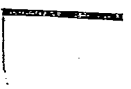


*Lakeside Plantation  
Community Development District*

*Agenda*

*March 18, 2015*



# AGENDA

# *Lakeside Plantation*

## *Community Development District*

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

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

March 11, 2015

Board of Supervisors  
Lakeside Plantation  
Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Lakeside Plantation Community Development District will be held **Wednesday, March 18, 2015 at 7:00 p.m. at the Lakeside Plantation Clubhouse, 2200 Plantation Blvd, North Port, FL.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Unfinished Business Items
4. New Business Items
  - A. Review and Acceptance of Fiscal Year 2014 Draft Audit Report
  - B. Update from Underwriter Regarding Potential for Bond Refinancing
5. Business Administration
  - A. Approval of Minutes of the February 18, 2015 Meeting
  - B. Approval of Check Register
  - C. Balance Sheet and Income Statement
6. Staff Reports
  - A. District Counsel
    - i. Consideration of Fee Increase
  - B. District Engineer
    - i. Update on Status of Signage Study
    - ii. Consideration of Work Authorization #3 Related to Lake Bank Review
  - C. District Manager
    - i. Action Items List
  - D. Amenities Manager
    - i. Consideration of Proposals for Plant Installation and/or Fencing at Shed
7. Other Business
8. Supervisor's Requests
9. Adjournment

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

The third order of business is Unfinished Business Items. Any unfinished business items will be covered under this section.

The fourth order of business is New Business Items. Section A is the review and acceptance of the Fiscal Year 2014 draft audit report. A copy of the report is enclosed for your review. Section B is an update from the Underwriter regarding the potential for bond refinancing. There is no back-up material available.

The fifth order of business is Business Administration. Section A is the approval of the minutes from the February 18, 2015 meeting. The minutes are enclosed for your review. Section B is approval of the check register. A copy of the register and invoices are enclosed for your review. Section C includes the balance sheet and income statement for your review.

The sixth order of business is Staff Reports. Section A is the report from District Counsel. Section 1 is the consideration of a fee increase for services. A copy of the letter from District Counsel is enclosed for your review. Section B is the report from the District Engineer. Section 1 is the discussion on the status of the signage study. Section 2 is the consideration of Work Authorization #3 related to the lake bank review. A copy of the Work Authorization is enclosed for your review. Section C is the report from the District Manager. Section 1 includes the Actions Items List for your review. Section D is the Amenity Manager's Report that is enclosed for your review. Section 1 is the consideration of proposals for plant installation and/or fencing near the shed. Copies of the proposals are enclosed for your review.

The balance of the agenda will be discussed at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,

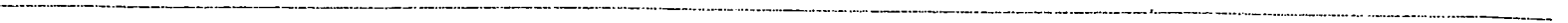


George S. Flint  
District Manager

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

Enclosures





**LAKESIDE PLANTATION  
COMMUNITY DEVELOPMENT DISTRICT**

**FINANCIAL REPORT**

Year Ended September 30, 2014

DRAFT

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

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Year Ended September 30, 2013

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**INDEPENDENT AUDITOR'S REPORT**

To the Board of Supervisors  
*Lakeside Plantation Community Development District*

We have audited the accompanying financial statements of the governmental activities and each major fund of the *Lakeside Plantation Community Development District* (the "District"), as of and for the year ended September 30, 2014, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

**Management's Responsibility for the Financial Statements**

The District's management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

**Auditor's Responsibility**

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting principles used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

**MCDIRMIT DAVIS & COMPANY, LLC**  
934 NORTH MAGNOLIA AVENUE, SUITE 100 ORLANDO, FLORIDA 32803  
TELEPHONE: 407-843-5406 FAX: 407-649-9339 EMAIL: INFO@MCDIRMITDAVIS.COM

## Opinions

In our opinion, the financial statements referred to above present fairly, in conformity with accounting principles generally accepted in the United States of America, the governmental activities and each major fund of the *Lakeside Plantation Community Development District* as of and for the year ended September 30, 2014.

## Other Matters

### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis starting on page 3, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### **Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued a report dated February 27, 2015, on our consideration of the District's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

*McDermitt Davis & Company, LLC*

Orlando, Florida  
February 27, 2015

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of the *Lakeside Plantation Community Development District*, Osceola County, Florida's (the "District") financial accomplishments provide an overview of the District's financial activities for the year ended September 30, 2014. Please read it in conjunction with the District's Independent Auditor's Report, financial statements and accompanying notes.

This information is being presented to provide additional information regarding the activities of the District and to meet the disclosure requirements of Government Accounting Standards Board Statement (GASB) No. 34, *Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments* issued June 1999.

### Financial Highlights

- The assets of the District exceeded its liabilities at September 30, 2014 by \$4,076,357, a decrease in the net position of \$122,512 in comparison with the prior year.
- At September 30, 2014, the District's governmental funds reported fund balances of \$614,629, a decrease of \$53,219 in comparison with the prior year.

### Overview of the Financial Statements

This discussion and analysis are intended to serve as an introduction to the *Lakeside Plantation Community Development District's* financial statements. The District's financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements and 3) notes to the financial statements.

### Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include general government, and maintenance and operations.

## MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)

### Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: Governmental Funds.

**Governmental Funds** - Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered to be major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### Notes to Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

### Government-Wide Financial Analysis

Statement of Net Position - The District's net position was \$4,076,357 at September 30, 2014. The analysis that follows focuses on the net position of the District's governmental activities.

**MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)**

**Government-Wide Financial Analysis (Continued):**

Lakeside Plantation Community Development District  
Statement of Net Position

	<u>September 30, 2014</u>	<u>September 30, 2013</u>
Assets, excluding capital assets	\$ 627,083	\$ 621,663
Capital Assets Net of Depreciation	5,318,998	5,551,322
Total assets	<u>5,946,081</u>	<u>6,172,985</u>
Liabilities, excluding long-term liabilities	124,724	169,116
Long-term Liabilities	1,745,000	1,805,000
Total liabilities	<u>1,869,724</u>	<u>1,974,116</u>
Net Position:		
Net Investment in capital assets	3,521,996	3,699,319
Restricted for debt service	44,046	39,461
Unrestricted	510,315	460,089
Total net position	<u>\$ 4,076,357</u>	<u>\$ 4,198,869</u>

The following is a summary of the District's governmental activities for the fiscal years ended September 30, 2014 and 2013.

Changes in Net Position  
Year ended September 30,

	<u>2014</u>	<u>2013</u>
Revenues:		
Program revenues	\$ 849,402	865,743
General revenues	12,649	1,851
Total revenues	<u>862,051</u>	<u>867,594</u>
Expenses:		
General government	132,118	128,911
Maintenance and operations	724,768	657,835
Interest on long-term debt	127,677	131,297
Total expenses	<u>984,563</u>	<u>918,043</u>
Change in net position	(122,512)	(50,449)
Net position - beginning	4,198,869	4,249,318
Net position - ending	<u>\$ 4,076,357</u>	<u>\$ 4,198,869</u>

As noted above and in the statement of activities, the cost of all governmental activities during the year ended September 30, 2014 was \$984,563. The majority of these costs are maintenance and operations expenses.

## MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)

### Financial Analysis of the Government's Funds

The District uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. The focus of the District's governmental funds is to provide information on near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year. At September 30, 2014, the District's governmental funds reported combined ending fund balances of \$614,629. Of this total, \$104,351 is restricted, \$15,916 is nonspendable, \$299,961 is assigned and the remainder of \$195,401 is unassigned.

The fund balance of the general fund and the debt service fund did not change significantly from the prior year.

### General Fund Budgetary Highlights

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. There was one budget amendment to the September 30, 2014 general fund budget which increased revenues and total expenditures. The legal level of budgetary control is at the fund level.

### Capital Asset and Debt Administration

**Capital Assets** - At September 30, 2014, the District had \$5,318,998 invested in capital assets, net of accumulated depreciation. More detailed information about the District's capital assets is presented in the notes to the financial statements.

**Capital Debt** - At September 30, 2014, the District had \$1,805,000 in bonds outstanding. More detailed information about the District's capital debt is presented in the notes to the financial statements.

### Requests for Information

If you have questions about this report or need additional financial information, contact the *Lakeside Plantation Community Development District's Finance Department at Governmental Management Services - CF, LLC, 135 W. Central Blvd, Suite 320, Orlando FL 32801.*

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**FINANCIAL STATEMENTS**

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

**STATEMENT OF NET POSITION**

September 30, 2014

	<b>Governmental Activities</b>
<b>Assets:</b>	
Cash	\$ 506,292
Investments	395
Assessments receivable	166
Prepaid costs	15,916
Restricted assets:	
Temporarily restricted investments	104,314
Capital assets not being depreciated	3,266,092
Capital assets being depreciated, net	2,052,906
Total assets	<u>5,946,081</u>
<b>Liabilities:</b>	
Accounts payable and accrued expenses	12,454
Accrued interest payable	52,270
Noncurrent liabilities:	
Due within one year	60,000
Due in more than one year	1,745,000
Total liabilities	<u>1,869,724</u>
<b>Net Position:</b>	
Net Investment in capital assets	3,521,996
Restricted for debt service	44,046
Unrestricted	510,315
Total net position	<u>\$ 4,076,357</u>

The accompanying Notes to Financial Statements are an integral part of this statement.

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

**STATEMENT OF ACTIVITIES**

Year Ended September 30, 2014

<b><u>Functions/Programs</u></b>	<b><u>Program Revenue</u></b>			<b><u>Net (Expense) Revenue and Changes in Net Position</u></b>
	<b><u>Expenses</u></b>	<b><u>Operating Grants and Contributions</u></b>		
		<b><u>Charges for Services</u></b>	<b><u>Governmental Activities</u></b>	
Governmental activities:				
General government	\$ 132,118	\$ 95,639	\$ -	\$ (36,479)
Maintenance and operations	724,768	561,597	-	(163,171)
Interest on long-term debt	127,677	192,159	7	64,489
Total governmental activities	<u>\$ 984,563</u>	<u>\$ 849,395</u>	<u>\$ 7</u>	<u>(135,161)</u>
		General Revenues:		
		Investment income		65
		Miscellaneous revenue		12,584
		Total general revenues		<u>12,649</u>
		Change in net position		<u>(122,512)</u>
		Net Position - beginning		<u>4,198,869</u>
		Net Position - ending		<u>\$ 4,076,357</u>

The accompanying Notes to Financial Statements are an integral part of this statement.

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

**BALANCE SHEET**  
**GOVERNMENTAL FUNDS**

September 30, 2014

	<u>General</u>	<u>Debt Service</u>	<u>Total Governmental Funds</u>
<b>Assets:</b>			
Cash	\$ 506,292	\$ -	\$ 506,292
Investments	395	104,314	104,709
Assessments receivable	129	37	166
Prepaid costs	15,916	-	15,916
Total assets	<u>\$ 522,732</u>	<u>\$ 104,351</u>	<u>\$ 627,083</u>
<b>Liabilities and Fund Balances:</b>			
Liabilities:			
Accounts payable and accrued expenses	\$ 12,454	\$ -	\$ 12,454
Total liabilities	<u>12,454</u>	<u>-</u>	<u>12,454</u>
Fund balances:			
Nonspendable	15,916	-	15,916
Restricted:			
Debt service	-	104,351	104,351
Assigned:			
Capital reserves	255,993	-	255,993
Subsequent years' expenditures	42,968	-	42,968
Unassigned	195,401	-	195,401
Total fund balances	<u>510,278</u>	<u>104,351</u>	<u>614,629</u>
Total liabilities and fund balances	<u>\$ 522,732</u>	<u>\$ 104,351</u>	

**Amounts reported for governmental activities in the statement of net position are different because:**

Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds. 5,318,998

Liabilities not due and payable from current available resources are not reported in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide statements.

Accrued interest payable	(52,270)	
Bonds payable	(1,805,000)	(1,857,270)
<b>Net Position of Governmental Activities</b>		<u>\$ 4,076,357</u>

The accompanying Notes to Financial Statements are an integral part of this statement.

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES**  
**GOVERNMENTAL FUNDS**

Year Ended September 30, 2014

	<u>General</u>	<u>Debt Service</u>	<u>Total Governmental Funds</u>
<b>Revenues:</b>			
Special assessments	\$ 633,302	\$ 192,159	\$ 825,461
Charges for services	23,934	-	23,934
Investment income	65	7	72
Miscellaneous revenue	12,584	-	12,584
Total revenues	<u>669,885</u>	<u>192,166</u>	<u>862,051</u>
<b>Expenditures:</b>			
Current:			
General government	132,118	-	132,118
Maintenance and operations	474,344	-	474,344
Debt Service:			
Interest	-	129,270	129,270
Principal	-	55,000	55,000
Capital outlay	18,100	-	18,100
Total expenditures	<u>624,562</u>	<u>184,270</u>	<u>808,832</u>
Net change in fund balances	45,323	7,896	53,219
<b>Fund Balances - beginning of year</b>	<u>464,955</u>	<u>96,455</u>	<u>561,410</u>
<b>Fund Balances - end of year</b>	<u>\$ 510,278</u>	<u>\$ 104,351</u>	<u>\$ 614,629</u>

The accompanying Notes to Financial Statements are an integral part of this statement.

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE  
STATEMENT OF ACTIVITIES**

Year Ended September 30, 2014

Amounts reported for Governmental Activities in the Statement of Activities are different because:

Net change in fund balances - total governmental funds (page 10)		\$	53,219
Depreciation on capital assets is not recognized in the governmental fund statement, however it is reported as an expense in the statement of activities.			
Capital outlay	18,100		
Depreciation expense	<u>(250,424)</u>		(232,324)
Repayments of long-term liabilities are reported as expenditures in governmental funds, while repayments reduce long-term liabilities in the statement of net assets.			
			55,000
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.			
Change in accrued interest			<u>1,593</u>
Change in Net Position of Governmental Activities (page 8)		\$	<u>(122,512)</u>

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The accompanying Notes to Financial Statements are an integral part of this statement.

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE**  
**BUDGET AND ACTUAL - GENERAL FUND**

Year Ended September 30, 2014

	<b>Budgeted Amounts</b>		<b>Actual Amounts</b>	<b>Variance with Final Budget Positive (Negative)</b>
	<b>Original</b>	<b>Final</b>		
<b>Revenues:</b>				
Special Assessments	\$ 620,593	\$ 620,593	\$ 633,302	\$ 12,709
Charges for Services	24,000	24,000	23,934	(66)
Investment Income	300	300	65	(235)
Miscellaneous Revenue	500	500	12,584	12,084
Total revenues	<u>645,393</u>	<u>645,393</u>	<u>669,885</u>	<u>24,492</u>
<b>Expenditures:</b>				
Current:				
General government	109,750	109,750	132,118	(22,368)
Physical environment	466,050	466,050	474,344	(8,294)
Capital Outlay	499,185	499,185	18,100	481,085
Total expenditures	<u>1,074,985</u>	<u>1,074,985</u>	<u>624,562</u>	<u>450,423</u>
Net change in fund balance	(429,592)	(429,592)	45,323	474,915
Fund Balance - beginning of year	<u>464,955</u>	<u>464,955</u>	<u>464,955</u>	<u>-</u>
Fund Balance - end of year	<u>\$ 35,363</u>	<u>\$ 35,363</u>	<u>\$ 510,278</u>	<u>\$ 474,915</u>

The accompanying Notes to Financial Statements are an integral part of this statement.

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**NOTES TO FINANCIAL STATEMENTS**

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

**NOTES TO FINANCIAL STATEMENTS**

Year Ended September 30, 2014

**Note 1 - Summary of Significant Accounting Policies:**

**Reporting Entity**

The *Lakeside Plantation Community Development District*, (the "District") was established on March 1, 1999 by County Ordinance 99-1, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides, among other things, the power to manage basic services for community development, the power to borrow money and issue bonds, and the power to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure. The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors (the "Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements 14, 39 and 61. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. Management has determined that there are no entities considered to be component units of the District.

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2014

**Note 1 - Summary of Significant Accounting Policies (Continued):**

**Government-Wide and Fund Financial Statements**

The financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, 2) grants, contributions and investment earnings that are restricted to meeting the operational or capital requirements of a particular function or segment and 3) operating-type special assessments that are treated as charges for services (including assessments for maintenance and debt service). Other items not included among program revenues are reported instead as *general revenues*.

**Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the modified *accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments, including debt service assessments and operation and maintenance assessments, are non-ad valorem assessments imposed on all lands located within the District and benefited by the District's activities. Operation and maintenance special assessments are levied by the District prior to the start of the fiscal year which begins October 1<sup>st</sup> and ends on September 30<sup>th</sup>. These assessments are imposed upon all benefited lands located in the District. Debt service special assessments are imposed upon certain lots and lands as described in each resolution imposing the special assessment for each series of bonds issued by the District. Certain debt service assessments are collected upon the closing of those lots subject to short term debt and are used to prepay a portion of the bonds outstanding.

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2014

**Note 1 - Summary of Significant Accounting Policies (Continued):**

**Measurement Focus, Basis of Accounting and Financial Statement Presentation (Continued):**

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the District.

The District reports the following major governmental funds:

**General Fund** - is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

**Debt Service Fund** - accounts for the accumulation of resources for the annual payment of principal and interest on long-term general obligation debt.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

**Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position/Fund Balance**

**Restricted Assets** - These assets represent cash and investments set aside pursuant to bond covenants.

**Deposits and Investments** - The District's cash and cash equivalents are considered to be cash on hand and demand deposits.

Investments of the District are reported at fair value. The District has elected to proceed under the Alternative Investment Guidelines in accordance with Section 218.415, Florida Statutes.

**Receivables** - All receivables are shown net of allowance for uncollectible accounts.

**Prepaid Items** - Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2014

**Note 1 - Summary of Significant Accounting Policies (Continued):**

**Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position/Fund Balance (Continued):**

**Capital Assets** - Capital assets, which include property, plant, equipment and infrastructure assets (e.g., roads, sidewalks and similar items), are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed. Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<b>Assets</b>	<b>Years</b>
Buildings	30
Furniture and Fixtures	10
Recreational Facilities	15
Infrastructure	15 - 25

**Long Term Obligations** - In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts, as well as issuance costs, are deferred and amortized over the life of the bonds using the straight-line method. Bonds payable are reported net of premiums or discounts.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as expenditures.

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2014

**Note 1 - Summary of Significant Accounting Policies (Continued):**

**Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position/Fund Balance (Continued):**

**Deferred Outflows/Inflows of Resources** - In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2014.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2014.

**Net Position Flow Assumption** - Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted - net position and unrestricted - net position in the government-wide financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted - net position to have been depleted before unrestricted-net position is applied.

**Fund Balance Flow Assumptions** - Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources (total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2014

**Note 1 - Summary of Significant Accounting Policies (Continued):**

**Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position/Fund Balance (Continued):**

**Fund Balance Policies** - Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The District itself can establish limitations on the use of resources through either commitment (committed fund balance) or an assignment (assigned fund balance).

The committed fund balance classification includes fund balance amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority. The Board of Supervisors is the highest level of decision-making authority for the government that can, by adoption of an ordinance or resolution prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance or resolution remains in place until a similar action is taken to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the government for specific purposes but do not meet the criteria to be classified as committed. The Board of Supervisors has authorized the District Manager to assign amounts for specific purposes. The Board of Supervisors may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above and additional action is essential to either remove or revise a commitment.

**Use of Estimates** - The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2014

**Note 2 - Stewardship, Compliance and Accountability:**

**Budgetary Information**

The District is required to establish a budgetary system and an approved annual budget for the General Fund. Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. All annual appropriations lapse at the fiscal year end. The legal level of budgetary control is at the fund level. Any budget amendments that increase the aggregate budgeted appropriations, at the fund level, must be approved by the Board of Supervisors.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

1. Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
2. Public hearings are conducted to obtain taxpayer comments.
3. Prior to October 1, the budget is legally adopted by the District Board.
4. All budget changes must be approved by the District Board.
5. The budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America.

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2014

**Note 3 - Deposits and Investments:**

**Deposits**

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

**Investments**

Investments are stated at fair value, which is the amount for which an investment could be exchanged in a current transaction between willing parties, other than in a forced liquidation sale. Fair value is based on quoted market prices. Changes in the fair value of investments are recognized as revenue and included in investment revenue. Investment revenue is recognized as earned and is recorded in the respective funds related to the investment activity.

Instead of establishing a written investment policy, the District elected to limit investments to those approved by Florida Statutes and the District Trust Indentures. This policy allows investments in any financial institution that is a qualified public depository of the State of Florida as identified by the State Treasurer, in accordance with Chapter 280 of the Florida Statutes. Authorized District investments include:

1. The Local Government Surplus Funds Trust Fund (SBA);
2. Securities and Exchange Commission Registered Money Market Funds with the highest credit quality rating from a nationally recognized rating agency;
3. Interest-bearing time deposits or savings accounts in qualified public depositories;
4. Direct obligations of the U.S. Treasury.

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2014

**Note 3 - Deposits and Investments (Continued):**

**Investments**

Investments made by the District at September 30, 2014 are summarized below. In accordance with GASB 31, investments are reported at fair value.

<u>Investment Type</u>	<u>Fair Value</u>	<u>Credit Rating</u>	<u>Weighted Average Maturity</u>
First American Government Obligation Fund Y	\$ 104,314	AAAm	49 Days
Local Government Investment Pool-Florida Prime	395	AAAm	39 Days
	<u>\$ 104,709</u>		

**Note 4 - Capital Assets:**

Capital asset activity for the year ended September 30, 2014 was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>
<b>Governmental Activities:</b>				
Capital Assets Not Being Depreciated:				
Land	\$ 3,244,899	\$ -	\$ -	\$ 3,244,899
Land improvements	21,193	-	-	21,193
Total capital assets not being depreciated	<u>3,266,092</u>	<u>-</u>	<u>-</u>	<u>3,266,092</u>
Capital Assets Being Depreciated:				
Buildings	696,497	-	-	696,497
Furniture and fixtures	141,152	-	-	141,152
Recreational facilities	573,106	18,100	-	591,206
Landscaping and entrance features	1,237,355	-	-	1,237,355
Infrastructure	2,309,880	-	-	2,309,880
Total capital assets being depreciated	<u>4,957,990</u>	<u>18,100</u>	<u>-</u>	<u>4,976,090</u>
Less Accumulated Depreciation for:				
Buildings	(266,664)	(23,217)	-	(289,881)
Furniture and fixtures	(110,457)	(14,115)	-	(124,572)
Recreational facilities	(365,965)	(38,207)	-	(404,172)
Landscaping and entrance features	(907,860)	(82,490)	-	(990,350)
Infrastructure	(1,021,814)	(92,395)	-	(1,114,209)
Total Accumulated Depreciation	<u>(2,672,760)</u>	<u>(250,424)</u>	<u>-</u>	<u>(2,923,184)</u>
Total capital assets being depreciated, net	<u>2,285,230</u>	<u>(232,324)</u>	<u>-</u>	<u>2,052,906</u>
Governmental activities capital assets, net	<u>\$ 5,551,322</u>	<u>\$ (232,324)</u>	<u>\$ -</u>	<u>\$ 5,318,998</u>

Depreciation expense in the amount of \$250,424 was allocated to maintenance and operations on the Statement of Activities.

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2014

**Note 5 - Long-Term Liabilities:**

On October 28, 1999, the District issued \$8,000,000 of Capital Improvement Revenue Bonds, Series 1999, consisting of \$3,360,000 Series 1999A Bonds and \$4,640,000 of Series 1999B Bonds with fixed interest rates of 6.95% and 6.625%, respectively. Interest is paid semiannually on each May 1 and November 1. Principal on the Series 1999A Bonds are made serially commencing on May 1, 2002 through May 1, 2031. The Series 1999B Bonds were paid off in May 2006.

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service. The District is in compliance with this requirement of the Bond Indenture.

The Bond Indenture requires that the District maintain adequate funds in reserve accounts to meet the debt service reserve requirement as defined in the Indenture. This requirement has not been met for the Series 1999A Bonds for the fiscal year ended September 30, 2014. The District utilized reserve funds to pay a portion of the debt service on the Bonds in prior years.

Total principal and interest remaining on the Series 1999 Bonds at September 30, 2014 is \$3,139,402. For the year ended September 30, 2014, principal and interest paid was \$184,270 and total special assessment revenue pledged was \$192,159.

Long-term debt activity for the year ended September 30, 2014 was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
<b>Governmental Activities:</b>					
Bonds Payable:					
Series 1999	\$ 1,860,000	\$ -	\$ (55,000)	\$ 1,805,000	\$ 60,000
Governmental activity long-term liabilities	\$ 1,860,000	\$ -	\$ (55,000)	\$ 1,805,000	\$ 60,000

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2014

**Note 5 - Long-Term Liabilities (Continued):**

At September 30, 2014, the scheduled debt service requirements on the bonds payable were as follows:

Year Ending September 30,	Governmental Activities	
	Principal	Interest
2015	\$ 60,000	\$ 125,448
2016	60,000	121,278
2017	65,000	117,108
2018	70,000	112,590
2019	75,000	107,725
2020 - 2024	470,000	452,445
2025 - 2029	670,000	262,710
2030 - 2031	335,000	35,098
	<u>\$ 1,805,000</u>	<u>\$ 1,334,402</u>

**Note 6 - Risk Management:**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. These risks are covered by commercial insurance from independent third parties. Settled claims from these risks have not exceeded commercial insurance coverage since inception of the District.

DRAFT

**COMPLIANCE SECTION**

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL  
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT  
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE  
WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
*Lakeside Plantation Community Development District*

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of the *Lakeside Plantation Community Development District* (the "District") as of and for the year ended September 30, 2014, and the related notes to the financial statements, which collectively comprise the District's financial statements and have issued our report thereon dated February 27, 2015.

**Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

**MCDIRMIT DAVIS & COMPANY, LLC**  
934 NORTH MAGNOLIA AVENUE, SUITE 100 ORLANDO, FLORIDA 32803  
TELEPHONE: 407-843-5406 FAX: 407-649-9339 EMAIL: INFO@MCDIRMITDAVIS.COM

## **Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations and contracts, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed certain instances of noncompliance. See Appendix A of the accompanying report to management dated February 27, 2015.

The District's response to our findings identified in our audit is included in this report. We did not audit the District's response, and accordingly, we express no opinion on it.

## **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control or on compliance. This report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*McDiarmitt Davis & Company, LLC*

Orlando, Florida  
February 27, 2015

**MANAGEMENT COMMENTS**

Board of Supervisors  
 Lakeside Plantation Community Development District

We have audited the financial statements of the *Lakeside Plantation Community Development District* (the "District"), as of and for the fiscal year ended September 30, 2014, and have issued our report thereon dated February 27, 2015.

**Auditor's Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

**Other Reports and Schedule**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, Section 601, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated February 27, 2015, should be considered in conjunction with this management letter.

**Prior Audit Findings**

Section 10.554(1)(i)1., Rules of the Auditor General, require that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. Corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report, except as noted below.

<b>Tabulation of Uncorrected Audit Findings</b>		
<b>Current Year Finding #</b>	<b>2012-13 FY Finding #</b>	<b>2011-2012 FY Finding #</b>
07-01	07-01	07-01

**Official Title and Legal Authority**

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. This information has been disclosed in the notes to the financial statements.

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## **Financial Condition**

Section 10.554(1)(i)5.a., Rules of the Auditor General, requires that we report the results of our determination as to whether or not the *Lakeside Plantation Community Development District* has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and identification of the specific condition(s) met. In connection with our audit, we determined that the *Lakeside Plantation Community Development District* did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.c. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures. It is management's responsibility to monitor the *Lakeside Plantation Community Development District* financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

## **Annual Financial Report**

Section 10.554(1)(i)5.b., Rules of the Auditor General, requires that we report the results of our determination as to whether the annual financial report for the *Lakeside Plantation Community Development District* for the fiscal year ended September 30, 2014, filed with the Florida Department of Financial Services pursuant to Section 218.32(1)(a), Florida Statutes, is in agreement with the annual financial audit report for the fiscal year ended September 30, 2014. In connection with our audit, we determined that these two reports were in agreement.

## **Other Matters**

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we address in the management letter any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Section 10.554(1)(i)3., Rules of the Auditor General, requires that we address noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

## **Purpose of this Letter**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*McDiarmid Davis & Company, LLC*

Orlando, Florida  
February 27, 2015

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

**APPENDIX A - COMPLIANCE VIOLATIONS OF LAWS,  
REGULATIONS AND CONTRACTUAL PROVISIONS**

Year Ended September 30, 2014

**07-01 - Failure to Meet Reserve Account Requirement**

Criteria

The Special Assessment Revenue Bond Series 1999 requires the District maintain adequate funds in a reserve account to meet the reserve requirement as defined in the Indenture.

Condition

At September 30, 2014, the District did not meet the reserve requirement on the Series 1999 Bonds.

Cause

The District had to use amounts in reserve account to pay a portion of the debt service on the Bonds in a prior year.

Effect

The District is not in compliance with the requirements of the Bond Indenture.

Recommendation

We recommend The District should replenish the Debt Service Reserve Fund as required in the Bond Indenture or the District should obtain a waiver from the Trustee.

DRAFT

**MCDIRMIT  DAVIS**  
CERTIFIED PUBLIC ACCOUNTANTS AND ADVISORS

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH  
THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES**

Board of Supervisors  
*Lakeside Plantation Community Development District*

We have examined *Lakeside Plantation Community Development District's* (the "District") compliance with the requirements of Section 218.415, Florida Statutes, during the year ended September 30, 2014. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and the standards applicable to attestation engagements contained in *Government Auditing Standards* issued by the Comptroller General of the United States and, accordingly, included examining, on a test basis, evidence about the District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, *Lakeside Plantation Community Development District* complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2014.

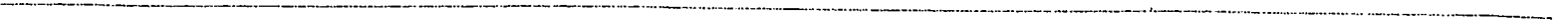
*McDirmit Davis & Company, LLC*

Orlando, Florida  
February 27, 2015

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A



MINUTES OF MEETING  
LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Lakeside Plantation Development District was held Wednesday, February 18, 2015 at 7:00 p.m. at the Lakeside Plantation Clubhouse, 2200 Plantation Boulevard, North Port, Florida.

Present and constituting a quorum were:

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

Also present were:

George Flint	District Manager
Lindsay Whelan	District Counsel
Rob Wittebort	Facilities Manager
Dave Robson	District Engineer

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order at 7:00 p.m. and lead the pledge of allegiance.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Ron Perry stated I am the acting President for the Towns HOA. I with great anticipation got the report from your engineering firm as to the results of your sign study. I would ask the Commissioners after receiving that it is made public and that at a future meeting before the Commissioners act upon that that they have a public comment period. I would hope that before these Commissioners make a decision that this is allowed. It would be a real crime if everything that we have been asking for does not get in the report. Is there some reason why previous approved minutes are not available on the website? I can't find them anywhere. If they

are I would appreciate for someone to let me know where. I would think that we should be able to access previous approved minutes. Thank you.

Mr. Judson Vann stated I guess I am the only one that never comes up here and says anything. I listen to a lot and I see a lot of people are complaining of the same thing. Is there anything that we can do with the pool? The pool is out of hand. I know Mr. Wittebort is doing everything he can and I think maybe we should get someone to come in and go through the whole system and recommend what he needs to repair or replace this, so we can keep it up for more than a couple of weeks at a time. Thank you.

Mr. Harry Smith stated while we are on the pool I know last year it came up as far as being able to keep the pool open in the summer. It took all summer to figure out to see if we had enough light to be able to swim at night. We had all kinds of issues. I figure if we should start now and see what we can do with it. I don't understand why we don't have enough light to swim for an hour in the summer but for four hours in the winter that pool can be open. There is enough light in the winter but not in the summer. That is just something I want addressed now so when the summer comes we can the answers to have the pool open. Thank you.

Ms. Debra Johnson stated I have been up here several times about the speeding issue and I didn't make the last meeting so I don't know what happened with the speeding as far as the small streets like Scarlet. We still have a serious problem on Plantation. The other day I actually tried to keep up with a guy and he was going over 70 mph. I don't know why we are spending \$2,700 to do a study. I don't understand why anybody would think they are going to do something about these smaller streets when they won't even do their own City streets. This street Plantation is owned by the City and I have been there numerous times to speak with Lieutenant Arsenault, and I am sure he is sick and tired of seeing me. I wish somebody from the Board or somebody else would go down there and complain as well because if I am the only one doing it he is probably thinking here comes this nut case complaining about this again and no one else is complaining about it. I think we have a serious issue. We have kids out on the street. We have all these endangered species. No one is doing anything about it and it is very frustrating. Thank you.

Mr. Flint asked any other public comment? Hearing none we will move on. I am sure the Board will address some of those items during the meeting.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Acceptance of Resignation from Patricia Durham**

Mr. Flint stated at the last meeting Ms. Durham indicated that she was in the process of selling her home and moving out of the community. She thought she would be back to participate in this meeting however prior to this meeting the closing on her new home was quicker than she anticipated and so she submitted her resignation that was included in your agenda package. I would just ask for a motion from the Board to accept it.

On MOTION by Ms. Moore seconded by Mr. Szewczyk with all in favor of the resignation of Patricia Durham was accepted.

**B. Review of Resumes and Appointment of an Individual to Fulfill the Board Vacancy**

Mr. Flint stated at the last meeting you also asked that staff get the word out to the community that there would be an upcoming vacancy and request anyone interested in potentially serving on the Board submit information either to the office here or email to me by last Wednesday. We did receive four and those were provided to you in your agenda. The first one is from Mr. Ron Gillis. He indicated in his letter that he is out of town from the 17<sup>th</sup> to the 20<sup>th</sup> and would not be able to be here tonight. There were seven emails from other residents in the towns supporting his letter of interest. Mr. Harry Smith, Ms. Rena Koontz, and Mr. Rick Huddelson sent in letters of interest. The process anytime there is a vacancy during the term of office the statues prescribe that the remaining Board members appoint the replacement for that vacancy. The person appointed to replace that would serve through the end of that term of office. You really have a wide discretion on the process that you use to go through that. Some Boards just decide that there is someone in the audience that expressed and interest and they appoint them. There are some that will solicit letters of interest like you have chosen to do. The only requirement for the person to serve on the Board is that live here as their fulltime residence and be a registered voter. They don't have to live here 12 months out of the year but they do have to be here long enough to be able to be registered to vote with this address as their primary interest. I assume that all four folks that submitted do meet those requirements. At this point you could choose, if you wanted, to allow the four individuals to make a statement. I am sorry I missed the last one, Kitty Polk, there are five and Mr. Gillis is not here. I apologize. You have

five letters of interest you could choose to allow those individuals to make a brief statement to you. You are not required to do that. Once you are prepared and also you do not have to fill the vacancy. There is no obligation for you to fill that vacancy this evening. You can continue to operate with four Board members. I am just giving you all of your options. For some reason if you feel like you aren't ready to do that you are not obligated to this evening. Once you are prepared to move forward what I will do is open the floor to nominations from the Board and each Board member could but not obligated to nominate somebody. Once the nominations are made we will close the floor to nominations and then the Board will vote on those nominations in the order that they are made in. You may have one nomination. You may have four nominations. That would be the process and then if for some reason there was a deadlock on that you would continue to vote until someone is elected. What is the Boards preference do you want to have brief statements or do you want to move forward with nominations?

Mr. Szewczyk stated I would like to see if anybody wants to make a brief statement and then we can open up to nominations.

Mr. Flint asked are there any of the five here this evening that would like to make a brief statement to the Board?

Ms. Kitty Polk stated we live here year round. We have lived here for 12 years. I am interested in serving on the Board because I see things that need to be looked into. My husband has served on the Board before and I remember at times it was so contentious but I am sure that is not the case now. This Board works together well. I would look forward to that.

Mr. Harry Smith stated we have owned our home here for five years and we moved down here fulltime about four years ago. I would like to be on the Board to continue the progress that I see happening in the community and the keep things moving forward.

Ms. Rena Koontz stated I am relatively new here. My husband and I are fulltime residents. I want to get involved and give back to the community. I have no preconceived notions about what is going on or what the politics are or what the problems are. I just want to become involved and become active.

Mr. Rick Huddelson stated I have lived for 10 and a half years now. Over those 10 and a half years I have been very involved with the community and various committees. Starting back in 2005 I have been on the HOA for about four years. I am now back on the Board for another term I can't get enough of you. I have been involved with the single family home ACC, the

landscape committee, and I was a CDD landscape liaison for a couple of years. As some of the other candidates have said I really like giving back to my community. This community has given me an awful lot. We are extremely happy here and have no intentions of moving unless they take me out in a coffin. I am well aware of the situations are. I think we do have a very cohesive Board now. I am glad we have gotten over all the pretentious meetings that we had in the past. I will fully serve the community and give back to the community. Thank you.

Ms. Moore stated now that we opened it up to comments I am a little concerned that since Ron Gillis is out of town that would exclude him from the ability to make any comments. Should we put this off another month to give him a chance to make his comments before the Board?

Mr. Szewczyk stated I think we should move forward. We are combining what has been said and what has been said is nothing really more than personalizing everything that we have on paper.

Ms. Stephens stated we had three seats, no disrespect to anybody, that were open and the only one that put his name in was Rick. Ms. Durham knew she was moving. She should have withdrawn but she didn't. Had she done the right thing Rick would have won and we would not be in this storm. We still need to make a decision but being a fair person I think that Rick should get the seat. I am sure no one in the audience agrees with me maybe everyone agrees with me but that is how I feel. If she had done the right thing he would have had the seat.

Mr. Sabol stated I think we should move on and try to select the new Board member this evening.

Mr. Flint stated if the Board is ready we will go ahead and move forward and open the floor to nominations from the Board.

Mr. Sabol stated I would like to nominate Harry Smith to fill the vacancy where Patricia Durham resigned.

Ms. Stephens stated I would like to nominate Rick Huddelson.

Mr. Flint asked are there any other nominations? Hearing none we will close the floor to nominations. We will go ahead and vote on those that were nominated in the order that they were nominated. All those in favor of Harry Smith?

Mr. Sabol stated I.

Mr. Szewczyk stated I.

Ms. Moore stated I.

Mr. Flint stated that sounds like three, so that means Mr. Harry Smith is appointed to replace Ms. Patricia Durham.

**C. Administration of Oath of Office**

Mr. Flint asked Mr. Smith to come forward and administered the Oath of Office.

Mr. Smith stated yes.

Mr. Flint stated if you will sign the Oath of Office and I will notarize that for you.

Ms. Moore stated I want to thank all of those who expressed a letter of interest and I know you all live in the single family homes so maybe you could get involved with the HOA. They are always looking for people. It is not just sitting on the Board. There are a lot of committees, groups, and ways to get involved. We love to hear when people say they want to get involved.

Mr. Flint stated it is always a good reminder for the other Board members when I go through the paperwork that I provided Mr. Smith the first is just an informational page that we will need from you with your name, address, and contact information. The next form is called a Form 1: Statement of Financial Interests and as a member of this Board you are a public official and in the State of Florida public officials have to file a financial disclosure form with the state annually. This form gets filed with the Supervisor of Elections in Sarasota County. You need to make sure you do that within 30 days of today. It doesn't ask for dollar amounts. It is looking at sources and the main reason they require this is if you have any conflict of interest or if you are financially gaining from your position as a Board member. It is important that you do file that within 30 days. We always recommend you get them to date stamp it and give you a copy or mail it certified. We have had a Board members file it through US Mail and it got lost and they ended up getting fined for it not being filed. We also are giving you a Form 1F. When you leave the Board that has to be filed within 60 days of leaving but we will mail that to you as well as a courtesy. As a Board member you are entitled to compensation under chapter 190 and if you choose to accept it the compensation which you are entitled to then you fill out the W-2 and the I-9 form and provide those to my office. Then most importantly as a Board member and public official you are subject to the government's Sunshine Laws, Public Records Laws, and all the requirements of ethics for public officials. For the Sunshine Law the main thing is you are not

supposed to communicate with any other Board member outside of a publicly announced meeting regarding CDD business. You can talk with them about sports or whatever other topics but you can't talk to them about any CDD business outside of a publicly noticed meeting and that goes for verbal communication, emails, text, or any of that type of communication. The Public Records Law requires that anything that you have in your possession that is CDD related could be subject to a public records request, so we always suggest that you keep CDD documents separate from your personal files. That is a good refresher for the existing Board members and for the audience to understand what the obligations are as a public official. If you have questions on any of that you can contact District Counsel or myself and we will be happy to help you.

**D. Consideration of Resolution 2015-03 Electing Assistant Secretary**

Mr. Flint stated anytime you have a new Board member appointed you consider officers. You went through that process in January. Ms. Durham was designated as an Assistant Secretary. If you chose to make Mr. Smith an Assistant Secretary we provided you a resolution in the agenda packet that you could consider. You also could choose to change officers at this point. The simplest way would be to just designate him the same thing that Ms. Durham was and if you chose to do that an election to approve Resolution 2015-03 would be in order.

On MOTION by Mr. Szewczyk seconded by Mr. Sabol with all in favor of Resolution 2015-03 electing Mr. Harry Smith an Assistant Secretary was approved.

**FOURTH ORDER OF BUSINESS**

**Unfinished Business Items**

There being none, the next item followed.

**FIFTH ORDER OF BUSINESS**

**New Business Items**

Mr. Flint stated we do have other business at the end of the meeting or if the Board wanted to at this point any items that were either unfinished or new the Board wants considered we can handle those at this time.

Mr. Sabol stated I would like to talk about our capital revenue improvement bond. That bond is \$1,800,000 and the interest rate on that is 6.950 percent. I know that probably come up

for discussion at a prior meeting. I don't know if it did or not I was gone. That bond matures in 2031 that is 16 years from now. Is there a way that we can refinance that bond?

Mr. Flint stated the bonds are callable. There is a ten year no call provision on those except for the first ten years you couldn't refinance those. They are callable at this point. We did have the underwriter come and address the Board last year. They initially believe that they could refinance those and reduce the annual assessments to the residents within the community and then when they started going back and analyzing the credit worthiness the issue is the undeveloped property at the front of the community. It creates an issue with getting a market interest rate. You could refinance it but because of that property it is driving the interest rate up that you would be able to refinance it at because of that it was questionable whether it could be done. Since that time interest rates have come down further but they are on their way back up again. MBS is the firm that you all retained as the underwriter. They have been in communication with me about it. I did call them early today after I spoke with you and unfortunately I was not able to get an answer back from them. I know that if the deal was there that they would be contacting me. There was some discussion about the bonds and separating out the commercial property from the balance of the project which is billed out. As an attempt to at least be able to refinance the majority of the property at a lower interest rate. Nothing has happened at this point. I will get them to give us an update and I will email that to you as soon as I get it and we will put it on the next agenda.

Ms. Moore stated I just don't get it because we are paying the debt, so I am not understanding why that commercial property not being developed and not paying we are showing regenerating enough revenue to fund the debt already even without that property. I don't know if they looked at just competitive sales and negotiated sales. I don't know what is usually done on the CDD.

Mr. Flint stated there is a standard set of criteria, you know with your background as a finance director, which they look at. They look at the top ten tax payers in the community. They look at the percent developed. There is probably eight or ten different things that they look at when they are trying to judge the market and what the market's reception is to the deal and they have a pretty good handle on it because typically with CDD bonds they're institutional buyers and it's a negotiated sale. It is not a mom and pop type thing. They have a pretty good handle

on what the market is. They also know what banks may be out there as far as private placement which is very limited. I will ask them to look at it and we will get an update from them.

Ms. Moore stated isn't it through the CDDs when you kept hearing stories about government bonds, governments defaulting on their debt and there were some cities and a lot of that was occurring with these kinds of development type bonds. It is a hard sale to begin with. It is considered high risk. Right away if they see CDD or development backed bonds then it is pretty high risk.

Mr. Flint stated there are a couple of things working against us. One is the undeveloped commercial property. The other is that the reserve fund is underfunded and as part of that refinancing they may require 50 percent debt service. They may require 100 percent. Originally it was 100 percent max annual debt you had to set aside because the current debt service reserve fund is unfunded. You have to replenish that as part of refinancing. There are a couple of things working against us refinancing but I can guarantee you if there is a way to do it MBS is going to be the one to help us figure it out.

Mr. Sabol stated at the last meeting we spoke with some people in the audience they wanted to know how much money we had in our accounts. They wanted to know about several things. They also wanted to know about the lots on Sycamore. You went into detail in last month's minutes and explained it in detail. You can get a copy of those minutes and read them and I think they are self-explanatory so I don't think we have to go over it. You did a good job of explaining it last month.

## **SIXTH ORDER OF BUSINESS**

### **Business Administration**

#### **A. Approval of the Minutes of the January 21, 2015 Meeting**

Mr. Flint stated the first item is approval of the minutes from the January 21, 2015 meeting those were included in your agenda. Are there any additions, deletions, or corrections to those?

Mr. Whelan stated Mr. Eckert had submitted some comments to the minutes. I just wanted to ask that those be included in the final version.

Mr. Flint stated I did incorporate those into the copy that I have here. I think they were fairly minor in nature.

On MOTION by Mr. Sabol seconded by Ms. Moore with all in favor of the minutes of the January 21, 2015 meeting were approved as amended.

**B. Approval of the Check Register**

Mr. Flint stated next is the check register for the general funds. You have check number 683 through 710 totaling \$34,223.81 and you have the automatic utility payments totaling \$4,365.75. The detailed register and invoices are contained behind that. Are there any questions on the check register?

On MOTION by Mr. Sabol seconded by Mr. Szewczyk with all in favor the Check Register was approved.

**C. Balance Sheet and Income Statement**

Mr. Flint stated we have also included the unaudited financial statements through January 31, 2015. There is no action required by the Board on the financials if you have questions on them we can discuss those.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

**i. Update on Transfer of Public Records from Prior District Engineer**

Ms. Whelan stated first I would like to introduce or reintroduce myself to some of you. My name is Lindsay Whelan. I work with Mike Eckert as District Counsel. I provide a lot of support for him and Jere Earlywine who also has helped with this District in the past. I help him routinely on your District’s tasks although I haven’t visited in a while. I think his intent is to get me a little more involved with meetings, so hopefully I will see you a little more often. I look forward to working with you one on one. With that being said I do have a quick update regarding the engineering files. At your last meeting you authorized District Counsel to reach out to the previous District Engineer to obtain those files in a not to exceed amount of \$400. We have spoken to the engineer this week and they said they are working on compiling those records and we should have them by the end of the week. At that point we will transfer them to your

current District Engineer. If you need anything from us feel free to let us know. We can send them on to you as well.

**B. District Engineer**

**i. Presentation of Sign Inventory**

Mr. Flint stated under the District Engineer's Report you have the Regulatory Sign Assessment Report. It was prepared and included in your agenda. Mr. Robson is here to present the report. What I would ask is that we are going to evaluate a couple of recommendations that he has made in here to maybe see if there is an alternative to implementing those recommendations and would ask him to bring back a potentially revised report at the next meeting. We will be addressing some of the issues that were raised in the report. We are not going to lose time by doing that.

Mr. Robson stated the Regulatory Sign Assessment was undertaken due to the City of North Port saying without a sign assessment they would not enforce regulatory signs within the CDD. Regulatory signs being stop signs, speed signs, and crosswalk signs. Those are typical regulatory signs. This was limited to your existing regulatory signs in an effort to satisfy the City of North Port's process. The introduction covers the fact that we are using what is a national standard in value. A field inspection was undertaken. Each one of the signs were photographed and evaluated. The evaluation appears in the field operation table. The dimensions were verified. The height the statutes called for certain distances from curb, height, location, and then there is the standard reflectivity in marking locations for those. In this case a stop bar is located a certain distance relative to a stop sign. Those are the factors that were being evaluated. I know there has been discussion of speed bumps and other factors but those are not part of this report. This is a report for the City of North Port for enforcement purposes. Page ten in the report identifies what we believe without any of the records of what was approved during installation in the 2003 traffic control device manual had a 24" by 24" stop sign and this neighborhood was built in advance of that, so it is no surprise to me that those signs are 24" by 24". The 2009 manual has 30" by 30" for a residential stop sign. The analogy came up with is you can have a 20 year old house with a previously approved electrical system and you do a major remodel on your house and they make you upgrade to the current electrical standards. That is sort of what is in this report with recommendations based upon what that current manual has in it. It isn't that there is anything wrong with the selection at the time 24" by 24" was a

legitimate stop sign size. I just wanted to clarify that. The speed limit signs are reasonable for your residential area. Speed limits are set within rule of range. They can be up or down from there but your current selection of 30 mph is satisfactory. The interesting thing is it only impacts the school. The school is located just within the District boundary has a reduced speed limit sign and there are factors in what needs to be done with those. I think it is the school's responsibility to correct that signage not the District's. It could impact your enforcement regulatory signs, so that is why it was included in the report. You met the mounting requirements. There wasn't any issues there. There were six signs that basically failed what we call the reflectivity standard and those are the ones we are recommending be replaced. When you do a replacement as I alluded to on the manual change from 2003 to 2009 the recommendation would be to replace them with the current rule for signage size from 24" by 24" to 30" by 30". There are several places that the stop bar has faded away and again it is when you are doing sign replacement that is when that stop bar should be replaced at the same time.

Ms. Moore stated a couple of things. Are there not standards for how far apart speed limit signs have to be? I would have thought that this would have included that. Do we have that number or the distance from one sign to the next efficient? Do we need more?

Mr. Robson stated the speed limit sign location and everything met standards.

Ms. Moore stated okay. How about on Magnolia Circle? I don't think there are any signs there. There may be when you first enter.

Mr. Robson stated one of the things that we were evaluating was what you had placed. Enforcement can default to what the regulatory residential speed limit is, so in absence of speed limit signs would go to 25 mph and give out speeding tickets. We didn't think you ought to have more signs.

Ms. Moore stated at this point the study was monitored that signage was adequate. We didn't at this point look at do we need no parking or other issues. I am not sure what Brian's specific concerns are but this was totally limited to signs.

Mr. Flint stated this is recommending the replacement of six stop signs, six stop bars, and two school signs which we think the school is responsible for. If we do those things the study will be obligated under interlocal agreement to enforce the traffic regulations within the residential areas.

Ms. Moore stated they will be obligated but they have been getting a gazillion phone calls from members of the community because everyone was frustrated with the Chief of Police because he said he would put that speed sign that shows how fast you are going up and he never did it.

Ms. Stephens stated they did bring that one out but it didn't do anything.

Ms. Moore stated it is not going to be a member of this Board it is going to be the quantity of phone calls they get. The only thing that can help is Jaqueline Moore lives in this Community and she is a new City Commissioner. No relation just the same last name. Going through her and it may be something we have to email her about expressing our frustration. I think before they were willing to do anything we had to do this study, did we not?

Mr. Flint stated yes.

Ms. Moore stated so you are saying you want to revise some of this before we move on?

Mr. Flint stated yes. I would like the opportunity to address some of the recommendations and a potential revised report after some of the work has been done. It won't necessarily change some of the issues that have to be addressed but some of the work will be done and add to that, so the report will reflect that.

Ms. Moore asked will the report be public?

Mr. Flint stated yes and this report was as well. The agenda was delayed a day and the minutes came out on Friday but typically this report would be posted on the website about six days before the meeting and the traffic report will be in that agenda. The other issue is the traffic calming devices, speed bumps, which is really a separate issue from this. This is just to get them to enforce the regulations that we can't enforce. Under the Florida Statutes we can't write speeding tickets. We can't do any of that. They are the entity that has that authority. Whether they do it or not is not up to us but right now they can't do it because we haven't done this study. Once we do these replacements then they won't have a reason to say they can't enforce traffic regulations in the community.

Ms. Moore stated we had brought the children at play signs up before, I know it is not part of this, but could we get some advice from the experts what the appropriate signage to put up is. They're a lot of families with young children. They are everywhere and we would like to have some sort of sign that will hopefully remind people to slow down.

Ms. Stephens stated I think the only way you are going to slow them down is speed bumps. You can put up all the signs you want legally and give tickets or whatever is necessary and appropriate. As much as people do want speed bumps there are children running around and sometimes there are dogs off their leashes. God forbid and I say God forbid something happen then you are going to see the people in this community screaming. I know people don't like them and I am sorry but you know what it is going to have to be done.

Mr. Szewczyk asked the things that need to be addressed and before a final report is given to the City this can all be cleaned up, so that at the next meeting we'll have a final draft of exactly what we are going to submit to the City?

Mr. Flint stated that would be the plan, yes.

Mr. Szewczyk asked so we need a motion to put that in action or are you just going to do what needs to be done?

Mr. Flint stated I am hoping that we can do the work fairly cost effectively. The issue with the striping of the stop bars is going to be whether there is a mobilization charge. Normally it is \$4 a linear foot for a 24" wide stop bar which is about \$40 per stop bar. If they are only doing six I don't know if we can get that same price. I am hoping we can do it cost effectively. You may want to consider a motion to authorize or direct us to contact the school regarding the two signs that we believe are their responsibility. I think a motion would be in order to direct us to contact Imagine School regarding the issue of at least the one sign that is within the CDD boundaries. I think we would bring both of them to their attention.

Ms. Moore asked is it Imagine or is it the Sarasota County School Board responsibility? It is a charter school not a private school.

Mr. Flint stated charter schools tend to operate independently once they are created and so we would be reaching out to Imagine School verses the School Board. I don't think the School Board has much jurisdiction on them.

Ms. Moore stated there was an article of Imagine School struggling financially, so I am thinking they won't do it. We can try.

Mr. Flint stated we can ask.

Ms. Whelan stated you can keep the motion broad so we can contact anyone appropriate regarding contribution.

On MOTION by Ms. Stephens seconded by Mr. Szewczyk with all in favor District staff was authorized to contact the appropriate entity regarding contribution for the signage.

Ms. Stephens stated this is related to the signs it is not part of the study. The speed limit signs that have the lamps, is it the signs or the lamps, they need painting. Mr. Robson at some point can you put on your to do list to evaluate painting the sign bases not just on Scarlet but everywhere.

Mr. Flint stated we will look at those and Mr. Robson and I have talked about that. Also, the streetlight poles on Plantation Boulevard. There are a lot of opportunities there.

Mr. Sabol asked can you give us an estimate, Mr. Flint, on how long you think this will take by the time the Engineer submits his report which he is doing and you look it over. Are we looking at six months?

Mr. Flint stated after the March meeting we should be able to submit this to the City. We are going to do the work and hopefully it will be accomplished by your next meeting. Then at the next meeting you will approve the final report.

### **C. District Manager**

#### **i. Action Items List**

Mr. Flint stated the first one the traffic enforcement issue the next step would be to submit the sign survey to the City once it is finalized. The reserve study will be addressed during the FY15 budget process. The lake bank planning issue was put on hold pending receipt of the public records which we should be getting this week or next week. The same with the grapevine removal. The children at play signs, I don't know that Mr. Robson answered the question on that, I don't think there are any regulations on those, are there?

Mr. Robson stated children at play are not a regulatory sign so you can choose to put those up where you would like.

Ms. Stephens asked what style do you think is more effective? You don't have to answer now but I don't want it to be something that doesn't really do anything.

Mr. Robson stated I will get Mr. Flint one right out of the MUTCD.

Ms. Moore stated the lake bank, are we going to authorize as soon as he gets the paperwork evaluated because if we are going to be doing restoration, which we know we are,

then we need to start talking about that in March or we aren't going to get it done before the rainy season.

Mr. Flint stated I think the next thing you need to do is submit a work authorization to the Board on what his work effort is going to be. One of the problems we had with the last Engineer is we never really asked for work authorizations. We just asked him to do things and sometimes he did things we didn't ask him to do. I think the next step would be for Mr. Robson to provide us with a work authorization on the engineering effort related to that.

Ms. Moore asked can that be done for the March meeting?

Mr. Flint stated yes. The street lights Mr. Robson is still working with Ken Tyner Electric on that issue. I think he is going to be bringing us something in the future on that. The same with the irrigation at the tennis courts Mr. Robson is working on that. I have talked to him about both of those issues today. The hog damage to the common areas, I am not sure if that is still going on.

Mr. Robson stated I haven't seen anything as of lately. I haven't seen any hogs over there. Last time the trapper was out he caught a small hog. No one has brought it to my attention that they have seen or heard them, so the construction may have scared them off for the time being.

Mr. Flint asked is there anything else the Board would like to add to that list?

Ms. Stephens stated we talked about this a year ago with the pool and how late we can keep it open. I thought the issue a year ago had to do with checking with the health department to see how our license was worded but I am not sure if that ever got resolved. Do we know where we stand? We need to get that resolved one way or the other. If we want to keep it open at night then we have to look at what we have to do legally to do that. I think that was part of the question, do we have the lighting?

Mr. Smith stated last year it was a lighting issue and they had to have an electrician come out and do a light study and everything else and next thing you knew it was winter and it was over. Rather than wait until June we need to look at that now and say can we do it or not. The whole light study I didn't understand because I can go out there right now and soak in that pool but in the summer when it is dark I am not allowed to and I don't understand.

Ms. Stephens stated well maybe being able to go in the dark now is something that you shouldn't be allowed to do. We need to get that study done because I do think there is a desire to swim after dark.

Mr. Flint stated I will add that to the action items list and we will follow up on that.

Ms. Moore asked where does the capital reserve study stand? We never really finalized it did we?

Mr. Flint stated no the issue we talked about was dealing with that during the FY16 budget process. There is nothing we can do at this point about potentially underfunded annual contributions so the thought was that we would deal with in the budget process for the next fiscal year.

Ms. Moore asked do we have a draft from the group that did it? They were just updating the report and we said wait a minute, what about Sycamore and what about the roads in the Towns and what about the sidewalks. Did they revise it at that point?

Mr. Flint stated yes. They included all of those issues and that's what drove up the annual contribution because the only sidewalks that were included were the ones around the clubhouse and Sycamore was not included and neither were the roads in the Towns. Those were all added. I think that drove the annual contribution up to about a \$140,000 a year if I recall and we are contributing about \$100,000 right now.

Ms. Moore asked did we get a draft after that change?

Mr. Flint stated yes. I can circulate it again.

Mr. Szewczyk stated it was brought up at the last meeting we had all this information coming out about the new flood plan do we know how the CDD is going to be affected or are we in the flood plan.

Ms. Moore stated no we are not. We looked at all the lakes and the canal and the area around but all of our buildings are not in the flood zone. Some of them are pretty close but none of our structures are in the purple which is the bad area.

#### **D. Amenities Manger**

Mr. Wittebort stated as you see we have been getting a lot of stuff cleaned up around here. As everybody knows I do have an open door policy you can come in and ask about anything I have going on. Some of the things that we have taken care of is all the debris and the

storage shed. During the last meeting we had a surplus of items that we removed, so thank you for letting me remove all of that stuff. It is nice and clean now. I put the signs up at the ponds. I hope everybody likes where they are at. They are concreted in so they are not going to be removed. The pool chairs were completed. I hope everyone likes them, sorry it took so long to get them done. As far as activities go we still have tons of activities that I would like everyone to come and join. Some of the special events that we recently were Kids and Cookies. It went very well and the kids had a great time. There were about 140 people here for Wine and Cheese. I would like to thank everybody for coming out we had a great time. The only other thing that I have is the gym survey that you requested for last month the treadmill got 16 votes and the elliptical got 53 votes and if it is okay with the Board I would like to move forward to get the treadmill removed and replaced with an elliptical. The negotiated cost is \$1,000 with the trade-in.

On MOTION by Ms. Moore seconded by Mr. Szewczyk with all in favor to trade-in the broken treadmill for an elliptical machine was approved.

## **EIGHTH ORDER OF BUSINESS**

### **Other Business**

Ms. Moore stated Mr. Wittebort you had mentioned somewhere about you guys did a great job clearing out all the garbage that was behind the shed but now it has exposed that area. Several months ago Bloomings had put some plants back there but they are really not the right plants.

Mr. Wittebort stated they were the right plants. They were just the one gallon plants and we actually got those for free. I know there is one dead there now. Mr. Flint and I did discuss that a little today and I have also spoke to Joe. There are a couple of different ways we can go about it. I am actually going to propose it next month. I am trying to get an estimate on the plants. I am trying to get a little bit better price. We can do that or I could get a proposal on fencing from where the gate is now to the shed. That way we could do a permanent fixture and let the shrubs that are there now grow or we could spend some money and get 15 hedges put in. They will both look nice immediately that front area is still going to look the same if we did the fence. I will let you know all the specs at next month's meeting.

Mr. Sabol stated the picnic tables are needing to be painted. Are those going to be painted?

Mr. Wittebort stated the ones that are back there the former Facility Manager painted them green. If you want me to do a different color I will be more than happy to scrape them down and repaint them. It is up to you.

Mr. Sabol asked are they going to be permanent where they are at now?

Mr. Wittebort stated no, they keep on getting moved around. We will have them all set. I do have two more that will be painted a different color and we will have those spread out by the koi pond once it gets cleaned up.

Ms. Moore asked how is pickleball going?

Mr. Wittebort stated pickleball is going awesome. We have people out there every day. We did clean up the court and made a little drainage ditch where the water is. They were really appreciative about that. We have also took care of that low line area with some sod. It is not a permanent solution but we are working on getting it fixed in a more permanent way.

Mr. Smith asked while you are talking about pickleball, could there be a screen or fence put up along the back part where the parking is?

Mr. Wittebort stated I can look at that for you.

Ms. Moore stated part of it was to see how successful it was. I think that pickleball is here to stay.

Mr. Wittebort stated there were about 10 people out there today in the wind. There are people out there every day, so anything I can do to try and make it better. It has worked out very well with the basketball court. The big concern will be the summertime and how active it will be during the heat and sharing with the kids playing basketball.

Ms. Moore stated they are usually in the pool during the day.

Mr. Wittebort stated the calendar for March will be out at the end of this meeting.

## **NINTH ORDER OF BUSINESS**

### **Supervisor's Request**

Mr. Sabol stated the next thing I want to talk about is the pool. There has been a bone of contention for quite some time. It is no reflection on Mr. Wittebort because he does a beautiful job. He tries to fix things as soon as possible. I am just wondering if our pool company if they have someone on staff who is an engineer or specializes in pools that could come in and evaluate the pool to see what we are going to have to do with it. The pool is going to need some work. I don't know how the rest of the Board feels but it is time to bring someone in to really evaluate it.

Ms. Moore stated I agree with that. It is constantly breaking down and I don't think it is working. They may not have a solution other than replacing the whole mechanical system. I think we at least need to understand that and the cost involved and what our options are. I mean closing it down for one day isn't the end of the world but we never know if it is going to be a day or a week. It shouldn't be closed as often as it has.

Mr. Sabol asked Mr. Wittebort do you know if our pool company has someone?

Mr. Wittebort stated that is a great question. According to their website they are supposed to be a full service company. I have already had a couple of conversations with the maintenance guys and told them I will be calling them on Monday for their contract. I can review it. If anyone wants to review it you can come to the office. It is public records. I will be reviewing it and looking for somebody who can be a full service company. I agree.

Mr. Flint stated just so the Board understands the contract with Vesta includes the pool cleaning service. Vesta has chosen a contract with Howard Pools for the pool cleaning. The contract with Howard's is not directly with the CDD. It is with Vesta. I think you have found over time that Howard's may be able to clean pool but does not have a lot of capability beyond that. Part of the problem is when there is an issue there is a delay in getting it resolved because they are not capable of resolving it. Short of going in and doing an evaluation of the system and getting ahead of it there is a delay in getting repairs because Mr. Wittebort is having to scramble and call Alex Pools or someone else to come in and actually fix it. I think Mr. Wittebort should go back and speak to Vesta as well as they may want to consider using a different company for pool cleaning that may have additional capabilities.

Ms. Moore stated like we did for the gym equipment is to have somebody come out and do preventative maintenance on the mechanics not just cleaning. It sounds like maybe that is a different function and we need to look at that because some of the stuff you think that if somebody looks at it they would know something is starting to go bad. I think that is where we want to be is to have somebody with knowledge of the motor and all the other components of the pool.

Mr. Szewczyk stated I noticed a big pile of tree limbs on the vacant lots on the right hand side. I don't know if Bloomings was using that as a temporary storage place but that also drew my eye to the fact that we are not in the growing season yet and those lots are starting to get a little unruly down there. What have we done in the past?

Ms. Moore asked are you talking about the commercial lots on Sycamore?

Mr. Szewczyk stated yes on the right side just as you come in. If we are going to do anything about it now before the growing season starts is when we need to whack it down.

Mr. Flint stated this issue came up last year and there may have been prior Boards, Counsel, and Managers where the District expended funds to mow those private lots. I think the opinion of the current Counsel is that as a government entity you can't expend public funds on private property. We have a problem. We have tried to clean the fences up and we have tried to clean the things we can control but as far as mowing those lots the CDD doesn't have the ability to do that. If there was a property owner's associations that over laid the commercial lots they could go in and mow and lien the property to be reimbursed but the CDD as a government can't, just like we couldn't come to your house and mow your grass. We don't have the ability to go in and do that so I don't know what the easy answer is. There may be a code enforcement issue that the City could deal with and we could look into that.

Mr. Szewczyk stated if that is the only route to go then maybe we should look into it.

Ms. Whelan stated I agree generally with George. Our position is that the CDD should not be expending funds for work done on private property. I would agree I could reach out to the City and see what their code enforcement provisions say regarding height of brush on undeveloped land and regulations related or try to contact the owner which obviously may or may not work. Unfortunately the District doesn't have a lot of options in that area.

**TENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Szewczyk seconded by Mr. Sabol with all in favor the meeting adjourned at 8:20 p.m.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

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B

# Lakeside Plantation Community Development District

## Summary of Invoices

February 1, 2015 to February 28, 2015

Fund	Date	Check No.'s	Amount	
General Fund	2/2/15	711-715	\$ 1,758.53	
	2/4/15	716-717	\$ 16,072.34	
	2/9/15	718-726	\$ 23,727.15	
	2/10/15	727	\$ 156.80	
	2/17/15	728-732	\$ 2,735.30	
	2/23/15	733-738	\$ 4,441.67	
	2/24/15	739-740	\$ 3,057.87	
	2/25/15	741	\$ 200.00	
	2/26/15	742-745	\$ 3,646.58	
			\$ 55,796.24	
Automatic Drafts	<u>February 2015</u>			
	Florida Power & Light	2200 Plantation Blvd - Clubhouse	\$ 1,122.46	
		2200 Plantation Blvd - Fountain	\$ 736.69	
		2200 Plantation Blvd - Tennis Courts	\$ 1,616.19	
	North Port Utilities	2200 Plantation Blvd - Clubhouse	\$ 147.60	
		2200 Plantation Blvd - Fountain	\$ 37.38	
		2200 Plantation Blvd - Tennis Courts	\$ 529.24	
	TECO Peoples Gas	2200 Plantation Blvd - Pool	\$ 18.67	
	Verizon Wireless	2200 Plantation Blvd - Clubhouse	\$ 388.46	
				\$ 4,596.69
				\$ 60,392.93

\*\*\* CHECK DATES 02/01/2015 - 02/28/2015 \*\*\*  
 LAKESIDE PLANTATION - GENERAL  
 BANK A LAKESIDE PLANTATION

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK#
2/02/15	00204	1/20/15	01202015		201501330-53800-48000			REIMBUR FOR BINGO CARDS	*	25.53	000711
2/02/15	00077	1/26/15	771		201501320-53800-46900			ALICIA BELDEN	*	550.00	000712
2/02/15	00041	1/28/15	140349		201502330-53800-48400			PERFORMANCE STANDARD ASSURANCE, INC	*	147.00	000713
2/02/15	00117	1/21/15	3807-433		201501320-53800-46300			SECURITY ALARM CORP.	*	736.00	000714
2/02/15	00205	1/30/15	01302015		201501330-53800-48000			SBC SIGNWORKS, INC.	*	300.00	000715
2/04/15	00010	12/01/14	2014-024		201412320-53800-46400			WAYNE STEIER	*	7,354.17	000716
2/09/15	00058	2/01/15	5739		201502330-53800-12000			KEN TYNER ELECTRIC INC.	*	14,343.33	000717
2/09/15	00010	2/01/15	2015-002		201502320-53800-46400			AMENITY SERVICES GROUP, INC.	*	7,354.17	000718
2/09/15	00014	1/31/15	1017805J		201501330-53800-48101			BLOOMINGS LANDSCAPE & TURF MGMT, INC	*	39.65	000719
2/09/15	00206	2/06/15	020615DM		201502300-36900-10100			CULLIGAN WATER	*	60.00	000720
								DICK MONTI	*	60.00	000721

LKSD LAKESIDE PLANT JWISCARRA

\*\*\* CHECK DATES 02/01/2015 - 02/28/2015 \*\*\*  
 LAKESIDE PLANTATION - GENERAL  
 BANK A LAKESIDE PLANTATION

CHECK DATE	VEND#	.....INVOICE DATE	.....INVOICE	.....EXPENSED TO.....	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT
2/09/15	00209	2/02/15	020215GF	201502 300-36900-10100						GAIL FAZZINA	*	20.00	20.00 000722
				REFUND SUPERBOWL PARTY									
2/09/15	00207	2/06/15	020615JG	201502 300-36900-10100						JEFF GREER	*	60.00	60.00 000723
				REFUND VALENTINES PARTY									
2/09/15	00027	2/01/15	15-01146	201502 320-53800-46000						MTHLY LAKE MNT-FEB15	*	966.00	966.00 000724
				LAKE MASTERS AQUATIC WEED CONTROL									
2/09/15	00018	2/03/15	020315MF	201501 330-53800-52100						MILAN FISER	*	864.00	864.00 000725
				TENNIS PROGRAMS-JAN15									
2/09/15	00208	2/02/15	020215MW	201502 300-36900-10100						MARLENE WALTERS	*	20.00	20.00 000726
				REFUND SUPERBOWL PARTY									
2/10/15	00032	2/03/15	54883-15	201501 320-53800-43400						NORTH PORT SOLID WASTE DISTRICT	*	156.80	156.80 000727
				GARBAGE COLLECTION-JAN15									
2/17/15	00153	12/31/14	5458	201412 330-53800-51000						ALEX'S POOL HEATING &	*	970.00	970.00 000728
				REF TXV/REFRIG FILTER									
2/17/15	00104	2/09/15	58937	201502 330-53800-48102						FITNESS LOGIC	*	145.00	145.00 000729
				QTRLY EQUIP MAINT-FEB15									
2/17/15	00036	1/09/15	5402	201501 310-51300-31300						PRAGER & CO., LLC	*	1,000.00	1,000.00 000730
				FY15 DISS.FEE-SER 1999A&B									
2/17/15	00106	2/09/15	3144275	201502 310-51300-48000						THE SUN	*	82.25	82.25 000731
				NOTICE OF MEET-02/09/15									
2/17/15	00052	2/11/15	30756	201502 330-53800-52000						WELCH TENNIS COURTS, INC.	*	538.05	538.05 000732
				1 80LB BAG/ 4 FILTER INS									
2/23/15	00001	2/03/15	32	201502 310-51300-34000						GOVERNMENTAL MANAGEMENT SERVICES	*	2,916.67	2,916.67 000733
				MANAGEMENT FEES FEB15									

LKSD LAKESIDE PLANT TVISCARRA

\*\*\* CHECK DATES 02/01/2015 - 02/28/2015 \*\*\* LAKESIDE PLANTATION - GENERAL BANK A LAKESIDE PLANTATION

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
2/23/15	00200	2/18/15	AS021820	201502	310-51300-11000			ALAN SABOL	*	200.00	200.00 000734
2/23/15	00055	2/18/15	CS021820	201502	310-51300-11000			CAMILLE STEPHENS	*	200.00	200.00 000735
2/23/15	00210	2/19/15	02192015	201502	330-53800-48000			DO THE HAPPY BOUNCE	*	725.00	725.00 000736
2/23/15	00054	2/18/15	SM021820	201502	310-51300-11000			SHARON MOORE	*	200.00	200.00 000737
2/23/15	00056	2/18/15	JS021820	201502	310-51300-11000			JOE SZEWCZYK	*	200.00	200.00 000738
2/24/15	00137	1/28/15	452199	201501	330-53800-48101				*	35.00	
		1/28/15	452199	201501	330-53800-48101				*	16.25	
2/24/15	00066	2/19/15	80425	201501	310-51300-31500			BISCAYNE LAUNDRYLAND	*	3,006.62	51.25 000739
2/25/15	00205	2/25/15	02252015	201502	330-53800-48000			HOPPING GREEN & SAMS	*	200.00	3,006.62 000740
2/26/15	00010	2/13/15	2015-003	201502	330-53800-52000			WAYNE STEIER	*	1,200.00	200.00 000741
2/26/15	00104	2/13/15	59092	201502	330-53800-48102			BLOOMINGS LANDSCAPE & TURF MGMT, INC	*	39.50	1,200.00 000742
2/26/15	00211	2/18/15	02182015	201502	310-51300-11000			FITNESS LOGIC	*	200.00	39.50 000743
								HARRY SMITH	*	200.00	200.00 000744

LKSD LAKESIDE PLANT TWISCARRA

\*\*\* CHECK DATES 02/01/2015 - 02/28/2015 \*\*\*

LAKESIDE PLANTATION - GENERAL  
BANK A LAKESIDE PLANTATION

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.#
2/26/15	00028	02262015	201502	300	-20700	-10000		LAKESIDE PLANTATION C/O USBANK	*	2,207.08	000745

TOTAL FOR BANK A 55,796.24

TOTAL FOR REGISTER 55,796.24

LKSD LAKESIDE PLANT TVISCARRA

204  
1-330-538-48101

### Check Request

District	<u>Lakeside Plantation</u>	Date	<u>1/20/15</u>
Payable to	<u>Alicia Belden</u>		
Amount Requested	<u>\$25.53</u>	Account Number	<u>Bar Bingo - Activities</u>
Requested By	<u>Cartney</u>		
Description of Need	<u>Reimbursement for Bingo Cards</u>		
Approved By	<u>Robert Williamson</u>	Signature	<u>[Signature]</u>
Received By		Signature	

REC'D JAN 30 2015



PSA

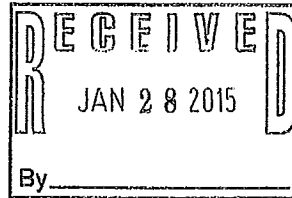
720 Brooker Creek Blvd. #206  
Oldsmar, FL 34677

# Invoice

77  
1-320-538-469

Date	Invoice #
1/26/2015	771

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



P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	January 23rd Inspection	550.00	550.00
		<b>Total</b>	\$550.00

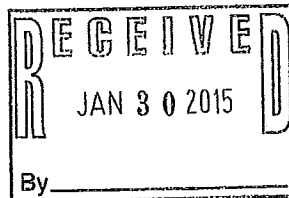
Security Alarm Corp.  
 17776 Toledo Blade Blvd.  
 Port Charlotte, FL 33948  
 Tel. (941) 625-9700  
 Fax (941) 625-9804



Invoice Number 140349  
 Sale Date 1/28/2015  
 Due Date 2/7/2015

41  
 1-330-538-484

Lakeside Plantation CDD  
 Care Of: GMS  
 135 W. Central Blvd, Suite 320  
 Orlando, FL 32801



Description	Qty	Price	Net	Tax	Total
CSID: 2564 Monitoring-Commercial-Fire-Basic For: Lakeside Plantation-F at 2200 Plantation Blvd. North Port, FL 34286 Period Covered: 02/01/2015 to 04/30/2015 Inclusive.	3	\$28.00	\$84.00	\$0.00	\$84.00
CSID: 2582 Monitoring-Commercial-Security-Basi For: Lakeside Plantation at 2200 Plantation Blvd. North Port, FL 34289 Period Covered: 02/01/2015 to 04/30/2015 Inclusive.	3	\$21.00	\$63.00	\$0.00	\$63.00

<b>TOTALS</b>	<b>\$147.00</b>	<b>\$0.00</b>	<b>\$147.00</b>
---------------	-----------------	---------------	-----------------

<b>Your Balance as of 1/28/2015</b>	<b>\$147.00</b>
-------------------------------------	-----------------

Deposits On Account: \$0.00  
 Please remember, payment is due upon receipt.

SBC Signworks, Inc.

SBC Signworks, Inc.  
3422 East 7th Ave.  
Tampa, FL 33605

(813) 247-4747

# INVOICE

Bill To: Lakeside Plantation CDD  
2200 Plantation Blvd  
North Port, FL 34289  
~~Attn: Mike Howell~~

117  
1-320-538-463

Date: 1/21/2015  
Invoice #: 3807-4331  
P.O. #: Mike / Joe  
Terms: Net 15  
Due: 2/5/2015

Project: Lake Balson  
Lake Wilson  
Signs

Qty	Item	Description	Per Each	Amount
2	Signs	36 x 18 Lake Balson & Lake Wilson Routed Dimensional Signs	320.00	640.00T
2	Misc.	Pvc Posts, Finials & Hardware Delivered To VII Of Bloomingdale 1/20/15	48.00	96.00T
		Sales Tax	0.00%	0.00
			<b>Total</b>	<b>\$736.00</b>
			<b>Payments</b>	<b>\$0.00</b>

RECEIVED  
JAN 28 2015  
By

Thank you for your business.



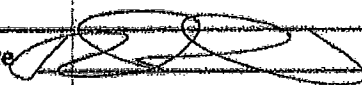
Phone:  
(813) 247-4747

E-mail  
bennysbcsignworks@gmail.com

**Due \$736.00**

265  
1-330-538-480

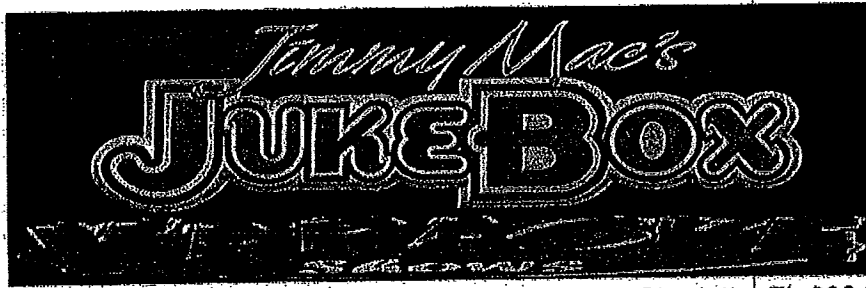
Check Request

District	Lakeside Plantation	Date	1/30/15
Payable to	Wayne Steier		
Amount Requested	\$308.00	Account Number	330-538-48
Requested By	Alicia Belden		
Description of Need	Valentines Party DJ		
Approved By	Rob Winden	Signature	
Received By		Signature	

\*Please send to clubhouse\*  
ASAP

Activities

REC'D JAN 30 2015



JimmyMac's JukeBox • 19555 Midway Blvd. • Port Charlotte, FL 33948  
 Tel: (727) 569-8349 • Cell: (727) 251-6096  
 e-mail: [wsteler@hotmail.com](mailto:wsteler@hotmail.com) • Please make out all checks to Wayne Steler  
[www.facebook.com/JimmyMacsJukeBox](http://www.facebook.com/JimmyMacsJukeBox)

**DJ/KJ Karaoke Contract/Agreement**

Client LAKESIDE PLANTATION Address 2200 PLANTATION BLVD.  
 City NORTH FORT State FL Zip 34889 Phone 941.423.5500

Event time 6 TO 9 OR MAKE 10 AM Day of week SATURDAY  
 Event time \_\_\_\_\_ Day of week \_\_\_\_\_  
 Start date 2-14-2015 End date VALENTINE'S DAY

Agreement Amount Total: \$ 300 for 3 TO 4 hours.

Number of hours	Standard Rate	After Discount	Reason For Discount
4 hours	\$400	\$ <u>300</u>	<u>→</u>
5 hours	\$450	\$ _____	_____

DJ will play music at the above time and place, and perform any announcements needed for the event.  
 Overtime will be based on tips and DJ/Company availability; minimum of \$25 in tips per additional hour of services. JimmyMac's JukeBox and its Djs will finish out any rotation, within reason currently in progress, at the end of the specified time. Overtime will only be provided if the DJ/Company is available to extend time.

- Client shares no less than 50% of costs incurred for special events and contests.
- If JimmyMac's JukeBox cannot perform this Agreement due to a fire or other casualty, act of God, or other cause beyond the control of the parties, then JimmyMac's JukeBox shall try to make arrangements for another DJ or company to cover for them for the specified dates under this Agreement, or will waive fees for specified night(s).
- JimmyMac's JukeBox provides no guarantees or warranties in conjunction with its services. The parties specifically agree that the damages for non-performance of this proposal are uncertain and speculative. The parties, as a reasonable mode of determining damages, agree that the maximum amount of damages available for a breach of any of JimmyMac's JukeBox obligations to the Client shall be the Total Agreement Amount stated above... i.e. If Client chooses to end show early, JimmyMac's JukeBox receives full agreed upon amount for that day's show.

- JimmyMac's JukeBox reserves the right to substitute for an assigned DJ in the event of unforeseen circumstances or scheduled private event(s) and will provide reasonable notice of changes under such circumstance to the client(s).
- The Client shall be responsible for any damage caused to the equipment of JimmyMac's JukeBox or its DJs or other substitutions by any of its patrons or by malfunction of client's premises. Client assumes responsibility for all JimmyMac's JukeBox's equipment while equipment is stored on client's property.
- The Client shall be responsible for all costs of collection, including reasonable attorney's fees should The Client breach the Agreement by failure to pay the Agreement amount.
- Cancellation of this Agreement must be made in writing and received at least 14 days before the event date. The Client agrees to pay \_\_\_\_\_ the Agreement amount if notice of cancellation is not received at least 14 days prior to the event.

**Details** (Items Listed ARE included in the above cost.)

**Do You Want**

- Just DJ or Both DJ and Karaoke
- Multi-colored disco ball
- Fog machine
- Red and/or blue rotating lights
- Grab-bag/Prizes (with Karaoke only)
- Other lights (specify) \_\_\_\_\_
- Other items (specify) \_\_\_\_\_
- Is there a specific type of music you want, ie. doo-wop, classic rock, 70s, 80s, 90s, holiday, etc?

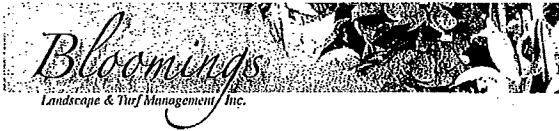
Please Specify by type of music or specific song titles and artist.

popular music from 50's, 60's, 70's, 80's...  
 Dance music from said eras  
 Love songs

**Acceptance of Agreement**

JimmyMac's JukeBox Representative: [Signature] Date: 1/25/15

Client: [Signature] Date: 1/27/15



5824 Bee Ridge Rd #165, Sarasota, FL 34233

# Invoice

Date Invoice #

12/1/2014 2014-02435

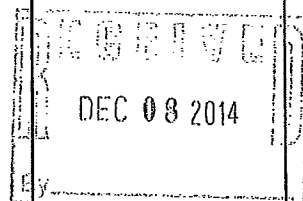
**Bill To:**

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

Due Date 12/31/2014

Terms Net 30

Description	Qty	Rate	Amount
Month of December Monthly Grounds Maintenance Fee		7,354.17	7,354.17
10 370-638-164			



**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

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

Phone #  
(941) 927-9765

Fax #  
(941) 929-9356

E-mail  
carla@bloomingslandscape.com

Web Site [www.bloomingslandscape.com](http://www.bloomingslandscape.com)

# PSA HORTICULTURAL

Landscape Consulting & Contract Management  
"Protecting Your Landscape Investment"

720 Brooker Creek Blvd, Suite 206  
Oldsmar, FL 34677

**WEEKLY CONTRACTOR REPORT** Project Name Lakeside CDD  
Supervisor Name (Print) Paul Richau, Bill Sabella  
Service Date Dec 1 - Dec 5 Start Time 7am Completion Time 5pm  
Weather Conditions and temperature humid, warm, no rain

## TURF (includes trimming, edging, cleanup)

Mowing-Completed? Y Note problems and locations on the lines below:

Insects No  
Weeds \_\_\_\_\_  
Disease \_\_\_\_\_  
Nutrient Deficiency \_\_\_\_\_  
Control Measures Taken \_\_\_\_\_  
Notes \_\_\_\_\_

## TREE AND SHRUB

Tree and Shrub Maintenance Performed? Y Note problems and locations on the lines below:

Insects Aphids  
Disease none  
Nutrient Deficiency none  
Control Measures Taken Sprayed and treated the shrubs  
Notes \_\_\_\_\_

## BED MAINTENANCE

Amount of Visible Weeds None yes X Excessive \_\_\_\_\_

Problem Areas \_\_\_\_\_

Weeding Performed yes Hand weeding Y Herbicide Treatment Yes

Annual / Perennial Maintenance Performed? Yes, changed out to seasonal color using geraniums (red and white)

Notes Sprayed small areas with round up for week control

## IRRIGATION

Inspection Completed yes Problems and locations changed out stand pipe sprinklers on the median to in ground pop ups

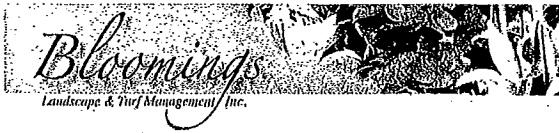
## EXTRA WORK PERFORMED

Task and Location Pruning the palm trees along the blvd., finished up the done report, and removed the annuals from the plant beds

## EXTRA WORK RECOMMENDED

Task and Location \_\_\_\_\_

Return to PSA via fax -727-521-8768 or email tom@psagrounds.com within 24 hours of completion.



5824 Bee Ridge Rd #165, Sarasota, FL 34233

# Invoice

Date *Invoice #*  
1/1/2015 2015-00060

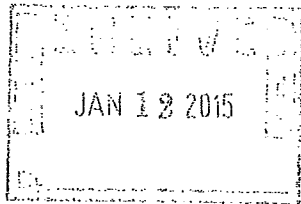
**Bill To:**

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

**Due Date 1/31/2015**

10  
370-538-464

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



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

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

Phone #  
(941) 927-9765

Fax #  
(941) 929-9356

E-mail  
carla@bloomingslandscape.com

Web Site [www.bloomingslandscape.com](http://www.bloomingslandscape.com)

# PSA HORTICULTURAL

Landscape Consulting & Contract Management  
"Protecting Your Landscape Investment"

720 Brooker Creek Blvd, Suite 206  
Oldsmar, FL 34677

**WEEKLY CONTRACTOR REPORT** Project Name Lakeside CDD  
Supervisor Name (Print) Bill Sabella  
Service Date Jan 19 - Jan 23 Start Time 7am Completion Time 5pm  
Weather Conditions and temperature mid 70's, some rain

## TURF (includes trimming, edging, cleanup)

Mowing-Completed? Yes  Note problems and locations on the lines below:

Insects none

Weeds Yes, dollar and some sege (treating areas)

Disease none

Nutrient Deficiency \_\_\_\_\_

Control Measures Taken Fertilized the turf grasses

Notes all areas that were discussed have been replaced

## TREE AND SHRUB

Tree and Shrub Maintenance Performed?  yes  Note problems and locations on the lines below:

Insects none

Disease none

Nutrient Deficiency none

Control Measures Taken \_\_\_\_\_

Notes \_\_\_\_\_

## BED MAINTENANCE

Amount of Visible Weeds None  yes  Excessive

Problem Areas \_\_\_\_\_

Weeding Performed  yes  Hand weeding  yes  Herbicide Treatment  Both

Annual / Perennial Maintenance Performed? \_\_\_\_\_

Notes \_\_\_\_\_

## IRRIGATION

Inspection Completed  yes  Problems and locations \_\_\_\_\_

## EXTRA WORK PERFORMED

Task and Location No new task this week

## EXTRA WORK RECOMMENDED

Task and Location \_\_\_\_\_

Return to PSA via fax -727-521-8768 or email tom@psagrounds.com within 24 hours of completion.



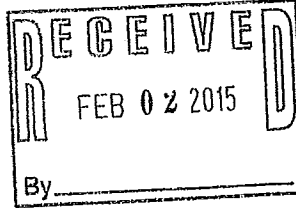
5824 Bee Ridge Rd #165, Sarasota, FL 34233

# Invoice

Date *Invoice #*  
 1/30/2015 2015-00125

**Bill To:**

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



Due Date 1/30/2015

10  
 1-322-538-465

Terms Due on receipt

Description	Qty	Rate	Amount
Replace pump start relay and pump control box at clock #1			
2 HP Start Relay	1	75.00	75.00
2 HP Pentek Control Box	1	189.00	189.00
Labor		135.00	135.00

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

<b>Total</b>	\$399.00
Payments/Credits	\$0.00
<b>Balance Due</b>	\$399.00

Phone #  
 (941) 927-9765

Fax #  
 (941) 929-9356

E-mail  
 carla@bloomingslandscape.com

Web Site [www.bloomingslandscape.com](http://www.bloomingslandscape.com)



**Ken Tyner Electric Inc**

License # ER13012605  
8380 Swiss Blvd  
Punta Gorda, FL 33982

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

**Invoice**

26  
1-330-538-48102

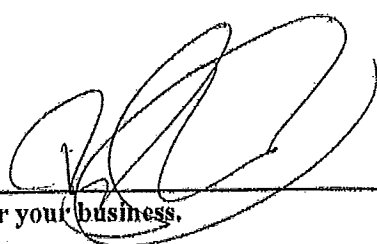
Date	Invoice #
12/12/2014	2121

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

<b>Job Address</b>
Club House

**Terms**      **Due on receipt**

Description	Rate	Amount
1. WIRE AND INSTALL (2) RECEPTACLES NEXT TO COLUMNS IN FRONT		
2. WIRE AND INSTALL (2) RECEPTACLES IN CEILING IN REAR		
3. WIRE AND INSTALL (1) QUAD RECEPTACLE (BACK TO BACK) IN REAR		
LABOR	640.00	640.00
MATERIAL	325.00	325.00



Thank you for your business.

<b>Total</b>	<b>\$965.00</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$965.00</b>

# Invoice

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

Invoice # 5739  
Date 2/1/2015  
Terms  
Due Date 2/1/2015

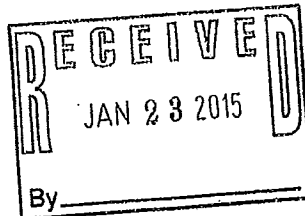
### Bill To

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

58  
1-380-538-120

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

Total \$14,343.33





# Invoice

5824 Bee Ridge Rd #165, Sarasota, FL 34233

Date Invoice #

2/1/2015 2015-00226

**Bill To:**

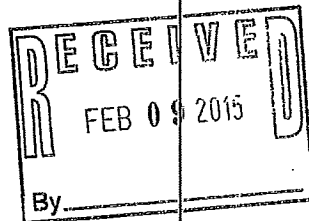
Lakeside Plantation CDD  
 c/o Governmental Management Services  
 135 West Central Blvd, Suite 320  
 Orlando, FL 32801

10  
 1-320-538-464  
 Hd

Due Date 3/3/2015

Terms Net 30

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



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

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

Phone #  
 (941) 927-9765

Fax #  
 (941) 929-9356

E-mail  
 carla@bloomingslandscape.com

Web Site [www.bloomingslandscape.com](http://www.bloomingslandscape.com)

From: Jennifer jennifer@psagrounds.com  
Subject: Lakeside Plantation Weekly Report  
Date: February 4, 2015 at 3:47 PM  
To: gflint@gmscfl.com, cflowers@gmscfl.com  
Cc: paul@bloomingslandscape.com

Good afternoon,

Attached is the weekly report for your review.

Thank you,

Jennifer Savasta

PSA  
HORTICULTURAL  
Landscape Consulting & Contract Management

# PSA HORTICULTURAL

Landscape Consulting & Contract Management  
"Protecting Your Landscape Investment"

720 Brooker Creek Blvd, Suite 206  
Oldsmar, FL 34677

**WEEKLY CONTRACTOR REPORT** Project Name Lakeside CDD  
Supervisor Name (Print) Bill Sobella  
Service Date Jan 26 - Jan 30 Start Time 7am Completion Time 5pm  
Weather Conditions and temperature mid 70's, no rain

**TURF** (includes trimming, edging, cleanup)  
Mowing-Completed? Off week Note problems and locations on the lines below:  
Insects none  
Weeds some early season buckhorn  
Disease none  
Nutrient Deficiency \_\_\_\_\_  
Control Measures Taken Finished, Fertilizing the turf grasses, sprayed the weeds  
Notes all areas that were discussed have been replined

**TREE AND SHRUB**  
Tree and Shrub Maintenance Performed? yes Note problems and locations on the lines below:  
Insects none  
Disease none  
Nutrient Deficiency none  
Control Measures Taken \_\_\_\_\_  
Notes cut back palmetto areas in common areas and front entrances

**BED MAINTENANCE**  
Amount of Visible Weeds None yes X Excessive  
Problem Areas \_\_\_\_\_  
Weeding Performed yes Hand weeding yes Herbicide Treatment Both  
Annual / Perennial Maintenance Performed? \_\_\_\_\_

NOTES

---

**IRRIGATION**

Inspection Completed yes Problems and Locations Found a couple broken heads along the Blvd. and replaced them

---

**EXTRA WORK PERFORMED**

Task and Location working on the done report, generated by PSA

---

**EXTRA WORK RECOMMENDED**

Task and Location \_\_\_\_\_

---

Return to PSA via fax -727-521-8768 or email tom@psagrounds.com within 24 hours of completion.



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  VISA U.S. BANK  DISCOVER  PLEASE CHECK BOX TO ENROLL IN AUTOMATIC BILL PAYMENT

CARD NUMBER \_\_\_\_\_ V. CODE \_\_\_\_\_

SIGNATURE \_\_\_\_\_ EXP. DATE \_\_\_\_\_

DATE: 01/31/2015 PAY THIS AMOUNT: \$39.65 ACCOUNT NUMBER: 1017805

PAY BY DATE: FEB 15 AMOUNT PAID: \$

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

REMIT PAYMENT TO:  
 CULLIGAN WATER  
 1099 ENTERPRISE CT  
 NORTH VENICE, FL 34275-3621

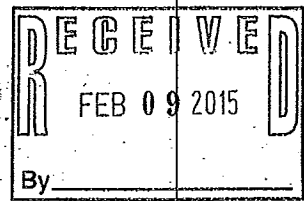
14  
 1-330-538-48101



**BALANCE FORWARD**  
 RETURN THIS TOP PORTION WITH YOUR PAYMENT

BRANCH ID: CW-C1  
 CUSTOMER: LAKESIDE PLANTATION

DATE	QUANTITY	DESCRIPTION	REF	PREVIOUS BALANCE:	\$96.65
				AMOUNT:	BALANCE
01/14/2015	6.00	DRINKING WATER	800352123	30.00	126.65
01/14/2015	1.00	DELIVERY CHARGE	800352123	1.00	127.65
01/21/2015	-1.00	Payment	688	-96.65	31.00
01/31/2015	1.00	COOK & COLD COOLER		8.65	39.65



Service 02/01-02/28

Pay on-line at: [www.culligansarasota.com](http://www.culligansarasota.com)

ACCOUNTS ARE SUBJECT TO A LATE PAYMENT FINANCE CHARGE

OVER \$	PERIODIC RATE	ANNUAL RATE	PLEASE PAY NEW BALANCE BEFORE
0	0.00%	0.10%	FEB 15
to	0.00%	0.10%	MIN CHARGE 5.00

Balance Due \$39.65

Next Deliveries: 02/27/15 03/30/15 04/28/15 05/29/15

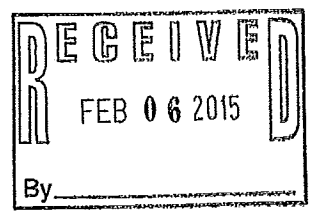
CULLIGAN WATER  
 1099 ENTERPRISE CT  
 NORTH VENICE, FL 34275-3621  
 (941) 485-7526  
 SERVICE ADDRESS:  
 LAKESIDE PLANTATION  
 2200 PLANTATION BLVD  
 NORTH PORT FL 34289

STATEMENT DATE	ACCOUNT NUMBER	NAME
01/31/2015	1017805	LAKESIDE PLANTATION

206  
1-300-369-101

Check Request

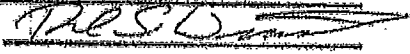
District Lakeside Plantation Date 2/6/15  
Payable to Dick Monti  
Amount Requested \$100.00 Account Number \_\_\_\_\_  
Requested By Alicia Belden  
Description of Need Refund - Valentines Party  
Approved By Rob Winters Signature [Signature]  
Received By \_\_\_\_\_ Signature \_\_\_\_\_



209

1-300-369-101

Check Request

District	Lakeside Plantation	Date	2/2/15
Payable to	Gail Fazzina		
Amount Requested	\$20.00	Account Number	
Requested By	Alicia Belden		
Description of Need	Refund Super bowl Party		
Approved By	Rob Wirtzgen	Signature	
Received By		Signature	

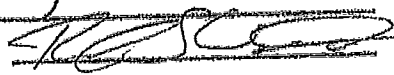
\*Please send to clubhouse\*

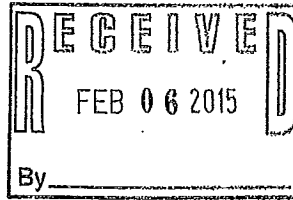
REC'D FEB 06 2015

207

1-300-369-601

Check Request

District	<u>Lakeside Plantation</u>	Date	<u>2/16/15</u>
Payable to	<u>Jeff Green</u>		
Amount Requested	<u>\$60.00</u>	Account Number	
Requested By	<u>Alicia Belden</u>		
Description of Need	<u>Refund - Valentines Party</u>		
Approved By	<u>Rob Winobson</u>	Signature	
Received By		Signature	



January 23rd Deposit Cash Back-up - Activity Account

Date Received	Payor	Amount	Method	Event
1/21/2015	Ethel	\$5.00	Cash	English tea
1/21/2015	Muriel	\$10.00	Cash	English tea
		\$15.00		English tea
1/21/2015	Gary	\$180.00	Cash	Valentines
1/23/2015	Greer	\$60.00	Cash	Valentines
1/23/2015	Jane	\$60.00	Cash	Valentines
1/23/2015	Joe	\$30.00	Cash	Valentines
		\$330.00		Valentines
		\$345.00		Total

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

# Invoice

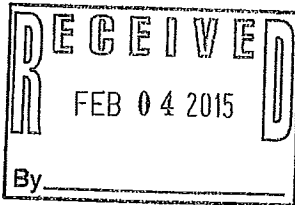
DATE	INVOICE #
2/1/2015	15-01146

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

27  
 1-320-538-460

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

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



Thank you for your business.

Payments/Credits \$0.00

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

**Balance Due** \$966.00

18  
1-330-538-521

### Check Request

---

District	<u>Lakeside Plantation</u>	Date	<u>2/3/15</u>
Payable to	<u>Milan Fiser</u>		
Amount Requested	<u>\$814.00</u>	Account Number	<u>Tennis Maintenance</u>
Requested By	<u>Alicia Belden</u>		
Description of Need	<u>50/50 Reimbursement</u>		
Approved By	<u>Robert Williamson</u>	Signature	<u>[Signature]</u>
Received By	<u></u>	Signature	<u></u>

---


REC'D FEB 06 2015

<u>DATE</u>	<u>CLASS</u>	<u>Fee/Charged</u>	<u>50%</u>	<u>10 % Back</u>	<u>TOTAL</u>
1/5/2015	Ladies Team 2.5	\$30	\$30	\$3.00	\$27.00
	Junior Clinic	\$30	\$30	\$3.00	\$27.00
1/6/2015	B-4 Men's	\$30	\$30	\$3.00	\$27.00
	B-2 Men's	\$30	\$30	\$3.00	\$27.00
1/7/2015	Ladies Team 3.5	\$30	\$30	\$3.00	\$27.00
	Ladies Team 3.5	\$30	\$30	\$3.00	\$27.00
	Ladies Team 3.0	\$30	\$30	\$3.00	\$27.00
	Ladies team 3.5	\$30	\$30	\$3.00	\$27.00
1/9/2015	Junior Clinic	\$30	\$30	\$3.00	\$27.00
1/12/2015	Junior Clinic	\$30	\$30	\$3.00	\$27.00
	Ladies 2.5 Team	\$30	\$30	\$3.00	\$27.00
1/13/2015	B-4 Men's	\$30	\$30	\$3.00	\$27.00
1/14/2015	Ladies Team 3.5	\$30	\$30	\$3.00	\$27.00
	Ladies Team 3.5	\$30	\$30	\$3.00	\$27.00
	Ladies Team 3.0	\$30	\$30	\$3.00	\$27.00
	Ladies team 3.5	\$30	\$30	\$3.00	\$27.00
1/16/2015	Junior Clinic	\$30	\$30	\$3.00	\$27.00
1/19/2015	Junior Clinic	\$30	\$30	\$3.00	\$27.00
	Ladies 2.5 Team	\$30	\$30	\$3.00	\$27.00
1/20/2015	B-4 Men's	\$30	\$30	\$3.00	\$27.00
	B-2 Men's	\$30	\$30	\$3.00	\$27.00
1/21/2015	Ladies Team 3.5	\$30	\$30	\$3.00	\$27.00
	Ladies Team 3.5	\$30	\$30	\$3.00	\$27.00
	Ladies Team 3.0	\$30	\$30	\$3.00	\$27.00
1/26/2015	Ladies Team 3.5	\$30	\$30	\$3.00	\$27.00
	Junior Clinic	\$30	\$30	\$3.00	\$27.00
	Ladies 2.5 Team	\$30	\$30	\$3.00	\$27.00
1/27/2015	B-4 Men's Team	\$30	\$30	\$3.00	\$27.00
1/28/2015	Ladies Team 3.5	\$30	\$30	\$3.00	\$27.00
	Ladies Team 3.5	\$30	\$30	\$3.00	\$27.00
	Ladies Team 3.0	\$30	\$30	\$3.00	\$27.00
	Ladies Team 3.5	\$30	\$30	\$3.00	\$27.00
					\$27
					\$27.00
					\$27.00
					\$27.00
<b>TOTAL</b>		\$960	\$960	\$96	\$864.00

208

1-300-369-101

### Check Request

District:	<u>Lakeside Plantation</u>	Date:	<u>2/2/15</u>
Payable to:	<u>Mariene Walters</u>		
Amount Requested:	<u>\$20.00</u>	Account Number:	
Requested By:	<u>Miccia Belden</u>		
Description of Need:	<u>Refund Superbowl Party</u>		
Approved By:	<u>Rob Wirtzberger</u>	Signature:	
Received By:		Signature:	

\* Please mail to Clubhouse \*

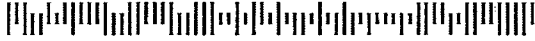
REC'D FEB 06 2015

# NORTH PORT SOLID WASTE DISTRICT



SERVICE ADDRESS			
2200 PLANTATION BLVD SWD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
54883-159826	55-55	2/03/15	3/02/15

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



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

CHECK HERE FOR CHANGE  
 OF ADDRESS ON REVERSE SIDE

000054883000159826000000156801

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

32

**SERVICE ADDRESS**

2200 PLANTATION BLVD SWD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
54883-159826	55-55	2/03/15	3/02/15

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

Rate Class : COMMERCIAL WASTE

Last payment amount/date: 156.80 1/26/15

Service	Consumption	Charge	Total
GB DUMPSTER4YD/1 PICKUP	12/31/14 1/31/15	156.80	156.80

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

FREE Income Tax preparation provided by United Way Suncoast  
 call 941-308-4357 for more information.

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

32  
 1-320-538-434

REC'D FEB 05 2015

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

Lic. #s CAC1815523 ; CRC1468293 ; LP29806

# Alex's POOL HEATING & A/C CONDITIONING, LLC

Alex's Pool Heating & Air Conditioning  
P.O. Box 380081  
Mudock, FL 33938

## Invoice

(941) 629-2539  
aalex@alex.com  
www.629alex.com

DATE	INVOICE NO.
12/31/2014	5458
DATE	
03/03/2015	

Lakewood Plantation  
2200 Plantation Blvd.  
North Port, FL 34289

153  
1-380-558-610

DESCRIPTION	QUANTITY	RATE	AMOUNT
Pool Heating <ul style="list-style-type: none"> <li>• Replaced TXV's to heater #'s 1 &amp; 5.</li> <li>• Replaced refrigerant filter driers.</li> <li>• Recharged heater #1, currently out of freon.</li> <li>• Reclaimed, torch, evacuation, &amp; recharge.</li> <li>• One year warranty.</li> <li>• We will also clean the source coils to all 3 pool heaters.</li> <li>• \$485 x 2 = \$970.</li> </ul>	1	970.00	970.00

REC'D FEB 13 2015

I have the authority to order work, which has been satisfactorily performed, as outlined above. It is agreed that the seller will retain the title to any equipment or material that may be furnished until final payment is made, and if settlement is not made as agreed, the seller shall have the right to remove same and Alex's will be held harmless for any damage resulting from the removal thereof. The undersigned fully understands that the "Total" of this bill will have to be paid in

Thank you!

941-629-ALEX (2539)

We appreciate your business!

# Fitness Logic

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

*Maintenance*

*104*  
*1-330-538-48102*

# Invoice

Date	Invoice #
2/9/2015	58937

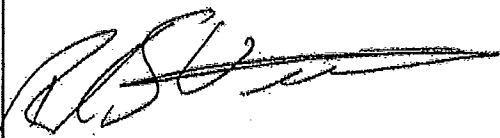
Bill To
GMS - Lakeside Plantation 135 W. Central Blvd Suite 320 Orlando, FL 32801

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

P.O. Number	Terms	Rep	Work Order #	Completed
	Net 10	DR	56900	2/6/2015

Item Code	Description	Quantity	Price Each	Amount
Maintenance	Quarterly General Maintenance and cleaning of all equipment - Labor Only. Maintenance completion during February.	1	145.00	145.00

REC'D FEB 13 2015



Thank you for your business. Invoices over 30 Days will incur 1.5% Interest per month	<b>Subtotal</b>	\$145.00
	<b>Sales Tax (0.0%)</b>	\$0.00
	<b>Total</b>	\$145.00

Prager & Co., LLC

Invoice

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

Date	Invoice #
1/9/2015	5402

36  
1-310-513-313

Bill To
Lakeside Plantation CDD c/o GMS Central FL

Terms	Due Date
Net 30	2/8/2015

Description	Amount
Capital Improvement Revenue Bonds, Series 1999A&B	1,000.00
<b>REC'D FEB 12 2015</b>	
Annual Dissemination Agent Fees 2014 - 2015	<b>Total</b> \$1,000.00
	<b>Payments/Credits</b> \$0.00
	<b>Balance Due</b> \$1,000.00

Invoices unpaid for more than 30 days are subject to a late payment charge of 1.5% per month on the unpaid balance.

**The Sun**  
**23170 Harborview Road**  
**Port Charlotte, FL 33980**

106  
 1-310-513-480

02/06/15

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

Date: 02/06/15	Ad Taker:AFREEMAN	Agate Lines: 70
Ad Date: 02/09/15	Sales Person:200	Depth: 7.389
Class: 3126	Words: 268	Inserts: 1
Ad ID: 3144275	Lines: 63	Blind Box:

Account: 297693	
<b>STACIE VANDERBILT</b> <b>LAKESIDE PLANTATION CDD</b> <b>135 W CENTRAL BLVD SUITE 320</b> <b>ORLANDO, FL 32801</b>	
Description: 2/18 Board of Supervisors Mtg 5524	Telephone: (407) 841-

Other Charges:	\$0.00	Gross:	\$82.25
Discount:	\$0.00		
Surcharge:	\$0.00	Paid Amount:	- \$0.00
Credits:	\$0.00		
Bill Depth:	7.389	Amount Due:	\$82.25

Publication	Start	Stop	Inserts	Cost
Legal Advertising	02/09/15	02/09/15	1	\$82.25

**invoice**

Ad Note:  
 Submitted by Stacie Vanderbilt

Customer Note:

Legals

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

The regular meeting of the Board of Supervisors of the **Lakeside Plantation Community Development District** will be held on **Wednesday, February 18, 2015 at 7:00 PM at the Lakeside Plantation Clubhouse, 2200 Plantation Blvd., North Port, FL 34289.** The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 135 W. Central Blvd., Suite 320, Orlando, FL 32801. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

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

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

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

George S. Flint  
 Governmental Management Services - Central Florida, LLC  
 District Manager  
 Publish: February 9, 2015  
 297693 3144275

Please remit to:

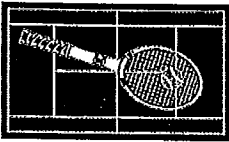
**The Sun**  
**23170 Harborview Road**  
**Port Charlotte, FL 33980**

**RECEIVED**

FEB 17 2015

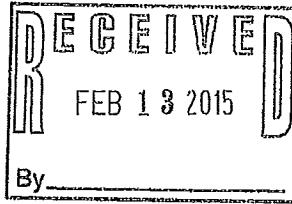
Governmental Management Services-  
 Central Florida, LLC

*We Appreciate Your Business!*  
*Thank You!*



# Invoice

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



Date	Invoice #
2/11/2015	30756

52  
 1-330-538-520

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	3/13/2015	Milan	Lynn Miller		2/11/2015

Notes

Quantity	Units	Description	Options	Unit Price	Amount
1.4		HB 80lb bags 1 Ton has 25 bags.	Size: 80lb	241.49	338.09
4	ea	Filter 1 1/2" Insert 250		19.99	79.96
1		Delivery to Sarasota, Pasco, Polk, Hardee, Desoto Counties		120.00	120.00

Thank you for your business.	Total	\$538.05
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Interest at the rate of 1.5% per month will be charged on all past due accounts.  
 Returns Subject to Restocking Fee.

GMS-Central Florida, LLC

1001 Bradford Way  
Kingston, TN 37763

# Invoice

Date	Invoice #
2/3/15	32

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

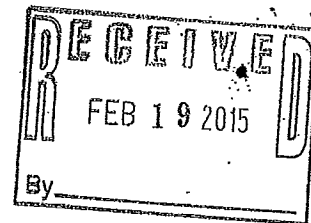
P.O. No.	Terms	Project

Description	Qty	Rate	Amount
Management Fees February 2015 310 - 513-34		2,916.67	2,916.67

REC'D FEB 04 2015

<b>Total</b>	\$2,916.67
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$2,916.67

**Attendance Confirmation  
for  
BOARD OF SUPERVISORS**



**District Name:** Lakeside Plantation CDD

**Board Meeting Date:** February 18, 2015

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

200  
1-316-513-110

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

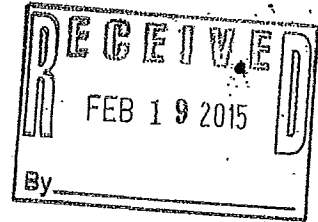
**Approved for Payment:**

District Manager Signature

2/18/2015  
Date

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

**Attendance Confirmation  
for  
BOARD OF SUPERVISORS**



**District Name:** Lakeside Plantation CDD

**Board Meeting Date:** February 18, 2015

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

55  
1-316-513-116

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

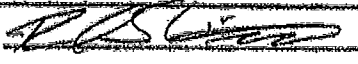
**Approved for Payment:**

District Manager Signature

2/18/2015  
Date

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

Check Request

District	Lakeside Plantation	Date	2/19/15
Payable to	Do the Happy Bounce		
Amount Requested	725.00	Account Number	activities
Requested By	Alicia Belden		
Description of Need	Spring Fling Rentals		
Approved By	Rob Wittmann	Signature	
Received By		Signature	

\* Send to Clubhouse \*

210  
1-330-538-486

**Lakeside Plantation CDD - General Email**



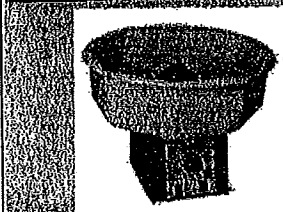
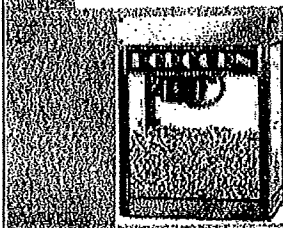
**From:** Info@dothehappybounce.com  
**Sent:** Monday, February 16, 2015 11:47 AM  
**To:** lakesideplantation@verizon.net  
**Subject:** Thanks for your order

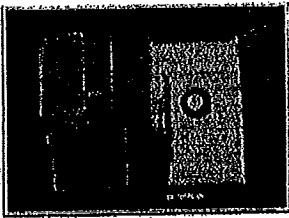


Do the Happy Bounce  
 2128 Alliance Ave  
 North Port, FL 34286  
 941-661-0890  
[www.dothehappybounce.com](http://www.dothehappybounce.com)  
 Invoice #14036

**Important Information - Please Read Below!**

Event Date: 03/07/2015  
 Time: 10:00 am - 4:00 pm

	40ft Obstacle Course	\$200.00	x 1	\$200.00
	18ft Tropical Slide w Slip N Slide Splash	\$350.00	x 1	\$350.00
	Cotton Candy Machine	\$45.00	x 1	\$45.00
	Popcorn Machine	\$45.00	x 1	\$45.00



Dunk Tank \$185.00 x 1 \$185.00

\$825.00  
Discount -\$100.00  
SubTotal \$725.00  
Grand Total \$725.00  
Total Paid \$0.00  
Due \$725.00

Name: Alicia Belden  
Email: [lakesideplantation@verizon.net](mailto:lakesideplantation@verizon.net)  
Phone: 941-423-5500  
Address: 2200 Plantation Blvd.  
North Port, FL 34289

Comments: 100 servings of Popcorn 100 servings of Cotton Candy Please email tax exempt.

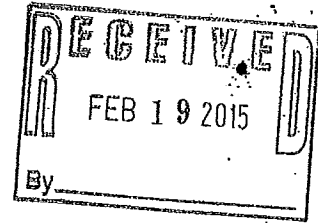
Order Placed By: admin  
[Click here to Open Contract](#)

A few tips and reminders: (PLEASE READ BELOW)

- 1) We accept cash and most major credit cards. All debit/credit card payments must be paid the day prior to your reservation. If paying with cash, please note that our drivers DO NOT CARRY CHANGE. Payment is due at time of set up.
- 2) We can set up on most surfaces but not rocks or shells of any kind. Please call us if you are unsure.
- 3) All inflatable units MUST be staked in the ground for safety. If your event will be on a surface where stakes are not allowed, please contact us to discuss other options such as sandbags. (additional fees may apply).
- 4) We will call you the day before your event with a set up time (we sometimes have to arrive very early to get all of the jumps out on time but we do not charge for the extra time)
- 5) Please call as early as possible if you need to cancel for weather or any other reason. Once we've set up, we do not give refunds for any reason including weather. Please see the FAQ and Policies pages on our web site.
- 6) If your event will be at a park. Please tell us. It affects our scheduling. You will need to either provide electricity within 50' or rent a generator which we can provide at an additional cost.

We want your party to go as smoothly as possible. Please call if you have any questions. Thanks!

**Attendance Confirmation  
for  
BOARD OF SUPERVISORS**



**District Name:** Lakeside Plantation CDD

**Board Meeting Date:** February 18, 2015

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

54  
1-310-513-110

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

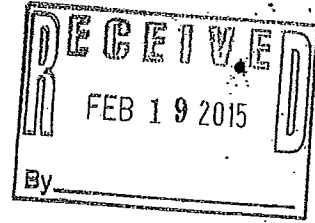
**Approved for Payment:**

District Manager Signature

2/18/2015  
Date

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

**Attendance Confirmation  
for  
BOARD OF SUPERVISORS**



**District Name:** Lakeside Plantation CDD

**Board Meeting Date:** February 18, 2015

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

56  
1-310-513-110

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

**Approved for Payment:**

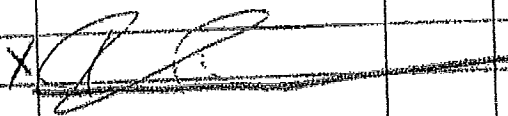
District Manager Signature

2/18/2015  
Date

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

452199

# INVOICE

<b>Statement</b>		DATE	TERMS
TO Lakeside Plantation			
BY ACCOUNT WITH			
Bessie's Laundryland			
13671 Tamiami Tr			
North Port, Fla 34287			
1/13/15	0599-6	3.500	
1/25/15	0599-18	16.25	
General Supplies			
			
CURRENT	OVER 30 DAYS	OVER 60 DAYS	TOTAL AMOUNT
			51.25

137  
1-330-538-48101

# Hopping Green & Sams

Attorneys and Counselors

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

66

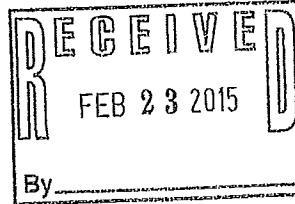
1-310-513-315

===== STATEMENT =====

February 19, 2015

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

Bill Number 80425  
Billed through 01/31/2015



**General Counsel/Monthly Meeting**  
**LPCDD 00001 MCE**

**FOR PROFESSIONAL SERVICES RENDERED**

01/08/15	MCE	Review work authorization regarding traffic study.	0.10 hrs
01/08/15	LCW	Review correspondence from Vanderbilt regarding draft agenda.	0.10 hrs
01/08/15	KEM	Review work authorization.	0.20 hrs
01/13/15	MCE	Prepare for board meeting; review meeting minutes.	1.00 hrs
01/19/15	MCE	Research streetlight issue; confer with Flint; confer with Robson regarding engineering records.	0.60 hrs
01/20/15	MCE	Prepare for and travel to board meeting.	0.80 hrs
01/21/15	MCE	Prepare for, travel to and attend board meeting.	3.60 hrs
01/21/15	LCW	Review correspondence regarding ownership of streetlights; research same; confer with Robson regarding CDD plat documents.	1.90 hrs
01/22/15	LCW	Confer with Robson regarding scope of district infrastructure.	0.30 hrs
01/23/15	MCE	Follow-up from board meeting.	0.20 hrs
01/23/15	LCW	Review engineer's reports regarding ownership of streetlights; confer with Robson regarding same.	0.70 hrs
01/31/15	CGS	Legislative monitoring.	0.30 hrs
Total fees for this matter			\$2,810.00

**DISBURSEMENTS**

Long Distance	0.12
Travel	177.95
Travel - Meals	18.55
Total disbursements for this matter	\$196.62

**MATTER SUMMARY**

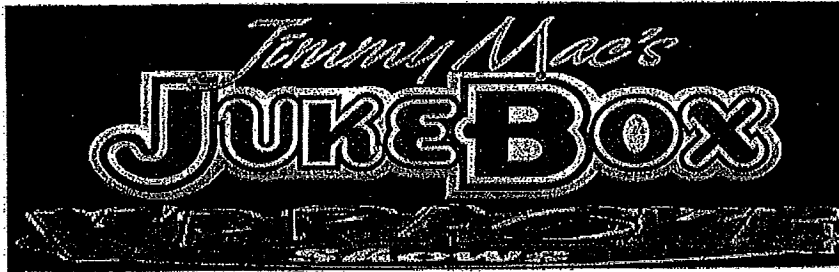
Stuart, Cheryl G.	0.30 hrs	395 /hr	\$118.50
Ibarra, Katherine E. - Paralegal	0.20 hrs	145 /hr	\$29.00
Whelan, Lindsay C.	3.00 hrs	205 /hr	\$615.00
Eckert, Michael C.	6.30 hrs	325 /hr	\$2,047.50
		TOTAL FEES	\$2,810.00
		TOTAL DISBURSEMENTS	\$196.62
			-----
		<b>TOTAL CHARGES FOR THIS MATTER</b>	<b>\$3,006.62</b>

**BILLING SUMMARY**

Stuart, Cheryl G.	0.30 hrs	395 /hr	\$118.50
Ibarra, Katherine E. - Paralegal	0.20 hrs	145 /hr	\$29.00
Whelan, Lindsay C.	3.00 hrs	205 /hr	\$615.00
Eckert, Michael C.	6.30 hrs	325 /hr	\$2,047.50
		TOTAL FEES	\$2,810.00
		TOTAL DISBURSEMENTS	\$196.62
			-----
		<b>TOTAL CHARGES FOR THIS BILL</b>	<b>\$3,006.62</b>

**Please include the bill number on your check.**





JimmyMac's JukeBox • 19555 Midway Blvd. • Port Charlotte, FL 33948  
 Tel: (727) 569-8349 • Cell: (941) 228-7370  
 e-mail: [wsteler@hotmail.com](mailto:wsteler@hotmail.com) • Please make out all checks to Wayne Steier  
[www.facebook.com/JimmyMacsJukeBox](http://www.facebook.com/JimmyMacsJukeBox)

**DJ/KJ Karaoke Contract/Agreement**

Client Lakeside Plantation Address 2200 Plantation Blvd.  
 City North Port State FL Zip 34289 Phone 941-423-5500

Event time 11 am to 4 pm Day of week Saturday  
 Event time \_\_\_\_\_ Day of week \_\_\_\_\_  
 Start date March 7th, 2015 End date \_\_\_\_\_

Agreement Amount Total: \$ 200.00 for 5 hours.

Number of hours	Standard Rate	After Discount	Reason For Discount
4 hours	\$400	\$ _____	_____
5 hours	\$450	\$ _____	_____

DJ will play music at the above time and place, and perform any announcements needed for the event.

Overtime will be based on tips and DJ/Company availability; minimum of \$25 in tips per additional hour of services. JimmyMac's JukeBox and its DJs will finish out any rotation, within reason currently in progress, at the end of the specified time. Overtime will only be provided if the DJ/Company is available to extend time.

- Client shares no less than 50% of costs incurred for special events and contests.
- If JimmyMac's JukeBox cannot perform this Agreement due to a fire or other casualty, act of God, or other cause beyond the control of the parties, then JimmyMac's JukeBox shall try to make arrangements for another DJ or company to cover for them for the specified dates under this Agreement, or will waive fees for specified night(s).
- JimmyMac's JukeBox provides no guarantees or warranties in conjunction with its services. The parties specifically agree that the damages for non-performance of this proposal are uncertain and speculative. The parties, as a reasonable mode of determining damages, agree that the maximum amount of damages available for a breach of any of JimmyMac's JukeBox obligations to the Client shall be the Total Agreement Amount stated above... i.e. if Client chooses to end show early, JimmyMac's JukeBox receives full agreed upon amount for that day's show.

- JimmyMac's JukeBox reserves the right to substitute for an assigned DJ in the event of unforeseen circumstances or scheduled private event(s) and will provide reasonable notice of changes under such circumstance to the client(s).
- The Client shall be responsible for any damage caused to the equipment of JimmyMac's JukeBox or its DJs or other substitutions by any of its patrons or by malfunction of client's premises. Client assumes responsibility for all JimmyMac's JukeBox's equipment while equipment is stored on client's property.
- The Client shall be responsible for all costs of collection, including reasonable attorney's fees should The Client breach the Agreement by failure to pay the Agreement amount.
- Cancellation of this Agreement must be made in writing and received at least 14 days before the event date. The Client agrees to pay -0000- the Agreement amount if notice of cancellation is not received at least 14 days prior to the event.

**Details** (Items Listed ARE Included In the above cost.)

**Do You Want**

- Just DJ or Both DJ and Karaoke
- Multi-colored disco ball
- Fog machine
- Red and/or blue rotating lights
- Grab-bag/Prizes (with Karaoke only)
- Other lights (specify) \_\_\_\_\_
- Other items (specify) \_\_\_\_\_
- Is there a specific type of music you want, i.e. doo-wop, classic rock, 70s, 80s, 90s, holiday, etc?

Please Specify by type of music or specific song titles and artist.

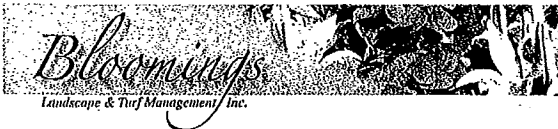
This is an outdoor event. No lights  
needed. We want current music with no  
swear language.

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Acceptance of Agreement**

JimmyMac's JukeBox Representative: Wayne Steier Date: 02-24-2015

Client: Antoside Plantation [Signature] Date: 2/25/15



# Invoice

5824 Bee Ridge Rd #165, Sarasota, FL 34233

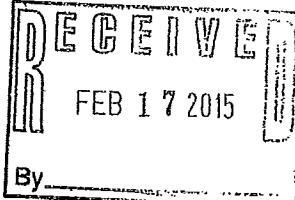
Date Invoice #  
2/13/2015 2015-00309

Bill To:

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

10  
1-330-538-520

Due Date 2/13/2015



Terms Due on receipt

Description	Qty	Rate	Amount
Install new sod around the tennis court Bahia Sod - Pallet	6	200.00	1,200.00

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

Total	\$1,200.00
Payments/Credits	\$0.00
Balance Due	\$1,200.00

Phone #  
(941) 927-9765

Fax #  
(941) 929-9356

E-mail  
carla@bloomingslandscape.com

Web Site [www.bloomingslandscape.com](http://www.bloomingslandscape.com)

# Fitness Logic

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

104  
 1-330-538-48102

# Invoice

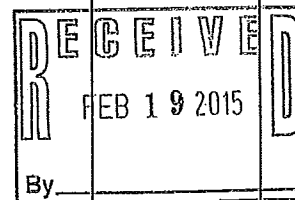
Date	Invoice #
2/13/2015	59092

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

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

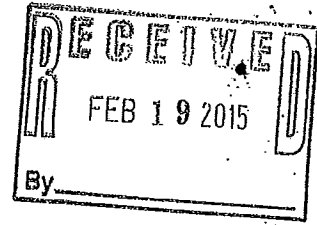
P.O. Number	Terms	Rep	Work Order #	Completed
	Net 10	CRM	57117	2/12/2015

Item Code	Description	Quantity	Price Each	Amount
Labor	Looked at Precor Elliptical serial # AJMEC08070042 for programs not working, found PCB board for the D-pad had come unplugged, plugged in and unit is functioning properly.	0.5	79.00	39.50



Thank you for your business. Invoices over 30 Days will incur 1.5% Interest per month	<b>Subtotal</b>	\$39.50
	<b>Sales Tax (0.0%)</b>	\$0.00
	<b>Total</b>	\$39.50

**Attendance Confirmation**  
for  
**BOARD OF SUPERVISORS**



**District Name:** Lakeside Plantation CDD

**Board Meeting Date:** February 18, 2015

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

211  
1-310-513-116

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

**Approved for Payment:**

District Manager Signature

2/18/2015  
Date

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

# CHECK REQUEST FORM

#28

DISTRICT/ASSOCIATION: Lakeside Plantation CDD DATE: 2/26/15

PAYABLE TO: Lakeside Plantation CDD c/o USBank

AMOUNT REQUESTED: \$ 2,207.08

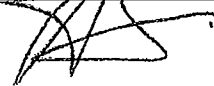
REQUESTED BY: J. Viscaua

ACCOUNT # 300-207-1

DESCRIPTION OF NEED: FY15 Debt Service Assessments

Series 1999

APPROVED BY: 

SIGNATURE: 



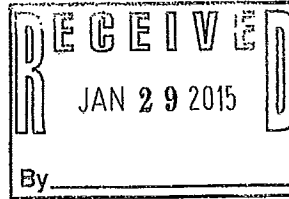




3 133892

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

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



B 5 5517

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	\$1,616.19	Feb 16 2015	\$

### Your electric statement

Account number: 84595-15071

For: Dec 23 2014 to Jan 26 2015 (34 days)

Customer name: LAKESIDE PLANTATION COMM

Statement date: Jan 26 2015

Service address: 2200 PLANTATION BLVD # POOL

Next meter reading: Feb 23 2015

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (-)	New charges (+)	DO NOT PAY (-)	New charges due by
1,616.05	1,616.05 CR	0.00	0.00	1,616.19	\$1,616.19	Feb 16 2015

#### Meter reading - Meter KL84533

Current reading 08422

\*\*Meter change\*\*

kWh used 17939

Demand reading 45.23

Demand kW 45

#### Energy usage

	Last Year	This Year
kWh this month	23871	17939
Service days	35	34
kWh per day	682	527

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

Customer charge: \$19.48

Fuel: \$613.16

( \$0.034180 per kWh)

Non-fuel: \$365.23

( \$0.020360 per kWh)

Demand: \$477.45

( \$10.61 per kW)

Amount of your last bill 1,616.05

Payment received - Thank you 1,616.05 CR

Balance before new charges \$0.00

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

Electric service amount 1,475.32\*\*

Storm charge 9.87

Gross receipts tax 36.08

Franchise charge 92.82

Total new charges \$1,616.19

Total amount you owe \$1,616.19

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

- Payment received after April 15, 2015 is considered LATE; a late payment charge of 1% will apply.

- The amount due on your account will be drafted automatically on or after February 06, 2015. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Please have your account number ready when contacting FPL.

Customer service: 1-800-375-2434

Outside Florida: 1-800-226-3545

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

Hearing/speech impaired: 711 (Relay Service)

Online at: www.FPL.com





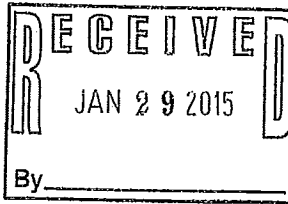
FPL

2 133892

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

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

B 5 5517 5



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

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

FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

Account number	Do not pay	New charges due by	Amount enclosed
57421-67439	\$1,122.46	Feb 16 2015	\$

### Your electric statement

Account number: 57421-67439

For: Dec 23 2014 to Jan 26 2015 (34 days)

Customer name: LAKESIDE PLANTATION COMM

Statement date: Jan 26 2015

Service address: 2200 PLANTATION BLVD # CLBHSE

Next meter reading: Feb 23 2015

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (-)	New charges due by
1,107.14	1,107.14 CR	0.00	0.00	1,122.46	\$1,122.46	Feb 16 2015

#### Meter reading - Meter KLL2846

Current reading 04787  
 Previous reading - 03990  
 kWh constant x 10  
 kWh used **7970**

Demand reading 5.37  
 kW constant x 10.00  
 Demand kW **54**

**Energy usage**

	Last Year	This Year
kWh this month	8500	7970
Service days	35	34
kWh per day	242	234

Amount of your last bill 1,107.14  
 Payment received - Thank you 1,107.14 CR  
 Balance before new charges \$0.00

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

Electric service amount 1,027.10\*\*  
 Storm charge 4.38  
 Gross receipts tax 26.45  
 Franchise charge 64.53  
 Total new charges \$1,122.46

**Total amount you owe \$1,122.46**

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

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

Customer charge: \$19.48  
 Fuel: \$272.41  
 ( \$0.034180 per kWh)  
 Non-fuel: \$162.27  
 ( \$0.020360 per kWh)  
 Demand: \$572.94  
 ( \$10.61 per kW)

- Payment received after **April 15, 2015** is considered **LATE**; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after **February 06, 2015**. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

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

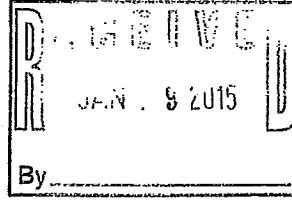


FPL



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

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



B 5 5517 3

AUTO \*\*CO 0116 1 133892

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	\$736.69	Feb 16 2015	\$

### Your electric statement

Account number: 04126-05586

For: Dec 23 2014 to Jan 26 2015 (34 days)

Customer name: LAKESIDE PLANTATION

Statement date: Jan 26 2015

Service address: 2200 PLANTATION BLVD # FNTN

Next meter reading: Feb 23 2015

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (=)	New charges due by
718.29	718.29 CR	0.00	0.00	736.69	\$736.69	Feb 16 2015

#### Meter reading - Meter 6N25462

Current reading 21167  
 Previous reading - 13104  
 kWh used 8083

Demand reading 19.57  
 Demand kW 20

**Energy usage**

	Last Year	This Year
kWh this month	6892	8083
Service days	35	34
kWh per day	196	237

Amount of your last bill 718.29  
 Payment received - Thank you 718.29 CR  
 Balance before new charges \$0.00

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

Electric service amount 672.53\*\*  
 Storm charge 4.45  
 Gross receipts tax 17.36  
 Franchise charge 42.35  
**Total new charges \$736.69**

**Total amount you owe \$736.69**

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

Customer charge: \$19.48  
 Fuel: \$276.28  
 (\$0.034180 per kWh)  
 Non-fuel: \$164.57  
 (\$0.020360 per kWh)  
 Demand: \$212.20  
 (\$10.61 per kW)

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

- Payment received after **April 15, 2015** is considered **LATE**; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after **February 06, 2015**. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Please have your account number ready when contacting FPL.

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



From: utilitybill@cityofnorthport.com  
Subject: City of North Port Utility E-Bill  
Date: March 11, 2015 at 3:13 PM  
To: CFLOWERS@GMSCFL.COM

---

Billing Statement

NORTH PORT UTILITIES

Account number : 43123-154656

Location address: 2200 PLANTATION BLVD TENNI COURT

NORTH PORT FL

Customer name : LAKESIDE PLANTATION COMM DEV

Mailing address : 135 W CENTRAL BLVD STE 320

:

City /State /Zip: ORLANDO FL 328012435

Bill date: 1/28/15 Due date: 2/23/15 \*\*\* Auto Pay - do not pay \*\*\*

Balance forward : .00

Payments / adj. : .00

Current charges : 529.24

Bill amount : 529.24

Reading Information

Service	Read_Date	Type	Meter_number	Actual	Demand	Days	Consumption
WA	1/22/15	Regular	80005382	34	71.00		.00

Current Charge Detail

Code	Description	Amount
WA	WATER	529.24
	Total Actual Charges	529.24

Balance: 661.60 as of 3/11/15

**From:** utilitybill@cityofnorthport.com  
**Subject:** City of North Port Utility E-Bill  
**Date:** March 11, 2015 at 3:18 PM  
**To:** CFLOWERS@GMSCFL.COM

---

Billing Statement

NORTH PORT UTILITIES

Account number : 43123-156052

Location address: 2200 PLANTATION BLVD CLUB HOUSE

NORTH PORT FL

Customer name : LAKESIDE PLANTATION COMM DEV

Mailing address : 135 W CENTRAL BLVD STE 320

:

City /State /Zip: ORLANDO FL 328012435

Bill date: 1/28/15 Due date: 2/23/15 \*\*\* Auto Pay - do not pay \*\*\*

Balance forward : .00

Payments / adj. : .00

Current charges : 147.60

Bill amount : 147.60

Reading Information

			Actual	Demand		Consumption
Service	Read_Date	Type	Meter_number	Days		
WA	1/22/15	Regular	80000038	34	4.00	.00

Current Charge Detail

Code	Description	Amount
SE	SEWER	92.87
WA	WATER	54.73
	Total Actual Charges	147.60

Balance: 157.26 as of 3/11/15

From: utilitybill@cityofnorthport.com  
Subject: City of North Port Utility E-Bill  
Date: March 11, 2015 at 3:19 PM  
To: CFLOWERS@GMSCFL.COM

---

Billing Statement

NORTH PORT UTILITIES

Account number : 43123-154658

Location address: 2200 PLANTATION BLVD FRONT FOUNT

NORTH PORT FL

Customer name : LAKESIDE PLANTATION COMM DEV

Mailing address : 135 W CENTRAL BLVD STE 320

:

City /State /Zip: ORLANDO FL 328012435

Bill date: 1/28/15 Due date: 2/23/15 \*\*\* Auto Pay - do not pay \*\*\*

Balance forward : .00

Payments / adj. : .00

Current charges : 37.38

Bill amount : 37.38

Reading Information

Service	Read_Date	Type	Meter_number	Actual	Demand	Consumption
WA	1/22/15	Regular	83717471	34	5.00	.00

Current Charge Detail

Code	Description	Amount
WA	WATER	37.38
	Total Actual Charges	37.38

Balance: 31.88 as of 3/11/15

PLEASE REMIT PAYMENT TO:

CUSTOMER INVOICE



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

NE A

ACCOUNT NUMBER  
10332096

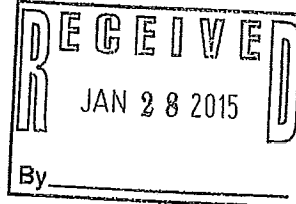
AMOUNT NOW DUE  
18.67

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

\*\*\*\*\*  
\* PLEASE DO NOT PAY. WE WILL DEDUCT 18.67 \*  
\* FROM YOUR BANK ACCOUNT ON OR AFTER 02/04/15. \*  
\*\*\*\*\*

011114 10332096 000001867

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



WRITE IN AMOUNT  
PAID ON THIS ACCOUNT

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

DIRECT ALL INQUIRIES TO:

PLEASE RETAIN THIS LOWER PORTION FOR YOUR RECORDS.



POST OFFICE BOX 31017  
TAMPA, FL 33631-3017

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

1-877-832-6747

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

AMOUNT NOW DUE  
18.67

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

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

--BILLING PERIOD-- NUMBER STATEMENT  
TO OF DAYS DATE  
01/21/15 34 01/23/15

ACCOUNT NUMBER  
10332096

\*\*\*\*\* THIS MONTH'S METER INFORMATION \*\*\*\*\*  
METER METER READS -----FACTORS----- THERMS  
NUMBER PRES - PREV = CCF X BTU X CONVER = USED  
RHE73410 374 370 4 1.0490 1.00000 4.2  
TOTAL THERMS = 4.2

AVERAGE DAILY THERM USAGE  
JAN 15 0.1  
JAN 14 0.0

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

RESIDENTIAL SERVICE 1 (RS1)  
PREVIOUS BALANCE 17.15  
PAYMENT 17.15-  
CUSTOMER CHARGE 12.00  
DISTRIBUTION 4.2 THMS @ 0.38335 1.61  
PGA 4.2 THMS @ 0.88848 3.74  
TOTAL GAS CHARGES 17.35  
TAXES AND FEES  
FRANCHISE FEE 1.13  
LOCAL TAX  
STATE TAX  
GROSS RECEIPTS TAX .19  
TOTAL TAXES AND FEES 1.32  
THIS MONTH'S CHARGE 18.67  
TOTAL BALANCE DUE 18.67

READ DATE  
01/20/15

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

Account Number  
15 4331 0624684505 03

Amount Due  
\$388.46

**Visit [verizon.com/mybusiness1](http://verizon.com/mybusiness1)**

- View & Pay Your Bill
- Check Verizon Email
- Get Rewards & Discounts
- Use Online Support
- And More

**Account Information**

Statement Date: 2/1/15  
LAKESIDE PLANTATION COMMUNIT  
Phone: 941-423-5501

**Questions About Your Bill?**

For the help & support you need, contact us at 1- 800- VERIZON.

**Verizon News**

**Connect Fast, Respond Faster**

To be Small Business Ready you need fast speeds. SpeedMatch provides upload speeds as fast as your download speeds. Upgrade to FiOS Quantum Internet with speeds up to 300 Mbps so you can run more devices at once on one Internet connection. Call 1- 888- 881- 0875 for details.

**Be Small Business Ready**

If customers can't reach you, they'll call someone else. Add another crystal clear voice phone line today. Your customers are counting on you. Call 1- 888- 377- 6823 today to add more business phone lines. Keep in touch with your customers and grow your business.

**We're Here To Help!**

Verizon Business Services offers a powerful combination of reliability, innovation and value. We can help your small business today and well into the future. Call 1- 877- 274- 3675 today to review your business account with a Verizon Business Specialist. Don't hesitate- call Verizon today!

**Account Summary**

Previous Balance	\$373.29
Payment Received Jan 21	- \$373.29
<b>Balance Forward</b>	<b>\$0.00</b>

**New Charges**

Current Activity	\$296.70
Taxes, Governmental Surcharges and Fees	\$43.46
Verizon Surcharges and Other Charges & Credits	\$48.30
<b>Total New Charges Due by February 25, 2015</b>	<b>\$388.46</b>

**Total Amount Due \$388.46**

Account Number: 15 4331 0624684505 03

**Amount Due: \$388.46 020115**

**Do not send Payment**  
You are enrolled in Verizon's Automatic Payment option. The total due will be deducted from your bank account on 2/21/15.

KEYLINE  
LAKESIDE PLANTATION COMMUNIT  
135 W. CENTRAL BLVD STE 320  
ORLANDO FL 32801- 2435



15 4331 0624684505 03N00000000000 00000038846 08

**Current Activity**

**Monthly Charges**

2/1	2/28	<b>Verizon Solutions for Business Bundle</b>	
		<b>Includes:</b>	
		• Solutions Bundle Line 2 Yr	65.00
		• 1 Additional Line Basic 2 Yr	35.00
		• 1 Additional Line Unlimited 2 Yr	50.00
		• FIOS TV Extreme HD	60.00
		• FIOS Internet 50M/50M - 2YR	54.99
		• Promotional Bundle Credit	- 4.00
		• Additional Line Promotion	- 35.00
		• Online Promotional Credit	- 5.00
		<b>Verizon Solutions for Business Bundle Price</b>	<b>220.99</b>
		<b>Line 941- 423- 5500</b>	
2/1	2/28	VLD - Long Distance Calls	19.76
2/1	2/28	(Rent): HD Set Top Box 4 @ 11.99	47.96
1/19	2/18	Data Protection	7.99
		<b>Monthly Charges Subtotal</b>	<b>\$296.70</b>

**Current Activity Total** **\$296.70**

**Taxes, Governmental Surcharges and Fees**

Federal Excise Tax	.81
FL State Communications Services Tax	17.66
FL Local Communications Services Tax	16.78
FL State Gross Receipts Tax	6.68
Telecommunications Relay Service	.33
County 911 Funding Fee	1.20

**Total Taxes, Governmental Surcharges and Fees** **\$43.46**

**Verizon Surcharges and Other Charges & Credits**

Federal Universal Service Fee	9.95
Regulatory Recovery Fee - Federal	.08
VLD - Long Distance Access Charge	5.55
Federal Subscriber Line and Access Recovery Charge	27.00
VLD - Carrier Cost Recovery Charge	1.08
VLD - Long Distance Administrative Charge	2.22
Regional Sports Network Fee	2.42

**Total Verizon Surcharges and Other Charges & Credits** **\$48.30**

**Total New Charges** **\$388.46**

**Legal Notices**

**Electronic Fund Transfer (EFT)**

Paying by check authorizes us to process your check or use the check information for a one-time EFT from your bank account. Verizon may retain this information to send you electronic refunds or enable your future electronic payments to us. If you do not want Verizon to retain your bank information, call 1- 888- 500- 5358.

**Late Payment Charges**

To avoid a late payment charge of 1.5% or \$7.00, whichever is greater, full payment must be received before Mar 4, 2015.

**Correspondence**

Go to [verizon.com/bizcontact](http://verizon.com/bizcontact) or mail to PO Box 33078, St. Petersburg, FL 33733

**Closed Captioning Questions and Concerns?**

If you have a concern or complaint with closed captioning on a program, please call Verizon at 1.800.VERIZON. Written correspondence can be sent by fax to 1.888.806.7026, by email to [videoclosedcaption@verizon.com](mailto:videoclosedcaption@verizon.com), or by mail to Verizon, PO Box 5166, Tampa, FL 33675 Attn: Cynthia Morales, Manager.

**Service Providers**

Verizon FL provides regional, local calling and related features, other voice services, and FIOS TV service, unless otherwise indicated. Verizon Long Distance provides long distance calling and other services identified by "VLD" in the applicable billed line item. Verizon Online provides Internet service and FIOS TV equipment. FIOS is a registered mark of Verizon Trademark Services LLC.

**Disconnection of Basic Local Service**

You must pay \$388.46 to avoid disconnection of your basic local service.

**Bankruptcy Information**

If you are or were in bankruptcy, this statement may include amounts for pre-bankruptcy service. You should not pay pre-bankruptcy amounts; they are for your information only. Mail bankruptcy-related correspondence to 500 Technology Drive, Suite 550, Weldon Spring, MO 63304.

**You Can Block Third Party Billing to Your Verizon Bill**

For more information, visit [verizon.com/blocking](http://verizon.com/blocking) or call us at 1- 800- VERIZON.

**Local Franchise Authority - FIOS TV**

Your FCC Community ID is: FL1334

Phone Number  
941- 423- 5501

Account Number  
15 4331 0624684505 03

Page  
3 of 4

## Usage Detail

### VLD - Direct Dialed Calls

Date	Time	Place	Number	Period	Minutes	Amount
<b>Line 941 423- 5501</b>						
Jan 25	12:10 PM	Middleton NS	902- 825- 3576	Disc	8.0	8.32
Jan 25	12:23 PM	Middleton NS	902- 825- 3576	Disc	9.0	9.36
Total for Line 941 423- 5501						17.68
<b>Line 941 423- 5500</b>						
Jan 8	9:27 AM	Altona MB	204- 217- 2425	Std	1.0	1.04
Jan 10	11:56 AM	Wellington ON	613- 399- 5361	Disc	1.0	1.04
Total for Line 941 423- 5500						2.08
<b>Total VLD - Direct Dialed Calls</b>						<b>\$19.76</b>

## Need- to- Know Information

### **Customer Proprietary Network Information (CPNI) Notice for Residential, Small and Medium Business Customers**

CPNI is information that relates to the type, quantity, destination, technical configuration, location, amount of use, and billing information of your telecommunications or interconnected VoIP services. This information is made available to us solely by virtue of our relationship with you. The protection of your information is important to us. Under federal law, you have a right, and we have a duty, to protect the confidentiality of your CPNI.

We may use and share your CPNI among our affiliates and agents to offer you services that are different from the services you currently purchase from us. Verizon offers a full range of services such as video, wireless, Internet, and long distance. Visit [verizon.com](http://verizon.com) for a complete listing of our services and companies.

For residential, small and medium business customers, you may choose not to have your CPNI used for marketing purposes described above by calling us anytime at 1- 866- 483- 9700. When you call, please have your bill and account number available. Your decision about use of your CPNI doesn't affect our provision of services to you nor eliminate all Verizon marketing contacts.

Unless you call us at the number above, Verizon may use your CPNI to market different types of services beginning 30 days after the first time we notify you of the CPNI policy described above. You may elect at any time to add or remove a restriction on the use of your CPNI. Your choice remains valid until you change your election by calling the number above.



# Lakeside Plantation

Community Development District

Unaudited Financial Reporting  
February 28, 2015

**Lakeside Plantation  
COMMUNITY DEVELOPMENT DISTRICT**

**COMBINED BALANCE SHEET  
February 28, 2015**

	<u>GENERAL</u>	<u>DEBT SERVICE</u>	<u>CAPITAL RESERVE</u>	<u>TOTALS</u>
<b>ASSETS</b>				
<b>CASH:</b>				
OPERATING ACCOUNT	\$ 115,546	\$ -	\$ -	\$ 115,546
DEBIT CARD ACCOUNT	3,142	-	-	3,142
MONEY MARKET ACCOUNT	327,473	-	-	327,473
ACTIVITIES ACCOUNT	15,656	-	-	15,656
PETTY CASH	50	-	-	50
CAPITAL RESERVE ACCOUNT	-	-	356,645	356,645
<b>INVESTMENT - OPERATIONS:</b>				
INVESTMENT- SBA FUND A	396	-	-	396
<b>INVESTMENT - BONDS:</b>				
RESERVE FUND	-	7,998	-	7,998
REVENUE FUND	-	175,281	-	175,281
PREPAYMENT	-	0	-	0
<b>TOTAL ASSETS</b>	<u>\$ 462,263</u>	<u>\$ 183,279</u>	<u>\$ 356,645</u>	<u>\$ 1,002,187</u>
<b>LIABILITIES &amp; FUND BALANCES</b>				
<b>LIABILITIES</b>				
ACCOUNTS PAYABLE	\$ 3,193	\$ -	\$ 4,062	\$ 7,256
CUSTOMER DEPOSITS	450	-	-	450
<b>TOTAL LIABILITIES</b>	<u>\$ 3,643</u>	<u>\$ -</u>	<u>\$ 4,062.47</u>	<u>\$ 7,706</u>
<b>FUND BALANCES</b>				
RESTRICTED FOR DEBT SERVICE	\$ -	\$ 183,279	\$ -	\$ 183,279
ASSIGNED FOR CAPITAL PROJECTS	-	-	352,583	352,583
UNASSIGNED	458,620	-	-	458,620
<b>TOTAL FUND BALANCES</b>	<u>\$ 458,620</u>	<u>\$ 183,279</u>	<u>\$ 352,583</u>	<u>\$ 994,482</u>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<u>\$ 462,263</u>	<u>\$ 183,279</u>	<u>\$ 356,645</u>	<u>\$ 1,002,187</u>

**Lakeside Plantation**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**

STATEMENT OF REVENUES & EXPENDITURES  
For The Period Ending February 28, 2015

<u>REVENUE</u>	Adopted Budget	Prorated Budget Thru 02/28/15	Actual Thru 02/28/15	Variance
Tennis Club	\$ 15,000	\$ 6,250	\$ 13,921	\$ 7,671
Activities	12,500	5,208	5,196	(12)
Clubhouse Rentals	1,500	625	800	175
Miscellaneous	1,500	625	510	(115)
Interest Earnings	150	63	16	(47)
Operations & Maintenance Assessments	620,593	518,523	518,523	-
<b>TOTAL REVENUE</b>	<b>\$ 651,243</b>	<b>\$ 531,294</b>	<b>\$ 538,966</b>	<b>\$ 7,672</b>
 <u>EXPENDITURES</u>				
<b>ADMINISTRATIVE</b>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 4,000	\$ 1,000
District Manager	35,000	14,583	14,583	(0)
Reimbursable Expenses	600	250	-	250
District Engineer	10,000	4,167	4,432	(266)
Disclosure Report	1,000	1,000	1,000	-
Trustee Fees	3,750	2,683	2,683	-
Audit Fees	4,100	-	-	-
Postage, Phone, Fax, Copies	1,000	417	-	417
General Liability Insurance	5,000	5,000	4,761	239
Legal Advertising	1,500	625	272	353
Dues, Licenses & Fees	175	175	175	-
Other Current Charges	1,000	417	997	(580)
Property Insurance	7,000	7,000	7,013	(13)
Website Design/Administration	400	167	254	(87)
District Counsel	22,000	9,167	9,744	(577)
<b>TOTAL ADMINISTRATIVE</b>	<b>\$ 104,525</b>	<b>\$ 50,650</b>	<b>\$ 49,914</b>	<b>\$ 736</b>
 <b>OPERATIONS</b>				
Personnel Services (Management Contract)	\$ 172,116	\$ 71,715	\$ 71,717	\$ (2)
Road & Street Repairs & Maintenance	10,000	4,167	634	3,533
Common Area Renewal & Maintenance	15,000	6,250	2,458	3,792
Street Light/Decorative Light	10,000	4,167	2,385	1,781
Landscape Maintenance - Contract	88,250	36,771	36,771	(0)
Landscape Maintenance - Other	-	-	699	(699)
Plant Replacement Program	12,000	5,000	4,108	892
Irrigation Maintenance	500	208	-	208
Lake Maintenance	14,000	5,833	5,590	243
Electric Utility Services - Entrance Feature	9,000	3,750	2,849	901
Water Utility Services - Entrance Feature	1,000	417	763	(347)
Repairs & Maintenance - Entrance Feature	750	313	603	(290)
Miscellaneous Tools, Equipment	1,500	625	370	255
Landscape Inspection Services	3,300	1,375	1,100	275
<b>TOTAL OPERATIONS</b>	<b>\$ 337,416</b>	<b>\$ 140,590</b>	<b>\$ 130,047</b>	<b>\$ 10,543</b>

**Lakeside Plantation**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**  
STATEMENT OF REVENUES & EXPENDITURES  
For The Period Ending February 28, 2015

	Adopted Budget	Prorated Budget Thru 02/28/15	Actual Thru 02/28/15	Variance
<b>CLUBHOUSE</b>				
Activities	\$ 19,000	\$ 7,917	\$ 8,814	\$ (898)
Licenses/Fees	625	260	289	(29)
General Supplies	10,000	4,167	3,507	660
Maintenance	10,000	4,167	5,328	(1,162)
Office Supplies	3,000	1,250	1,135	115
Public Communication	800	333	-	333
Pest Control	900	375	300	75
Security	2,000	833	294	539
AED	300	125	-	125
Telephone & Internet Services	5,000	2,083	1,865	218
Janitorial Supplies	3,000	1,250	1,342	(92)
Electric Utility Services - Clubhouse	16,500	6,875	4,969	1,906
Gas Utility	300	125	116	9
Garbage Collection	2,000	833	784	49
Water Utility Services - Clubhouse	3,000	1,250	1,103	147
Electric Utility Services - Pool	16,500	6,875	5,428	1,447
Pool Maintenance - Other	7,500	3,125	3,359	(234)
Tennis Courts - Maintenance	7,500	3,125	3,594	(469)
Tennis Courts - Programs	2,000	833	2,592	(1,759)
Water Utility Services - Tennis Courts & Pool	8,000	3,333	2,333	1,000
<b>TOTAL CLUBHOUSE</b>	<b>\$ 117,925</b>	<b>\$ 49,135</b>	<b>\$ 47,155</b>	<b>\$ 1,981</b>
<b>OTHER EXPENDITURES</b>				
Transfer Out - FY14	\$ 42,968	\$ 42,968	\$ 42,968	\$ -
Transfer Out - FY15	91,377	91,377	91,377	-
<b>TOTAL OTHER EXPENDITURES</b>	<b>\$ 134,345</b>	<b>\$ 134,345</b>	<b>\$ 134,345</b>	<b>\$ -</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 694,211</b>		<b>\$ 361,461</b>	
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>\$ (42,968)</b>		<b>\$ 177,504</b>	
<b>FUND BALANCE, BEGINNING</b>	<b>\$ 42,968</b>		<b>\$ 281,115</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>		<b>\$ 458,620</b>	

**Lakeside Plantation**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE SERIES 1999**  
**STATEMENT OF REVENUES & EXPENDITURES**  
For The Period Ending February 28, 2015

	Adopted Budget	Prorated Budget Thru 02/28/15	Actual Thru 02/28/15	Variance
<b>REVENUE</b>				
Assessments-On Roll	\$ 175,905	\$ 146,650	\$ 146,650	\$ -
Interest Income	-	-	3	3
<b>TOTAL REVENUE</b>	<b>\$ 175,905</b>	<b>\$ 146,650</b>	<b>\$ 146,652</b>	<b>\$ 3</b>
<b>EXPENDITURES</b>				
Special Call - 11/1	\$ -	\$ -	\$ 5,000	\$ (5,000)
Interest - 11/1	62,724	62,724	62,724	-
Principal - 5/1	60,000	-	-	-
Interest - 5/1	62,724	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>\$ 185,448</b>	<b>\$ 62,724</b>	<b>\$ 67,724</b>	<b>\$ (5,000)</b>
<b>OTHER FINANCING SOURCES</b>				
Other Debt Service Cost	\$ -	\$ -	\$ -	\$ -
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>\$ (9,543)</b>		<b>\$ 78,928</b>	
<b>FUND BALANCE, BEGINNING</b>	<b>\$ 95,379</b>		<b>\$ 104,351</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 85,837</b>		<b>\$ 183,279</b>	

**Lakeside Plantation**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**CAPITAL RESERVE FUND**  
**STATEMENT OF REVENUES & EXPENDITURES**  
For The Period Ending February 28, 2015

	Adopted Budget	Prorated Budget Thru 02/28/15	Actual Thru 02/28/15	Variance
<b>REVENUE</b>				
Transfer In - FY14	\$ 42,968	\$ 42,968	\$ 42,968	\$ -
Transfer In - FY15	91,377	91,377	91,377	-
<b>TOTAL REVENUE</b>	<b>\$ 134,345</b>	<b>\$ 134,345</b>	<b>\$ 134,345</b>	<b>\$ -</b>
<b>EXPENDITURES</b>				
Exterior Building Elements	\$ -	\$ -	\$ 2,800	\$ (2,800)
Property Site Elements	-	-	-	-
Clubhouse Interior	-	-	8,125	(8,125)
Pool & Spa Elements	-	-	-	-
Reserve Study	-	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,925</b>	<b>\$ (10,925)</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>\$ 134,345</b>		<b>\$ 123,420</b>	
<b>FUND BALANCE, BEGINNING</b>	<b>\$ 229,163</b>		<b>\$ 229,163</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 363,508</b>		<b>\$ 352,583</b>	

**Lakeside Plantation**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF REVENUES & EXPENDITURES**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>REVENUE</b>													
Tennis Club	\$ 6,484	\$ 4,383	\$ 1,913	\$ 844	\$ 297	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,921
Activities	1,087	577	1,785	1,450	297	-	-	-	-	-	-	-	5,196
Clubhouse Rentals	-	375	-	300	125	-	-	-	-	-	-	-	800
Miscellaneous	180	267	47	17	-	-	-	-	-	-	-	-	510
Interest Earnings	2	2	5	5	3	-	-	-	-	-	-	-	16
Operations & Maintenance Assessments	-	297,249	178,265	35,205	7,804	-	-	-	-	-	-	-	518,523
<b>TOTAL REVENUE</b>	<b>\$ 7,752</b>	<b>\$ 302,853</b>	<b>\$ 182,015</b>	<b>\$ 37,820</b>	<b>\$ 8,525</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 538,966</b>

<b>EXPENDITURES</b>													
<b>ADMINISTRATIVE</b>													
Supervisor Fees	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000
District Manager	2,917	2,917	2,917	2,917	2,917	-	-	-	-	-	-	-	14,583
Reimbursable Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-
District Engineer	1,140	375	-	-	2,918	-	-	-	-	-	-	-	4,432
Disclosure Report	-	-	-	1,000	-	-	-	-	-	-	-	-	1,000
Trustee Fees	2,683	-	-	-	-	-	-	-	-	-	-	-	2,683
Audit Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage, Phone, Fax, Copies	-	-	-	-	-	-	-	-	-	-	-	-	-
General Liability Insurance	5,345	-	(584)	-	-	-	-	-	-	-	-	-	4,761
Legal Advertising	175	85	-	105	82	-	-	-	-	-	-	-	272
Dues, Licenses & Fees	-	-	-	-	-	-	-	-	-	-	-	-	175
Other Current Charges	466	386	137	8	-	-	-	-	-	-	-	-	997
Property Insurance	7,888	-	(875)	-	-	-	-	-	-	-	-	-	7,013
Website Design/Administrative	25	25	154	25	25	-	-	-	-	-	-	-	254
District Counsel	3,738	2,234	765	3,007	-	-	-	-	-	-	-	-	9,744
<b>TOTAL ADMINISTRATIVE</b>	<b>\$ 25,377</b>	<b>\$ 7,021</b>	<b>\$ 2,514</b>	<b>\$ 8,061</b>	<b>\$ 6,941</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 49,914</b>

<b>OPERATIONS</b>													
Personnel Services (Management Contract)	\$ 14,343	\$ 14,343	\$ 14,343	\$ 14,343	\$ 14,343	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 71,717
Road & Street Repairs & Maintenance	-	-	634	-	-	-	-	-	-	-	-	-	634
Common Area Renewal & Maintenance	594	975	-	889	-	-	-	-	-	-	-	-	2,458
Street Light/Decorative Light	1,315	640	306	75	50	-	-	-	-	-	-	-	2,385
Landscape Maintenance - Contract	7,354	7,354	7,354	7,354	7,354	-	-	-	-	-	-	-	36,771
Landscape Maintenance - Other	-	-	-	699	-	-	-	-	-	-	-	-	699
Plant Replacement Program	-	4,108	-	-	-	-	-	-	-	-	-	-	4,108
Irrigation Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	966	966	1,726	966	966	-	-	-	-	-	-	-	5,590
Electric Utility Services - Entrance Feature	682	-	713	718	737	-	-	-	-	-	-	-	2,849
Water Utility Services - Entrance Feature	175	344	179	28	37	-	-	-	-	-	-	-	763
Repairs & Maintenance - Entrance Feature	149	189	180	85	-	-	-	-	-	-	-	-	603
Miscellaneous Tools, Equipment	20	-	-	350	-	-	-	-	-	-	-	-	370
Landscape Inspection Services	-	550	-	550	-	-	-	-	-	-	-	-	1,100
<b>TOTAL OPERATIONS</b>	<b>\$ 25,597</b>	<b>\$ 29,470</b>	<b>\$ 25,435</b>	<b>\$ 26,058</b>	<b>\$ 23,488</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 130,047</b>

Lakeside Plantation



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

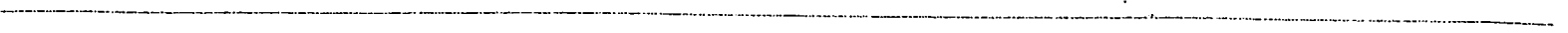
SERIES 1999A, CAPITAL IMPROVEMENT REVENUE BONDS	
INTEREST RATE:	6.950%
MATURITY DATE:	5/1/2031
RESERVE FUND REQUIREMENT	MAXIMUM ANNUAL DEBT SERVICE
BONDS OUTSTANDING - 9/30/13	\$ 1,860,000.00
LESS: PRINCIPAL PAYMENT 5/1/14	\$ (55,000.00)
LESS: PRINCIPAL PAYMENT 11/1/14 (PREPAYMENT)	\$ (5,000.00)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$ 1,800,000.00</b>



**SECTION VI**

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A





# Hopping Green & Sams

Attorneys and Counselors

February 13, 2015

Lakeside Plantation Community Development  
District  
c/o George Flint, District Manager  
Governmental Management Services-CF, LLC  
135 West Central Boulevard, Suite 320  
Orlando, Florida 32801

**RECEIVED**

FEB 17 2015

Governmental Management Services-  
Central Florida, LLC

Re: Lakeside Plantation Community Development District

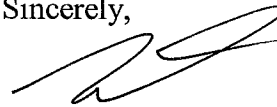
Dear George:

The fee agreement in place between our firm and the District contemplates adjustments to the hourly rates from time to time after an annual evaluation by our firm. The firm is respectfully submitting this notification well in advance of the budget planning process. For Fiscal Year 2015/2016, our firm is proposing to increase our standard hourly rates for the associate most likely to provide services to the District, from \$190 to \$225. The rate for other attorneys and paralegal services will remain the same. The new hourly rate is proposed to take effect on October 1, 2015.

As always, we will continue to implement cost-effective strategies to minimize legal expenses for the District while at the same time providing thoughtful and comprehensive services.

If you have any questions, please feel free to call. We thank you for the opportunity to be of service.

Sincerely,



Michael C. Eckert

MCE/lk

cc: Joe Szewczyk, Board Chairman

Hopping Green & Sams, P.A.  
2015 Billing Rates

<u>Attorney</u>	<u>Billing Rate</u>
Frank E. Matthews	440
Richard S. Brightman	440
Peter C. Cunningham	430
William H. Green	425
Vicki L. Weber	425
James S. Alves	405
David L. Powell	400
Eric T. Olsen	395
Douglas S. Roberts	390
Ralph A. DeMeo	385
Susan L. Stephens	375
Michael P. Petrovich	370
Gary V. Perko	370
Gary K. Hunter	370
Cheryl G. Stuart	355
Diane W. Carr	355
Winston K. Borkowski	355
Robert A. Manning	345
Jonathan T. Johnson	320
D. Kent Safriet	320
Brian A. Crumbaker	310
Douglas M. Smith	305
Jason E. Merritt	305
Vinette D. Godelia	300
Miguel Collazo	300
Michael C. Eckert	290
Brooke E. Lewis	290
Carl Eldred	280
David W. Childs	280
Amelia A. Savage	280
Jere L. Earlywine	275
Wes S. Haber	275
Mohammad O. Jazil	275
Roy Van Wyk	265
Timothy M. Riley	265
Jason M. Walters	260
Joseph A. Brown	260
H. French Brown	250
Katie S. Buchanan	245
A. Tucker Mackie	245
Jon Harris Maurer	225
Lindsay C. Whelan	225
Sarah R. Sandy	225
Jennifer L. Kilinski	220
Andrew Holway	220
Erin J. Coburn	215
Sarah S. Warren	215
Alyssa L. Cameron	215
Michael A. Alao - J.D.	195
New Associates	215
Paralegals	125
Clerks	110
Legal Assistants	100



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**LAKESIDE PLANTATION CDD  
REGULATORY SIGN ASSESSMENT**

**MARCH 2015**

*Prepared for:*

***LAKESIDE PLANTATION CDD***  
135 West Central Boulevard, Suite 320  
Orlando, Florida 32801

*Prepared by:*

**JOHNSON**  
ENGINEERING  
2122 Johnson Street  
Fort Myers, Florida 33901  
(239) 334-0046  
E B 642

## INTRODUCTION

In January 2015, Johnson Engineering's services were retained by the Lakeside Plantation CDD to perform an assessment of the regulatory signs within the development (see Figure 1). This study was conducted to determine if the signing within the development conforms to the standards set forth in the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD).

To perform the assessment, Johnson Engineering conducted a field investigation where existing signing characteristics were documented. The existing features were then compared to the standards set forth in the 2009 edition of the MUTCD. The recommendations herein are made from a visual field investigation and logical assumptions based on the observed conditions of the development.

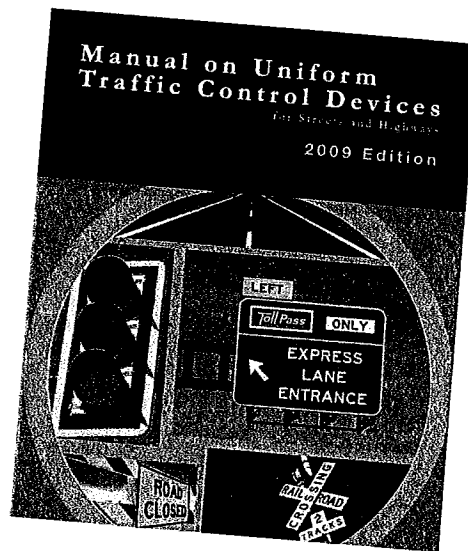




Figure 1: Area of Study Map

**1.0 FIELD OBSERVATIONS**

On January 21, 2015, a site visit was performed by Johnson Engineering to record the existing signing characteristics. Sign location, size, type, reflectivity, adjacent pavement markings and offsets were recorded. The recorded sign data is depicted in Table 1.

**Table 1: Lakeside Plantation CDD Sign Inventory**

SIGN #	SIGN TYPE	LOCATION	DIMENSION S	HEIGHT FROM GROUND	REFLECTIVITY	STOP BAR VISIBILITY
1	STOP	SYCAMORE STREET - GAS STATION ENTRANCE/EXIT	30"X30"	6.90'	NEW	NEW
2	STOP	SYCAMORE STREET, PLANTATION BOULEVARD INTERSECTION (NORTH)	24"X24"	6.50'	NEW	COMPLETELY FADED
3	STOP	EMPTY BUILDING ENTRANCE/EXIT, SYCAMORE STREET (SOUTH SIDE)	24"X24"	7.05'	GOOD	PARTIALLY FADED
4	STOP	EMPTY BUILDING ENTRANCE/EXIT, SYCAMORE STREET (NORTH SIDE)	24"X24"	7.10'	GOOD	PARTIALLY FADED
5	STOP	SYCAMORE STREET, PLANTATION BOULEVARD INTERSECTION (SOUTH)	24"X24"	6.40'	GOOD	COMPLETELY FADED
6*	STOP	EXIT, SYCAMORE STREET	30"X30"	7.00'	NEW	NEW
7*	SPEED LIMIT (20MPH)	SYCAMORE STREET (SOUTHBOUND)	30"X24"	6.00'	NEW	N/A
8*	SPEED LIMIT (20MPH)	SYCAMORE STREET (SOUTHBOUND)	30"X24"	5.40'	NEW	N/A
9*	STOP	ENTRANCE/EXIT, SYCAMORE STREET	30"X30"	6.80'	GOOD	GOOD
10*	SPEED LIMIT (20MPH)	SYCAMORE STREET (NORTHBOUND)	30"X24"	6.50'	NEW	N/A
11	SPEED LIMIT (15MPH)	SYCAMORE STREET (SOUTHBOUND)	30"X24"	6.00'	NEW	N/A
12	SPEED LIMIT (15MPH)	SYCAMORE STREET (NORTHBOUND)	30"X24"	5.80'	NEW	N/A
13	STOP	TARA DRIVE, PLANTATION BOULEVARD INTERSECTION	24"X24"	6.70'	NEW	GOOD
14	SPEED LIMIT (20MPH)	TARA DRIVE (NORTHBOUND)	30"X24"	7.00'	GOOD	N/A
15	STOP	TARA DRIVE, MAGNOLIA CIRCLE INTERSECTION	24"X24"	6.30'	GOOD	GOOD

\*Signs Located Outside Lakeside Plantation CDD Boundary

SIGN #	SIGN TYPE	LOCATION	DIMENSIONS	HEIGHT FROM GROUND	REFLECTIVITY	STOP BAR VISIBILITY
16	STOP	PEACH CIRCLE, MAGNOLIA CIRCLE INTERSECTION	24"X24"	6.60'	NEW	NEW
17	SPEED LIMIT (20MPH)	JONAH DRIVE (WEST SIDE, SOUTHBOUND)	24"X18"	5.85'	GOOD	N/A
18	STOP	JONAH DRIVE, PLANTATION BOULEVARD INTERSECTION (WEST SIDE)	24"X24"	7.00'	GOOD	GOOD
19	STOP	MULBERRY LANE, JONAH DRIVE INTERSECTION	24"X24"	7.10'	GOOD	PARTIALLY FADED
20	STOP	ROSEWOOD LANE, JONAH DRIVE INTERSECTION	24"X24"	7.10'	GOOD	PARTIALLY FADED
21	STOP	MELROSE DRIVE, JONAH DRIVE INTERSECTION	24"X24"	6.80'	GOOD	PARTIALLY FADED
22	STOP	FELICITY PLACE, JONAH DRIVE INTERSECTION	24"X24"	6.80'	GOOD	PARTIALLY FADED
23	SPEED LIMIT (20MPH)	JONAH DRIVE (EAST SIDE, NORTHBOUND)	24"X18"	5.80'	GOOD	N/A
24	STOP	JONAH DRIVE, PLANTATION BOULEVARD INTERSECTION (EAST SIDE)	24"X24"	6.90'	NEW	GOOD
25	STOP	SCARLETT AVENUE, PLANTATION BOULEVARD INTERSECTION (SW)	24"X24"	6.90'	NEW	GOOD
26	SPEED LIMIT (20MPH)	SCARLETT AVENUE (NORTHBOUND)	30"X24"	6.80'	GODD	N/A
27	STOP	COTTONWOOD LANE, SCARLETT AVENUE INTERSECTION	24"X24"	6.60'	GOOD	GOOD
28	SPEED LIMIT (20MPH)	COTTONWOOD LANE (NORTHBOUND)	30"X24"	6.80'	GOOD	N/A
29	STOP	COTTONWOOD LANE, PLANTATION BOULEVARD INTERSECTION	24"X24"	6.70'	NEW	GOOD
30	STOP	SCARLETT AVENUE, PLANTATION BOULEVARD INTERSECTION (NORTHWEST)	24"X24"	6.40'	GOOD	GOOD
31	SPEED LIMIT (20MPH)	SCARLETT AVENUE (WESTBOUND)	30"X24"	7.00'	GOOD	N/A
32	STOP	SCARLETT AVENUE, PLANTATION BOULEVARD INTERSECTION (NORTHEAST)	24"X24"	6.60'	GOOD	GOOD
33	SPEED LIMIT (20MPH)	SCARLETT AVENUE (EASTBOUND)	30"X24"	7.05'	GOOD	N/A
34	STOP	PECAN DRIVE, SCARLETT AVENUE INTERSECTION	24"X24"	6.50'	GOOD	GOOD

35	STOP	SAVANNAH DRIVE, SCARLETT AVENUE INTERSECTION	24"X24"	6.40'	GOOD	GOOD
36	SPEED LIMIT (20MPH)	SCARLETT AVENUE (EASTBOUND)	30"X24"	6.70'	GOOD	N/A
<b>SIGN #</b>	<b>SIGN TYPE</b>	<b>LOCATION</b>	<b>DIMENSIONS</b>	<b>HEIGHT FROM GROUND</b>	<b>REFLECTIVITY</b>	<b>STOP BAR VISIBILITY</b>
37	SPEED LIMIT (20MPH)	SCARLETT AVENUE (WESTBOUND)	30"X24"	6.80'	GOOD	N/A
38	SPEED LIMIT (20MPH)	SCARLETT AVENUE (WESTBOUND)	30"X24"	6.70'	GOOD	N/A
39	SPEED LIMIT (20MPH)	SCARLETT AVENUE (EASTBOUND)	30"X24"	6.80'	GOOD	N/A
40	STOP	BOXWOOD STREET, SARLETT AVENUE INTERSECTION (WEST)	24"X24"	6.90'	GOOD	GOOD
41	STOP	BOXWOOD STREET, SARLETT AVENUE INTERSECTION (EAST)	24"X24"	6.50'	GOOD	GOOD
42	SPEED LIMIT (20MPH)	SCARLETT AVENUE (EASTBOUND)	30"X24"	6.90'	GOOD	N/A
43	SPEED LIMIT (20MPH)	SCARLETT AVENUE (WESTBOUND)	30"X24"	7.00'	GOOD	N/A
44	STOP	DIXIE LANE, SCARLETT AVENUE INTERSECTION	24"X24"	6.80'	GOOD	GOOD
45	STOP	POOL HOUSE ENTRANCE/EXIT (NORTH)	24"X24"	5.60'	GOOD	GOOD
46	STOP	SCARLETT AVENUE, PLANTATION BOULEVARD INTERSECTION (SOUTHEAST)	24"X24"	7.00'	GOOD	GOOD
47	STOP	POOL HOUSE ENTRANCE/EXIT (SOUTH)	24"X24"	5.60'	GOOD	GOOD

## 2.0 R01-01 STOP Sign

Per Section 2B.05-02 of the MUTCD, “*The STOP sign shall be an octagon with a white legend and border on a red background.*” All Stop signs within the development conformed to the standard shape and color set forth in the 2009 MUTCD.

Table 2B-1, located within section 2B.03 of the MUTCD, outlines the minimum sizes for regulatory signs. The minimum size of an R01-01 “STOP” sign for a conventional single lane road is 30”x30”. While several “STOP” signs within the development did not meet the minimum 30”x30” size requirement set forth in the most current edition of the MUTCD, they were compliant with the MUTCD at the time of construction (the minimum size of an R01-01 “STOP” sign in the 2003 MUTCD was 24”x24”).

It is recommended by the Federal Highway Association (FHWA) that non-compliant signs be replaced with compliant signs at the end of their service life. Figure 2 depicts the stop sign located at the intersection of Mulberry Lane and Jonah Drive.



Figure 2: 24”x24” Stop Sign with Faded Reflectivity

### 3.0 R01-02 SPEED LIMIT Sign

Per section 2B.13-01, *“The SPEED LIMIT R02-01 sign shall display the limit established by law, ordinance, regulation or as adopted by the authorized agency based on the engineering study. The speed limits displayed shall be in increments of 5 MPH.”* Table 2B-1, located within section 2B.03 of the MUTCD, outlines the minimum sizes for regulatory signs. The minimum size of an R01-02 SPEED LIMIT sign is 18”x24”.

Florida Statute 316.189(1) states that *“The maximum speed within any municipality is 30 miles per hour. With respect to residence districts, a municipality may set a maximum speed limit of 20 or 25 miles per hour on local streets and highways after an investigation determines that such a limit is reasonable. It shall not be necessary to conduct a separate investigation for each residence district.”*

The low volume characteristics of residential neighborhoods warrant the use of the minimum size sign. The speed limit signs are also in compliance with Florida Statute 316.189(1) regarding the speed limit in a municipality. Figure 3 below depicts the standard speed limit sign in the neighborhood.

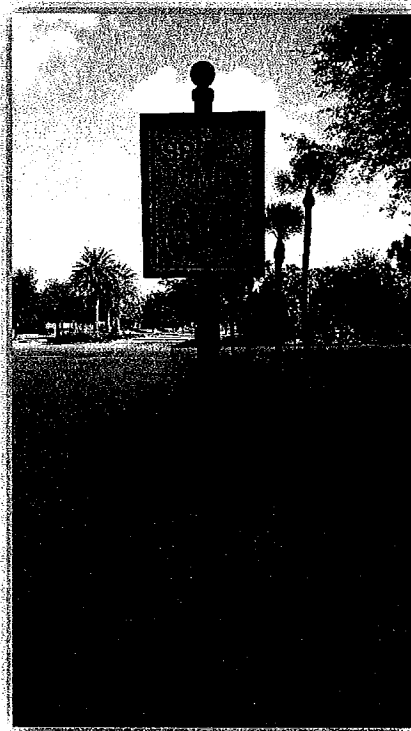


Figure 3: 24”x18” Speed Limit Sign

**4.0 School Speed Limit Assembly**

A school speed limit assembly was observed on Sycamore Street during the site visit (see Figure 4). Per section 7B.15(1) of the MUTCD, *“A school speed limit assembly...shall be used to indicate where a reduced school speed limit zone has been established.”*

Section 7B.15(2) states that *“If a reduced school speed limit zone has been established, a School S1-1 sign shall be installed in advance of the first school speed limit sign assembly.”* During the site visit, no S1-1 School Ahead sign (see Figure 5) was observed in advance of the school speed limit assembly.



Figure 4: School Speed Limit Assembly

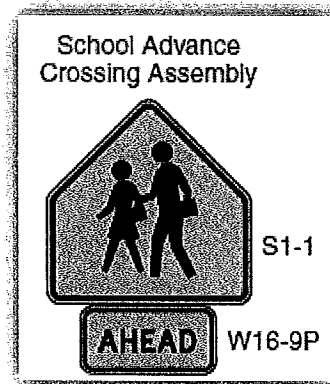


Figure 5: S1-1 School Ahead Sign

**5.0 Mounting Requirements**

Per Section 2A.18(4) and (5) of the MUTCD, *“The minimum height, measured vertically from the bottom of the sign to the elevation of the near edge the pavement, of signs installed at the side of the road in rural areas shall be 5 feet. The minimum height, measured vertically from the bottom of the sign to the top of the curb, or in the absence of curb, measured vertically from the bottom of the sign to the elevation of the near edge of the traveled way, of signs installed at the side of the road in business, commercial, or residential areas where parking or pedestrian movements are likely to occur, or where the view of the sign might be obstructed, shall be 7 feet.”* (see Figure 6).

Based on the offset of the sidewalk from the back of curb (approximately 10 feet) and the lack of roadside parking facilities, it is assumed pedestrian movements are not likely to occur within close proximity to the sign structure. Taking this into consideration, the minimum sign clearance within the development is 5 feet for this application.

The minimum sign clearance observed in the development was 5.6 feet, therefore no vertical adjustments are necessary to meet the minimum specifications as outlined in the 2009 MUTCD.

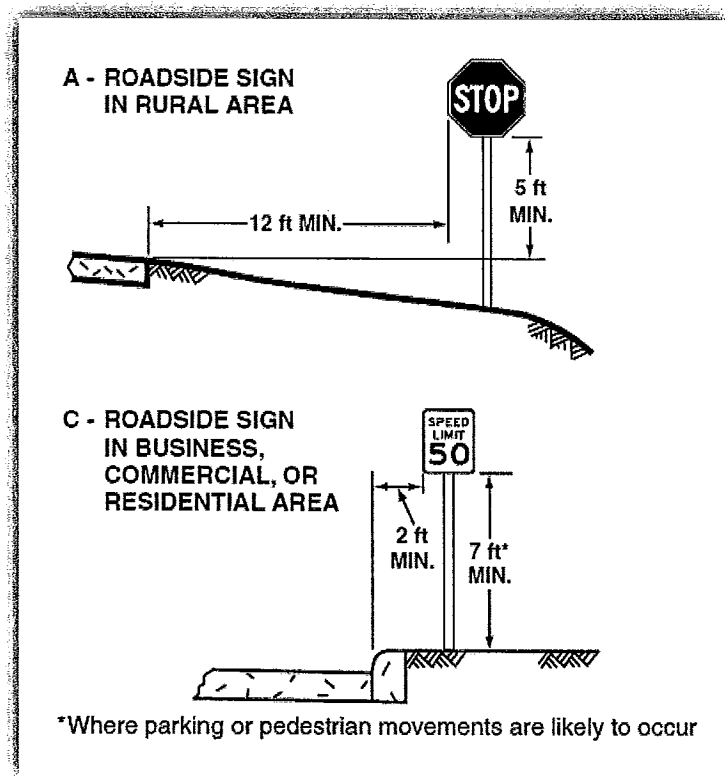


Figure 6: Excerpt from Figure A-2 of the 2009 MUTCD

## 6.0 Pavement Markings

Per section 3B.16.02 of the MUTCD, “*Stop lines may be used to indicate the point behind which vehicles are required to stop in compliance with a STOP (R1-1) sign, a Stop Here For Pedestrians (R1-5b or R1-5c) sign, or some other traffic control device that requires vehicles to stop.*” During the site visit, faded and worn 24” stop bars were observed adjacent to Stop signs. Figure 7 and Figure 8 depict faded stop bars within the community.

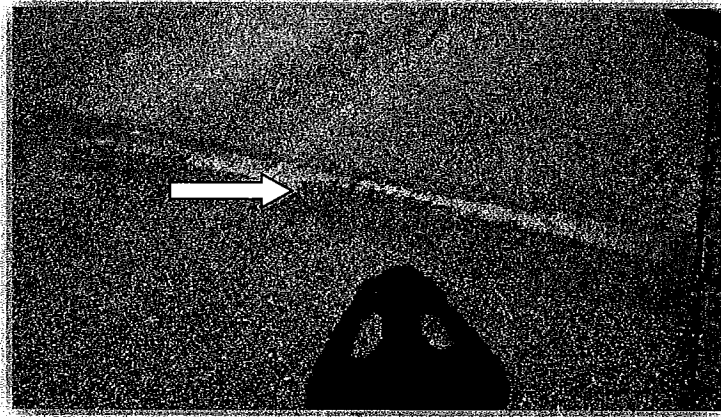


Figure 7: Partially Faded Stop Bar

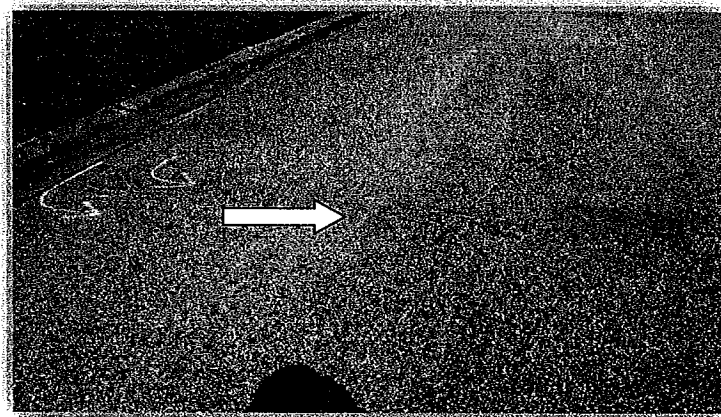


Figure 8: Completely Faded Stop Bar

**7.0 Recommendations:**

Per section 6F.04 (01) of the MUTCD, "*Signs should be properly maintained for cleanliness, visibility, and correct positioning.*" Faded retro-reflectivity decreases the visibility of signs, especially at night. It is recommended that as existing signs fade, they be replaced as part of the CDD's routine maintenance of the roadway facilities. Following FHWA's recommendations regarding the non-compliant signs, it is recommended that all future replacements of R01-01 STOP due to fading be replaced with a minimum size of 30"x30".

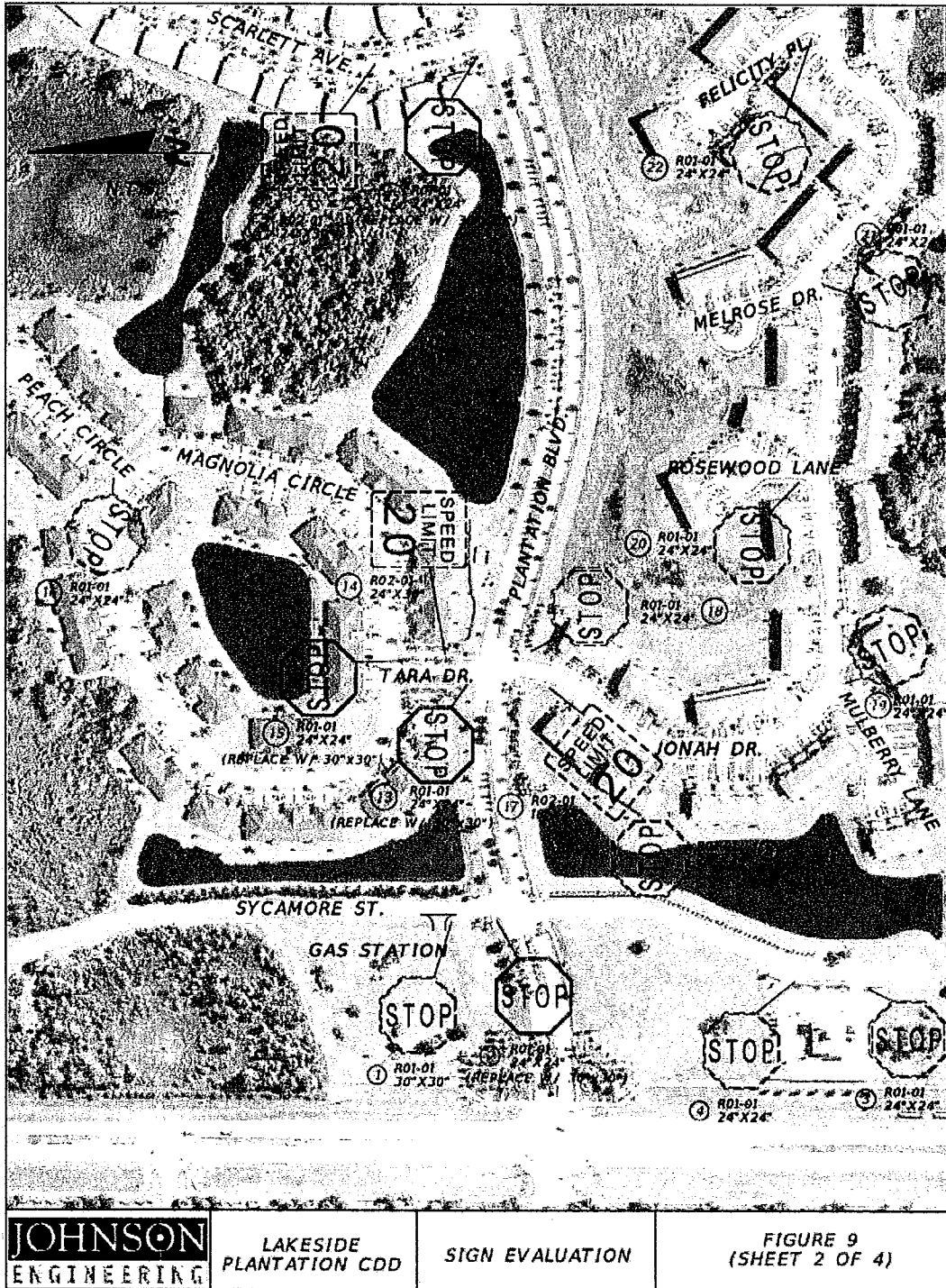
It is recommended that S1-1 School Ahead signs be placed in advanced of the School Speed Limit assemblies located on Sycamore Street. Merit for this recommendation is based on the requirements for the usage of the School Speed Limit Assembly, found in section 7B.15 of the MUTCD.

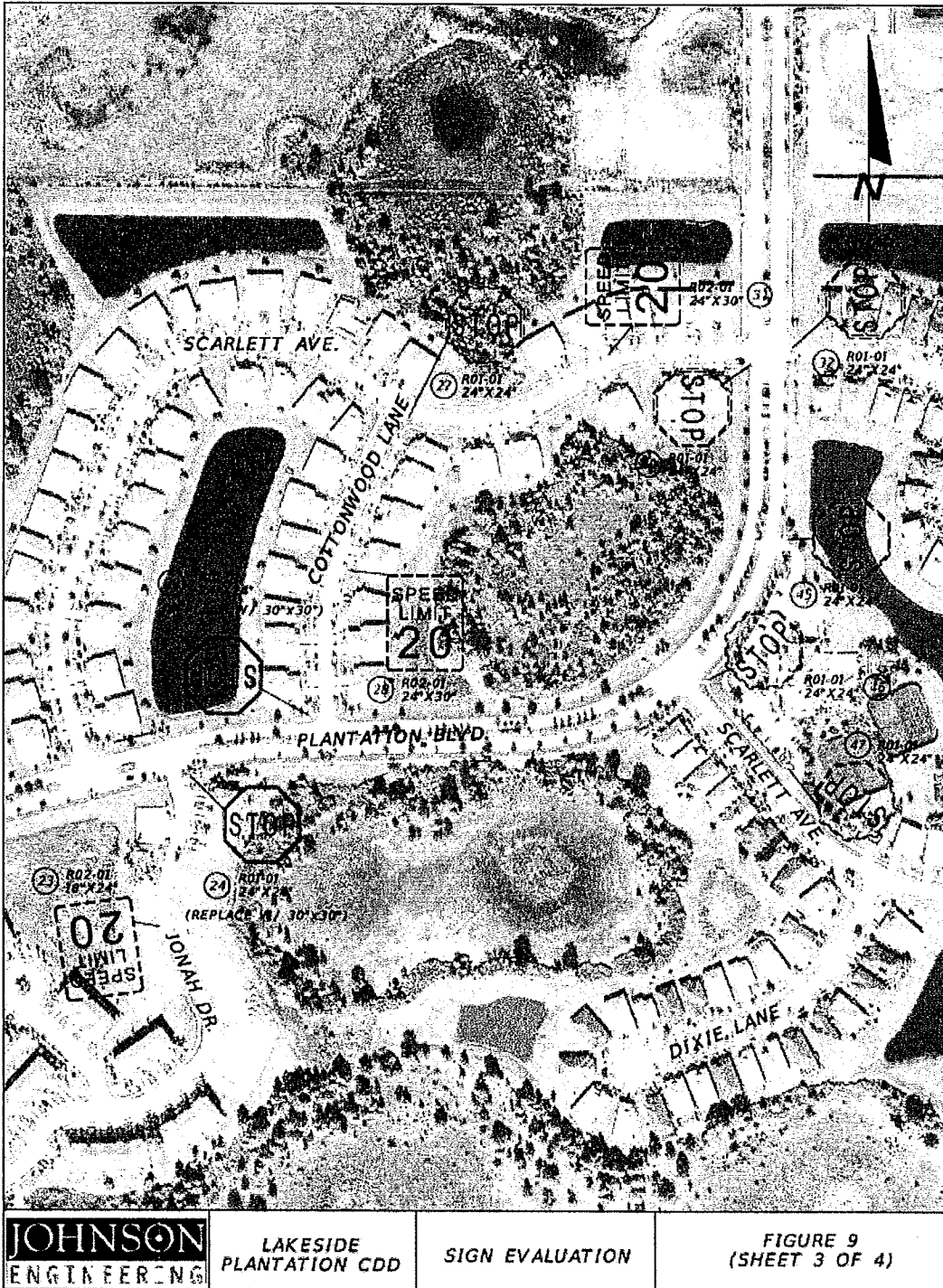
In addition, it is recommended that consideration be made to re-striping faded stop bars in as part of the CDD's routine roadway maintenance. Properly striped stop bars help to make the roadway user more aware of the stop condition.

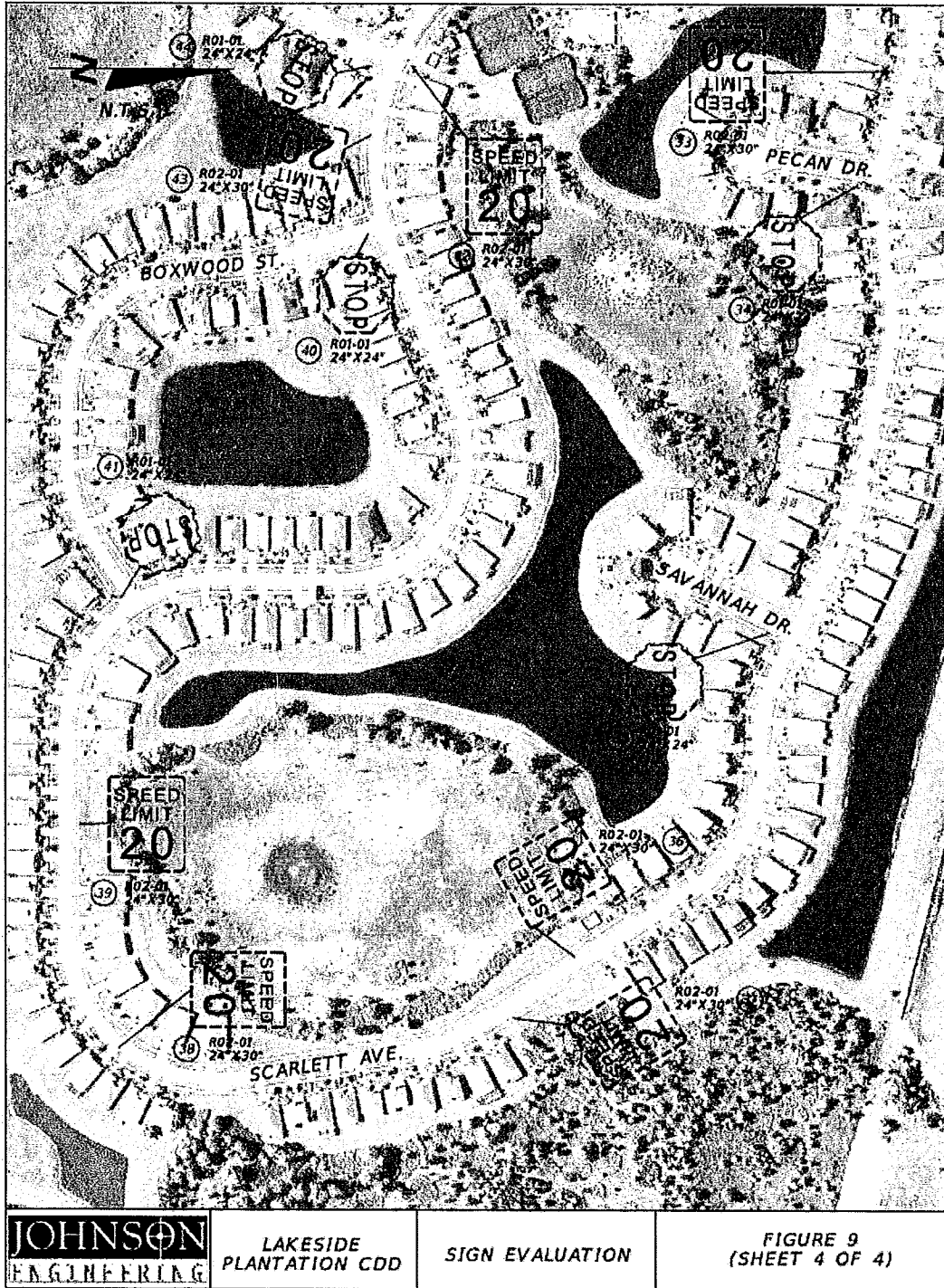
All signs observed in the development met the minimum mounting height requirements, assuming parking and pedestrian movements are not likely to occur in close proximity to the signs. It is recommended that during the sign panel replacement process, that the panels be placed at 7 feet where applicable with the existing sign post to increase the line of sight, and visibility of the signs.



Figure 9: Sign Evaluation



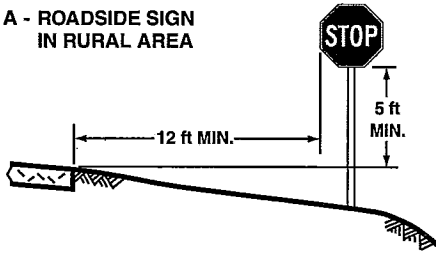




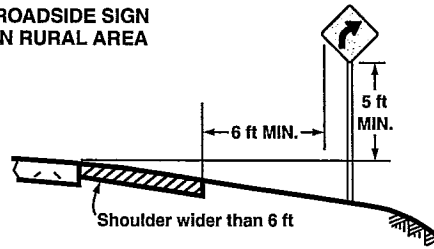
**APPENDIX A**  
**EXCERPT FROM THE 2009 MUTCD**

**Figure 2A-2. Examples of Heights and Lateral Locations of Sign Installations**

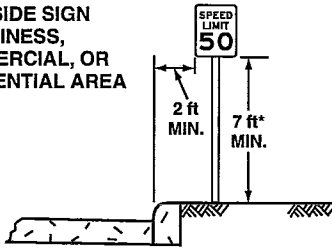
**A - ROADSIDE SIGN IN RURAL AREA**



**B - ROADSIDE SIGN IN RURAL AREA**

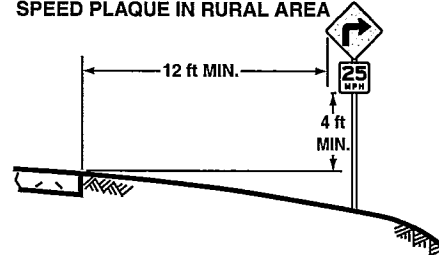


**C - ROADSIDE SIGN IN BUSINESS, COMMERCIAL, OR RESIDENTIAL AREA**

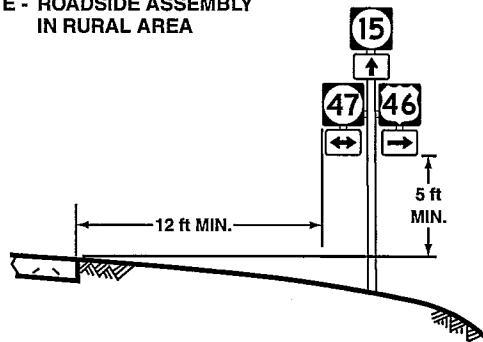


\*Where parking or pedestrian movements are likely to occur

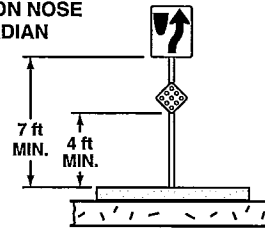
**D - WARNING SIGN WITH ADVISORY SPEED PLAQUE IN RURAL AREA**



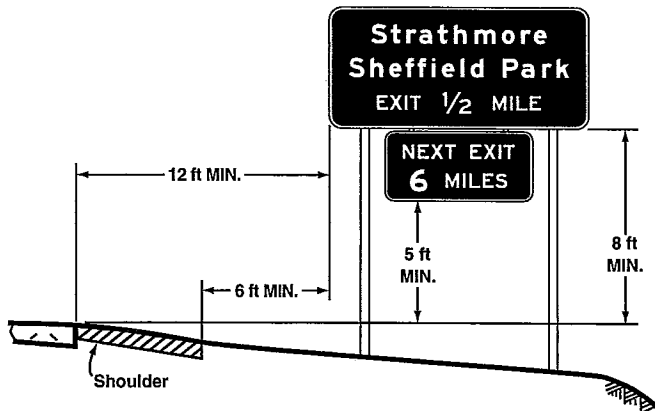
**E - ROADSIDE ASSEMBLY IN RURAL AREA**



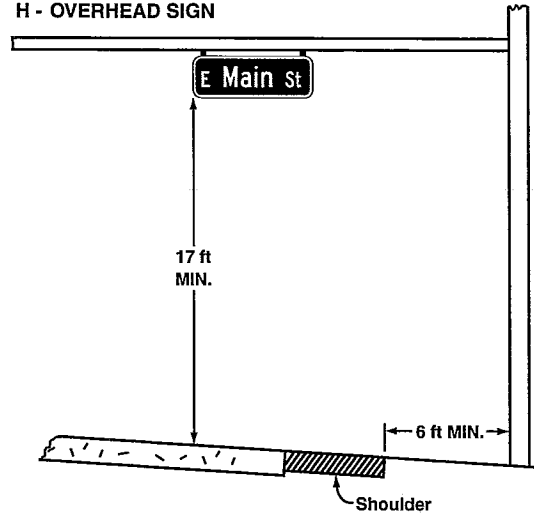
**F - SIGN ON NOSE OF MEDIAN**



**G - FREEWAY OR EXPRESSWAY SIGN WITH SECONDARY SIGN**



**H - OVERHEAD SIGN**



**Note:**

See Section 2A.19 for reduced lateral offset distances that may be used in areas where lateral offsets are limited, and in business, commercial, or residential areas where sidewalk width is limited or where existing poles are close to the curb.

**Section 2A.18 Mounting Height****Standard:**

- 01 **The provisions of this Section shall apply unless specifically stated otherwise for a particular sign or object marker elsewhere in this Manual.**

**Support:**

- 02 The mounting height requirements for object markers are provided in Chapter 2C.
- 03 In addition to the provisions of this Section, information affecting the minimum mounting height of signs as a function of crash performance can be found in AASHTO's "Roadside Design Guide" (see Section 1A.11).

**Standard:**

- 04 **The minimum height, measured vertically from the bottom of the sign to the elevation of the near edge of the pavement, of signs installed at the side of the road in rural areas shall be 5 feet (see Figure 2A-2).**

- 05 **The minimum height, measured vertically from the bottom of the sign to the top of the curb, or in the absence of curb, measured vertically from the bottom of the sign to the elevation of the near edge of the traveled way, of signs installed at the side of the road in business, commercial, or residential areas where parking or pedestrian movements are likely to occur, or where the view of the sign might be obstructed, shall be 7 feet (see Figure 2A-2).**

**Option:**

- 06 The height to the bottom of a secondary sign mounted below another sign may be 1 foot less than the height specified in Paragraphs 4 and 5.

**Standard:**

- 07 **The minimum height, measured vertically from the bottom of the sign to the sidewalk, of signs installed above sidewalks shall be 7 feet.**

- 08 **If the bottom of a secondary sign that is mounted below another sign is mounted lower than 7 feet above a pedestrian sidewalk or pathway (see Section 6D.02), the secondary sign shall not project more than 4 inches into the pedestrian facility.**

**Option:**

- 09 Signs that are placed 30 feet or more from the edge of the traveled way may be installed with a minimum height of 5 feet, measured vertically from the bottom of the sign to the elevation of the near edge of the pavement.

**Standard:**

- 10 **Directional signs on freeways and expressways shall be installed with a minimum height of 7 feet, measured vertically from the bottom of the sign to the elevation of the near edge of the pavement. All route signs, warning signs, and regulatory signs on freeways and expressways shall be installed with a minimum height of 7 feet, measured vertically from the bottom of the sign to the elevation of the near edge of the pavement. If a secondary sign is mounted below another sign on a freeway or expressway, the major sign shall be installed with a minimum height of 8 feet and the secondary sign shall be installed with a minimum height of 5 feet, measured vertically from the bottom of the sign to the elevation of the near edge of the pavement.**

- 11 **Where large signs having an area exceeding 50 square feet are installed on multiple breakaway posts, the clearance from the ground to the bottom of the sign shall be at least 7 feet.**

**Option:**

- 12 A route sign assembly consisting of a route sign and auxiliary signs (see Section 2D.31) may be treated as a single sign for the purposes of this Section.

- 13 The mounting height may be adjusted when supports are located near the edge of the right-of-way on a steep backslope in order to avoid the sometimes less desirable alternative of placing the sign closer to the roadway.

**Standard:**

- 14 **Overhead signs shall provide a vertical clearance of not less than 17 feet to the sign, light fixture, or sign bridge over the entire width of the pavement and shoulders except where the structure on which the overhead signs are to be mounted or other structures along the roadway near the sign structure have a lesser vertical clearance.**

**Option:**

- 15 If the vertical clearance of other structures along the roadway near the sign structure is less than 16 feet, the vertical clearance to an overhead sign structure or support may be as low as 1 foot higher than the vertical clearance of the other structures in order to improve the visibility of the overhead signs.

**Table 2B-1. Regulatory Sign and Plaque Sizes (Sheet 1 of 4)**

Sign or Plaque	Sign Designation	Section	Conventional Road		Expressway	Freeway	Minimum	Oversized
			Single Lane	Multi-Lane				
Stop	R1-1	2B.05	30 x 30*	36 x 36	36 x 36		30 x 30*	48 x 48
Yield	R1-2	2B.08	36 x 36 x 36*	48 x 48 x 48	48 x 48 x 48	60 x 60 x 60	30 x 30 x 30*	—
To Oncoming Traffic (plaque)	R1-2aP	2B.10	24 x 18	24 x 18	36 x 30	48 x 36	24 x 18	—
All Way (plaque)	R1-3P	2B.05	18 x 6	18 x 6	—	—	—	30 x 12
Yield Here to Peds	R1-5	2B.11	—	36 x 36	—	—	—	36 x 36
Yield Here to Pedestrians	R1-5a	2B.11	—	36 x 48	—	—	—	36 x 48
Stop Here for Peds	R1-5b	2B.11	—	36 x 36	—	—	—	36 x 36
Stop Here for Pedestrians	R1-5c	2B.11	—	36 x 48	—	—	—	36 x 48
In-Street Ped Crossing	R1-6.6a	2B.12	12 x 36	12 x 36	—	—	—	—
Overhead Ped Crossing	R1-9,9a	2B.12	90 x 24	90 x 24	—	—	—	—
Except Right Turn (plaque)	R1-10P	2B.05	24 x 18	24 x 18	—	—	—	—
Speed Limit	R2-1	2B.13	24 x 30*	30 x 36	36 x 48	48 x 60	18 x 24*	30 x 36
Truck Speed Limit (plaque)	R2-2P	2B.14	24 x 24	24 x 24	36 x 36	48 x 48	—	36 x 36
Night Speed Limit (plaque)	R2-3P	2B.15	24 x 24	24 x 24	36 x 36	48 x 48	—	36 x 36
Minimum Speed Limit (plaque)	R2-4P	2B.16	24 x 30	24 x 30	36 x 48	48 x 60	—	36 x 48
Combined Speed Limit	R2-4a	2B.16	24 x 48	24 x 48	36 x 72	48 x 96	—	36 x 72
Unless Otherwise Posted (plaque)	R2-5P	2B.13	24 x 18	24 x 18	—	—	—	—
Citywide (plaque)	R2-5aP	2B.13	24 x 6	24 x 6	—	—	—	—
Neighborhood (plaque)	R2-5bP	2B.13	24 x 6	24 x 6	—	—	—	—
Residential (plaque)	R2-5cP	2B.13	24 x 6	24 x 6	—	—	—	—
Fines Higher (plaque)	R2-6P	2B.17	24 x 18	24 x 18	36 x 24	48 x 36	—	36 x 24
Fines Double (plaque)	R2-6aP	2B.17	24 x 18	24 x 18	36 x 24	48 x 36	—	36 x 24
\$XX Fine (plaque)	R2-6bP	2B.17	24 x 18	24 x 18	36 x 24	48 x 36	—	36 x 24
Begin Higher Fines Zone	R2-10	2B.17	24 x 30	24 x 30	36 x 48	48 x 60	—	36 x 48
End Higher Fines Zone	R2-11	2B.17	24 x 30	24 x 30	36 x 48	48 x 60	—	36 x 48
Movement Prohibition	R3-1,2,3,4,18,27	2B.18	24 x 24*	36 x 36	36 x 36	—	—	48 x 48
Mandatory Movement Lane Control	R3-5,5a	2B.20	30 x 36	30 x 36	—	—	—	—
Left Lane (plaque)	R3-5bP	2B.20	30 x 12	30 x 12	—	—	—	—
HOV 2+ (plaque)	R3-5cP	2B.20	24 x 12	24 x 12	—	—	—	—
Taxi Lane (plaque)	R3-5dP	2B.20	30 x 12	30 x 12	—	—	—	—
Center Lane (plaque)	R3-5eP	2B.20	30 x 12	30 x 12	—	—	—	—
Right Lane (plaque)	R3-5fP	2B.20	30 x 12	30 x 12	—	—	—	—
Bus Lane (plaque)	R3-5gP	2B.20	30 x 12	30 x 12	—	—	—	—
Optional Movement Lane Control	R3-6	2B.21	30 x 36	30 x 36	—	—	—	—
Right (Left) Lane Must Turn Right (Left)	R3-7	2B.20	30 x 30*	36 x 36	—	—	—	—
Advance Intersection Lane Control	R3-8,8a,8b	2B.22	Varies x 30	Varies x 30	—	—	—	Varies x 36
Two-Way Left Turn Only (overhead)	R3-9a	2B.24	30 x 36	30 x 36	—	—	—	—
Two-Way Left Turn Only (post-mounted)	R3-9b	2B.24	24 x 36	24 x 36	—	—	—	36 x 48
BEGIN	R3-9cP	2B.25	30 x 12	30 x 12	—	—	—	—
END	R3-9dP	2B.25	30 x 12	30 x 12	—	—	—	—
Reversible Lane Control (symbol)	R3-9e	2B.26	108 x 48	108 x 48	—	—	—	—
Reversible Lane Control (post-mounted)	R3-9f	2B.26	30 x 42*	36 x 54	—	—	—	—
Advance Reversible Lane Control Transition Signing	R3-9g,9h	2B.26	108 x 36	108 x 36	—	—	—	—
End Reverse Lane	R3-9i	2B.26	108 x 48	108 x 48	—	—	—	—
Begin Right (Left) Turn Lane	R3-20	2B.20	24 x 36	24 x 36	—	—	—	—
All Turns (U Turn) from Right Lane	R3-23,23a	2B.27	60 x 36	60 x 36	—	—	—	—
All Turns (U Turn) with arrow	R3-24, 24b, 25, 25b, 26a	2B.27	72 x 18	72 x 18	—	—	—	—
U and Left Turns with arrow	R3-24a, 25a, 26	2B.27	60 x 24	60 x 24	—	—	—	—
Right Lane Must Exit	R3-33	2B.23	—	—	78 x 36	78 x 36	—	—

**Table 2B-1. Regulatory Sign and Plaque Sizes (Sheet 2 of 4)**

Sign or Plaque	Sign Designation	Section	Conventional Road		Expressway	Freeway	Minimum	Oversized
			Single Lane	Multi-Lane				
Do Not Pass	R4-1	2B.28	24 x 30	24 x 30	36 x 48	48 x 60	18 x 24	36 x 48
Pass With Care	R4-2	2B.29	24 x 30	24 x 30	36 x 48	48 x 60	18 x 24	36 x 48
Slower Traffic Keep Right	R4-3	2B.30	24 x 30	24 x 30	36 x 48	48 x 60	18 x 24	36 x 48
Trucks Use Right Lane	R4-5	2B.31	24 x 30	24 x 30	36 x 48	48 x 60	—	36 x 48
Keep Right	R4-7,7a,7b	2B.32	24 x 30	24 x 30	36 x 48	48 x 60	18 x 24	36 x 48
Narrow Keep Right	R4-7c	2B.32	18 x 30	18 x 30	—	—	—	—
Keep Left	R4-8,8a,8b	2B.32	24 x 30	24 x 30	36 x 48	48 x 60	18 x 24	36 x 48
Narrow Keep Left	R4-8c	2B.32	18 x 30	18 x 30	—	—	—	—
Stay in Lane	R4-9	2B.33	24 x 30	24 x 30	36 x 48	48 x 60	18 x 24	36 x 48
Runaway Vehicles Only	R4-10	2B.34	48 x 48	48 x 48	—	—	—	—
Slow Vehicles with XX or More Following Vehicles Must Use Turn-Out	R4-12	2B.35	42 x 24	42 x 24	—	—	—	—
Slow Vehicles Must Use Turn-Out Ahead	R4-13	2B.35	42 x 24	42 x 24	—	—	—	—
Slow Vehicles Must Turn Out	R4-14	2B.35	30 x 42	30 x 42	—	—	—	—
Keep Right Except to Pass	R4-16	2B.30	24 x 30	24 x 30	36 x 48	48 x 60	18 x 24	36 x 48
Do Not Drive on Shoulder	R4-17	2B.36	24 x 30	24 x 30	36 x 48	48 x 60	18 x 24	36 x 48
Do Not Pass on Shoulder	R4-18	2B.36	24 x 30	24 x 30	36 x 48	48 x 60	18 x 24	36 x 48
Do Not Enter	R5-1	2B.37	30 x 30*	36 x 36	36 x 36	48 x 48	—	36 x 36
Wrong Way	R5-1a	2B.38	36 x 24*	42 x 30	36 x 24*	42 x 30	30 x 18*	42 x 30
No Trucks	R5-2,2a	2B.39	24 x 24	24 x 24	30 x 30	36 x 36	—	36 x 36
No Motor Vehicles	R5-3	2B.39	24 x 24	24 x 24	—	—	24 x 24	—
No Commercial Vehicles	R5-4	2B.39	24 x 30	24 x 30	36 x 48	36 x 48	—	—
No Vehicles with Lugs	R5-5	2B.39	24 x 30	24 x 30	36 x 48	48 x 60	—	—
No Bicycles	R5-6	2B.39	24 x 24	24 x 24	30 x 30	36 x 36	24 x 24	48 x 48
No Non-Motorized Traffic	R5-7	2B.39	30 x 24	30 x 24	42 x 24	48 x 30	—	42 x 24
No Motor-Driven Cycles	R5-8	2B.39	30 x 24	30 x 24	42 x 24	48 x 30	—	42 x 24
No Pedestrians, Bicycles, Motor-Driven Cycles	R5-10a	2B.39	30 x 36	30 x 36	—	—	—	—
No Pedestrians or Bicycles	R5-10b	2B.39	30 x 18	30 x 18	—	—	—	—
No Pedestrians	R5-10c	2B.39	24 x 12	24 x 12	—	—	—	—
Authorized Vehicles Only	R5-11	2B.39	30 x 24	30 x 24	—	—	—	—
One Way	R6-1	2B.40	36 x 12*	54 x 18	54 x 18	54 x 18	—	54 x 18
One Way	R6-2	2B.40	24 x 30*	30 x 36	36 x 48	48 x 60	18 x 24*	36 x 48
Divided Highway Crossing	R6-3,3a	2B.42	30 x 24	30 x 24	36 x 30	—	—	36 x 30
Roundabout Directional (2 chevrons)	R6-4	2B.43	30 x 24	30 x 24	—	—	—	—
Roundabout Directional (3 chevrons)	R6-4a	2B.43	48 x 24	48 x 24	—	—	—	—
Roundabout Directional (4 chevrons)	R6-4b	2B.43	60 x 24	60 x 24	—	—	—	—
Roundabout Circulation (plaque)	R6-5P	2B.44	30 x 30	30 x 30	—	—	—	—
BEGIN ONE WAY	R6-6	2B.40	24 x 30	30 x 36	—	—	—	—
END ONE WAY	R6-7	2B.40	24 x 30	30 x 36	—	—	—	—
Parking Restrictions	R7-1, 2,2a,3,4,5,6,7,8, 21,21a,22,23, 23a,107,108	2B.46	12 x 18	12 x 18	—	—	—	—
Van Accessible (plaque)	R7-8P	2B.46	18 x 9	18 x 9	—	—	—	—
Fee Station	R7-20	2B.46	24 x 18	24 x 18	—	—	—	—
No Parking (with transit logo)	R7-107a	2B.46	12 x 30	12 x 30	—	—	—	—
No Parking/Restricted Parking (combined sign)	R7-200	2B.46	24 x 18	24 x 18	—	—	—	—
No Parking/Restricted Parking (combined sign)	R7-200a	2B.46	12 x 30	12 x 30	—	—	—	—
Tow Away Zone (plaque)	R7-201P,201aP	2B.46	12 x 6	12 x 6	—	—	—	—
This Side of Sign (plaque)	R7-202P	2B.46	12 x 6	12 x 6	—	—	—	—

**Table 2B-1. Regulatory Sign and Plaque Sizes (Sheet 3 of 4)**

Sign or Plaque	Sign Designation	Section	Conventional Road		Expressway	Freeway	Minimum	Oversized
			Single Lane	Multi-Lane				
Emergency Snow Route	R7-203	2B.46	18 x 24	18 x 24	—	—	—	24 x 30
No Parking on Pavement	R8-1	2B.46	24 x 30	24 x 30	36 x 48	48 x 60	—	36 x 48
No Parking Except on Shoulder	R8-2	2B.46	24 x 30	24 x 30	36 x 48	48 x 60	—	36 x 48
No Parking (symbol)	R8-3	2B.46	24 x 24	30 x 30	36 x 36	48 x 48	12 x 12*	36 x 36
No Parking	R8-3a	2B.46	24 x 30	24 x 30	36 x 36	48 x 48	18 x 24	36 x 36
Except Sundays and Holidays (plaque)	R8-3bP	2B.46	24 x 18	24 x 18	—	—	12 x 9	30 x 24
On Pavement (plaque)	R8-3cP	2B.46	24 x 18	24 x 18	—	—	12 x 9	30 x 24
On Bridge (plaque)	R8-3dP	2B.46	24 x 18	24 x 18	—	—	12 x 9	30 x 24
On Tracks (plaque)	R8-3eP	2B.46	12 x 9	12 x 9	—	—	—	30 x 24
Except on Shoulder (plaque)	R8-3fP	2B.46	24 x 18	24 x 18	—	—	12 x 9	30 x 24
Loading Zone (plaque)	R8-3gP	2B.46	24 x 18	24 x 18	—	—	12 x 9	30 x 24
Times of Day (plaque)	R8-3hP	2B.46	24 x 18	24 x 18	—	—	12 x 9	30 x 24
Emergency Parking Only	R8-4	2B.49	30 x 24	30 x 24	30 x 24	48 x 36	—	48 x 36
No Stopping on Pavement	R8-5	2B.46	24 x 30	24 x 30	36 x 48	48 x 60	—	36 x 48
No Stopping Except on Shoulder	R8-6	2B.46	24 x 30	24 x 30	36 x 48	48 x 60	—	36 x 48
Emergency Stopping Only	R8-7	2B.49	30 x 24	30 x 24	48 x 36	48 x 36	—	48 x 36
Walk on Left Facing Traffic	R9-1	2B.50	18 x 24	18 x 24	—	—	—	—
Cross Only at Crosswalks	R9-2	2B.51	12 x 18	12 x 18	—	—	—	—
No Pedestrian Crossing (symbol)	R9-3	2B.51	18 x 18	18 x 18	24 x 24	30 x 30	—	30 x 30
No Pedestrian Crossing	R9-3a	2B.51	12 x 18	12 x 18	—	—	—	—
Use Crosswalk (plaque)	R9-3bP	2B.51	18 x 12	18 x 12	—	—	—	—
No Hitchhiking (symbol)	R9-4	2B.50	18 x 18	18 x 18	—	—	—	24 x 24
No Hitchhiking	R9-4a	2B.50	18 x 24	18 x 24	—	—	12 x 18	—
No Skaters	R9-13	2B.39	18 x 18	18 x 18	24 x 24	30 x 30	—	30 x 30
No Equestrians	R9-14	2B.39	18 x 18	18 x 18	24 x 24	30 x 30	—	30 x 30
Cross Only On Green	R10-1	2B.52	12 x 18	12 x 18	—	—	—	—
Pedestrian Signs and Plaques	R10-2, 3,3b,3c,3d,4	2B.52	9 x 12	9 x 12	—	—	—	—
Pedestrian Signs	R10-3a,3e,3f,3g,3h,3i,4a	2B.52	9 x 15	9 x 15	—	—	—	—
Left on Green Arrow Only	R10-5	2B.53	30 x 36	30 x 36	48 x 60	—	24 x 30	48 x 60
Stop Here on Red	R10-6	2B.53	24 x 36	24 x 36	—	—	—	36 x 48
Stop Here on Red	R10-6a	2B.53	24 x 30	24 x 30	—	—	—	36 x 42
Do Not Block Intersection	R10-7	2B.53	24 x 30	24 x 30	—	—	—	—
Use Lane with Green Arrow	R10-8	2B.53	36 x 42	36 x 42	36 x 42	—	—	60 x 72
Left (Right) Turn Signal	R10-10	2B.53	30 x 36	30 x 36	—	—	—	—
No Turn on Red	R10-11	2B.54	24 x 30*	36 x 48	—	—	—	36 x 48
No Turn on Red	R10-11a	2B.54	30 x 36*	36 x 48	—	—	—	—
No Turn on Red	R10-11b	2B.54	36 x 36	36 x 36	—	—	—	—
No Turn on Red Except From Right Lane	R10-11c	2B.54	30 x 42	30 x 42	—	—	—	—
No Turn on Red From This Lane	R10-11d	2B.54	30 x 42	30 x 42	—	—	—	—
Left Turn Yield on Green	R10-12	2B.53	30 x 36	30 x 36	—	—	—	—
Emergency Signal	R10-13	2B.53	42 x 30	42 x 30	—	—	—	—
Emergency Signal - Stop on Flashing Red	R10-14	2B.53	36 x 42	36 x 42	—	—	—	—
Emergency Signal - Stop on Flashing Red (overhead)	R10-14a	2B.53	60 x 24	60 x 24	—	—	—	—
Turning Vehicles Yield to Peds	R10-15	2B.53	30 x 30	30 x 30	—	—	—	—
U-Turn Yield to Right Turn	R10-16	2B.53	30 x 36	30 x 36	—	—	—	—
Right on Red Arrow After Stop	R10-17a	2B.54	36 x 48	36 x 48	—	—	—	—
Traffic Laws Photo Enforced	R10-18	2B.55	36 x 24	36 x 24	48 x 30	54 x 36	—	54 x 36
Photo Enforced (symbol plaque)	R10-19P	2B.55	24 x 12	24 x 12	36 x 18	48 x 24	—	48 x 24
Photo Enforced (plaque)	R10-19aP	2B.55	24 x 18	24 x 18	36 x 30	48 x 36	—	48 x 36
MON = FRI (and times) (3 lines) (plaque)	R10-20aP	2B.53	24 x 24	24 x 24	—	—	—	—

**Table 2B-1. Regulatory Sign and Plaque Sizes (Sheet 4 of 4)**

Sign or Plaque	Sign Designation	Section	Conventional Road		Expressway	Freeway	Minimum	Oversized
			Single Lane	Multi-Lane				
SUNDAY (and times) (2 lines) (plaque)	R10-20aP	2B.53	24 x 18	24 x 18	—	—	—	—
Crosswalk, Stop on Red	R10-23	2B.53	24 x 30	24 x 30	—	—	—	—
Push Button To Turn On Warning Lights	R10-25	2B.52	9 x 12	9 x 12	—	—	—	—
Left Turn Yield on Flashing Red Arrow After Stop	R10-27	2B.53	30 x 36	30 x 36	—	—	—	—
XX Vehicles Per Green	R10-28	2B.56	24 x 30	24 x 30	—	—	—	—
XX Vehicles Per Green Each Lane	R10-29	2B.56	36 x 24	36 x 24	—	—	—	—
Right Turn on Red Must Yield to U-Turn	R10-30	2B.54	30 x 36	30 x 36	—	—	—	—
At Signal (plaque)	R10-31P	2B.53	24 x 9	24 x 9	—	—	—	—
Push Button for 2 Seconds for Extra Crossing Time	R10-32P	2B.52	9 x 12	9 x 12	—	—	—	—
Keep Off Median	R11-1	2B.57	24 x 30	24 x 30	—	—	—	—
Road Closed	R11-2	2B.58	48 x 30	48 x 30	—	—	—	—
Road Closed Local Traffic Only	R11-3a,3b,4	2B.58	60 x 30	60 x 30	—	—	—	—
Weight Limit	R12-1,2	2B.59	24 x 30	24 x 30	36 x 48	—	—	36 x 48
Weight Limit	R12-3	2B.59	24 x 36	24 x 36	—	—	—	—
Weight Limit	R12-4	2B.59	36 x 24	36 x 24	—	—	—	—
Weight Limit	R12-5	2B.59	24 x 36	24 x 36	36 x 48	48 x 60	—	—
Weigh Station	R13-1	2B.60	72 x 54	72 x 54	96 x 72	120 x 90	—	—
Truck Route	R14-1	2B.61	24 x 18	24 x 18	—	—	—	—
Hazardous Material	R14-2,3	2B.62	24 x 24	24 x 24	30 x 30	36 x 36	—	42 x 42
National Network	R14-4,5	2B.63	30 x 30	30 x 30	36 x 36	36 x 36	—	42 x 42
Fender Bender Move Vehicles	R16-4	2B.65	36 x 24	36 x 24	48 x 36	60 x 48	—	48 x 36
Lights On When Using Wipers or Raining	R16-5,6	2B.64	24 x 30	24 x 30	36 x 48	48 x 60	—	36 x 48
Turn On Headlights Next XX Miles	R16-7	2B.64	48 x 15	48 x 15	72 x 24	96 x 30	—	72 x 24
Turn On Check Headlights	R16-8,9	2B.64	30 x 15	30 x 15	48 x 24	60 x 30	—	48 x 24
Begin, End Daytime Headlight Section	R16-10,11	2B.64	48 x 15	48 x 15	72 x 24	96 x 30	—	72 x 24

\* See Table 9B-1 for minimum size required for signs on bicycle facilities

- Notes: 1. Larger signs may be used when appropriate  
 2. Dimensions in inches are shown as width x height

- 07 **Where side roads intersect a multi-lane street or highway that has a speed limit of 45 mph or higher, the minimum size of the STOP signs facing the side road approaches, even if the side road only has one approach lane, shall be 36 x 36 inches.**
- 08 **Where side roads intersect a multi-lane street or highway that has a speed limit of 40 MPH or lower, the minimum size of the STOP signs facing the side road approaches shall be as shown in the Single Lane or Multi-lane columns of Table 2B-1 based on the number of approach lanes on the side street approach.**
- Guidance:*
- 09 *The minimum sizes for regulatory signs facing traffic on exit and entrance ramps should be as shown in the column of Table 2B-1 that corresponds to the mainline roadway classification (Expressway or Freeway). If a minimum size is not provided in the Freeway column, the minimum size in the Expressway column should be used. If a minimum size is not provided in the Freeway or Expressway Column, the size in the Oversized column should be used.*

**Section 2B.04 Right-of-Way at Intersections**

Support:

- 01 State or local laws written in accordance with the “Uniform Vehicle Code” (see Section 1A.11) establish the right-of-way rule at intersections having no regulatory traffic control signs such that the driver of a vehicle approaching an intersection must yield the right-of-way to any vehicle or pedestrian already in the intersection.



## **Lakeside Plantation Community Development District**

**Work Authorization #3**

### **Lake Bank Erosion Report**

**Scope of Service (Limited to the following):**

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

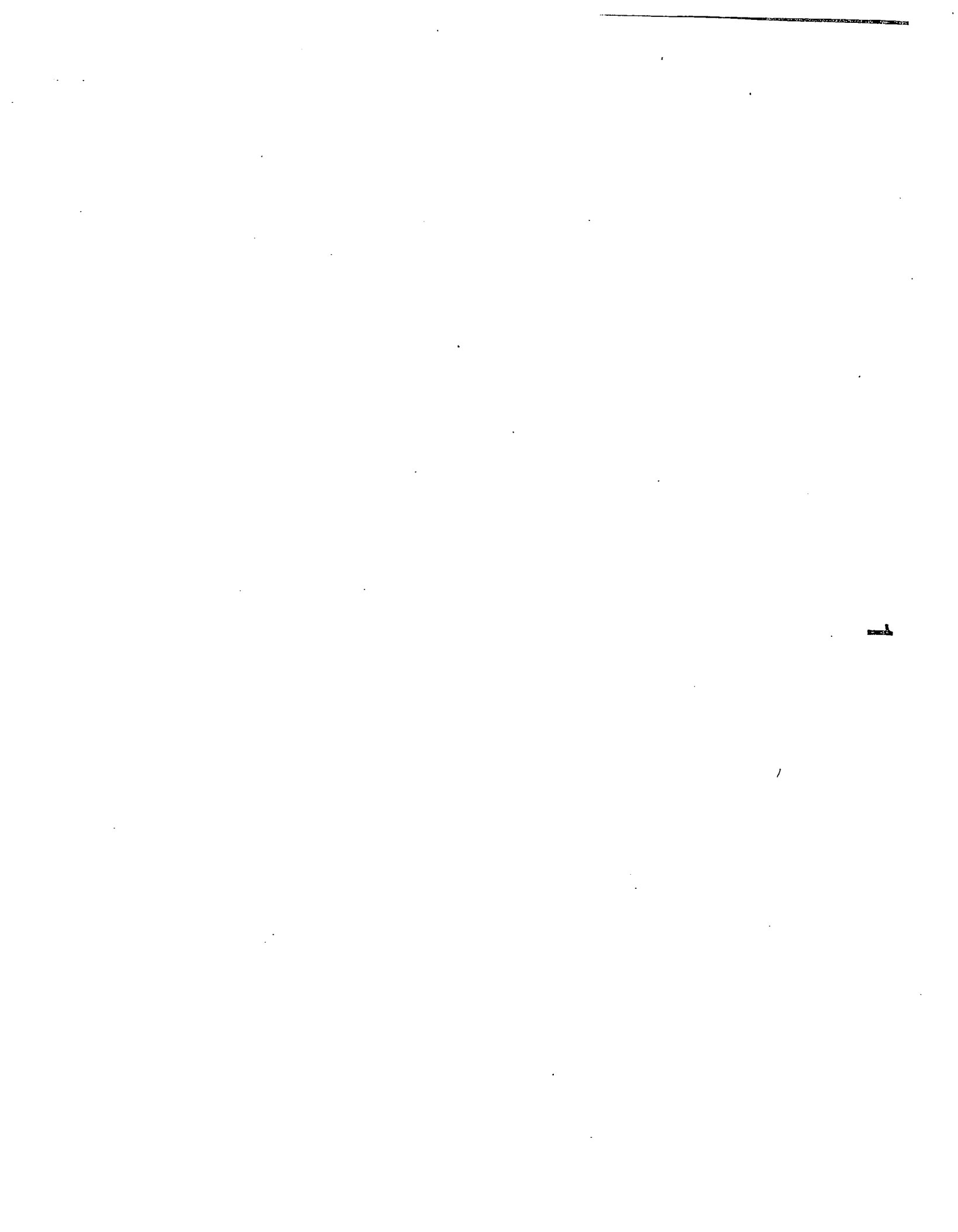
**District Engineer will provide the Lakeside Plantation Community Development District a report including the following;**

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

### **Estimated Cost**

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





## Lakeside Plantation CDD

### ACTION ITEMS

*as of 3/18/2015*

Item #	Meeting Assigned	Action Item	Assigned To:	Date Due	Status	Comments
1	6/24/13	Traffic Enforcement Issues	Moore/Eckert		In Process	Interlocal Agreement approved by the City and CDD. Sign survey completed and final report will be presented at 3/18/15 meeting.
2	2/21/14	Update Reserve Study	Flint		In Process	Reserve Study will be reviewed and discussed during FY 16 budget process.
3	5/21/14	Evaluate Options for Planting Lake Banks	Robson/Wittebort		In Process	Engineer to present work authorization proposal for consideration at the 3/18/15 meeting.
4	6/18/14	Obtain Cost Estimate for Grape Vine Removal	Robson/Wittebort		On Hold	Engineer waiting on transfer of records from DMK before preparation of a work authorization.
5		Obtain Pricing on Children at Play Signs	Wittebort		In Process	Pricing will be presented at 3/18/15 meeting.
6	6/6/14	Evaluate electric wiring for street lights. Investigate Installation of Well for Tennis Court Irrigation and Prepare Cost/Benefit Analysis	Wittebort	TBD	In Process	Tyner Electric proposal will be presented at 3/18/15 meeting.
7	9/17/14	Evaluate ID Card Process	Wittebort		In Process	
8	1/21/15		Wittebort		In Process	
9	2/18/15	Obtain Proposal for Pool Lighting Analysis Develop Preventative Maintenance Plan for Pool and Spa	Wittebort/Flint		In Process	
10	2/18/15		Wittebort		In Process	



## Amenity Center Management Report

Date of Meeting: March 18<sup>th</sup>, 2015

Submitted by: Rob Wittebort

---

➤ **Facility**

- *Put new light sensor switches in bathrooms*
- *Replaced one broken light in walkway by bridge*
- *Cleaned filter & pressure washed front & fountain area*
- *Replaced broken treadmill with Elliptical*
- *Replaced electrical outlets with GFI outlets & water resistant boxes by Koi ponds*
- *Had both pool plungers replaced*
- *Fixed door latches*
- *Padlocked pool breaker box*
- *New safety grips installed on pool*
- *Spa decking patched*
- *Cleaned the playground & Leveled mulch*
- *Replaced 6 stop signs*

➤ **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 & Fridays -6:15 PM*
- *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*

➤ **Special Events:**

- *Ladies Lunch*
- *Wine & Cheese*
- *Ice cream Social*
- *Euchre Potluck*
- *Pizza Night*
- *Donuts & Discussion with Rob x2*
- *Back Pack Angels Bingo*
- *Pancake breakfast*

- *Men's lunch*
- *Spring Fling*
- *Pizza Night*
- *St Patrick's Dinner*

➤ **Amenity Management**

- *Proposals redone for street lighting. \*Please see attached quote\**
- *Re mulch playground*
- *Lakeside Plantation Access Card System -*

*I have been lucky enough to visit and view several larger accounts with these access card systems in place and here is a brief synopsis:*

*All of the locations I have visited had one thing in common, one entrance point. Even with these high tech systems in place there is still nothing that will be 100%. If someone wants to get in they will find a way. Also, the cost factors to set-up, run, and maintain these systems would be costly (40-80k just in system alone). Money that I feel we could spend better. A more cost effective solution to this problem of non-residents using the facilities is to hire more staff. There are many more advantages to adding more staff than there is to a new access card system. The more visible we are to everyone with checking passes, the less likely people are going to come in to the facility, who do not belong here. The staff we have in place now has made great strides in an effort to resolve the issues. Also, hiring additional staff will benefit the residents in just more than one way. It will give added flexibility to better serve the community, especially in cleaning and maintenance of the pool, gym, bathrooms, and grounds. If you would like me to provide cost factors and more information on either resolution please let me know.*

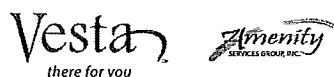
- *Please see attached quotes for shed area.*

Completed by:

Rob Wittebort

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

Cell # : 941-423-5500



# Ken Tyner Electric Inc

License # ER13012605

8380 Swiss Blvd

Punta Gorda, FL 33982

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

Email: kentynerelectric@yahoo.com

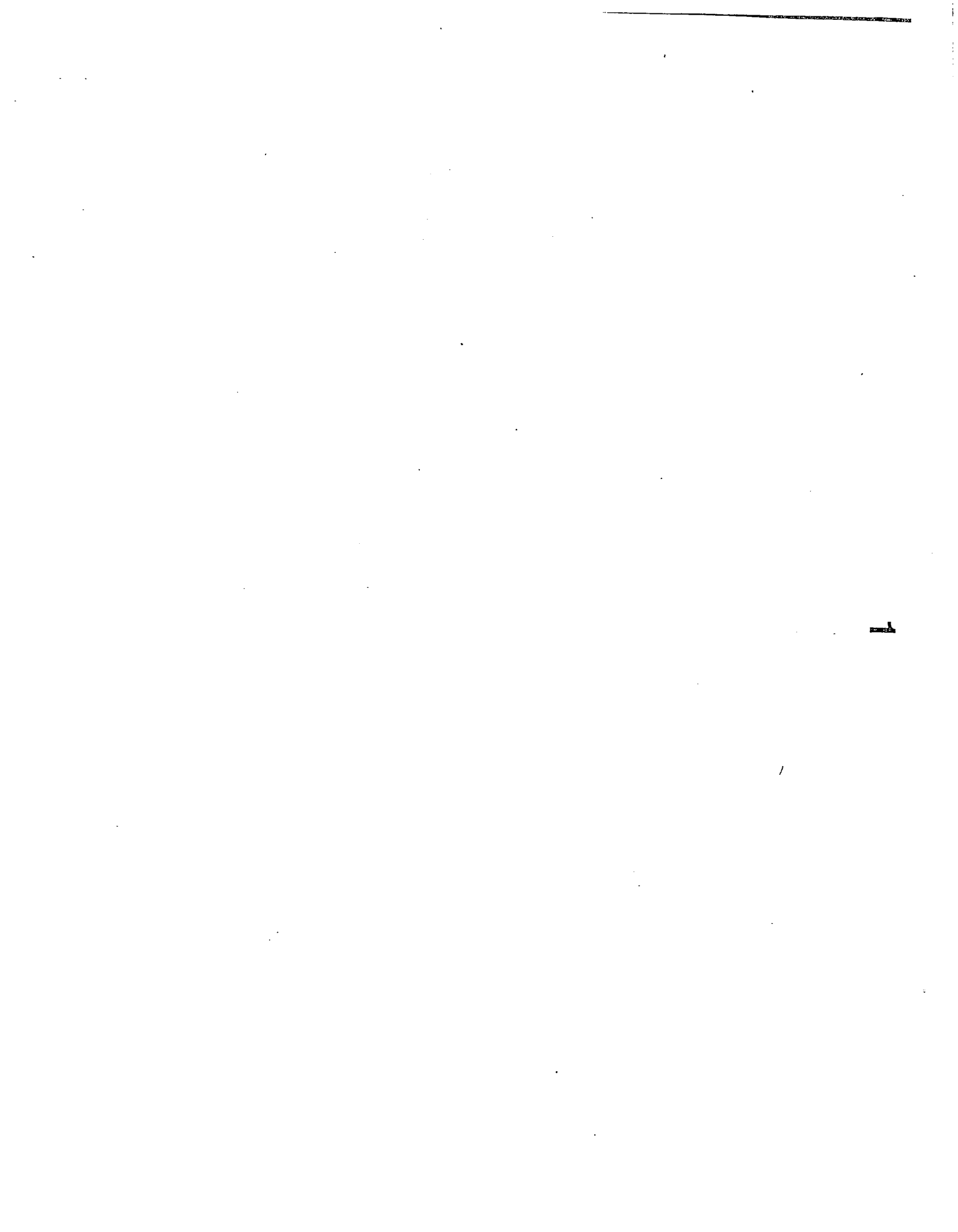
## Estimate

Date	Estimate #
12/3/2014	3528

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

Job Address
Lakeside Plantation Street Lights 2200 Plantation Blvd North Port, FL 34289 Mike 443-373-5464

Description	Rate	Total
1. REMOVE EXISTING SPLICES		
2. RE-WIRE UNDERGROUND SPLICES USING POLARIS TAPS W/ WATER PROOF CONNECTIONS (50 POLES, 54 GROUND BOXES)		
APPROXIMATE LABOR (72 MAN HOURS)	3,960.00	3,960.00
MATERIAL	3,326.40	3,326.40
****REVISED PROPOSAL 03/03/2015****		
<b>This Estimate is valid for 30 days! Thank you for considering Ken Tyner Electric, Inc.</b>	<b>Total</b>	<b>\$7,286.40</b>



# H & Y Fence Co.

510 Cattlemen Rd Unit #2

Sarasota, FL 34232

(941) 379-3444 FAX (941) 377-9602

www.HnYFence.com

## Estimate

Date	Estimate #
3/4/2015	17477

NAME / ADDRESS
AMENITY SERVICES GROUP LAKESIDE PLANTATION 2200 PLANTATION BLVD. NORTH PORT, FL 34289

P.O. NO.	PROJECT

DESCRIPTION	QTY	U/M	COST	TOTAL
SUPPLY AND INSTALL 24' - 6" OF 6' HIGH, WHITE DAYTONA VINYL FENCE PANEL USING 5 - 5" x 5" x 108" POSTS WITH FLAT PYRAMID CAPS. ALL POSTS SET IN CONCRETE.	4		197.00	788.00
CITY OF NORTH PORT - PERMIT FEE IF NECESSARY	1		150.00	150.00
FLORIDA STATE SALES TAX			7.00%	37.78
1/2 DEPOSIT - BALANCE UPON COMPLETION			<b>TOTAL</b>	\$975.78

Customer assumes responsibility for location of all privately installed cables and pipes. All material is guaranteed to be as specified. All work to be completed in a workman like manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strike, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Workmen's Compensation and Public Liability Insurance on above work to be taken out by our company.

ACCEPTANCE OF PROPOSAL - The above prices, specifications and work as specified. Payment will be made as outlined above. If any litigation occurs between the parties as a result of this contract or any other documents required by this contract, the prevailing party shall be entitled to recover attorneys fees incurred and all court costs.

\_\_\_\_\_  
SIGNATURE/DATE

# FENCE OUTLET

www.fenceoutletonline.com

## Proposal / Contract

67225

CUSTOMER NAME LAKE SIDE PLANTATION  
 ADDRESS 2200 Plantation Rd.  
MANAGER N.P., Fl. 34289  
 PHONE HOME# \_\_\_\_\_ MOBILE 941-423-5500  
 OWN PROPERTY? YES  NO

9671 S. Orange Blossom Trail - Orlando, FL 32837  
 Tel (407) 851-6600 - Fax (407) 438-3181  
 1724 West Broadway St., Suite 100 - Oviedo, FL 32765  
 Tel (407) 359-9092 Fax (407) 350-2335  
 201 S. Falkenberg Road - Tampa, FL 33619  
 Tel (813) 851-3823 - Fax (813) 851-3855  
 11507 US Hwy 10 - Port Richey, FL 34668  
 Tel (727) 857-7590 Fax (727) 857-7391  
 12944 Tamiami Trail S - North Port, FL 34287  
 Tel (941) 346-8800 - Fax (941) 346-8801  
 E-MAIL \_\_\_\_\_  
 DATE 3-10-15

<b>PVC</b> PVC Feet <u>24"</u> Height 4' <input type="checkbox"/> 5' <input type="checkbox"/> 6' <input checked="" type="checkbox"/> Privacy <input type="checkbox"/> Privacy With Lattice <input type="checkbox"/> Other Style <u>3 rail Picket</u> Gate Size _____ Gate Size _____ Flat Cap <input checked="" type="checkbox"/> Bal Cap <input type="checkbox"/> Gothic <input type="checkbox"/> New Eng. <input type="checkbox"/> Coachman <input type="checkbox"/> Tear Drop <input type="checkbox"/>	<b>WOOD</b> Wood Feet _____ Cypress <input type="checkbox"/> PT Pine <input type="checkbox"/> Pres. Plus <input type="checkbox"/> BOB <input type="checkbox"/> STKD <input type="checkbox"/> VSS <input type="checkbox"/> Domed <input type="checkbox"/> Scaloped <input type="checkbox"/> Other Style _____ Height 5' <input type="checkbox"/> 8' <input type="checkbox"/> Picket 1 1/2" x 4" <input type="checkbox"/> 1" x 4" <input type="checkbox"/> Runner 2" x 4" <input type="checkbox"/> Gate Size _____ Gate Size _____ Gothic Top <input type="checkbox"/> Traditional Top <input type="checkbox"/> Other <input type="checkbox"/>	<b>ALUMINUM</b> Aluminum Feet _____ Height 4' <input type="checkbox"/> 5' <input type="checkbox"/> 6' <input type="checkbox"/> Style #203 <input type="checkbox"/> #309 <input type="checkbox"/> #303 <input type="checkbox"/> Other Style _____ Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Black <input type="checkbox"/> White <input type="checkbox"/> Industrial <input type="checkbox"/> Post Size _____ Gate Size _____ Gate Size _____ Gate Size _____	<b>WELDED STEEL</b> Steel Feet _____ Height 4' <input type="checkbox"/> 5' <input type="checkbox"/> 6' <input type="checkbox"/> Other Height _____ Style Classic <input type="checkbox"/> Majestic <input type="checkbox"/> Montage <input type="checkbox"/> Montage Plus <input type="checkbox"/> Black <input type="checkbox"/> Bronze <input type="checkbox"/> Gate Size _____ Gate Size _____ Gate Size _____	<b>CHAIN LINK</b> Chain Link Feet _____ Height 4' <input type="checkbox"/> 5' <input type="checkbox"/> 6' <input type="checkbox"/> Other Height _____ Residential <input type="checkbox"/> Commercial <input type="checkbox"/> LT Comm <input type="checkbox"/> Industrial <input type="checkbox"/> Galvanized <input type="checkbox"/> Black Vinyl <input type="checkbox"/> Green Vinyl <input type="checkbox"/> Gate Size _____ Gate Size _____ Gate Size _____
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Good Side In  Out  8'oc/strand  
 Fence to Follow Contour of Ground   
 Fence to be Level   
 Remove existing Fence 0 Ft. No   
 Fence Line to be Cleared by Fence Outlet   
 Fence Line to be Cleared by Owner   
 Corner Lot Yes  No   
 Permit Needed Yes  No  to pull  
 Jurisdiction N.P.

3 rail / Picket PVC @ 6'H  
 • 2" x 6" TOP & BOTTOM RAIL  
 • 2" x 3 1/2" MID RAIL  
 • 7/8" x 6" PLANK PICKET

Special Instructions: lyc. labor warranty.  
Lifetime warranty on PVC.  
All posts in concrete.

includes permit.

Fence Outlet will assist the customer, upon request, in determining where the fence is to be erected, but under no circumstances does Fence Outlet assume any responsibility concerning property lines or in any way guarantee their accuracy. If property signs cannot be located, it is recommended that the customer have the property surveyed. Fence Outlet will assume the responsibility for locating underground cables and utilities, however, Fence Outlet is not responsible for any utilities or other unmarked buried lines or objects. Payment is due at the time of completion of work, and a finance charge of 1 1/2% per month shall be applied to all accounts not paid in full within 10 days of completion. All material will remain the property of fence outlet until payment is received in full. Right of access and removal is granted to Fence Outlet in the event of nonpayment per the terms of this contract. The customer agrees to pay all interest and any costs incurred in the collection of this debt including reasonable attorney fees. If the buyer refuses to allow the seller to begin work or complete work already begun, or to accept materials contracted for, Buyer agrees to pay dollar equivalent damages of a sum equal to 33 1/3% of entire contract price, plus cost of materials and labor already furnished or in progress. Warranty may be voided if sign is removed. Customer assumes full responsibility for obtaining homeowners association approval for the type and location of fence.

**ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-CONTRACTORS, OR MATERIAL SUPPLIERS OR NEGLECTS TO MAKE OTHER LEGALLY REQUIRED PAYMENTS, THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX AND IT IS RECOMMENDED THAT WHENEVER A SPECIFIC PROBLEM ARISES, YOU CONSULT AN ATTORNEY.**

NOTICE TO PURCHASERS OF WOOD FENCES: Wood fence materials are rough mill cut pieces. Wood fence has a tendency to shrink and warp in hot, humid weather and small gaps will appear between boards. Cracks in the wood are a common and accepted occurrence. Fence Outlet will only guarantee the workmanship on wood fences for one year.

I HAVE READ AND UNDERSTAND THE ABOVE CLAUSE:

CONTRACT AMOUNT: \$ 1245.- APPROVED AND ACCEPTED FOR CUSTOMER \_\_\_\_\_  
 DOWN PAYMENT: \$ 415.- <sup>1/3 down</sup> CUSTOMER \_\_\_\_\_ DATE \_\_\_\_\_  
 BALANCE DUE UPON COMPLETION \$ 830.- CUSTOMER \_\_\_\_\_ DATE \_\_\_\_\_

ACCEPTED FOR FENCE OUTLET  
Ryan Red  
 SALESPERSON \_\_\_\_\_ DATE 3-10-15  
 DATE STARTED \_\_\_\_\_ DATE COMPLETED \_\_\_\_\_  
 INSTALLER \_\_\_\_\_ LABOR \_\_\_\_\_  
 QUOTE VALID FOR 30 DAYS