don't have providers when you offer a remedy.

Mr. Holton: I understand the Board is considering some changes throughout the facilities, recreational wise and clubhouse. In the process of doing that I would like you to give some consideration to upgrading the pickle ball areas. We are currently playing in a difficult situation. The court is not as large as it should be. It is difficult to transition from the concrete to

the grass and back again. There is also an issue of the balls deflecting off the cars in the parking lot and we don't want to see any of that happen. There has been no problem with that to date, but it is a potential hazard. Maybe a back stop to keep people from running into the parking lot chasing a ball or some sort of screen. In general we need an upgraded accommodation for that community activity. It is the fastest growing sport in the United States and most every community has it. I would like to see some consideration given while we are doing these upgrades to the area.

Mr. Bob Wolf: Who is in charge of people parking on the grass? On the weekend there were nine cars parked on the lawns around here. It looks trashy. Also who handles those people parking across the driveways?

Mr. Flint: The parking across driveways is a code enforcement issue or a law enforcement issue. If you see someone parked across a sidewalk, contact the City of North Port.

Mr. Wolf: I didn't see anything in our rules about parking across the sidewalk.

Mr. Flint: It is not a CDD or HOA issue, it is a City of North Port ordinance. Lindsay is on the phone who is our District Counsel. There is a city ordinance prohibiting parking across sidewalks. The city would enforce that issue.

Mr. Wolf: What about parking on the lawns?

Mr. Flint: There is nothing the CDD can do. The HOA may have some enforcement because it is private property. If they are parked on property the CDD owns, then we may have the ability to do something about that, but if it is on someone's front yard we don't have the ability to enforce that.

Mr. Wolf: They are parking on the corner.

Mr. Flint: If it is CDD property and they are parking on the grass, we may have some ability to enforce it. We have to find out where it is.

Ms. Moore: 1687 and 1691 Scarlett, they are parking on the grass in front of the large environmental area. Parking in front of the houses on the grass is governed by the HOA, not by us.

Mr. Wolf: Who owns the grass between sidewalk and the street?

Ms. Moore: The HOA has a rule stating no parking on the grass for HOA properties. It is not related to who owns it.

A resident: It is my understanding that the property between the sidewalk and the street is owned by the CDD, but the homeowner is responsible for maintaining it.

Mr. Flint: That is correct.

A resident: People are parking on CDD property which we are required to maintain.

Mr. Flint: This is why we don't get into dialogues under public comment, and I apologize as I started it.

Mr. Smith: My understanding from the HOA attorney is there is nothing they can do because it is not their property. It is CDD property, and this is something we will have to turn over to Lindsay to look into and get with the HOA attorney to come up with something that can be done. I agree with everyone; it is an eyesore and is something we should not have and how do we stop it. We have been pointing fingers back and forth for quite a while, and it is time we address it.

A resident: I just want to support the last two gentleman. It is an issue and is what I was driving to with the signage. The signage that was not addressed as far as parking. Is there or isn't there parking in the street? I don't know what it takes to get enforcement. The last thing I understood is we were working on an agreement with North Port for police enforcement and up until now we haven't had any enforcement capability. I would like to know the status of that agreement and if we can get enforcement.

THIRD ORDER OF BUSINESS

Unfinished Business Items

A. Landscape Architectural Services Presentations

Mr. Flint: At the last meeting you had several proposals and narrowed those down to Ugarte and JAH and the Board requested that the firms be available today to make a presentation and answer any questions on their proposals. I suggest we change the order as Mr. Tony Huggins is on the phone; unfortunately, he could not be here today on behalf of JAHarchitects, and is available to answer any questions on their proposal. As a professional courtesy each has agreed to step out of the room while the other is making their presentation. Since Mr. Huggins is participating by phone we can take him first and finish up with Ugarte. Is that acceptable?

The Board concurred.

ii. JAHarchitects, LLC

Mr. Huggins: My name is Tony Huggins and I am the CEO of JAHarchitects. I have been in the industry about 38 years. I am a registered architect and also a licensed general contractor. In summary, we come in and provide architectural services across this state and are into about four other states. Our services for this project is architectural services which is

historically about 20% of what we design. In most CDDs we do not do the construction because of the structure of the CDD, and if the value gets up too much is it not allowable. We can do it either way. We are happy to work with any contractor, but we believe being a general contractor and building projects every year we understand what it takes to get a project done and what the contractor needs to complete their tasks. Our approach perhaps is a little different than most, but it is probably more similar than different. The similarities are that we are very much into designs and making things not just functional, but aesthetically pleasing and we marry that with something that is cost effective or value driven. We are able to do that because we are buying building materials around the state and that makes us aware and in tuned to those particular issues that can happen in construction. We have provided 80 to 100 designs for CDDs, and built about 4 or 5 of those; currently we have about 12 CDD projects going on today. We are familiar with the Board and their set ups. We appreciate the situations you are in; that you have limited time and serving as Board members representing the community. We have put together a proposal which addresses the issues and concerns, making improvements to the existing facilities and we put it together in a way the deliverables will get you to the next step. We included in our proposal cost estimates, cost projections, which are very important. We like to do those. Historically architects will do a schematic design.

The record will reflect a telephonic disconnection took place.

Mr. Szewczyk: We will see if he calls back in. There are some things he has not gone over with us.

Mr. Flint: He has not explained his scope of services, and we will ask him to go over those.

Ms. Moore: To explain, things are getting to a certain age, and rather than fixing things by piecemeal we thought it would be appropriate to get an overall plan.

Mr. Flint: That could be phased in if necessary. Do you want to move on to the next one?

Mr. Szewczyk: Let's do that.

i. Ugarte Architecture

Mr. Bishop: My name is Dave Bishop with Ugarte Architecture. I am a Vice President and I am glad to be here tonight and thank you for inviting us. Earlier we were asked to submit a proposal, which has been posted on the website, and that outlines a little bit about our firm. Tonight I brought a copy with me which is in front of you. We wanted to bring you samples of

our work and what our firm can offer to you. We are your neighbors to the north and located in Palmetto, Florida. In rush hour traffic we are 55 minutes north from here. Moving on to a couple of things I would like to point out. On sustainability, our office has won awards on green type projects. We are very proud of that and we don't just preach it, we have performed it on our own building. We have done a lot of things for USGBC and have multiple awards. We are very proud of these accomplishments. I would like to bring your attention to our long time clients, Harrison Ranch CDD in Manatee County is a firm we have done work for. We finished phase 1 and waiting on phase 2 of their clubhouse. We work for a lot of government entities such as the Palmetto CRA, Manatee County, and Bradenton Housing Authority. We understand there is a process. We also do work for Bealls with 102 stores throughout Florida; we are one of the architects they trust and they always come back to us so we appreciate that.

Mr. Flint conferred with Mr. Huggins that he will text him when the current presenter has finished and he can call back in to finish his presentation.

Mr. Bishop: The Low Impact Development Project we are very proud of because we worked the designs with the SFWFMD to do things with pervious concrete which may not sound right, but there is such a thing. We also did some revisioning for the City of Palmetto CRA, their Seahorse project is on the Riverside Park West. We provide different type of media deliverables for each project so we have a lot of different skill sets. For the Manatee County government we envisioned a new splash park. The Manatee County School District trusted us to do a special needs assessment for all their structural spaces, and the City of Palmetto had us do a potential police building vision for them. Enough about us, this is about you. I have brought a graphic with me. You are the client, we are the architects and we will work with you and your planners. We have a consulting landscape architect which is ZNS Engineer located in Bradenton. We have an expert in Florida friendly landscaping. I did walk around and look at your facilities. They are quite nice. I looked at the children's playground. It is a little tired and beat up a little bit because of the sun, but overall you have a nice flow out there. Our team is here to give you expertise in architecture, landscape architecture and designs. I have included a project scope of how we see the project. Mr. Flint was nice enough to take a picture of the site plan we have and we understand the scope to be basically behind the pool area, tennis courts, and things like that. Finally how we deliver that. You can get input by surveys, email, provide copies, and public workshops to find out what is important. We will do an evaluation of the grounds with the landscape architect. We are looking to do an analysis of the data and user groups. What is age

appropriate? You have a wide variety of activities here; I saw a grill, horseshoe pit, koi pond, and gazebo. What we will be doing on your behalf is asking the residents what they are looking for. We will gather that data. As a part of that data, it is not just what is age appropriate, but what we are we designing for and the peak times for usage. Pools are pretty easy. Under the Florida Building Code you can do calculations to figure out the capacity, but we want to try to find out if there is a need for a wider area for a pickle ball court or if you have a tournament once or twice a year. Those are the kinds of things we will try to find out. The next step will be to develop those options. We will do colored renderings and plan sets as to what we see for the process, and the last part is to provide everything to the Board for decisions and recommendations. We appreciate you allowing us to be here. We have a lot of attributes and experience. With that, I can take any questions.

Mr. Szewczyk: From the original workshop to the final submission, what kind of time frame are we looking at?

Mr. Bishop: The normal process on this scale once we collect the data and come up with a few options is it could be a couple of weeks to do it right. I don't want to rush it unless you tell us there is an urgent need. The entire process is months to do it right.

Mr. Szewczyk: When you submit your findings at the end, will we be getting any kind of cost analysis of what the separate projects might be?

Mr. Bishop: We will give you a cost opinion. It is easy to get costs for playground equipment and things like that. If we are redoing things or pouring sidewalks with quantities we can come up with a cost opinion.

Mr. Sabol: My understanding is you are going to come in and ask the residents what they want, and you will look at it to determine what we can do. We have room for 10 things or 5 things, and what we can add, remove, or modify. In my mind we are looking at something we can do for the whole area and give the majority what they want to make this more useful. You would then come in with the drawings.

Mr. Bishop: Exactly. We are not working in a vacuum. The public is a part of the process. As we analyze the data, we are going to be filtering that information as we get it. We will be communicating to you throughout the process. The options will be heavily weighted on your guidance. You are paying us and we want to maximize the effort. Realistically because it was part of the RFQ we will be coming back with a formal presentation and that is the last step.

Mr. Sabol: At that final presentation when you come in with the final drawings, will we be able to keep those drawings and do what we want with them down the road?

Mr. Bishop: Under the American Institute of Architects and Contracts that we operate under they are yours and they are site specific. We have no problem with that.

Ms. Moore: Do you think you would be able to start this in January? I know a lot of people head out of town for the holidays.

Mr. Bishop: Yes. January would be the best time to start.

Mr. Flint: Your proposal includes up to three conceptual designs. How do we get from the three conceptual designs to the final presentation to the Board? How do you see that working?

Mr. Bishop: I envisioned when I wrote this that we would communicate what we were finding with three or four options and by opinion we would whittle those down to a preferred master plan. Ultimately as the community is united you can present a single vision that has played out. Not everyone will get what they want, but we will come back with the best plan for your community and say we recommend this. If that is not what the preferred option is we could come back and present all three. I thought it would be better to come with a unified vision at the end of the process.

Mr. Flint: Are there any other questions from the Board? Thank you David. I appreciate you coming in and your presentation.

Mr. Flint texted Mr. Huggins to call in to continue his presentation.

Mr. Huggins: I can continue with the presentation or I can take questions, whichever you prefer.

Mr. Flint: I think it would be useful for the Board to understand your proposed scope of service and what that entails. Then if the Board has any questions, they can ask their questions.

Mr. Huggins: Our understanding for the project is you have an existing clubhouse, pool area, fish pond, horseshoe area, picnic area and so forth from the plans that we looked at. We would meet with the Board or the assigned building group, and once we have that meeting we will hold a public forum to discussion potential solutions and get an understanding from the community. We will put together a list based on that meeting of what we think will be a good direction to go with some recommendations. One of the things that is important and sometimes gets left out is you may want to have certain things, rooms, areas, but it is all based on certain events and the user groups that you have. You may have unique things like a garden center, or

an area to hold weddings and photos, special places for the bride and groom. Understanding that list of functions and events will be a work item we will want to solicit from the user groups and the community. As we look at those we will offer locations, design solutions, materials, pros and cons, ADA issues in terms of pool lifts, handicap ramps, existing bathrooms, equipment layout, and playgrounds being ADA compliant. We will suggest materials and layouts. Based on those discussions, meetings and feedback from the community we would put together a conceptual design and projection costs that marries up with the design. We can design the Taj Mahal, but that is not a good solution because it would cost too much. We want to address critical items to your specific needs, but we want to do it in a value driven way so it gives you the big bang for the least amount of money. That would be the least expensive way to get through first section. Most CDDs we work with prefer for us to communicate with the residents to show what it will look like with renderings. We also put together a PowerPoint presentation and walk you through it. We also can create boards that can be put at the clubhouse, and they become very effective communication tools and you are able to get feedback from that. The building group or Board can do a survey. That is the overall scope of the work regarding updating the existing facilities.

Mr. Flint: Are there any questions from the Board?

Mr. Szewczyk: How long do you see this process taking?

Mr. Huggins: We can work at different speeds. The first is getting the meeting date set up and user groups assembled. For phase 2 it takes 30 business days assuming the CDD will do things that we set out to review, with a five day turnaround and three business days to make corrections. The renderings generally take about 5 to 10 business days. If it needs to be modeled around the Board meeting dates that could add some time. We do it either way. We suggest a Board empowers a building committee of two or three people that can meet and make decisions underneath the Board's approval. They aren't spending money, but will help with the input and getting answers and not having to wait another month.

Ms. Whelan: If the Board decides to appoint a building committee, it too will be subject to the Sunshine Law and open meeting law, and the meetings will have to be advertised just like the Board meetings.

Mr. Szewczyk: How much notice do we need to have those meetings?

Mr. Flint: Seven days in advance of the meeting. If you appoint a committee, you would say they met every Monday, at a certain time and where, and run one notice so we don't have to run it every week.

Mr. Smith: Are your plans to have a data collection, a survey from the residents, to see exactly what they want? I noticed on your proposal you mention the horseshoe and bocce, but I would like to see resident input. Some of those things may not exist anymore if there is something more important to the residents. Is that something in your scope of work?

Mr. Huggins: Can you repeat the question?

Mr. Flint: Mr. Smith was asking what the process would be for getting input from the various user groups, and would you as part of your scope assist with that solicitation of input to make an ultimate decision in your design as far as what facets of the amenities are important and may not be important. He gave the example of the horseshoe pit may go away and build a pickle ball court. How does your scope deal with that issue?

Mr. Huggins: We streamline the process. We have one client meeting on site, and it can be utilized however you chose. One public forum meeting at the site to go over the user group input. We can come to a meeting and field those at a meeting. Then we would provide recommendations and input, send that back down to be reviewed. You could disseminate that out and residents could respond. You can do a survey and field that. We do not have additional forum meetings at the site. We can provide them, but we try to limit it to limit the costs. We have one site meeting, one forum meeting, presentation and initial recommendation, after review we produce a deliverable documents, plans, etc.

Mr. Szewczyk: Any other questions?

Mr. Flint: Thank you Tony for your time and presentation.

Mr. Huggins: Thank you for the opportunity and have a good evening.

Mr. Flint: What is the Board's pleasure at this point? You have two proposals. The information in your packet included the pricing of each. The total cost with Ugarte includes a site assessment visit, a vision community workshop, conceptual design options up to three, and deliverable and final presentation to the Board totals \$8,655. JAHarchitects includes conceptual design, one onsite client meeting, public forum to discuss issues and solutions; review cline list of functions and user groups, develop options and layouts, conceptual design, 3-D modeling and PowerPoint presentation and creation board, and a final site visit and client meeting where those final recommendations would be presented total \$8,150. They are fairly close in price. The Board can chose the firm they believe has the best proposal and presentation and who can do the best job.

Mr. Sabol: Mr. Bishop did a thorough job and the prices are fairly close. I would chose Ugarte.

Mr. Smith: If I heard him right, he will come out here, get the data collection and give us a presentation, and come back with a final presentation.

Mr. Flint: He will do an initial site visit, a community forum input session. I have a feeling with either one of these firms District staff is going to be somewhat involved in the survey process of the community, but it sounded to me from the presentations that David Bishop is going to be more helpful in directing us. He mentioned a survey software, survey monkey, which we could use and put on the District's website to solicit input. I think he would be helpful in designing that instrument. We can work with him on that to fill the gaps.

Mr. Smith: With the Sunshine Law it looks like it will take us at least three months before we actually have the final plans.

Mr. Flint: That is probably realistic. It does dovetail with your budget process. You consider your proposed budget in May. There is a different seasonality to this community where the snowbirds go away, and then the kids get out of school, so you have different populations using the facilities. I don't know when the best time would be to do the work. Realistically we have January, February and March to do this process to feed into the budget and then you can decide how you are going to phase in any improvements.

Mr. Szewczyk: I would think under Ugarte's conceptual design options we will get concept boards.

Mr. Flint: Up to three.

Mr. Szewczyk: I want the residents to have the ability to see all three boards so they can see what is being offered.

Mr. Flint: We will do an initial survey, but when we get the concepts maybe we can do another survey to narrow down to a final design.

Mr. Szewczyk: I don't know if this is the time of place, but if we can send out an email blast to people that we are going to be looking for ideas on what they would like to have or if we can people start thinking about it now so when we get to the process in January we have some ideas.

On MOTION by Mr. Sabol, seconded by Ms. Moore, with all in favor, Ugarte Architecture was selected for Landscape Architectural Services.

Mr. Flint: We will work with Lindsay in getting an agreement drafted and entered into with Ugarte, and figure out a time line with your meeting schedule.

FOURTH ORDER OF BUSINESS

District Engineer Report

B. Conservation Preservation Area Report

Mr. Nychyk: I work for Johnson Engineering, and we were asked to evaluate the preserve areas. The scope of work basically had three tasks. Number 1 was to summarize the local and state conditions of approval that are associated with this property; Number 2 provide an evaluation of the preserve areas; and Number 3 comes out with suggested management practices. The draft report was handed to you and I apologize for not having it to you earlier. I will summarize this as much as I can, and if you have questions we can go over those. We looked into the permit requirements. This is a development of regional impact which received approval from the City of North Port initially in 1986 and has been amended several times since then. We did find a couple of conditions associated with the wetlands. The wetland areas included as Open Space/Preserve area shall be preserved, maintained, and enhanced if possible in their entirety. It is very vague and does not provide you with any concrete status or criteria to measure the preserves against. We had to look behind that to try to find something. Harmful exotic plants species such as Melaleuca during contraction so again, that doesn't help you to figure out the management requirements moving forward. In the SWFWMD ERP Permit they issued, again we found some general conditions. Wetland buffers shall remain in an undisturbed condition except for approved drainage facility construction/maintenance, but we did not find any specific success criteria or management practices or exotic removal required associated with your preserve area. At this time to be quite honest I was panicking a little bit because it is hard to prove a negative. I was looking for that one set of rules that I could hang my hat on and say as per this regulation, or this condition, or this report this is what you are required to do. We looked to the US Army Corps of Engineers permit and when this property was developed it did not impact any wetlands so they didn't have any say in this so there is no permit there. I finally looked at the protective covenants. Again, there are a couple of general conditions. Wetlands, Lakes, and Water Bodies – All wetlands within the property shall be left in their natural state and no alterations thereof or construction thereon shall be permitted. It speaks a little bit more about activities that are prohibited in the preserve areas. Research into available permit conditions did not reveal specific success criteria for the management of onsite preserves. It will be up to the

Board and the community to figure out what you want to do with that. We will get to that in a minute.

The second part of the evaluation was to take an onsite look at the preserves to see where you are in the scale of things. Are they absolutely horrible or in pristine conditions? You have 10 onsite areas totaling approximately 73.33 acres. In general the wetlands look good. Generally the wetlands are made up in a donut shape. You have hydric pine flatwoods along the perimeter, but as you progress toward the center it turns into a fresh water marsh. That is repeated over and over again, and there are some exceptions, but those two vegetative communities are the lion's share of what you have on this site. In the perimeter Brazilian pepper is your most prolific invader. There is a lot of Brazilian pepper onsite, but it is not taking over yet. There are a lot of mature seed bearing trees on site, and they are within the first 50' of the preserve limits. You can see the birds eating the berries. They are prolific seed producers and I can guarantee they will continue to grow over time. They will continue to spread. As you move into the preserves there is a species that is becoming more and more prevalent and worrisome in this state and many others and that is cogongrass. It is very difficult to manage and grows very fast. It has a light air disbursement. When you disturb it you knock the seed heads into the air. Although your cogongrass is not bad right now, if you want your preserve to look right in the future I would definitely look at working on that cogongrass with a herbicide application or an exotic vegetation removal team. The preserve areas look really good. The exotic vegetation that is there is isolated and manageable. It is not out of control at this point.

The third part of the task is the preserve area management plan. The species that I observe and to keep in mind are Brazilian pepper, melaleuca, primrose willow, cogongrass, torpedograss and Old World climbing fern. All these were observed in portions of the site and none of them are running rampaged or taking over. Now all I can do is over recommendations. The SWFWMD and other permitting agencies often require that preserve areas are maintained free of Category I and Category II invasive exotic plant species. Category I and Category II are terms used by FLEPPC. They provide a list of exotic plants every year or other year. Typically speaking those plants listing in Category I and Category II need to be eradicated from the preserve areas. All the ones I mentioned earlier are Category I plants. There were two species that popped up that we recommend consider managing saw palmetto. You can't have a forest without it. It gets dense, high and burns like no one's business. There are several preserve areas on the east side of the property where there is heavy palmetto growing by the houses, and it is a

pretty good idea to come up with some sort of vegetation removal or thinning program to reduce the amount of fronds so if and when a fire does start it doesn't take out the houses with it. Similarly there is a lot of grapevine. On the southern part of the site near the big peanut shaped wetland, the grapevine is similar to the palmetto. It is very dangerous plant when it comes to fire. The fire climbs the vines like ladders and canopies catch fire and it goes airborne. Those two are native plants, but controlling the density and height is something you should considering managing.

When you do manage a preserve area you need to set a success criteria. That is basically the measuring stick that you compare. Typically that is 5% coverage of any evasive exotic species. That is a great place to start. Again, it has to be a plan you can determine. The schedule when you attack this is during the spring time. It is a great time to do management activities including cutting, herbicide applications, removing vegetation. You need to consider an annual or semi-annual schedule application to get on top of this and monitor it after that.

To wrap things up, the wetlands are in a good condition. There is a lot of Brazilian pepper but most of it that is there you can see. There are some melaleuca and other species, primrose willow, that you can manage, but there are no regulations to set up a success rate criteria. What I understand that to mean is there is not a regulatory agency that is going to look at your preserves and say you are in violations of condition X of your permit. With that, I will open it up to any questions?

Mr. Szewczyk: If I understand this correctly the Brazilian pepper and cogongrass would be your recommendation to be eradicated.

Mr. Nychyk: Yes, it is going to get worse day by day. My priorities if this was me I would get rid of the large Brazilian peppers that are making a lot of seeds so we don't keep building the seed bank. The cogongrass does not look that bad now, but it is nasty. Once it gets going, it goes fast. Getting on top of the patches of cogongrass would be in your best interest. The remaining exotics treat when you can.

Mr. Szewczyk: Did you say we couldn't totally eliminate the saw palmetto and grapevine because they are native?

Mr. Nycyk: That is correct.

Mr. Szewczyk: We would just want to control their density?

Mr. Nycky: That is correct.

Mr. Szewczyk: Is this something a landscape company would normally do?

Mr. Nycky: It would probably be better to get a preserve management company, someone who specializes in applying herbicides in wetland areas because there are a lot of different regulations.

Mr. Sabol: What is the best way to get rid of Brazilian pepper? Do you cut it, burn it, or chip it?

Mr. Nycky: Cut it, and treat the stump with a herbicide. If you cut it, all you are doing is putting a dent in it and it will come back. Cut it, remove the vegetative material, and apply a herbicide to the stump.

Mr. Flint: I was looking for a map that references your wetland references. Are you able to provide us with more specificity if we get a couple of contractors out here to give us prices? Then we would want to figure out frequencies, whether it be once a year or twice a year. Is there enough information in your report to give a contractor when they come out here to give them an idea of where they need to be looking?

Mr. Nychyk: I didn't put maps together locating the individual pockets of material. Every preserve has something in it. The map as attachment A is from the drainage plan, but I can get you one with the names of the wetland areas.

Mr. Flint: Do you have recommendations on contractors?

Mr. Nychyk: We can put something together.

Mr. Sabol: Is the prescribed fires something the fire department would do or is that something an outside firm does?

Mr. Nychyk: It is done by a firm that does that specifically. There is a difference between putting a fire out and starting a fire. People who are authorized to start fires go through a different schooling, you have to build your own prescription, wind direction, wind speed, humidity, time of day, soil moisture content, vegetative composition, and all that. When the exact conditions come up, that is when you are allowed to start the fire so it more or less manages itself instead of the big red truck having to take care of it with water.

Mr. Flint: Sometimes you can get the Division of Forestry if they have a program they are doing in the area we have been able to get them to do it at no cost, but that is usually the exception. Usually Districts have to contract. You don't have a permit requiring you to do these prescribed burns and it doesn't sound like it is something you are required to do, but is a best management practice. It would be in the range of \$25,000 depending on what you are willing to do.

Mr. Nychyk: One thing I would like to add about prescribed fires before I sit down. The palmetto and upland areas is typically where the prescribed fire will be most effective once it gets into the moist soils it puts themselves out. Right now the fuel load in there is high. We don't need to be worrying about prescribed fire. If you want to pursue this, it will need some other method to do the initial vegetation removal; otherwise you will be throwing flames 35' high.

Ms. Moore: How unusual is it that we don't have any organization how to contain this?

Mr. Nychyk: I believe it was in the design and planning of your community quite honestly. There are several spaces where no wetlands are impacted; therefore, no regulation was required. Most of the time mitigation involves taking your onsite preserves, getting rid of exotics and maintaining those preserves free of exotics in perpetuity. That is your penalty for impacting some of the wetlands. The fact is you had no wetland impacts.

Ms. Moore: We have wetlands, but when the development was built they built around the wetlands instead of impacting them. As a result we have wetlands and preserves that are in a condition that could cause a fire hazard, and we should start control the invasive species. As one of the houses that is had a grapevine which is 6" from attaching itself to my screen, and I have seen other homes very close to palmettos, this is a concern.

Mr. Flint: The next step is to get contractors to give us proposals, and there may be some different levels or phases. First is the Brazilian pepper with high seed production and the cogongrass, then we have the issue with the grapevine and palmettos.

Mr. Nychyk: Being the grapevine and palmettos are native plants, you will have to contact the city and the SWFWMD and tell them this is what you plan on doing, manage the preserves using these methods. It is not something they are looking to deny, but the want to know what is going on because there are conditions under the DRP that the native vegetation needs to stay in place. The exotic removals will not be an issue, it is when you start doing the fire management where we would need to start communications with the city and SWFWMD.

Ms. Moore: Our initial phase would be to thin out the areas rather than the fire management.

Mr. Nychyk: That is correct.

Ms. Moore: Is this going to be on the website?

Mr. Flint: I can put it on there.

Ms. Moore: I think it is something they would be interested in. It is very informative.

A. Update on Lake Bank Restoration Project

Mr. Robson: The contractor basically felt he was complete and billed his 80%. He had 20% left to bill out. At that point, I did an evaluation of the repairs and gave him a list of five areas that I thought needed additional work. They stated they did the repairs. I checked the same five areas and I am going to ask for an onsite meeting with the contractor. To me they have still not addressed my concerns. We have an \$8,300 bill on \$43,000 contract. We don't need the whole 20%, but I would not release the final 10% until after my onsite meeting with them.

Mr. Sabol: I would rather hold it.

Ms. Moore: I would want to make sure they show up and finish.

Mr. Robson: They typically hold back 10% and that is why I gave you an option.

Mr. Flint: The question is how long it will take him. He is doing other projects Dave is involved in and I am doing in other communities. It is not like he is going to disappear. The problem is he is busy right now. I don't think the outstanding issues are significant, but they are issues that need to be addressed before Dave signs off on it.

Mr. Robson: Regarding the lake bank restoration comment earlier, the clarification is there are contractors willing to do work around the lakes, the problem was were the isolated spots where there were washouts, and when I asked the contractor what he would do differently so it would not fail anymore, he said I won't do anymore. Before I move on to the storm drain agreement, the work scope for the signage was enforceable items, stop signs, speed limit signs, parking signs are enforceable but it was for fire hydrants and so forth. We reviewed the existing signage. I am not sure what the issue is on Jonah, but the existing signage was not in violation so we didn't notice any deficiencies.

Mr. Flint: As a follow up to that, when the study was complete that was transmitted to the city. There is an agreement in place with the city where they do accept responsibility for enforcement of traffic regulations within the Lakeside Plantation CDD. My understanding is they have been enforcing some on street parking issues, and we have received public comments in prior meetings to that effect, and there has been some speed enforcement in the community as well. I think some of the issues going on in the Towns may not fall under what the city can or cannot enforce.

Ms. Moore: This keeps coming up. I would like to get an official opinion on what is the CDD's ability to set rules for parking on the street, on the grass, whether it be between the street and sidewalks. The police told us we could park on the street because we would get ticketed, another told us we could. I was on the HOA for 3 ½ years and we were told the HOA could enforce parking on the grass, now they are saying they can't. We need to know what our ability is to govern parking on the roads and on the grass between the sidewalks and the street.

Ms. Whelan: Just to clarify- the question is the ability of the District to govern parking adjacent to the street?

Mr. Flint: The other issue is parking. Although the District does not maintain the area between the sidewalk and back of curb, the right-of-way is technically CDD property so the question is does the District have any ability in enforce parking in that grass area?

Ms. Whelan: I can address the first issue because we have discussed it a couple of times. For traffic regulations, the city has the power to adopt ordinances regarding traffic flow including parking. They already adopted ordinances prohibiting certain on street parking. The CDD does not have any powers to enforce rules related to parking either on or adjacent to the roadways. In regards to any grassy area the CDD owns, the District does have the authority to adopt rules to restrict parking for those areas. We have to hold a rulemaking hearing and you will have to put up signage according to Florida Law. The problem is if this is not a grassy area where you can put up one sign, but if the area is between the road and sidewalk in front of the resident homes you will have to put up signage along the entire roadway, and I am not sure the resident would want a "no parking" sign in their front yards. We often refer to the HOA documents because often times there are covenants that restrict parking which can be enforced through the HOA with a fine. I can look into that for this District again if you would like.

Mr. Szewczyk: It sounds like to me the only way that is enforceable in the grassy area is if each area has its own no parking sign.

Ms. Whelan: Exactly. That is not technically a roadway. We would have to hold a rule making hearing establishing these tow away zones. We would have to provide notice posting signs. We have all been to restaurants or facilities that have these tow away signs. That is essentially the signage that we would have to put up. If it is in a parking area where we don't want people parking after hours it is not such a big deal, but to put a sign up in front of every single home often times that could be a big deal for the residents. In that situation, we often defer to the HOA documents to see what they say as they may have the ability to fine for this

type of parking. To the extent people are parking closer to the roadway on the right-of-way or on the roadway itself, you can call the sheriff's office.

Mr. Flint: You would call the City of North Port. We never had the authority to enforce traffic regulations per the statute. We did a study making sure the signage met the DOT criteria so the city would take over responsibility for enforcement.

Mr. Szewczyk: The city will take care of roadway infraction such as parking on the road. We are talking about parking on the right-of-way which the city does not have any enforcing powers over. We are trying to determine what we can do about it.

Mr. Flint: As a practical matter, typically the HOAs covenant address parking in those areas, sidewalks, people's front yards, and HOAs have the ability to fine and have enforcement authority that the District doesn't have.

Mr. Szewczyk: Even though it is not their land per say.

Mr. Flint: It is a grey area, but it is not enforced that way.

Ms. Moore: The HOA has always sent out letters saying no parking on the grass.

Mr. Flint: If someone doesn't mow their grass in the yard, it is the same as not mowing the grass between the sidewalk and the road, they will get an enforcement letter even though they don't own that strip.

Mr. Szewczyk: Are we saying this is an HOA issue?

Ms. Moore: It always has been. I don't know what is going on with the HOA to say it isn't.

Mr. Flint: We can review the covenants and restrictions, and Lindsay can call the attorney for the HOA to find out what their legal opinion is and why.

Ms. Whelan: I can certainly reach out to them.

C. Ratification of Stormwater Pipe Repair Agreement

Mr. Robson: I have one other item. Between the 2022 Scarlet Avenue between the road inlet and Lake 6 a joint in the pipe failed and sucked the soil into the pipes and left a whole in the ground. When we investigated and found there was not only dirt but a root ball in the pipe. We received proposals and MRI came in, dug down and cleaned out the pipe, repaired the pipe and regraded the site. They are used to coming in and fixing the problem, then the CDD comes in and replaces the sod so they did not include the sod in their proposal. I coordinated that 20 to 30 sq. ft. of sod that was needed with your landscaper as the most economical way to get is done.

The repair is complete and is functioning just fine now. I have a report and photos of the repair job that was included with the invoice.

Mr. Flint: I ask for a motion to ratify the agreement with the contractor for that repair.

On MOTION by Mr. Szewczyk, seconded by Mr. Smith, with all in favor, MRI Construction Inc. Stormwater Pipe Repair Agreement was ratified.

FIFTH ORDER OF BUSINESS

New Business Items

There not being any, the next item followed

SIXTH ORDER OF BUSINESS

Business Administration

A. Approval of the Minutes of the October 21, 2015 Meeting

i. Detailed Version

ii. Summary Version

Mr. Flint: The Board asked if we could do a couple of different versions of the minutes. We did a detailed version and a summary version so you could see what a summary version might look like.

Ms. Moore: Is there any legal reason why we shouldn't stick with the detail versus the summary?

Ms. Whelan: There is absolutely no legal requirement as to whether the minutes needs to be kept in summary form or full length. You are fine adopting minutes in summary form. A lot of Districts do that actually.

Mr. Smith: What is the cost savings going from detail to summary?

Mr. Flint: There really is none from a cost prospective. We still have to look over the entire transcript. In my experience it doesn't really save a lot of time from staff's perspective. They are so efficient in transcribing detailed minutes, I couldn't say there would be a cost savings as a result of one or the other. It is the preference of the Board.

Ms. Moore: I think we are in agreement where we don't want to sit here and make possible grammatical errors when we don't know how it was spoken to being with, and corrections should be limited to factual changes.

Mr. Szewczyk: Which way do we want the minutes done?

Mr. Sabol: The detailed.

Mr. Szewczyk: I agree. I didn't see a big difference.

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

On MOTION by Mr. Szewczyk, seconded by Mr. Smith, with all in favor, the Detailed Version Minutes of the October 21, 2015 Meeting was approved.

B. Approval of Check Registers – October 2015

Mr. Flint: The check register is for the month of October 31, 2015 reflecting the general fund expenses in the amount of \$39,849.11; capital reserve in the amount of \$23,097.75 and the automatic drafts for the utilities in the amount of \$3,959.35. If there are no question, approval is in order.

On MOTION by Ms. Moore, seconded by Mr. Smith, with all in favor, October 31, 2015 Check Register in the Total Amount of \$66,906.21 was approved.

C. Balance Sheet and Income Statement

The unaudited financial statements are as of October 31, 2015. This is the first month of Fiscal Year 2016. There is no action required by the Board. If you have any questions, we can discuss those.

Mr. Szewczyk: Being it is the first month, I shouldn't be too concerns with the variance under the common area renewal and maintenance. We are \$4,000 ahead of pace.

Mr. Flint: Sidewalk repairs. The insurance came in higher than our budget. The common area jumps out as we already spend 50% of the budget in the first month of the fiscal year. You will start seeing at the end of this month the assessment revenues coming in. It will peak and then start to decline as we go through the year. At this point we have not received anything yet.

Mr. Szewczyk: What was the other pool maintenance that was done?

Mr. Wittebort: The repairing the tile and decking in the back and the spa filters, as you will see in my report.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Whelan: I have no report, and have a wonderful Thanksgiving holiday.

B. District Manager

i. Action Items List

Mr. Flint: We received the conservation area report, and we will follow up with qualified contractors to do some of the work recommendations. The other items are related to the

amenities facilities, and now that you have selected Ugarte we will get an agreement in place with them and move forward with the process. Is there anything else you want to add?

Ms. Moore: What about the city taking over the lights behind us at the Woodlands?

Mr. Flint: We can look into that, and we can add it to the action item list. Do you want to add the issue of enforcement of parking?

Ms. Moore: Yes. When will we do the office structure?

Mr. Flint: At the January meeting.

ii. Nighttime Swimming

Mr. Flint: Now that the lights are in place and the permit accepted, and the photometric that we meet the requirements they sent us an email with their authorization. The question is do you want night time swimming, and if you do what will be the hours of operation. With it getting darker earlier, you may want to keep the hours the same. You have full discretion.

Ms. Moore: Is everyone okay with it staying open to 9:00 p.m.?

The Board agreed.

Mr. Flint: Great.

C. Amenities Manager - Report

Ms. Moore: I could have sworn I saw an email on the change of the guest passes.

Mr. Wittebort: There was. We sent out an email blast. Some of the work that has been done so far, we replaced the spa filters. We previously talked about the decking around the spa. I found a company to do it at \$1,300 and they wouldn't be able to come out until the middle of December to get it done. I did some research and was able to do the patch work myself for about \$200. We painted the pool fence door tops, painted numbers on the curbs for the lights. We did miscellaneous stuff for the tennis baskets and ball holders. Refurbished the bocce ball and horseshoe pit as much as we could. There was an issue with the chairs sticking to the carpet so we replaced the feet on the chairs. Pavers will be started on the November 23. There will be a couple of days where we will have limited access to entrances. Once it is all cleaned and start the sanding and sealing process, it needs to sit. According to the company they should be done in three days. We are closed on Thanksgiving and Friday is a scaled down day so we can make sure everything is coordinated, and I will make sure it is looking right and up to standard. As far as the concrete bids for the concrete bids for the fountains. The drainage was fixed on those. I and Mike took truckloads of dirt out of the front fountain. It is dug out and cleaned out to the

best of our abilities. Underneath was laid correctly with a mat and rock with weep holes. With all the dirt piled on top to make it a garden or flowerbed ruined a lot of it. The bid is for partition walls on each side to keep the remaining dirt away, finish cleaning out the rest of the rock, relay rock, and put more weep holes in for better drainage. Could we try to get better prices from concrete companies for one small project? This is the company that has been doing a lot of the concrete work, grinding the sidewalks and repairs. If they come out to do this, they will give us a break on the grinding at the villas because they would already be here. I can't say yea or nay, but if that is what you want me to do. I think this is a more permanent solution than what we have been doing. We have a proposal of \$1,600 to do the redo the wiring on the entrance side of the lights, to move up the boxes to make sure all that stuff that is done. If they do, I will be on site to make sure it is being done correctly to some kind of standard and holding people accountable. I cannot do that with stuff done two years ago that I was not here for.

Ms. Moore: Wasn't there something else that was shut off or broken with the fountain?

Mr. Wittebort: As the water seeps out or from over splash, on the bowl side of the fountain within a week apart someone jumped up and snapped it right off. It is a pretty heavy duty plastic.

Ms. Moore: Someone had to know what they were doing. Did we report the vandalism?

Mr. Wittebort: Yes. In talking with the detectives that were out here it could have anyone.

Mr. Flint: When that occurred the water ran continuously for an extended period of time. Damaged the driver and the wiring again. The solution we are coming up with would be to allow us to protect the area behind the lighting where the conduit is and provide for a way for the water to drain out. I do think the price is a little bit high, but the problem is it is a small job and getting a contractor out here to do a small job is always difficult especially when the construction industry is heating up again. You could approve a not to exceed and I would ask Rob to attempt to get at least one additional proposal if you want to move forward. At this point we can't repair the lights until we address the issue behind the lights and this seems to be the best approach to be able to do that.

Mr. Wittebort: If the amount could be not to exceed \$3,321 and then I can try to get other bids to take a look at it. If they are lower, I will get with George, and if it is higher I will let him know we are proceeding with the original bid.

Mr. Sabol: None of the existing lights are working.

Mr. Wittebort: The entrance side only three lights are working. On the exit side it happened during the wine and cheese event, and I saw what was going on so we shut it down. That gave everything time to dry out and clear out. When we came back on Monday we were good to go.

Ms. Moore: This is not the first time we have had vandals in there.

Mr. Wittebort: It is unfortunate when you have stuff exposed right on the main boulevard. We can try to come up with solutions, but it is something that once they get into it, they get into it. I find on the videos people at the pool at 2:00 a.m. drinking beer and throwing the bottles in the bushes. I can't pinpoint who they are.

Ms. Moore: What are we suggesting for the not to exceed amount?

Mr. Flint: The amount of this proposal, and if he gets one lower we will go with the lower proposal. At least he will be able to move forward.

Mr. Smith: Are we looking at doing both proposals?

Mr. Flint: We would do the villa sidewalks separately.

Mr. Smith: He won't do it for \$356 unless they do the fountains.

Mr. Wittebort: That is correct.

Mr. Flint: We will figure out what it will cost on its own. Get the other bids, and figure out the best direction.

Ms. Moore: This is the company we just used.

Mr. Wittebort: They just laid the pad and did the sidewalks. It is the same company you have been using.

On MOTION by Ms. Moore, seconded by Mr. Smith, with all in favor, Entry Sign Fountain Expenditure in the Amount Not to Exceed \$3,321 was approved.

Ms. Moore: Is there any insurance we can collect for the vandalism?

Mr. Flint: The \$5,000 deductible is going to be higher than the repairs.

Mr. Wittebort: The only other thing I have is a NiteLites proposal. This is to get some up lighting on the palm trees out front. To spruce the place up and make it look homey.

Ms. Moore: Where did the concept come from? Did a Board member ask for it?

Mr. Wittebort: It is a suggestion. This does not include the electrical work that needs to get done. These are LED with 5 year warranties. If this is something you would like to do or want me to look into something a little bit different, it is up to you.

Ms. Moore: I would wait until the site plan analysis.

Mr. Flint: They may come up with some lighting plans that we may want to mirror in the front.

Mr. Flint: After the Blooming's last inspection there were a couple of recommendations.

Mr. Wittebort: One is for the two side entrances next to the clubhouse, near the basketball court is pretty bare on the right hand side as soon as you come in, and the exit side on the right hand side has been looking horrible for a while. There is a proposal of \$580 to do both of those and the bocce ball court. The one I liked is for the fire brush at the entrance for \$1,200. As you coming in on the entrance side near the sidewalk it is going from the edge of the fence running all the way around to the gazebo. It is very patchy and has holes. It is in a declining state. They would rip all that out and install fire bush.

Mr. Flint: It will help the appearance of the entrance on that side. We have one last proposal for \$180.

Mr. Wittebort: This is near the handicap ramp. The grass is always overgrown. He will replace that with coco plum plants.

Mr. Sabol: Why would we want to spend this money when in January we may make a decision and this may be part of the new design?

Mr. Wittebort: The \$1,200 proposal is for up front on Toledo Blade at the entrance.

Ms. Moore: Do we have a budget of \$5,000 for landscaping?

Mr. Wittebort: These are things that come up under the PSA report, and things they and I would like to see. Removing the dead vegetation and revitalizing.

Ms. Moore: Is the basketball court area going to interfere with the pickle ball?

Mr. Wittebort: That is a whole safety hazard either way you look at it. It is small grass area.

Ms. Moore: Does this planting come close? The real solution to pickle ball is to see how much interest is there. I think we should do these. The landscaping is 15 years old.

Mr. Sabol: Will the design have landscaping for around the clubhouse?

Mr. Flint: I am sure.

Mr. Szewczyk: I think we should go ahead with the entrance because we know that will not have anything to do with the redesign of the clubhouse. It is \$760 for the other two, but we could be just wasting our money.

On MOTION by Mr. Szewczyk, seconded by Mr. Sabol, with all in favor, Bloomings Proposal for the Toledo Blade Entrance Improvements in the Amount of \$1,200 was approved.

Mr. Wittebort: Thank you to everyone who attends the events we hold, and those who help. I can't wait for the New Year and Happy Holidays. We had 25 people who came in and did all the decorating on the inside, and gentleman came out to do the outside. We still have a couple of things left to do up front at the gazebo. We were waiting for the trees to be trimmed up. It will be complete a couple of days before Thanksgiving.

Ms. Moore: It looks nice.

Mr. Wittebort: A lot better than last year.

Ms. Moore: Thanks to all the volunteers.

EIGHTH ORDER OF BUSINESS

Other Business

Ms. Moore: Is there any way to look at solar lights for the tennis courts?

Mr. Flint: I will see if I can get that in as part of the amenities design. They may have some options. There also may be an LED or solar option.

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 9:14 p.m.

**S
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VII.

B.

Lakeside Plantation Community Development District

Summary of Invoices

December 1, 2015 to December 31, 2015

Fund	Date	Check No.'s	Amount
General Fund	12/3/15	996	\$ 50,613.67
	12/7/15	997-998	\$ 19,879.58
	12/9/15	999	\$ 3,037.50
	12/14/15	1000-1007	\$ 9,762.40
	12/21/15	1008-1009	\$ 80,535.42
			\$ 163,828.57
Capital Reserve Fund	12/7/15	21	\$ 4,342.80
	12/14/15	22	\$ 2,938.72
	12/16/15	23	\$ 6,300.00
			\$ 13,581.52
Automatic Drafts	<u>December 2015</u>		
	Florida Power & Light	2200 Plantation Blvd - Clubhouse	\$ 1,346.14
		2200 Plantation Blvd - Fountain	\$ 595.00
		2200 Plantation Blvd - Tennis Courts	\$ 1,074.86
	North Port Utilities	2200 Plantation Blvd - Clubhouse	\$ 186.24
		2200 Plantation Blvd - Fountain	\$ 42.88
		2200 Plantation Blvd - Tennis Courts	\$ 400.50
	TECO Peoples Gas	2200 Plantation Blvd - Pool	\$ 12.77
	Verizon Wireless	2200 Plantation Blvd - Clubhouse	\$ 397.74
			\$ 181,466.22

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
12/03/15	00028	12/03/15 12032015	201512 300-20700-10000 FY16 DEBT SERVICE ASSESS	LAKESIDE PLANTATION C/O USBANK	*	50,613.67	50,613.67 000996
12/07/15	00058	12/01/15 6583	201512 330-53800-12000 AMENITY CENTER MGMT-DEC15	AMENITY SERVICES GROUP, INC.	*	14,343.33	14,343.33 000997
12/07/15	00193	11/24/15 9	201511 310-51300-31100 PROF.ENGINEER SVCS-NOV15	JOHNSON ENGINEERING, INC.	*	1,216.25	5,536.25 000998
		11/24/15 9	201511 310-51300-31100 PRESERVE AREA EVAL.-NOV15		*	4,320.00	
12/09/15	00001	12/02/15 42	201512 310-51300-34000 MANAGEMENT FEES DEC15	GOVERNMENTAL MANAGEMENT SERVICES	*	3,004.17	3,037.50 000999
		12/02/15 42	201512 310-51300-35200 WEBSITE ADMIN DEC15		*	33.33	
12/14/15	00137	12/01/15 95030	201511 330-53800-48102 LAUNDRY SERVICE-11/03/15	BISCAYNE LAUNDRYLAND	*	52.50	78.00 001000
		12/01/15 95030	201511 330-53800-48102 LAUNDRY SERVICE-11/18/15		*	25.50	
12/14/15	00010	12/01/15 2015-018	201512 320-53800-46400 MTHLY LANDSCAPE MNT-DEC15	BLOOMINGS LANDSCAPE & TURF MGMT, INC	*	7,354.17	7,354.17 001001
12/14/15	00014	11/30/15 1017805N	201511 330-53800-48101 COOK/COLD COOLER	CULLIGAN WATER	*	79.98	79.98 001002
12/14/15	00236	11/14/15 11142015	201511 300-20700-10200 REFUND DEPOSIT-MORTIMER	DANIELLE MORTIMER	*	50.00	50.00 001003
12/14/15	00027	12/01/15 15-09386	201512 320-53800-46000 MTHLY LAKE MAINT-DEC15	LAKE MASTERS AQUATIC WEED CONTROL	*	966.00	966.00 001004
12/14/15	00032	12/02/15 54883-15	201511 320-53800-43400 GARBAGE COLLECTION-NOV15	NORTH PORT SOLID WASTE DISTRICT	*	156.80	156.80 001005

LKSD LAKESIDE PLANT BWHITE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/14/15	00052	11/30/15	34813	201511	330	53800	52000			*	110.99		
									COURT RAKE TEETH				
		11/30/15	34813	201511	330	53800	52000			*	199.00		
									TENNIS 2STEP FOOT BRUSH				
		11/30/15	34813	201511	330	53800	52000			*	32.70		
									SHIPPING CHARGE				
WELCH TENNIS COURTS, INC.												342.69	001006
12/14/15	00018	12/11/15	12112015	201510	330	53800	52100			*	175.00		
									TENNIS PROGRAMS-OCT15				
		12/11/15	12112015	201511	330	53800	52100			*	525.00		
									TENNIS PROGRAMS-NOV15				
		12/11/15	12112015	201511	330	53800	52000			*	34.76		
									REIMB-KEYS/COOLER PARTS				
MILAN FISER												734.76	001007
12/21/15	00066	12/17/15	85409	201511	310	51300	31500			*	1,536.21		
									GEN.COUNSEL/CDD MTG-NOV15				
HOPPING GREEN & SAMS												1,536.21	001008
12/21/15	00028	12/21/15	12212015	201512	300	20700	10000			*	78,999.21		
									FY16 DEBT SERVICE ASSESS				
LAKESIDE PLANTATION C/O USBANK												78,999.21	001009
TOTAL FOR BANK A											163,828.57		
TOTAL FOR REGISTER											163,828.57		

CHECK REQUEST FORM

DISTRICT/ASSOCIATION: Lakeside Plantation CDD DATE: 12/3/15

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

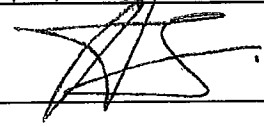
AMOUNT REQUESTED: \$50,013.67

REQUESTED BY: Brian White

ACCOUNT # 1-300-207-100

DESCRIPTION OF NEED: FY16 Debt Service Assessments

APPROVED BY: Ariel Lopez

SIGNATURE: 

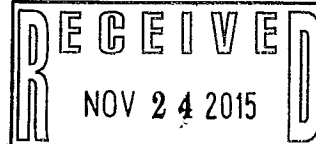
Invoice

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

Invoice # 6583
Date 12/1/2015
Terms
Due Date 12/1/2015

Bill To

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



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

Total \$14,343.33

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

Invoice

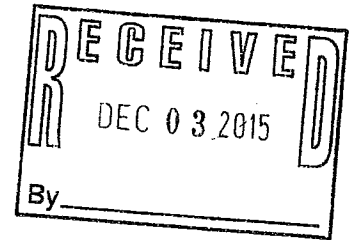
November 24, 2015
 Project No: 20150050-000
 Invoice No: 9

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

193
 30-513-311



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

PROFESSIONAL SERVICES

Phase No.	Phase Description	Contract Amount	Fee Type	%	Total Inv To-Date	Previously Invoiced	Current Inv Amount	Balance to Complete
1.	General Engineering	0.00	T&M	0 %	4,835.00	3,618.75	1,216.25	-4,835.00
3.	Lake Bank Erosion Report	3,900.00	T&M	145 %	5,662.50	5,662.50	0.00	-1,762.50
4.	Pond Bank Restoration	3,500.00	NTE	100 %	3,500.00	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	480.00	4,320.00	0.00
Totals		13,700.00			20,297.50	14,761.25	5,536.25	-6,597.50

SUB-TOTAL PROFESSIONAL SERVICES: 5,536.25

INVOICE TOTAL: 5,536.25

Summary of professional services

Phase No. / Description	Bill Hours	Bill Rate	Billable Amount
1. - General Engineering			
Engineer VI	8.00	150.00	1,200.00
Technician II	.25	65.00	16.25
1. - General Engineering Total	8.25		1,216.25

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
12/2/15	42

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 December 2015 <i>310-513-341</i>		3,004.17	3,004.17
Website Administration December 2015 <i>352</i>		33.33	33.33

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



Invoice

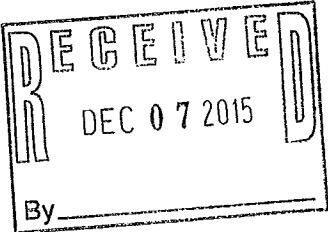
5824 Bee Ridge Rd #165, Sarasota, FL 34233

Date *12/1/2015* Invoice # *2015-01820*

Bill To:

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

Due Date *12/31/2015*

Description	Qty	Terms	Net 30
		Rate	Amount
Month of December Monthly Grounds Maintenance Fee <div style="text-align: center;"> <p><i>10</i> <i>to 320-538-464</i> <i>monthly landscape mt-m-dec15</i></p>  </div>		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



1099 ENTERPRISE CT
 NORTH VENICE, FL 34275-3621
 (941) 485-7526
 ksimes@culligansarasota.com
 www.culligansarasota.com

IF PAYING BY CREDIT CARD, PLEASE CHECK CORRECT CARD AND FILL OUT BELOW

VISA MASTERCARD AMERICAN EXPRESS DISCOVER NEWUS PLEASE CHECK BOX TO ENROLL IN AUTOMATIC BILL PAYMENT

CARD NUMBER _____ V. CODE _____

SIGNATURE _____ EXP. DATE _____

DATE: 11/30/2015 PAY THIS AMOUNT: \$79.98 ACCOUNT NUMBER: 1017805

PAY BY DATE: DEC 15 AMOUNT PAID \$ _____

ADDRESSEE:

REMIT PAYMENT TO:

550000 LAKESIDE PLANTATION CDD
 135 W CENTRAL BLVD STE 320
 ORLANDO, FL 32801-2435

CULLIGAN WATER
 1099 ENTERPRISE CT
 NORTH VENICE, FL 34275-3621

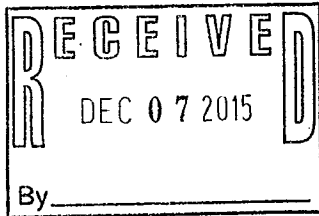


BALANCE FORWARD
 RETURN THIS TOP PORTION WITH YOUR PAYMENT

BRANCH ID: CW-C1
 CUSTOMER: LAKESIDE PLANTATION

DATE	QUANTITY	DESCRIPTION	REF	PREVIOUS BALANCE:	BALANCE
				\$33.50	
11/12/2015	9.00	DRINKING WATER		45.00	78.50
11/12/2015	1.00	DELIVERY CHARGE		2.49	80.99
11/17/2015	-1.00	Payment	975	-33.50	47.49
11/30/2015	6.00	DRINKING WATER		30.00	77.49
11/30/2015	1.00	DELIVERY CHARGE		2.49	79.98

hd 14
330-538-48101
comb/cold cooler



Pay on-line at: www.culligansarasota.com

ACCOUNTS ARE SUBJECT TO A LATE PAYMENT FINANCE CHARGE				PLEASE PAY NEW BALANCE BEFORE
FINANCE CHARGE SCHEDULE				DEC 15
OVER \$	PERIODIC RATE	ANNUAL RATE	MIN CHARGE	
0	0.00%	0.10%	5.00	
TO	0.00%	0.10%		
0-30	31-60	61-90	Over 90	
79.98	0.00	0.00	0.00	
CULLIGAN WATER 1099 ENTERPRISE CT NORTH VENICE, FL 34275-3621 (941) 485-7526				
SERVICE ADDRESS: LAKESIDE PLANTATION 2200 PLANTATION BLVD NORTH PORT FL 34889				
Next Deliveries: 01/04/16 01/29/16 02/26/16 03/29/16				
STATEMENT DATE		ACCOUNT NUMBER		NAME
11/30/2015		1017805		LAKESIDE PLANTATION
Balance Due				\$79.98

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

236
300-207-102

RENTAL DEPOSIT REFUND FORM

Resident Name: Danielle Mortimer

Date of Event: Nov 14th, 2015

Make check payable to: Danielle Mortimer

Notes: _____

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

Rental Agreement – Lakeside Plantation

Deposit – Return of deposit in the amount of AFH (\$ 50)
Is hereby approved by the Facility Manager. A full refund will be given if there is no apparent damage to the facility, clean-up was completed and all instructions, including capacity and parking requirements, were followed. To receive a full refund of the deposit, the following must be completed:

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

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

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

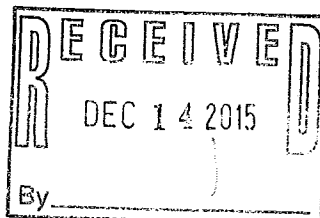
[Signature]
(Staff Signature Initiating request to return deposit)

12/13/15
(Date)

[Signature]
(Facility Manager Sign off approval for return of deposit)

12/13/15
(Date)

Reason for Partial/No Refund:



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

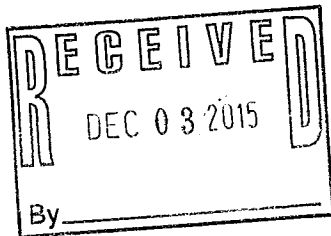
Invoice

DATE	INVOICE #
12/1/2015	15-09386

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 <i>nd 27 320-538-46 mthly lake maint-Dec 15</i>	966.00	966.00



Thank you for your business.

Payments/Credits \$0.00

Balance Due \$966.00

**NEW - ACH Instructions for Floridian Bank 519 N. Magnolia Ave., Orlando, FL 32801.
F/B/O Lake Masters Aquatic Weed Control, Inc., ABA #063115958, Acct. #61004288.
Monthly invoice number MUST be included on each transaction.
In addition, If you would like to receive your invoice by email, please provide the email address.

NORTH PORT SOLID WASTE DISTRICT

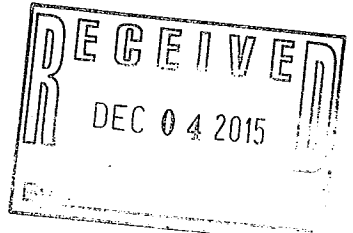


SERVICE ADDRESS			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
2200 PLANTATION BLVD SWD			
54883-159826	55-55	12/02/15	1/01/16

Total Current Charges 281.80
 PAST DUE - MUST PAY NOW .00
 Total Amount Due 281.80



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



000054883000159826000000281809

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

SERVICE ADDRESS

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
2200 PLANTATION BLVD SWD			
54883-159826	55-55	12/02/15	1/01/16

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

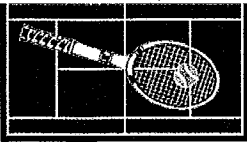
Rate Class : COMMERCIAL WASTE
 Last payment amount/date: 156.80 11/18/15

Service	Consumption	Charge	Total
GB DUMPSTER4YD/1 PICKUP	10/31/15 11/30/15	156.80	156.80
EXTRAGARBAG	11/18/15 11/25/15		100.00
LABOR CHARG	11/18/15 11/25/15		25.00
Total Current Charges			281.80
PAST DUE - MUST PAY NOW			.00
Total Amount Due			281.80

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

per Rob Witteborn - 12/7 extra charge was an error and has been credited - \$156.80 due



Invoice

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

Date	Invoice #
11/30/2015	34813

Bill To
Lakeside Plantation 135 W Central Blvd Suite 320 Orlando FL 32801

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

Terms	Due Date	PO #	Sales Rep	Ship Via	Ship Date
Net 30	12/30/2015	Milan	Shannon Wilder	FedEx Gro...	11/30/2015

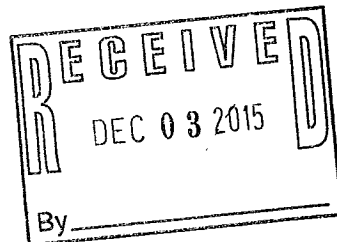
Notes

Quantity	Units	Description	Options	Unit Price	Amount
1	set (1)	Court Rake Teeth	Size: 3/8"	110.99	110.99
1	ea	Tennie Two Step w/ Foot Brush (regular price is \$213.00)	Model: Foot Brush	199.00	199.00

Thank you for your business.	Subtotal	309.99
	Shipping Cost (FedEx Ground)	32.70
	Total	\$342.69

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

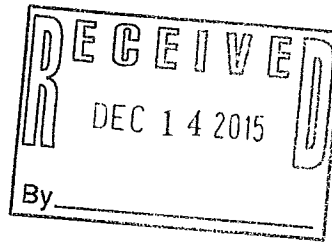
52
330-538-52



Check Request

District Lakeside Plantation Date 12-11-15
Payable to Milan Fiser
Amount Requested \$700.00 Account Number Tennis-Programs
Requested By Alicia Bekten
Description of Need 50/50 tennis for Oct & Nov
Approved By Robert Wroczka Signature [Signature]
Received By _____ Signature _____

18
330-538-521



LAKESIDE TENNIS 50/5

<u>DATE</u>	<u>CLASS</u>	<u>Fee/Charged</u>	<u>50%</u>
10/16/2015	Ladies Team	\$35	\$35
10/20/2015	B-4 Men's	\$35	\$35
10/23/2015	Ladies team	\$35	\$35
10/27/2015	B-4 Men's	\$35	\$35
10/30/2015	Ladies Team	\$35	\$35

TOTAL

\$175

\$175

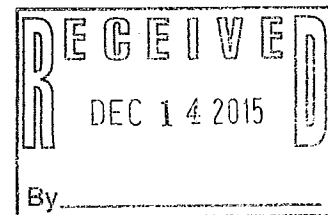
LAKESIDE TENNIS 50/5

<u>DATE</u>	<u>CLASS</u>	<u>Fee/Charged</u>	<u>50%</u>
11/3/2015	B-4 Men's	\$35	\$35
11/4/2015	Ladies Team	\$35	\$35
	Ladies team	\$35	\$35
11/6/2015	Ladies Team	\$35	\$35
11/9/2015	Ladies Team	\$35	\$35
11/10/2015	Men's B-4	\$35	\$35
11/11/2015	Ladies Team	\$35	\$35
	Ladies Team	\$35	\$35
11/16/2015	Ladies Team	\$35	\$35
11/17/2015	Men' B-4	\$35	\$35
11/18/2015	Ladies Team	\$35	\$35
	Ladies Team	\$35	\$35
11/24/2015	Men's B-4	\$35	\$35
11/25/2015	Ladies Team	\$35	\$35
11/27/2015	Ladies Team	\$35	\$35


TOTAL

\$525

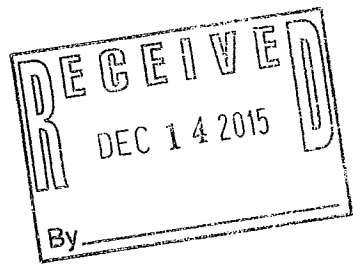
\$525



Check Request

District	<u>Lakeside Plantation</u>	Date	<u>12-11-15</u>
Payable to	<u>Milan Eser</u>		
Amount Requested	<u>\$ 34.76</u>	Account Number	<u>Tennis - Maintenance</u>
Requested By	<u>Alicia Belden</u>		
Description of Need	<u>Reimbursement for keys & cooler parts</u>		
Approved By	<u>Rob Wittebort</u>	Signature	
Received By		Signature	

18
330-538-52





Charlotte County-Venice - A1
SAFE & LOCK LOCKSMITHS, INC.
 2320 Tamiami Trail, Ste 3
 PORT CHARLOTTE, FL 33952
 (841) 629-5214 (877) 409-6260

CUSTOMER ORDER NO. _____ DATE 11-27-15
 NAME Milton Fiser PHONE NO. _____
 ADDRESS _____
 CITY _____ STATE _____

SOLD BY <u>shop</u>	CASH	CHECK	CHARGE	COD	ON ACCT.	PAID OUT	MDSE. RETD.

QUANTITY	DESCRIPTION	PRICE	AMOUNT
<u>1</u>	<u>Extra Key Cut</u>	<u>3.00</u>	<u>3.00</u>
	<u>1014 Elco Key</u>		
<p>THIS IS NOT AN INVOICE. If monies are not collected at time of service, you will be invoiced by mail.</p> <p>I hereby authorize & agree that the above work has been completed to my satisfaction.</p>		Svc. Call	
		TAX	<u>.88</u>
Received by _____		TOTAL	<u>3.88</u>

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

0035683

Thank You



PRINTED IN U.S.A.

PREPARED BY: VENICE FL 33952 (877) 409-6260

Dear MILIN:

Thank you for shopping with The Igloo Online Store. Pending the authorization of your credit card, we will ship your item(s) and your credit card will be charged at the time of shipment. You will receive an email confirmation of your shipped order.

If you have any questions or wish to inquire about the status of your order, please email us at customerservice@igloo-store.com.

The details of your order are listed below. We hope you enjoy your purchase.

Sincerely,

Consumer Services
Igloo Online Store

Qty	Item No	Description	Price	Amount

3	IGL 9514	Bracket for Plastic Cup Dispenser	4.99	14.97

Net Product:			14.97	
Tax:			0.00	
P & H:			6.95	

MC 00002192MC	05/18	Total Order:	21.92	
Amount Rec'd:			0.00	

**0204744171.IGL90I

Hopping Green & Sams

Attorneys and Counselors

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

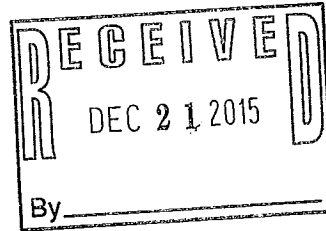
66
310-513-315

===== STATEMENT =====

December 17, 2015

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

Bill Number 85409
Billed through 11/30/2015



General Counsel/Monthly Meeting
LPCDD 00001 MCE

FOR PROFESSIONAL SERVICES RENDERED

11/04/15	LCW	Confer with Flint regarding board meeting agenda.	0.20 hrs
11/05/15	LCW	Review correspondence regarding scheduled board meeting.	0.10 hrs
11/12/15	LCW	Confer with Robson regarding preserve area compliance.	0.20 hrs
11/13/15	LCW	Prepare for board meeting.	0.80 hrs
11/16/15	LCW	Confer with Szewczyk regarding attendance at board meeting.	0.10 hrs
11/18/15	LCW	Prepare for and attend board meeting.	2.20 hrs
11/19/15	LCW	Follow-up from board meeting; prepare agreement for architecture services.	2.10 hrs
11/20/15	LCW	Prepare agreement for architecture services.	0.60 hrs
11/30/15	CGS	Monitor proposed legislation which may impact district.	0.30 hrs
Total fees for this matter			\$1,536.00

DISBURSEMENTS

Long Distance	0.21
Total disbursements for this matter	\$0.21

MATTER SUMMARY

Stuart, Cheryl G.	0.30 hrs	395 /hr	\$118.50
Whelan, Lindsay C.	6.30 hrs	225 /hr	\$1,417.50

TOTAL FEES	\$1,536.00
TOTAL DISBURSEMENTS	\$0.21

TOTAL CHARGES FOR THIS MATTER \$1,536.21

=====

BILLING SUMMARY

Stuart, Cheryl G.	0.30 hrs	395 /hr	\$118.50
Whelan, Lindsay C.	6.30 hrs	225 /hr	\$1,417.50

TOTAL FEES	\$1,536.00
TOTAL DISBURSEMENTS	\$0.21

TOTAL CHARGES FOR THIS BILL	\$1,536.21
------------------------------------	-------------------

Please include the bill number on your check.

CHECK REQUEST FORM

DISTRICT/ASSOCIATION: Lakeside Plantation CDD DATE: 12/21/15

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

AMOUNT REQUESTED: \$ 78,999.21

REQUESTED BY: Brian White

ACCOUNT # 1-300-207-100

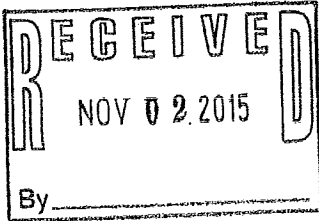
DESCRIPTION OF NEED: FY16 Debt Service Assessments

APPROVED BY: Ariel Lopez

SIGNATURE: 

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/07/15	00012	11/02/15	11022015	201511 600-53800-61000	SHORELINE REPAIR-FIN.INV	*	4,342.80		
ADVANTAGE MARINE SERVICES, INC.								4,342.80	000021
12/14/15	00015	12/02/15	3877-SL	201512 600-53800-48103	CLEAN/PWR WASH-FINAL PMT	*	2,938.72		
PAVING CREW, INC.								2,938.72	000022
12/16/15	00016	11/16/15	342	201511 600-53800-61000	REMOVE DEBRIS/REPAIR PIPE	*	6,300.00		
M.R.I. UNDERWATER SPECIALISTS, INC.								6,300.00	000023
TOTAL FOR BANK C							13,581.52		
TOTAL FOR REGISTER							13,581.52		

LKSD LAKESIDE PLANT BWHITE



Advantage

MARINE SERVICES, INC.

12
031-600-538-61
Shoreline repair - final
m

Invoice

Bill to: Lakeside Plantation CDD, North Port, FL Date: 11/02/15

Shoreline Repair

Contract Price:	\$43,428.00
Amount Received 80%:	\$34,742.40
Amount Due 20%:	\$8,685.60
Adjusted Balance 20%:	\$0.00

Total Amount Due \$8,685.60 **Due Date: 20/13/15**

Please remit payment.
Thank You

Office (561) 827-8909 • fax (386) 428-0928
2029 Pine Tree Dr. • Edgewater, FL 32141
www.advantagedivers.com

**INTERLOCKING
BRICK PAVERS**

Sales ■ Installation ■ Repairs ■ Sealing

By **PAVING
CREW, INC.**

2150 17th Street ■ Sarasota, FL 34234
 Phone: 941.360.0203 ■ Fax: 941.351.5798
 pavingcrewinc@hotmail.com
 www.pavingcrew.com

INVOICE#
3877-SL

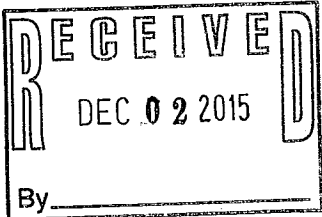
INVOICE DATE
12/2/2015

BILL TO:

LAKESIDE PLANTATION
 2200 PLANTATION BLVD
 North Port, FL 34289

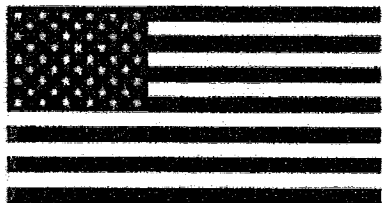
JOB NAME:

Club House Veranda

SF/LF/UN	Description	Amount
3177	CLUB HOUSE VARANDA - clean, re-send and seal	\$0.85 \$2,700.45
3177	CLUB HOUSE VARANDA - power wash to remove polymeric sand	\$1.00 \$3,177.00
		
		TOTAL INVOICE \$5,877.45
		DUE AT COMPLETION \$2,938.72 2,938.73
DUE UPON RECEIPT		BALANCE DUE \$2,938.73 2,938.72

nd 15
 31-600-538-48103

THANK YOU! WE APPRECIATE YOUR BUSINESS.



M.R.I. Underwater Specialists, Inc.
17891 Weststone Road
North Fort Myers, Florida 33917
239-690-3033
239-707-5034 cell
239-236-1234 fax



DATE	INVOICE
11/16/2015	342
Due Date	12/16/2015

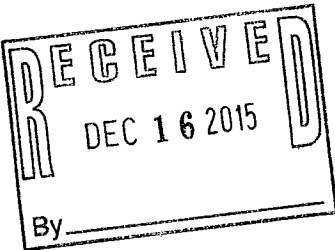
Bill to:

Lakeside Plantation Community District
 David Robson
 132 West Central Blvd.
 Orlando Fl. 32801
 Suite 320

Invoice

Job Name:
 Pipe repair and clean out
 2022 Scarlet

Proj No	Terms
	Net 30

Quantity	Description	Rate	Amount
1	Total cost to plug and dewater to remove debris and repair pipe This cost includes all labor and equipment and material needed to complete job. See report 16 31-600-538-61 	6,300.00	6,300.00

All Invoices are due within 30 days. If not recieved after 30 days there will be a 10% late fee

Total	\$6,300.00
Payments/Credits	\$0.00
Balance Due	\$6,300.00



M.R.I. Under Water Specialists, Inc.



**17891 Wetstone Rd.
North Fort Myers, Fl. 33917
239-707-5034 cell
239-236-1234 fax**

November 16, 2015

**Lakeside Plantation CDD
2022 Scarlett Ave
Sink hole Repair**

We set a plug and de watered the storm pipe that had the sink hole. We dug up the area where the sink hole was and found that the pipe was never installed properly. We also found a large root ball in the pipe, we removed the roots out of the pipe and repaired the pipe and covered it back up. We also cleaned out the storm line using Vac Truck.

Any questions regarding this repair please give Mike a call

Thank you

Mike Radford

M.R.I UnderWater Speciallsts Inc.



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

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

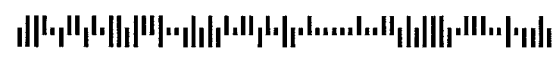
B 5 5517 3



AUTO **C0 0116
1 115389

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	\$595.00	Dec 14 2015	\$

Your electric statement

Account number: 04126-05586

For: Oct 23 2015 to Nov 21 2015 (29 days)
Customer name: LAKESIDE PLANTATION
Service address: 2200 PLANTATION BLVD # FNTN

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

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (=)	New charges due by
634.19	634.19 CR	0.00	0.00	595.00	\$595.00	Dec 14 2015

Meter reading - Meter KN46183

Current reading 62530
Previous reading - 55898
kWh used 6632

Demand reading 17.06
Demand kW 17

Energy usage

	Last Year	This Year
kWh this month	6663	6632
Service days	29	29
kWh per day	229	228

Amount of your last bill 634.19
Payment received - Thank you 634.19 CR
Balance before new charges \$0.00

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

Electric service amount	542.46**
Storm charge	4.31
Gross receipts tax	14.02
Franchise charge	34.21
Total new charges	\$595.00

Total amount you owe \$595.00

FPL automatic bill pay - DO NOT PAY

**The electric service amount includes the following charges:

Customer charge: \$19.48
Fuel: \$207.58
(\$0.031300 per kWh)
Non-fuel: \$135.03
(\$0.020360 per kWh)
Demand: \$180.37
(\$10.61 per kW)

- Payment received after **February 15, 2016** is considered **LATE**; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after **December 02, 2015**. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

REC'D NOV 25 2015

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





2 115389

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

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

B 5 5517 1

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Do not pay	New charges due by	Amount enclosed
57421-67439	\$1,346.14	Dec 14 2015	\$

Your electric statement

Account number: 57421-67439

For: Oct 23 2015 to Nov 21 2015 (29 days)
Customer name: LAKESIDE PLANTATION COMM
Service address: 2200 PLANTATION BLVD # CLBHSE

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

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (=)	New charges due by
1,336.86	1,336.86 CR	0.00	0.00	1,346.14	\$1,346.14	Dec 14 2015

Meter reading - Meter KLL2846

Current reading 14849
 Previous reading - 13779
 kWh constant x 10
 kWh used 10700

Amount of your last bill 1,336.86
 Payment received - Thank you 1,336.86 CR
 Balance before new charges \$0.00

Demand reading 6.24
 kW constant x 10.00
 Demand kW 62

New charges (Rate: GSD-1 GENERAL SERVICE DEMAND)
 Electric service amount 1,230.07**
 Storm charge 6.96
 Gross receipts tax 31.72
 Franchise charge 77.39
 Total new charges \$1,346.14

Energy usage

	Last Year	This Year
kWh this month	7040	10700
Service days	29	29
kWh per day	242	368

Total amount you owe \$1,346.14

FPL automatic bill pay - DO NOT PAY

**The electric service amount includes the following charges:

Customer charge: \$19.48
 Fuel: \$334.91
 (\$0.031300 per kWh)
 Non-fuel: \$217.86
 (\$0.020360 per kWh)
 Demand: \$657.82
 (\$10.61 per kW)

- Payment received after **February 15, 2016** is considered **LATE**; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after **December 02, 2015**. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

REC'D NOV 25 2015

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





FPL

3 115389

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

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

B 5 5517 1

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

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

FPL GENERAL MAIL FACILITY MIAMI FL 33188-0001

Account number	Do not pay	New charges due by	Amount enclosed
84595-15071	\$1,074.86	Dec 14 2015	\$

Your electric statement

Account number: 84595-15071

For: Oct 23 2015 to Nov 21 2015 (29 days) Customer name: LAKESIDE PLANTATION COMM Service address: 2200 PLANTATION BLVD # POOL

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

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (=)	New charges due by
1,078.38	1,078.38 CR	0.00	0.00	1,074.86	\$1,074.86	Dec 14 2015

Meter reading - Meter KL84533

Current reading 21567 Previous reading - 10359 kWh used 11208

Demand reading 36.02 Demand kW 36

Energy usage

Last This Year Year kWh this month 16315 11208 Service days 29 29 kWh per day 562 386

Amount of your last bill 1,078.38 Payment received - Thank you 1,078.38 CR Balance before new charges \$0.00

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

Electric service amount 980.44** Storm charge 7.29 Gross receipts tax 25.33 Franchise charge 61.80 Total new charges \$1,074.86

Total amount you owe \$1,074.86

FPL automatic bill pay - DO NOT PAY

**The electric service amount includes the following charges:

Customer charge: \$19.48 Fuel: \$350.81 Non-fuel: \$228.19 Demand: \$381.96

- Payment received after February 15, 2016 is considered LATE; a late payment charge of 1% will apply. - The amount due on your account will be drafted automatically on or after December 02, 2015. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

REC'D NOV 25 2015

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



FPL



SERVICE ADDRESS 2200 PLANTATION BLVD			CURRENT CHARGES DUE DATE
ACCOUNT NUMBER	CYCLE	BILL DATE	
43123-154656	18-29	12/01/15	12/28/15

Total Current Charges 400.50
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 400.50



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

\$ _____

AMOUNT ENCLOSED

FREE 24/7 PAYMENT OPTIONS:

Pay By Phone:
 1-855-941-INFO (4636)
 Pay online:
 www.cityofnorthport.com

Check Here For:

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

*H2O Program Donation \$ _____

000043123000154656000000400500

4479 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	12/01/15	12/28/15

Rate Class : COMMERCIAL
 Last payment amount/date: 223.04 11/23/15

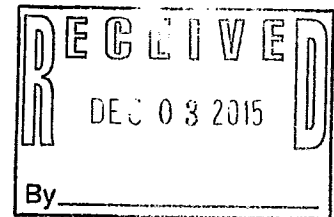
Last Bill Amount 223.04
 Payments 223.04 -
 Adjustments .00
 BALANCE FORWARD .00

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
WA 10/21/15 11/19/15	29	80005382	1.000	TGAL	1329	1271	58
						USAGE FOR 11/14	71.00

Service	Consumption	Charge	Total
WA Base facility chg		78.14	
WA Usage block 1	20.00	73.40	
WA Usage block 2	20.00	110.00	
WA Usage block 3	18.00	138.96	
TOTAL WATER			400.50

Total Current Charges 400.50
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 400.50

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 12/28/15
ACCOUNT NUMBER	CYCLE	BILL DATE	
43123-154658	18-29	12/01/15	

Total Current Charges 42.88
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 42.88



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

\$ _____
 AMOUNT ENCLOSED

FREE 24/7 PAYMENT OPTIONS:

Pay By Phone:
 1-855-941-INFO (4636)
 Pay online:
 www.cityofnorthport.com

- Check Here For:
- Info about conveniently receiving your bill online
 - Change of address (see reverse side)
 - Paper copy of the Consumer Confidence Report
- *H2O Program Donation \$ _____

000043123000154658000000042886

4480 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	12/01/15	12/28/15

Rate Class : COMMERCIAL
 Last payment amount/date: 583.20 11/23/15

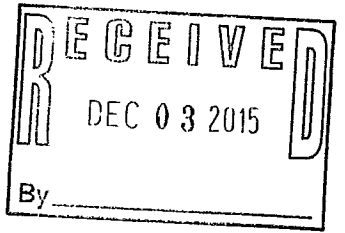
Last Bill Amount 583.20
 Payments 583.20-
 Adjustments .00
 BALANCE FORWARD .00

Service	Period	Days	Meter	Number	Mult	Units	Current	Previous	Usage
WA	10/21/15	11/19/15	29	83717471	1.000	TGAL	1408	1402	6
									20.00
									USAGE FOR 11/14

Service	Consumption	Charge	Total
WA Base facility chg		17.20	
WA Usage block 1	4.00	14.68	
WA Usage block 2	2.00	11.00	
TOTAL WATER			42.88

Total Current Charges 42.88
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 42.88

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





SERVICE ADDRESS 2200 PLANTATION BLVD			CURRENT CHARGES DUE DATE
ACCOUNT NUMBER	CYCLE	BILL DATE	
43123-156052	18-29	12/01/15	12/28/15

Total Current Charges 186.24
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 186.24



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

\$ _____

AMOUNT ENCLOSED

FREE 24/7 PAYMENT OPTIONS:

Pay By Phone:
 1-855-941-INFO (4636)
 Pay online:
www.cityofnorthport.com

Check Here For:

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

*H2O Program Donation \$ _____

000043123000156052000000186243

4481 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	12/01/15	12/28/15

Rate Class : COMMERCIAL
 Last payment amount/date: 486.94 11/23/15

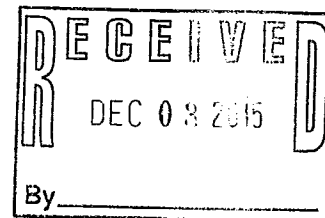
Last Bill Amount 486.94
 Payments 486.94 -
 Adjustments .00
 BALANCE FORWARD .00

Service	Period	Days	Meter Number	Mult	Units	Current	Previous	Usage	
WA	10/21/15	11/19/15	29	80000038	1.000	TGAL	658	650	8
								USAGE FOR 11/14	9.00

Service	Consumption	Charge	Total
WA Base facility chg		40.05	
WA Usage block 1	8.00	29.36	
TOTAL WATER			69.41
SE Base facility chg		68.91	
SE Consumption	8.00	47.92	
TOTAL SEWER			116.83

Total Current Charges 186.24
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 186.24

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



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

AFTER HOURS/EMERGENCY
 water or sewer service call
941.240.8000

**LAKESIDE PLANTATION
COMMUNIT**

Account Number: 0624684505

Customer Identification Code: 0624684505

Do not send Payment. You are enrolled in Verizon's Automatic Payment option. The total due will be deducted from your bank account on 12/21/15.

Previous Balance 11/1/2015	Payments Received 11/23/2015	Balance Forward 12/1/2015	Total New Charges 12/1/2015	Total Amount Due
\$386.75	-\$386.75	\$.00	\$397.74	\$397.74

New Charges - Statement Dated 12/1/2015

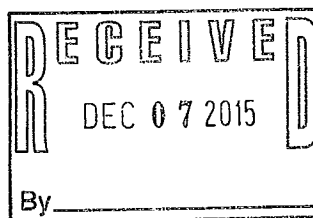
Current Activity	\$306.42
Taxes, Governmental Surcharges and Fees	\$39.02
Verizon Surcharges and Other Charges & Credits	52.30
Total New Charges Due by December 25, 2015	\$397.74
Balance Forward	\$.00

Total Amount Due	\$397.74
-------------------------	-----------------

Account Number

15 4331 **0624684505** 03

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



Current Activity

Monthly Charges

12/1 12/31 Verizon Solutions for Business Bundle Includes:

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

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

Verizon Solutions for Business Bundle Price 239.99

Line 941-423-5500

12/1	12/31	VLD - Long Distance Calls	10.48
12/1	12/31	(Rent): HD Set Top Box 4 @ 11.99	47.96
11/19	12/18	Data Protection	7.99

Monthly Charges Subtotal \$306.42

Current Activity Total \$306.42

Taxes, Governmental Surcharges and Fees

Federal Excise Tax	.81
FL State Communications Services Tax	13.11
FL Local Communications Services Tax	16.83
FL State Gross Receipts Tax	6.71
Telecommunications Relay Service	.36
County 911 Funding Fee	1.20

Total Taxes, Governmental Surcharges and Fees \$39.02

Verizon Surcharges and Other Charges & Credits

Federal Universal Service Fee	9.42
Regulatory Recovery Fee - Federal	.08
VLD - Long Distance Access Charge	5.55
Federal Subscriber Line and Access Recovery Charge	26.97
VLD - Carrier Cost Recovery Charge	1.08
VLD - Long Distance Administrative Charge	2.22
Fios TV Broadcast Fee	1.99

Regional Sports Network Fee

4.99

Total Verizon Surcharges and Other Charges & Credits**\$52.30****Total New Charges****\$397.74**

Taxes, Fees and Other Charges by Type of Service

Miscellaneous**Voice**

Federal Excise Tax	.81
FL State Communications Services Tax	7.56
FL Local Communications Services Tax	9.71
FL State Gross Receipts Tax - 2	.23
FL State Gross Receipts Tax - 1	3.64
Telecommunications Relay Service	.36
County 911 Funding Fee	1.20
Federal Universal Service Fee	.30
Federal Universal Service Fee	2.37
Federal Access Recovery Charge	.47
Federal Subscriber Line Charge	8.52
Federal Access Recovery Charge	.47
Federal Subscriber Line Charge	8.52
Federal Access Recovery Charge	.47
Federal Subscriber Line Charge	8.52
VLD - FL State Communications Services Tax	1.47
VLD - FL State Communications Services Tax	.78
VLD - FL Local Communications Services Tax	1.89
VLD - FL Local Communications Services Tax	1.00
VLD - FL State Gross Receipts Tax - 2	.04
VLD - FL State Gross Receipts Tax - 2	.03
VLD - FL State Gross Receipts Tax - 1	.71

VLD - FL State Gross Receipts Tax - 1	.37
VLD - Federal Universal Service Fee - Verizon LD	3.87
VLD - Federal Universal Service Fee - Verizon LD	2.88
VLD - Long Distance Access Charge	1.85
VLD - Long Distance Access Charge	1.85
VLD - Long Distance Access Charge	1.85
VLD - Carrier Cost Recovery Charge	.36
VLD - Long Distance Administrative Charge	.74
VLD - Carrier Cost Recovery Charge	.36
VLD - Long Distance Administrative Charge	.74
VLD - Carrier Cost Recovery Charge	.36
VLD - Long Distance Administrative Charge	.74

TV

FL State Communications Services Tax	3.30
FL Local Communications Services Tax	4.23
FL State Gross Receipts Tax - 2	.10
FL State Gross Receipts Tax - 1	1.59
Regulatory Recovery Fee - Federal	.08
Fios TV Broadcast Fee	1.99
Regional Sports Network Fee	4.99
Total Taxes, Fees and Other Charges	\$91.32

Call Details

VLD - Direct Dialed Calls

Date	Time	Place	Number	Period	Minutes	Amount
Line 941 423-5501						
Nov 9	10:25AM	Germany	4961815008911	Std	1.0	3.20
Nov 17	4:37PM	Winnipeg MB	204-632-4252	Std	1.0	1.04

Total for Line 941 423-5501

4.24

Line 941 423-5500

Nov 6	1:17PM	London ON	519-282-3160	Std	1.0	1.04
Nov 6	2:42PM	Lambeth ON	519-652-5996	Std	1.0	1.04
Nov 6	3:10PM	Lambeth ON	519-652-5996	Std	1.0	1.04
Nov 6	3:23PM	Lambeth ON	519-652-5996	Std	1.0	1.04
Nov 6	3:34PM	Lambeth ON	519-652-5996	Std	1.0	1.04
Nov 25	9:40AM	Winnipeg MB	204-981-5471	Std	1.0	1.04

Total for Line 941 423-5500

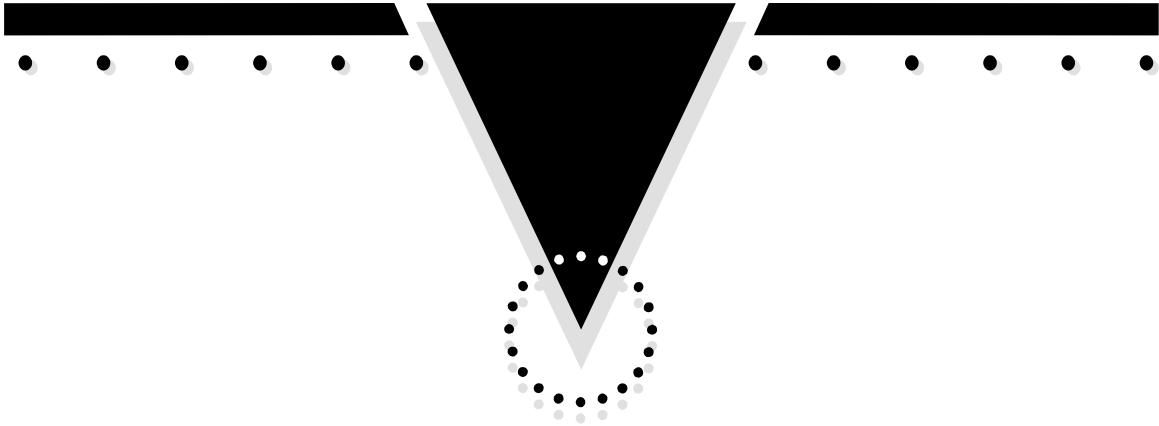
6.24

Total VLD - Direct Dialed Calls**\$10.48**

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Lakeside Plantation

Community Development District

Unaudited Financial Reporting
December 31, 2015



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4	<hr/>	Debt Service Fund
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6-7	<hr/>	Month to Month
8	<hr/>	Long-Term Debt
9	<hr/>	Assessment Receipt Schedule

**Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT**

**COMBINED BALANCE SHEET
December 31, 2015**

	General	Debt Service	Capital Reserve	Totals
Assets				
<u>Cash:</u>				
Operating Account	\$ 105,893	\$ -	\$ -	\$ 105,893
Debit Card Account	2,061	-	-	2,061
Money Market Account	513,985	-	-	513,985
Activities Account	21,755	-	-	21,755
Petty Cash	50	-	-	50
Capital Reserve Account	-	-	274,417	274,417
<u>Investment - Operations:</u>				
Investment - SBA Fund A	471	-	-	471
<u>Investment - Bonds:</u>				
Reserve Fund	-	7,998	-	7,998
Revenue Fund	-	168,784	-	168,784
Prepayment Fund	-	0	-	0
Due from General Fund	-	4,883	-	4,883
Total Assets	\$ 644,215	\$ 181,666	\$ 274,417	\$ 1,100,298
Liabilities & Fund Balances				
Liabilities				
Accounts Payable	\$ 3,280	\$ -	\$ 3,321	\$ 6,601
Due to Debt	4,883	-	-	4,883
Customer Deposits	1,325	-	-	1,325
Total Liabilities	\$ 9,488	\$ -	\$ 3,321.00	\$ 12,809
Fund Balances				
Restricted for Debt Service	\$ -	\$ 181,666	\$ -	\$ 181,666
Assigned for Capital Projects	-	-	271,096	271,096
Unassigned	634,727	-	-	634,727
Total Fund Balances	\$ 634,727	\$ 181,666	\$ 271,096	\$ 1,087,489
Total Liabilities & Fund Balances	\$ 644,215	\$ 181,666	\$ 274,417	\$ 1,100,298

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending December 31, 2015

	Adopted Budget	Prorated Budget Thru 12/31/15	Actual Thru 12/31/15	Variance
Revenues:				
Tennis Club	\$ 15,000	\$ 15,000	\$ 17,271	\$ 2,271
Activities	12,500	3,125	2,622	(503)
Clubhouse Rentals	1,500	375	875	500
Miscellaneous	1,500	375	282	(93)
Interest	150	38	7	(31)
Operations & Maintenance Assessments	656,520	503,079	503,079	-
Total Revenues	\$ 687,170	\$ 521,991	\$ 524,136	\$ 2,145
Expenditures:				
Administrative				
Supervisor Fees	\$ 11,000	\$ 2,000	\$ 1,800	\$ 200
District Manager	36,050	9,013	9,013	(0)
District Counsel	25,000	6,250	2,623	3,627
Reimbursable Expenses	600	150	-	150
District Engineer	10,000	2,500	6,991	(4,491)
Disclosure Report	1,000	-	-	-
Trustee Fees	4,200	2,683	2,683	(0)
Audit Fees	4,200	-	-	-
Postage, Phone, Fax, Copies	200	50	-	50
General Liability Insurance	5,000	5,000	6,239	(1,239)
Legal Advertising	1,500	375	96	279
Dues, Licenses & Fees	175	175	175	-
Other Current Charges	1,900	475	1,238	(763)
Property Insurance	7,000	7,000	7,717	(717)
Website Design/Administration	400	100	175	(75)
Total Administrative	\$ 108,225	\$ 35,771	\$ 38,748	\$ (2,978)
Operations				
Personnel Services (Management Contract)	\$ 172,120	\$ 43,030	\$ 43,030	\$ 0
Road & Street Repairs & Maintenance	7,500	1,875	356	1,519
Common Area Renewal & Maintenance	10,000	2,500	4,906	(2,406)
Street Light/Decorative Light	10,000	2,500	887	1,613
Landscape Maintenance - Contract	88,250	22,063	22,063	(0)
Landscape Maintenance - Other	5,000	1,250	3,809	(2,559)
Plant Replacement Program	12,000	3,000	-	3,000
Irrigation Maintenance	500	125	175	(50)
Lake Maintenance	14,000	3,500	2,898	602
Electric Utility Services - Entrance Feature	9,000	2,250	1,819	431
Water Utility Services - Entrance Feature	1,500	375	703	(328)
Repairs & Maintenance - Entrance Feature	1,200	300	12	288
Miscellaneous Tools, Equipment	1,200	300	-	300
Landscape Inspection Services	3,300	825	550	275
Total Operations	\$ 335,570	\$ 83,893	\$ 81,208	\$ 2,685

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending December 31, 2015

	Adopted Budget	Prorated Budget Thru 12/31/15	Actual Thru 12/31/15	Variance
Clubhouse				
Activities	\$ 19,000	\$ 4,750	\$ 5,923	\$ (1,173)
Licenses/Fees	625	625	-	625
General Supplies	10,000	2,500	4,587	(2,087)
Maintenance	10,000	2,500	1,005	1,495
Office Supplies	3,000	750	236	514
Public Communication	800	200	105	95
Pest Control	900	150	150	-
Security	1,500	375	147	228
AED	300	75	-	75
Telephone & Internet Services	4,600	1,150	1,169	(19)
Janitorial Supplies	3,000	750	213	537
Electric Utility Services - Clubhouse	16,000	4,000	4,069	(69)
Gas Utility	250	63	38	24
Garbage Collection	1,900	475	470	5
Water Utility Services - Clubhouse	3,000	750	925	(175)
Electric Utility Services - Pool	16,500	4,125	3,216	909
Pool Maintenance - Other	7,500	1,875	3,124	(1,249)
Tennis Courts - Maintenance	7,500	1,875	1,519	356
Tennis Courts - Programs	2,000	500	1,120	(620)
Water Utility Services - Tennis Courts & Pool	5,000	1,250	808	442
Total Clubhouse	\$ 113,375	\$ 28,738	\$ 28,823	\$ (85)
Other Expenditures				
Transfer Out - Current Year	\$ 130,000	\$ -	\$ -	\$ -
Total Other Expenditures	\$ 130,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 687,170		\$ 148,779	
Excess Revenues (Expenditures)	\$ -		\$ 375,357	
Fund Balance - Beginning	\$ -		\$ 259,370	
Fund Balance - Ending	\$ -		\$ 634,727	

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

	Adopted Budget	Prorated Budget Thru 12/31/15	Actual Thru 12/31/15	Variance
Revenues:				
Assessments - On Roll	\$ 175,905	\$ 134,496	\$ 134,496	\$ -
Assessments - Direct Billed	8,842	8,842	8,842	-
Interest	10	1	1	-
Total Revenues	\$ 184,757	\$ 143,339	\$ 143,339	\$ -
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		\$ 82,874	
Fund Balance - Beginning	\$ 90,834		\$ 98,792	
Fund Balance - Ending	\$ 94,661		\$ 181,666	

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

	Adopted Budget	Prorated Budget Thru 12/31/15	Actual Thru 12/31/15	Variance
Revenues:				
Transfer In - Current Year	\$ 130,000	\$ -	\$ -	\$ -
Total Revenues	\$ 130,000	\$ -	\$ -	\$ -
Expenditures:				
Clubhouse - Renewal/Replacement	\$ -	\$ -	\$ 5,877	\$ (5,877)
Exterior Building Elements	-	-	-	-
Property Site Elements	-	-	18,307	(18,307)
Clubhouse Interior	-	-	-	-
Pool & Spa Elements	-	-	-	-
Total Expenditures	\$ -	\$ -	\$ 24,184	\$ (24,184)
Excess Revenues (Expenditures)	\$ 130,000		\$ (24,184)	
Fund Balance - Beginning	\$ 364,108		\$ 295,280	
Fund Balance - Ending	\$ 494,108		\$ 271,096	

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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,271
Activities	779	573	1,270	-	-	-	-	-	-	-	-	-	2,622
Clubhouse Rentals	250	50	575	-	-	-	-	-	-	-	-	-	875
Miscellaneous	100	25	157	-	-	-	-	-	-	-	-	-	282
Interest	1	2	4	-	-	-	-	-	-	-	-	-	7
Operations & Maintenance Assessments	-	189,320	313,759	-	-	-	-	-	-	-	-	-	503,079
Total Revenues	\$ 13,410	\$ 194,004	\$ 316,722	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 524,136
Expenditures:													
Administrative													
Supervisor Fees	\$ 1,000	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800
District Manager	3,004	3,004	3,004	-	-	-	-	-	-	-	-	-	9,013
Reimbursable Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-
District Engineer	930	5,536	525	-	-	-	-	-	-	-	-	-	6,991
Disclosure Report	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	2,683	-	-	-	-	-	-	-	-	-	-	-	2,683
Audit Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage, Phone, Fax, Copies	-	-	-	-	-	-	-	-	-	-	-	-	-
General Liability Insurance	6,774	-	(536)	-	-	-	-	-	-	-	-	-	6,239
Legal Advertising	-	96	-	-	-	-	-	-	-	-	-	-	96
Dues, Licenses & Fees	175	-	-	-	-	-	-	-	-	-	-	-	175
Other Current Charges	75	877	286	-	-	-	-	-	-	-	-	-	1,238
Property Insurance	8,371	-	(655)	-	-	-	-	-	-	-	-	-	7,717
Website Design/Administrative	58	58	58	-	-	-	-	-	-	-	-	-	175
District Counsel	1,087	1,536	-	-	-	-	-	-	-	-	-	-	2,623
Total Administrative	\$ 24,158	\$ 11,908	\$ 2,683	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,748
Operations													
Personnel Services (Management Contract)	\$ 14,343	\$ 14,343	\$ 14,343	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,030
Road & Street Repairs & Maintenance	-	-	356	-	-	-	-	-	-	-	-	-	356
Common Area Renewal & Maintenance	4,906	-	-	-	-	-	-	-	-	-	-	-	4,906
Street Light/Decorative Light	105	782	-	-	-	-	-	-	-	-	-	-	887
Landscape Maintenance - Contract	7,354	7,354	7,354	-	-	-	-	-	-	-	-	-	22,063
Landscape Maintenance - Other	-	2,742	1,067	-	-	-	-	-	-	-	-	-	3,809
Plant Replacement Program	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Maintenance	-	-	175	-	-	-	-	-	-	-	-	-	175
Lake Maintenance	966	966	966	-	-	-	-	-	-	-	-	-	2,898
Electric Utility Services - Entrance Feature	589	634	595	-	-	-	-	-	-	-	-	-	1,819
Water Utility Services - Entrance Feature	77	583	43	-	-	-	-	-	-	-	-	-	703
Repairs & Maintenance - Entrance Feature	12	-	-	-	-	-	-	-	-	-	-	-	12
Miscellaneous Tools, Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Inspection Services	-	550	-	-	-	-	-	-	-	-	-	-	550
Total Operations	\$ 28,354	\$ 27,955	\$ 24,899	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 81,208

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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,923
Licenses/Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
General Supplies	1,435	2,333	818	-	-	-	-	-	-	-	-	-	4,587
Maintenance	713	233	59	-	-	-	-	-	-	-	-	-	1,005
Office Supplies	82	67	87	-	-	-	-	-	-	-	-	-	236
Public Communication	35	35	35	-	-	-	-	-	-	-	-	-	105
Pest Control	150	-	-	-	-	-	-	-	-	-	-	-	150
Security	-	147	-	-	-	-	-	-	-	-	-	-	147
AED	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone & Internet Services	384	387	398	-	-	-	-	-	-	-	-	-	1,169
Janitorial Supplies	131	61	21	-	-	-	-	-	-	-	-	-	213
Electric Utility Services - Clubhouse	1,386	1,337	1,346	-	-	-	-	-	-	-	-	-	4,069
Gas Utility	13	13	13	-	-	-	-	-	-	-	-	-	38
Garbage Collection	157	157	157	-	-	-	-	-	-	-	-	-	470
Water Utility Services - Clubhouse	252	487	186	-	-	-	-	-	-	-	-	-	925
Electric Utility Services - Pool	1,062	1,078	1,075	-	-	-	-	-	-	-	-	-	3,216
Pool Maintenance - Other	3,057	-	67	-	-	-	-	-	-	-	-	-	3,124
Tennis Courts - Maintenance	1,029	407	83	-	-	-	-	-	-	-	-	-	1,519
Tennis Courts - Programs	175	525	420	-	-	-	-	-	-	-	-	-	1,120
Water Utility Services - Tennis Courts & Pool	185	223	401	-	-	-	-	-	-	-	-	-	808
Total Clubhouse	\$ 12,734	\$ 9,020	\$ 7,069	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,823
Other Expenditures													
Transfer Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenses	\$ 65,245	\$ 48,882	\$ 34,651	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 148,779
Excess Revenues (Expenditures)	\$ (51,835)	\$ 145,121	\$ 282,071	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 375,357

**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		Net Assessments					
		\$	880,463	\$	694,730	\$	185,733		
		\$	832,037	\$	656,520	\$	175,517		
								1999	
Date Received	Dist	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	General Fund 78.91%	Debt Svc Fund 21.09%	Total 100%
11/6/15	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
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals		\$ 647,283.92	\$ 3,653.81	\$ 6,055.45	\$ -	\$ 637,574.66	\$ 503,078.96	\$ 134,495.70	\$ 637,574.66

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 1/20/2016

Item #	Meeting Assigned	Action Item	Assigned To:	Date Due	Status	Comments
1	6/18/14	Evaluate Conservation Areas	Robson		In Process	Report to be presented at 11/18/15 Board meeting. Engineer preparing a work plan for bidding purposes.
2	1/21/15	Evaluate ID Card Process	Wittebort		In Process	To be done in conjunction with #3
3	7/8/15	Bid Design Services for Pool & Amenities	Flint		In Process	Hugarte Design was selected by the Board. Project update and schedule to be discussed at 1/20/16 Board Meeting.
4	8/19/15	Evaluate Access Controls and Policies for Tennis Courts	Wittebort		In Process	To be done in conjunction with #3
5	11/18/15	Investigation of City Taking Over Streetlights	Flint		In Process	
6	11/18/15	Investigation of Enforcement of Parking on CDD Property	Flint		In Process	Refer to 12/17/15 email from District Counsel on this issue. To be discussed at 1/20/16 meeting.

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Amenity Center Management Report

Date of Meeting: January 20th , 2016

Submitted by: Rob Wittebort

➤ **Facility**

- **Replaced spa motor**
- **Replaced circulating spa motor (preventative maintenance)**
- **Cleaned and resealed pavers around clubhouse**
- **Fixed fountain lights (Lakeside Plantation) at entrance**
- **New plants installed around clubhouse**
- **Lights on Blvd completed**
- **Fountain dirt cleared out and concrete work completed**
- **Sidewalk grinding in carriages completed**
- **New chairs for tennis**
- **Carpets cleaned**
- **Bathrooms steam cleaned**
- **Installed litro thermometer**

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

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

➤ **Special Events:**

- **Mens lunch**
- **Ladies lunch**
- **Donuts & Discussion**
- **Bar Bingo**
- **Spaghetti dinner**
- **Pizza Night**
- **Wine and Cheese**
- **Kids holiday crafts**
- **New years eve party**

➤ **Amenity Management**

Completed by:

Rob Wittebort

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

Cell #: 941-423-5500

