

*Lakeside Plantation  
Community Development District*

*Agenda*

*March 19, 2014*

# 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 12, 2014

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 19, 2014 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. Pledge of Allegiance
3. Public Comment Period
4. Unfinished Business Items
5. New Business Items
6. Business Administration
  - A. Approval of Minutes of the February 12, 2014 Board of Supervisors Meeting
  - B. Approval of Check Register
  - C. Balance Sheet and Income Statement
7. Staff Reports
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
    - i. Action Items List
  - D. Amenities Manager
8. Other Business
9. Supervisor's Requests
10. Adjournment

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

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

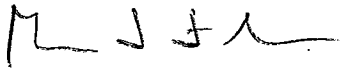
The seventh order of business is Business Administration. Section A is the approval of the minutes from the January 8, 2014 Board of Supervisors meeting. A copy of the minutes is enclosed for your review. Section B is approval of the check register. A copy of the register and

invoices are enclosed for your review. Section C includes the balance sheet and income statement for your review.

The eighth order of business is Staff Reports. Section A is the report from District Counsel. Section B is the report from the District Engineer. 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.

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

Sincerely,

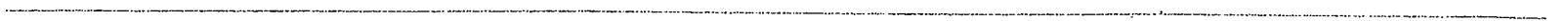
A handwritten signature in black ink, appearing to read 'G. S. Flint', with a stylized flourish at the end.

George S. Flint  
District Manager

Cc: Michael Eckert, District Counsel  
Dorian Popescu, District Engineer  
Michael Howell, Amenities Manager  
Joe Montagna, Vesta  
Darrin Mossing, GMS

Enclosures

**SECTION IV**



LAKESIDE PLANTATION  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Lakeside Plantation Community Development District was held Wednesday, February 12, 2014 at 7:00 p.m. at the Lakeside Plantation Clubhouse, 2200 Plantation Boulevard, North Port, Florida.

Present and constituting a quorum were:

Sharon Greisz	Chairperson
Joe Szewczyk	Vice Chairman
Camille Stephens	Assistant Secretary
Jane Gallo	Assistant Secretary
Patricia Durham	Assistant Secretary

Also Present were:

George Flint	District Manger
Mike Eckert	District Counsel by telephone
Dorian Popescu	District Engineer
Joe Montagna	Vesta
Several Residents	

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

Mr. Flint led the pledge of allegiance.

Mr. Flint stated before we get to the public comment period I believe there is a desire to amend the agenda to move the Engineer's Report up first thing on the agenda if the Board is okay with that.

On MOTION by Ms. Durham seconded by Mr. Szewczyk with all in favor the agenda was amended to move the Engineer's Report before the public comment period.

**Engineer's Report**

### iii. Presentation of Drainage Map and Summary of Permits

Mr. Popescu stated there have been a lot of questions from the residents and Board about how drainage works in this development. We have downloaded the information we found on the whole development and the individual developments within Lakeside Plantation. It goes from north to south from the Woodlands towards Snover. Most of the lakes are interconnected so if one is higher water goes into the next lake so they equalize. Ultimately at the very south end before Snover Waterway you have about four or five pipes to take your drainage into Snover Waterway. If you notice in very dark black behind houses every wetland originally was protected by a little berm that is shown and your wetlands are still in good shape. Everything goes from north to south and it is equalized east to west most of the time. When lakes get too high they overflow into the wetlands of which you have a lot of them. You have 17 lakes and about 8 large wetland areas.

Ms. Greisz asked did you see any areas of drainage that were of concern at this point in time?

Mr. Popescu responded not really.

Ms. Greisz asked this is a document we can keep forever and reference?

Mr. Popescu responded yes and again you have all the details. Besides this map there are so many structures, so many pipes that we have another map where we identify each structure and pipe. This is updated and includes the Towns, the latest development. This map is the map that shows Lakeside Plantation and the SWFWMD permits. All drainage has to be permitted through the Southwest Florida Water Management District. The red area on the map is Lakeside Plantation and within that area you have five or six individual permits, the whole area was permitted 12 years ago yet the Towns is the last permit obtained, which modified a little bit to show how they are going to have houses and roads and where the drainage goes. On the left side in blue is the Marketplace between Sycamore and Toledo Blade and between Panacea and Snover Waterways and that is where the Shell Station is and where the other development on the south side does not occupied yet that is another SWFWMD permit that was obtained. Those are the maps. Are there any questions?

Ms. Greisz asked are you going to talk about permits?

Mr. Popescu responded yes. All the permits within here have been renewed except the big permit, the first time we renewed this was when we came on board in 2007 and that was the

first renewal of the main permit, the red area. It was renewed at a big expense for the District at that time because there were a lot of things that were not done. Those were fixed and the permit was renewed and now it is due for renewal again by April 30<sup>th</sup>.

Ms. Greisz asked the permit is issued by?

Mr. Popescu responded by Southwest Florida Water Management District. The permit is issued then the engineer has to certify that all the work was done in accordance with the plans when the work is done then they issue a permit. If after three years the re-certification shows good results then they make the permit to be recertified every five years.

Ms. Greisz asked do you anticipate any problems?

Mr. Popescu responded the only problem I can see is some residents mentioned some Melaleuca trees and we need to look in the wetlands to see if there are any invasive species anymore. Otherwise it should be no problem.

Ms. Durham stated since you mentioned the Melaleucas and the neighbor, we were billed for that conversation with you, it appears on your statement and I want the Board to address at some point tonight that residents cannot call and talk to the Attorney and/or Engineer and us get the bill. Apparently that is what happened according to your statement so maybe we can address that.

Mr. Flint stated a resident didn't contact him directly I forwarded the email that we received and inquired about the history of our maintenance of the conservation areas.

Mr. Popescu stated I replied to Mr. Flint.

**i. Status of Lake Bank Restoration Project**

Mr. Popescu stated we have invited four contractors including the contractor that did the repairs for the last two years to bid and we expect to get their bids this week and we will present them to the Board at the next meeting.

**ii. Status of Sidewalk Repair Project**

Mr. Popescu the sidewalk repair has started. There are about 149 joints to be resealed about 70% were done, the contractor came two days ago to finish it but the mowing crews were here and making a lot of dust and you need to make sure it is very clean so they will come later this week or next week and they should be done in about two weeks.

When the sidewalks are more than ½” difference from one side to another they need to be grinded and we have a total of 27 plus 34 so there are 61 grindings.

Mr. Flint stated you approved that at the last meeting.

Mr. Popescu left the meeting at this time.

### **THIRD ORDER OF BUSINESS**

### **Public Comment Period**

Mr. Picataggio of 1554 Scarlett Avenue stated today I sent an email on the two issues I was going to address tonight. One is on legal expenses and the other is on the midge flies that have been an expensive problem. The midge flies appear to be a problem community-wide for those of us who reside on lakes. The water quality in the lakes is poor and continues to deteriorate to the extent that the problem is continuous throughout the year to varying degrees. The problem with the water in these lakes is that the oxygen level is too low or non-existent. The solution is to oxygenate and one way is to install recirculating fountains in the lakes. The problem has become so acute that we may have to take a multi-level approach by using chemical treatment as well as oxygenating the water with recirculating fountains. You can also consider aquatic plants that will also improve the oxygen level. In my opinion the solution to not only address this issue but would enhance the appearance of the community is recirculating fountains. This is not just a nuisance problem I have painted my house and these midge flies have ruined the painted finish on my fascia. I have power washed, sanded and repainted and the same thing happened. They are all over the screens, windowsills, my garage is filled with them, in essence they have inundated our house inside and out. Not only have they presented a nuisance but it is very costly for us to spray the trees, the lawn and the plantings because they infest everything. I have gotten a petition signed with 24 names since yesterday to show the Board the level of discontent that some of the people have and I have only been able to contact a small number of people. I heard we were going to address this issue through budget considerations for next year and to me and the people who are afflicted with this problem that is not acceptable and it has to be done now. I think we need an action plan to commence with this situation now.

Thank you for sending me the breakdown on legal expenses and I would like to request a further delineation for 2013 and 2014 to date by the month. In 2013 we consumed over 6 ½ times the amount of legal input compared to 2011.

Mr. Flint stated we are trying to keep everyone to 3 minutes and the Board did receive your email earlier as well as myself and District Counsel. There is going to be a discussion of that issue later on the agenda.

Ms. Wajchert of 2624 Peach Circle asked does repair of the lakes include putting rocks around the periphery of the lakes?

Mr. Flint stated I didn't hear all your comments but the District Engineer went through last month and looked at all the lakes and as a first initial step the Board approved some funding to repair some of the worst areas where there are washouts or erosion.

Ms. Wajchert stated we are having gouging washouts on the land and we don't have that much land.

Mr. Flint stated the Board hasn't approved circling any lakes totally with rock but the areas that the engineer has identified as being the worst that have to be addressed now the Board has approved funding to do that. If you provide me with your email address I will provide you with the locations.

Ms. Wajchert stated I would like to request that you consider our area at 2624 Peach Circle and all along there is gouging of land. I was here in the summer and I could see why it is gouging because the water does push right against that land.

Mr. Flint stated unfortunately we put the Engineer's Report first he is gone but I can go back after the meeting and look at the areas the Board approved and if I get your contact information I can email that to you.

Ms. Misheck at 2411 Magnolia Circle in the Villas stated we have been having events and parties at the clubhouse for the past years. We are all residents and have a vested interest in maintaining and keeping our clubhouse in tiptop shape during and after the event is finished. Up until recently we have accepted the responsibility of locking the restrooms and locking up the clubhouse, departing from the card room without any incidents when the office attendant left before an event was finished. We have been told that we must finish our event by 9:00 p.m. I am requesting that the Villas and Carriage Homes go back to what we had done previously and that is for us to lock up after our event. I hope you will consider our request.

Mr. Bock stated at last month's meeting in the minutes it was stated that I requested that the whole Brown family be excluded from the clubhouse, which is a very, very wrong statement that was read into the minutes. All I stated was that Mr. Brown jumped the fence and he is the

one who should be ostracized for the 30 days because the rules and regulations were in effect at that time. I have a copy of the November 13<sup>th</sup> meeting that states in there that all I said was Mr. Bock said last month's meeting was a discussion about Mr. Brown emailed and they said he jumped the fence twice. Nothing was said in there about the Brown family.

Ms. Balsontee 1569 Scarlett Avenue stated moving the gazebo; it is close to 14 years old it used to have a light by it I suggest if we are going to keep it where it is a motion detector installed to deter any vandalism or dealers. There is a need for a new gazebo. A gazebo by the farmers market was burned down by some teenagers and it cost them \$4,500 to replace it from the ground up. I would like to see low plants at the end caps and then there would be continuity all the way up instead of having half mulch half nothing. Having served on the former security committee let's just cut to the chase, get everything the box and protect our investments. Obviously, the pool passes and attendant's passes are not working.

Ms. Tyler of 1835 Scarlette Avenue stated this clubhouse was renovated three years ago. The rug is awful and the place looks awful it looks worse than when we renovated it and that was ten years old. I don't know what is happening here, we have parties, they are not cleaning up properly, we have deposits I don't know if it is rented to people out of the community. If we have friends of residents I'm sure people care about it and somebody does rent the place but is anybody making sure that the person that booked the place is here to make sure it is properly maintained when you close up at night? I know the Villas and Carriage Houses do a spectacular job when they clean up after themselves, what about the residents? Are we holding enough money back to maintain this place? I think the Board really has to look into this.

Mr. Vann of 1658 Scarlett Avenue stated a couple things were brought up tonight I want to touch on. She just mentioned one we will call housekeeping/maintenance. For those of you who don't know last meeting I was given one minute to address some issues that would save this plantation money and all of us money for HOA fees and everything else. I told them come and see me if you have any questions and they told me to put it in writing and I told him alright, no one came to see me. They talk about \$76,000 repair one time down here, okay, did you guys ever think if drain tiles? This fellow never mentioned drain tiles work perfectly in New York they get a lot more rain and a lot more storms than you get in Florida. You save a lot of money and a lot of erosion like someone else just brought up I think someone brought it up last time with all the flies it will also help that problem. You want to put sprinklers in these ponds to keep

the water moving that gets plants it gets oxygen, are we here working for all of us together or are we working for ourselves to cover this Board? It is a question everybody here is asking it gets very upsetting. I think his name was Joe brought up the lawyer costs last time, they talked about lawyer costs again. Lawyer costs, is this lawyer from around here? Where is this lawyer from, may I ask? Why don't we get somebody local so we don't have to pay these costs? He can sit here with the Board to review these things. The maintenance of the grounds, we were sitting at the pool the other day the maintenance individual walked by and I said what about the fish pond or whatever it is and it used to look really nice with the weeds and fish and everything. I said, "do we take care of this?" and he goes "That is not on our agenda. Please don't go swimming in that we have to move the gazebo first. We have to follow our priorities." Mosquitoes growing in here, flies growing in here making people sick over moving a gazebo? I don't know I think our heads are in the wrong spot. I think the Board I think we should all work together and stop the name calling and finger pointing, the cliques and my head is above everybody else, let's take care of this place where we all live and we all want to make our money and be proud to live here.

Mr. Lewis of 1560 Scarlette Avenue stated last month I brought it up about the flies. I know Joe mentioned it, about three days ago it is not going away. It was as bad as it has ever been where literally to walk out of your home to get the paper in the morning, hold your breath until you get inside the screened area. I know you guys have looked into it. I know it is action item no. 3 on your list and I know you have gotten a bid from Lake Masters to perform three treatments, approximately three weeks apart at \$300 a treatment. I want to thank you for looking into it. However, the caution I want to raise it is like giving an aspirin to someone with a migraine. It is probably going to relieve the pain for a certain period of time but it is probably not going to alleviate the cause. Unless we as a community are prepared to continue to take aspirins I would suggest we go a little further and try to find a solution to this rather than a short term fix but overall thank you for looking into it.

Mrs. Lewis of 1560 Scarlette Avenue stated when the Board gets to the point of discussing the financial statements or whatever I was looking over the combined balance sheet for December 31, 2013 and I'm not a CPA but I think some things are missing from this balance sheet as far as our assets are concerned. One thing that I noticed there is no accounting for the land, the lot that we own on Sycamore, which the assessment value is \$123,750. I also noticed that there is no accounting for accounts receivables that is unpaid assessments, which to date

total \$224,369.89, which is just from four commercial lots on Sycamore Street. If the Attorney can figure out a way to collect on those assessments we would be way ahead of the game.

#### **FOURTH ORDER OF BUSINESS**

#### **Unfinished Business Items**

Ms. Greisz stated we will start with the HOA renting the clubhouse and whether or not we can allow them to close up.

Ms. Stephens stated I don't see a problem with that. They should be able to stay until 11:00 p.m. and they will clean up. You know who is here. I don't see a problem.

Ms. Durham stated we always allowed residents to be able for a community event, etc. to come in, set up and close it up and never has there been an issue. I don't know who decided they couldn't do it anymore but I know it was no one on this Board. We never had that conversation.

Mr. Szewczyk stated I would agree that if it is a function within Lakeside Community sponsored by someone within the community I don't see a reason why they can't be responsible for locking it up and cleaning it up at the end of the night.

Ms. Gallo stated I also agree, if it is a resident party, carriage home party, we always had someone that would lock up when we were finished and we stayed after 9:00 p.m. and a lot of times there was nobody in the office after 9:00 p.m. I do think that maybe the office should have a name of one person that would be the responsible person for staying to the end of the party and make sure everything is locked.

Ms. Greisz stated I think I know where this confusion came from. When we did our regulations and policies and procedures, etc. I believe in there we made the decision that the rental fee includes staffing here until 9:00 p.m. If the affair goes longer, then the renter has to pay extra for staff to stay later than that and that was for any non-CDD sponsored event and the HOA functions are not CDD sponsored they are HOA sponsored. I have no problem trusting the HOA entities with the caveats we said about having the staff or a person to contact. I would not feel comfortable that a resident who is having a private party do that. They have to fall under the same rental requirements of 9:00 p.m. and you pay extra but I have no problem with making the exception that any HOA sponsored event we can allow to run later and they will be responsible for closing up without out staff here. Does anyone have a concern with that?

Ms. Durham stated the key word was rentals and we never included the HOAs or if we have a sponsor like the pool people sponsored a wine and cheese and are willing to be

responsible for closing I think you can apply the same thing in that case. But certainly for the villas or any HOA.

Ms. Greisz stated but for no private functions.

Ms. Durham stated I agree that is what we agreed to.

Ms. Greisz stated I don't think we need to take a vote.

Mr. Flint stated I think the rule is a strict application of the policy that you adopted but it sounds like there is consensus from the Board to direct staff as long as the entity that is having the event is HOA or POA related then additional staffing is not required and as long as there is a responsible person identified that they would be able to lock up the facility on their own.

Ms. Durham stated even if they have asked someone to sponsor or is host or hostesses for a wine or cheese or any other function I think the same rule would apply to that. We have in the past when we had our wine and cheese I know I stayed late and Jane has stayed late and we closed it up. It is a little different than an individual renting the place.

Ms. Gallo stated I think it should include the tennis club that has a party every year and the golf club has a party every year. I think it would go for them also because they are residents and would be responsible.

Ms. Greisz stated I think we are safer not trying to list them because we may miss one and I think we have expressed the concept of what we are asking them to enforce and they are not to have strict interpretation. If Mike has questions he can talk to anyone on the Board or to George to clarify it going forward.

Mr. Flint asked Joe, do you feel like you have sufficient direction on that?

Mr. Montagna responded yes.

Ms. Greisz stated the next thing we may want to bring up is the midge fly issue. I noticed on the petitions but I was not aware of any other lake that people are having the same problem.

A resident stated Boxwood and Scarlett that lake as well.

Ms. Greisz stated Vesta did get some quotes and it was \$300 per lake per treatment for three treatments. I think we all realize this is a short-term solution but I think if it can quickly help solve the immediate problem, which is not going away I think we need to talk about it. It sounds like there are two lakes at this point so we are talking about \$1,800. I personally have already asked Vesta to continue to do some research to price other longer-term potential

solutions. I don't know if SWFWMD or another organization can provide some advice as to what options we may have. Let me open it up for discussion from the Board.

Ms. Durham stated if there is a problem in the lake in the community it is a problem for all of us. I agree we need to do whatever we need to do.

Mr. Szewczyk stated I agree with the things that have been said. The problem is immediate we need an immediate cure short term and from listening to the various people I like the idea of getting fountains in these lakes. It will not only serve a functional purpose but an aesthetic purpose as well but it has to be taken care of in the short term and long term. It doesn't have to be T-bone, whatever lakes we are having an issue with let's clean them up and put in a long term solution in each of these lakes.

Ms. Gallo stated I agree with what everybody said.

Ms. Greisz stated the suggestion is if it is two lakes \$300 per treatment is \$1,800 and George has the authority to spend that amount.

Ms. Durham stated George has the authority to up to a certain amount of money and it needs to be dealt with and we don't want to wait for another meeting. However, I would like Joe to talk to these gentlemen who spoke tonight to hear what they have to say after this meeting and consider that and then make those decisions. Let them talk to Joe afterwards and then follow through with what you said, if there is not a better plan for what we need to do we can go forward with the aspirin.

Mr. Flint stated when this issue came up at the last meeting we did add it to the follow-up list. I put a March horizon on that to allow us to come up with the various options and prices. What is going on here is an anomaly when you read about and research midge flies typically it is a two-week problem, it is a November/December problem, it goes away. I would want to talk to Lake Masters but my understanding is that it is not an immediate solution. It is typically something you would do every spring and it prevents them from hatching. Once it gets to this point I'm not sure this treatment is going to be an immediate solution that it is going to stop what is going on right now. You have to get into a cycle where you are treating it during the right period in the spring so you don't have the hatch in November/December. I'm not sure this is an immediate aspirin that is one of the things that we need to look into.

The fountains, the oxygenation, the treatment we are talking about here are all options they are long-term options. This is not a one-time solution and it goes away this is something

you would do every year if you were going to take that approach. The fountains are a little more complicated than it might seem. You have to have an electric source they do use a lot of energy so you have an ongoing electric bill, ongoing maintenance issues. It all has to be taken into account when you are evaluating that. Vesta will do some research, we will talk about it and come back at the March meeting with some reasonable options. I'm not sure there is a lot that can be done between now and the next meeting that is going to give immediate relief to the issue but if there is and it is within my spending authority I will make sure there is consensus from the Board and move forward with an immediate response.

Ms. Gallo asked are you saying that the treatments that they are proposing to do won't help what is happening right now?

Mr. Flint responded I'm just saying I would want to verify that because my understanding up to this point is this is something you would do in the spring before the hatching to prevent the hatching.

Ms. Gallo stated we have to do something now. People walk out of their houses and these things are flying around.

Mr. Flint stated everything that I have read on this issue and my experience on it is it is not like a mosquito that you can go out and spray and kill. If there is something that we can do immediate we will work toward doing that. I don't want to give the Board or residents false hope that either this or a fountain is going to be an immediate solution.

Mr. Eckert stated I want to provide a little bit of input here. We have a community in Central Florida where we have had midge problems for about nine or ten years and we have actually brought in Dr. Ali from the University of Florida who is the world renowned expert on these midge flies and he has been working with our aquatic contractor to try to control them because he has said many times in Board meetings you can't exterminate them you can only try to control them. George is correct you have to kill the larvae when they are in the water and that is really how you do it and you do it through chemical treatments. The oxygen in the water, which can allow more fish to be there to eat the larvae that helps as well but I don't want anybody to think that you are going to eliminate the problem all together -- you can only try to control it like killing the larvae when they are still in the water. We have a very elaborate plan at the community I'm speaking of that has been developed over many, many years. We have done fountains, aerators and it has helped, getting fish in helps, the chemical treatments help quite a

bit but everybody needs to understand this isn't something that can be quickly fixed and it is going to be a significant budget item for you in the future in the event that these stay around. I just wanted to add that based on my experience where we have gone down this road for about ten years with another district.

Ms. Greisz stated we do understand the urgency here that something needs to be done and even if we have to reach out to Dr. Ali between now and the next meeting I will do that to at least give us a sense of if we need to hire an expert what it is going to take and how we are going to get it done.

Mr. Flint stated the key as Mike stated is that these can't be exterminated so it is something that has to be prevented before the larvae hatches. We will work on that and we will benefit from the research and work that the other district has done as well.

Ms. Greisz stated discussion of legal services is already on the agenda.

**FIFTH ORDER OF BUSINESS**

**New Business Items**

There not being any, the next item followed.

**SIXTH ORDER OF BUSINESS**

**Business Administration**

**A. Approval of Minutes of the January 8, 2014 Meeting**

Mr. Flint stated the next item is approval of the January 8, 2014 meeting minutes. There were some comments during public comment period if you will notice it says, due to a technical issue with the recording equipment the recording started late. That sentence should indicate that there was some public comment that was not captured by the recording. To the extent there was some public comments that aren't reflected in the minutes it is because the battery went dead in my recorder. Are there any other additions, deletions or corrections to the minutes?

Several amendments were made, which will be reflected in the final document.

On MOTION by Ms. Durham seconded by Ms. Gallo with all in favor the minutes of the January 8, 2014 meeting were approved as amended.

**B. Approval of Check Register**

Mr. Flint stated the next item is approval of the check register for the General Fund for the period January 1 through January 31, 2014 for checks 268 through 398 in the amount of \$44,805.16 and the detailed register and invoices are contained behind the summary. If there are any questions we can discuss those and if not I would ask for a motion to approve it.

Ms. Gallo stated there is a Ken Tyner Electric bill for wired and replaced 20 lights in the fountains and supplied addition 4 lights for future. They charged \$1,164 for the 24 lights that is \$48.50 each and I had told the office previously that Batteries Plus has those bulbs that we had ordered. I called Batteries Plus asked if they had been picked up and they said no they have not and I said I would try to get someone there to pick them up how much are they and they are \$28.89. If we buy our own bulbs and give them to the electrician to have them put in the fountains it will save us a lot of money. There is a big difference between \$28.89 and \$48.50.

Ms. Durham asked does that refer to the fountains or the signage in front of the fountains or the whole thing?

Mr. Montagna stated that is the lights in the fountains.

Ms. Gallo stated also Batteries Plus told me that the lights are discontinued but they can search around and see if they can find some for us and I think that we should go ahead and stock as many of them that we can find because I don't know what we are going to do once that supply disappears.

Ms. Greisz asked Joe, are you going to follow-up on that?

Mr. Flint stated we did forward Jane's email to Vesta staff. I know they did speak with Batteries Plus. I'm not sure what transpired after that maybe Joe or Mike can give an update on that.

Ms. Gallo stated I spoke to Batteries Plus yesterday and they did not pick up the bulbs they are still there.

On MOTION by Ms. Gallo seconded by Ms. Durham with all in favor the check register was approved.
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### **C. Balance Sheet and Income Statement**

Mr. Flint stated next is the balance sheet and income statements through December 31, 2013. There is no action required by the Board it is something we provide you monthly.

There was a comment under public comment regarding the balance sheet and tracking of assets and accounts receivable. With governmental accounting for an enterprise fund, which is like a business a water utility or something like that you track assets, you depreciate on your balance sheet. The General Fund in governmental accounting you don't track assets, you don't track depreciation so the value of properties, of real land or the clubhouse or anything else is not going to show up on the balance sheet for items that are owned by the General Fund. That is just governmental accounting. I'm not an accountant, I don't have a master's degree in public finance but I believe that is a correct answer to that question.

The other issue is the comment about delinquent assessments and whether that should be tracked as an accounts receivable. Because the District utilizes the uniform collection method we use the tax bill as our collection method for our assessments we don't track delinquent assessments. That is the tax collector's responsibility. That wouldn't show up on a balance sheet as an accounts receivable because we rely on the tax collector to collect the assessments. We don't know who has paid necessarily and who hasn't paid. We can pull up the information on the tax collector's website and find out but we don't have collection responsibilities. We turn that over to the tax collector when we choose to use the uniform collection method.

Ms. Greisz stated we recognize the revenues as we receive them from the tax collector.

Mr. Flint stated that is correct. We do track percent collected so we know at any given point when we do the financials what percent collected we are and you can also see that on your statement of revenue and expenditures where we are right now. We have collected \$477,000 out of \$620,000, which is actually decent. You collect the majority of your assessments in December most of the time in most communities because people want to get the 4% discount and pay during the month of November. But you do collect in January, February and March and as late as June if it goes to tax certificate sale you will see revenue coming in.

## **SEVENTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. District Counsel**

##### **i. Discussion of Legal Services Summary**

Mr. Flint stated Mike prepared a legal services summary that was emailed to the Board and I have hard copies with me for the Board if you haven't had a chance to print it out.

Mr. Eckert stated at the last meeting I suggested that the Board have a conversation and I make a presentation to the Board in terms of the work we have been doing and which items of that work are really non-recurring items or things that we inherited and needed to clean up when we became your District Counsel. I'm not going to read my memo. I will summarize it then ask the Board if they have questions when we are done.

There were many different items that had not been done at this District when we took over. The first was a disclosure of public financing that is required by Chapter 190, F.S. to be prepared and recorded in the public records. We gathered the information necessary to do that, prepared that document, presented it to the Board for approval and had it recorded. The approximate cost of that was \$1,250.

The second issue, which is a non-recurring issue is the Imagine School's assessment and construction issues that came up. At the time that we took over the Imagine School's property was proposed to be assessed for both O&M and for debt. We did research into the history of that property and advised the Board that we felt that you could assess for debt moving forward but you couldn't assess for O&M. We also had the construction issues where they needed access to our property to complete construction of the gymnasium and we needed to make sure that the assessment issue was wrapped up in such a way where we were protected and we also negotiated and drafted a side agreement with them in addition for the FP&L easement. The approximate cost of dealing with all those was around \$5,500.

The next thing we worked on was the enforcement of the restrictive covenants. As we found out after we started representing the District there was an HOA that was originally formed over the District. Those covenants were put in place but no HOA had the ability to enforce them in terms of master covenants. We had issues coming up with the gas station and the city sending us requests to approve development approvals pursuant to those covenants and restrictions and our office had to research can we enforce them and if we can't what will the District need to do to be able to enforce them and we provided a memo to the Board on that. I will say we wrote off a significant amount of time on that and the final cost to the Board for that was around \$1,750.

We also spent a fair amount of time working on the contracts for the Amenity Manager and the District Manager. As the Board may be aware that was somewhat of a protracted process with the Amenity Manager involving several meetings and scopes of services that needed to be

revised. Also the negotiations back and forth to make sure that there was no overlap in scopes of services between the two providers. The approximate cost of that was around \$3,500.

We also did a workshop to try to help facilitate understanding on the Board in terms of Board members responsibilities on a day-to-day activity level. The approximate cost of putting that together and attending it and trying to find an agenda to work on that was about \$1,100.

The Standard Pacific road and right of way dedication and sidewalk repairs was something that was pending when we were hired and that had kind of been at a standstill because of the sidewalk repairs had not been done to the satisfaction of the District. We worked with Standard Pacific and the Board in trying to come up with some sort of resolution that ended that standstill. If you will recall the resolution was let's not tell Standard Pacific to go fix it the wrong way again let's figure out the right way to fix it and let's tell them to pay us the money necessary to fix it right then we will go ahead and fix it. That got that issue off center and the approximate cost of doing that was around \$2,000.

There were also costs incurred because of the transition from the past District Manager, which are hard to pinpoint. I think George will tell you that the records he received were incomplete and I will just leave it at that. Anytime you have a transition that is not a smooth transition with orderly records it takes additional time for your staff to be able to figure out what needs to be done in the future. I estimated those costs around \$1,500 just to give the Board some idea of what I would attribute looking at my timesheets was spent dealing with things that had the records been in good shape we would not have spent that time.

Also the Board requested that we contact the city regarding the police services agreement. We helped revise the police services agreement regarding traffic enforcement within the District. We provided that to the city and the city has that under review. The approximate cost so far in dealing with that issue is around \$800 according to my rough review of the invoices that we have submitted and those discussions are continuing although it doesn't sound like anything is going to happen until March 24<sup>th</sup> when the city takes that issue up.

We also had two rounds of landscape bidding that we had to do because the first bids were defective. We had to review those bids for completeness to make sure they complied with the law and we did that and we also participated in the preparation of the RFP packages and the approximate cost of our work on that was about \$1,700.

Finally, one thing that is not on here because it didn't cost you very much was when we came to this District there was a letter pending from the Joint Legislative Auditing Committee and the Governor about the District not funding the bond reserve in the appropriate amount. We reached out to the folks we know over there and got them the information they needed and got off what I will call the naughty list at the state. That was something that happened through no fault of the Board and there isn't really anything the Board can do to fix it. It was a deal that was worked out with the bondholders between the bondholders and the trustee kind of outside the District's involvement. The Joint Legislative Auditing Committee at this point is somewhat satisfied with that response and I don't anticipate you will be on that list again for that reason and if so we can provide the prior letter that they said was sufficient.

Of those one time things or the things that I view as non-recurring that is about \$19,100, which is about 56% of the total our firm has been paid since we started. I would hope that those items now that they are resolved would be reflected in lower invoices from our firm moving forward assuming that there aren't additional issues that crop up from this history of this District that we are not aware.

One of the things that I will say is that when we were hired 97% of the District's legal budget had already been spent and that was a combination of the fees that were billed by Straley & Robin as well as the fees billed by U.S. Bank's attorney and some negotiations the Board was having with them regarding the reserve requirement and also changing the denomination of the bonds down to 1 penny. We came in and tackled the issues that I just discussed. I laid out the amounts that we billed the District so far. I also laid out the discounts and markdowns that we had on our bills in trying to be cognizant of the District's budget and financial position. I just want to remind the Board that when we did our presentation we felt like the budget you had was low at that time for attorney's fees for the level of service that it seemed like the Board expected and I think that is borne out by the fact that 97% of your fees were spent before we were hired and you weren't happy with the level of service you were getting.

Our discounts and markdowns total a little under \$30,000 for the period of time we have been here and we discounted a \$5,000 discount for a new client discount to try to help you deal with some of the transition issues to a new District Counsel that was taken right off your first bill. We also marked down for travel quite a bit and also for training. I know you have had Lindsay before at a meeting and you were not charged for her time for attending the meeting or

anything like that and for things that she works on that I think should be marked down I mark down as well. Quite frankly the biggest markdowns we have done for this District is just to get your bill lower before I send it out because I know you have a lower budget and I'm trying to get through these one time recurring issues and transition issues so we can get you on an even footing.

I have provided in my memos some cost saving strategies that we have seen other districts use that I'm just going to suggest to you. One is the Board certainly has the discretion to schedule meetings every other month instead of every month. While there are issues that can come up from time to time there is more reliance on staff that the Board could do to reduce the amount of meetings that we have because quite frankly we should be able to get through everything in two hours. I know I'm talking a long time right now but we should be able to do that. If you have it every other month and limit it to two hours that is going to save you money right there. I have been to more four-hour Board meetings at this District than I have with any other districts that I have ever represented and we are getting better but we need to keep pushing to get better there.

One of the things we can do is we suggested a couple other meeting times or dates for the Board to consider and we provided those to George. Jere Earlywine whom you met in the very beginning of our presentation is available on those days and he would be in the area on those days and could attend the meetings and that may provide some cost savings because he will be down there for several other meetings at the same time.

The other thing is to obtain and utilize technology like we have done the last two meetings that will save money as well for the District.

Finally, I'm always open to a flat fee and retainer type agreements but quite frankly I don't think that is going to be your best cost saving mechanism but again I would be happy to talk to you about it but I don't think it is going to work out to the District's advantage to move to some sort of an arrangement like that.

Finally, we will work with the Board in whatever way I feel like I can still give thorough legal advice and know what is going on enough to know what legal advice to give and I would be happy to answer any questions the Board has but I just wanted to provide that summary for the benefit of the audience as well as the Board has the more detailed analysis that we provided.

Ms. Gallo stated I would like to thank you for explaining that to everyone. I think it may help alleviate a lot of questions that people had and I appreciate it, thank you.

Ms. Stephens stated to reiterate what Jane said, thank you for going through that whole thing because there are many people who don't realize what you had to do when you first joined this development. We had a mess and you really have helped us and I certainly appreciate it.

Ms. Durham stated you know how much I appreciate what you have done for us and me having a legal background recognized early on that this was going to be costly. I know we have a lot of new people that have no idea how badly this place had been managed by DMS and the law firm we could never get an answer from so we tried to save money on legal expenses but even when we brought them in we still couldn't get resolution. When we learned how badly things were going and brought you in you were very clear that this would not be a \$12,000 a year job. As we discovered what we didn't have and how poorly our records had been kept and I will let George address how poorly the records were, the financial records he got and how hard they had to work to pull things together to know what we had we are blessed that we were able to bring you on board. We were asked earlier where you were located so that they know here. I would like you to give just a couple sentences about why you are in Tallahassee and your connection the legislative information you are sending to the Board now as well, just so that those who are new can have a real sense of how fortunate we are to have found you to represent us.

Mr. Eckert stated our firm, Hopping Green & Sams is located in Tallahassee because it is the capital and because we work on governmental issues. In terms of CDD experience we have been involved with the first ones that were established in the state and we currently represent over 150 community development districts in the state as general counsel and there is probably another 30 or 40 that we are involved with in a more limited capacity. We routinely monitor the legislation that affects special districts and provide input when we need to, to make sure that your meetings run as efficiently as they can and that you can operate your business as a Board as efficiently as you can. For instance the Joint Legislative Auditing Committee issue was something that I think the recommendation you were getting from DMS was to hire bond counsel to fix it in the bond documents, which is very costly. I made a phone call, confirmed the letter they wanted and sent the letter. It was handled in an hour and a half or two hours. That is the kind of thing that being located in Tallahassee can help us do. The other thing about

representing 150 districts throughout the State of Florida is that we have many, many districts that are down in Southwest Florida and we try to combine meetings when we can and your regular meeting schedule doesn't coincide with the times we are going to be down there anyway so that is one of the recommendations we are looking at that might help you is to look at another 7:00 p.m. meeting time on a different day but I do feel that our firm being in Tallahassee is an advantage to this District as well as all of them in order to either interact with people who have some say over the District or to change the law if it needs to be fixed.

Ms. Durham stated thank you.

Mr. Szewczyk stated as I was looking through some of the financials and I see how far over budget we are regarding legal fees I did make a note of some things I wanted to discuss until I got your letter and when you mark out all of these things that are one time deals we are not in that bad of shape. These are things that needed to be cleaned up and are one time deals we shouldn't be seeing any of them again and I for one appreciate all the work your firm has done for us.

Ms. Greisz stated I very much appreciate the people who brought this issue up I think we have all been concerned about the huge legal fees and it is a valid concern. On the other hand I am a firm believer in having our legal counsel present at all of our meetings. I view it not just protecting us as Board members from doing things wrong it is protecting all the residents and property owners to ensure that their boards do not get out of control intentionally or unintentionally do something that violates the law. The law that governs the CDDs is very limiting and restrictive, we are not an HOA and I think oftentimes people don't understand that and they may look for us to do things that we really do not have the legal authority to do. I view it as protecting each owner here as well as the Board members. If we are able to keep the costs long term down to \$21,000 a year, which I would hope that we could be under that we are talking \$30 per property per year and that is protecting you from a Board or others doing things they don't need to do as well as being informed, knowing what is going on and that is the way I view it. I think we are probably going to have a few more items this year that are one time items. We are still working on the agreement with the City of North Port that is still not done from their end but I think that is critical as well.

There were several suggestions. Do we want to consider changing the night of the meetings to coincide with other meetings that the attorney has to attend? I think that is

something George has to look at. These are suggestions in Mike's letter as well as potentially meeting less than every month.

Mr. Flint stated Mike and I exchanged some emails but I don't have the dates, he can provide them to you.

Mr. Eckert stated it was the third Wednesday or the third Thursday of each month. The 7:00 p.m. time still works but we would ask if the Board could look at those dates.

Ms. Durham asked can George do either of those?

Mr. Flint responded yes.

It was the consensus of the Board to meet on the third Wednesday of the month.

Ms. Greisz asked what is the process?

Mr. Flint stated we will have to run a new annual meeting notice with the new date but if you want to meet on the third Wednesday do you want to start that in March? Mike when would that be beneficial to start, March or can it wait until April?

Mr. Eckert responded we can do whichever one you want.

Mr. Flint stated if March is okay then I would ask for a motion to designate your monthly meeting date as the third Wednesday of the month commencing in March 2014.

<p>On MOTION by Ms. Durham seconded by Ms. Stephens with all in favor the new monthly meeting date will be the third Wednesday of the month commencing in March 2014.</p>
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Ms. Greisz stated that means it is March 19, 2014 at 7:00 p.m. for next month.

Mr. Flint stated we will get a notice around and update the website and make sure we send reminders out to the Board in advance.

Ms. Greisz asked do we still want attendance by Skype unless there are particular issues coming up that we are aware of? Do we agree with that?

Ms. Durham stated they will already be down here and we won't be billed for travel.

Mr. Eckert stated yes and we will look at the calendar and coordinate with the Chair prior to the meeting. I usually send out emails to the Chair saying, I have looked at the agenda I think I can do this one remotely but the intention of moving the date is we are going to be in the area most times and we like to be at the meetings if we can.

Ms. Greisz stated another suggestion in here was regarding meeting less often. Is there any interest in doing that?

Ms. Durham stated I think by moving this we may find we don't have a November meeting since that will likely be the day before Thanksgiving. I would like us to get things leveled out and if we have a few months like this that we get an agenda we can go through but right now we are still trying to figure out what to do with pool equipment and lake maintenance and stuff so I would like to have that brought up in a couple months.

Mr. Szewczyk stated I think we should maintain the frequency of meetings right now otherwise we won't know what is going on with the midges and the lakes. It is bad enough we don't have a solution tonight but if we had to wait two more months before we even voted on a solution you are three or four months out. I don't want to change the frequency at this time.

Ms. Durham stated I would like us to try to do these meetings in two hours or less.

Ms. Greisz stated that is something we can bring up again in June or so to talk about it.

Mr. Flint stated also even though you have advertised monthly if we get to a point where there is no business items the Chair could cancel the meeting and not hold the meeting but at least you would have them advertised if you had to meet. If you got to the point where the workload was not there you could still make that decision on a monthly basis.

Ms. Gallo stated in the past few years we did not have a meeting in December and we did not have a meeting in July or August. There was just no need to have them in those months, the budget was done and not that much was going on. I would like to see us not have meetings in those two months if it is possible. If we need to have a meeting we could.

Mr. Szewczyk asked why don't we keep them on the schedule and then the Chair can decide if we can cancel the meeting?

Mr. Eckert stated there are a couple other items under my report. One is the police services agreement we had an email from the chief saying that they are not going to consider any CDD agreements until March 24<sup>th</sup>. We can spend time trying to tell them that is a bad idea but it may not be a bad idea for the Board to look to a supervisor to go talk to the Assistant City Manager about expediting this or at the very least making sure that it will actually be on the March 24<sup>th</sup> agenda because I think they are trying to handle a bunch of things at once and we are kind of getting lumped in with that. Certainly, we can expend more effort doing that but somebody local might have more pull with them. I just wanted to throw that out there.

The commercial lots, George is right, those are on the tax roll. As your attorney there is nothing I can do to take any collection actions on those lots until the tax certificate process is gone and we get to next year's budget and if for some reason the tax certificate didn't sell then you may want to take them off the assessment roll and foreclose. Until August/September there is not much for us to do there.

I want to also remind the Board that Jere and Lindsay will be taking over for me for the next few months as the Board knows and if you have any questions while I'm gone please contact Jere or Lindsay and they will be happy to help you out.

Ms. Greisz stated I do want to react to one of your comments about the services agreement with the City of North Port. We have been working with them since August I was very, very unhappy to see that it didn't make the February agenda. I'm going to contact the police officer lieutenant I have dealt with and what I would like to do is send an email with contact information for the city commissioners for the community that says you need to get this done because basically what they told me is they are not going to enforce and put tickets out for speed limit until they have this agreement, which by the way we have one in place and they just decided the old one is not good enough. There is a safety issue here and I just don't understand why it is taking so long to get done. First, I'm going to talk to him and I will try to reach out to the assistant but frankly, what is going to get the attention is people and calls and contacts being made by numerous voters in all the city commissioners district. That is where we intend to go with that hopefully, but before I send the email to everybody I want to get the police officer, the lieutenant and the chief of police to react.

Ms. Durham asked how do we make this available to residents that would like to get a copy of this? Can we have that put on the website?

Mr. Flint responded if the Board would like we can put it on there.

Ms. Durham stated if the Board would agree with that and that is not an issue.

Ms. Greisz asked are you all right with that Mike?

Mr. Eckert responded yes that is fine it is a public record and whatever the Board wants to do we are comfortable with.

Ms. Durham stated we can leave it up for 30 days so that the residents who want to see this can do so.

Mr. Flint stated we will do that and take it down in 30 days.

**B. District Engineer**

This item taken earlier in the meeting.

**C. District Manager****i. Presentation of Action Items List**

Mr. Flint stated I have the action items list, the first item we have already discussed, which is the traffic enforcement issues and the agreement with the city.

The second item is the Quality Doors refund issue and the good news is that Quality Doors answered our phone calls and when we said they owed us the final \$600 they said actually we only owe you \$568 and they said if we provided them a letter saying that we would release them from any further obligations they would pay the \$568 so I drafted and signed the letter today and it is on its way so hopefully that will come off the list.

We talked about the midge fly issue and we will work on that between now and March and to the extent there is any immediate relief we can provide the residents we will take steps to do that.

Pricing for the concrete and asphalt for the dumpster is under the Amenity Manager's report and he has several bids for that work.

The fence that runs along Toledo Blade Boulevard there were questions about the condition and also the ownership and we have verified that it is within a CDD tract and is the District's maintenance responsibility. Vesta has gotten prices to replace the 43 missing caps. They have also have a price from Bloomings to pressure wash the entire length of that for \$500, which I think is a pretty good price. Again, we will be talking about that under the Amenity Manager's report.

The issue of the webcast was brought up and whether it would be possible to continue to do that. In the past when the webcast was available there was actually a link from the District's website to another website it wasn't actually a function that the District's website had. The button that you pressed on the District's website actually took you to a different website to view the webcast. We looked into that technology and there are various services that you can purchase that allow for that. Unfortunately, it averages around \$100 a month to be able to do the webcast. We are looking at an alternative where we can buy an IP camera, you need to have a

static IP address to do that, there is a cost to having a static IP address. We know the one option would cost \$100 a month to be able to do that but we are trying to look at another option that might be less expensive for the District. I would like to keep this on the list and come back.

Ms. Gallo asked how many people here are snowbirds and would be going back? Are you interested in having the webcast so you can watch the meetings when you are at home? It may not be worth the \$100.

A resident stated in the past whenever I watched it there was always one or two viewers that is it. That tells you.

Mr. Flint stated it sounds like if there is an expense of \$100 a month the cost benefit may not be there but we will still look into the other alternative and let you know. The other alternative would require purchasing a camera, which would be from \$100 to \$300 and then there would be the cost of the static IP address, which actually may end up costing more than the \$100 a month. We will bring that back next month.

Reissuance of passes, changing access cards I will let Joe handle that under his report. The umbrellas are under his report. The pool contract issue and the water fountain are under his report. Mike has presented the work efforts for the attorney. The line of sight issue at the gas station, the landscaping issue has been addressed. The resident directory is in process to being updated and your engineer has provided you with an update on the sidewalks and lake bank repairs.

The other issue I would like to add onto here is the update of the reserve study. You approved revising the reserve study at the meeting last month. We tentatively have scheduled next week for the Reserve Advisors consultant to do their site visit of the community so that is moving forward. I expect that to be done in the next 45 to 60 days and it would be done in enough time to have the benefit of that information during the budget process for the proposed budget.

#### **D. Amenities Manager**

Mr. Montagna stated Mike did prepare a pretty lengthy activities report with ongoing activities and special events. Per his monthly activities reports, ongoing activities we are keeping them the same. He has added a few new ones. We also have a wine and cheese February 19<sup>th</sup> and that is going to be hosted by the Carriage Homes so we would like to thank

them for hosting this month's wine and cheese. Last month's wine and cheese was a success also hosted by another section of the community. Some of the special events that are upcoming is the Valentine's Day Dance it is sold out 83 people signed up and we are looking forward to that and it is going to be on Friday, February 14, 2014. Don't forget pizza night tomorrow night, hopefully everyone signed up for that as well. The clubhouse will be closed in observance of Presidents' Day on Monday, February 17<sup>th</sup>. We are going to continue with bingo and see how we do with that.

Ms. Gallo stated on the list it has recycle hazardous waste on February 16<sup>th</sup> and I think on the calendar it said February 25<sup>th</sup>. I think you ought to send out an email so people know if it is happening a week early.

Mr. Montagna stated I will look into that and make sure the calendar reflects the proper day and get that out to the residents.

On the next page for facility maintenance a lot of these items have been addressed already. Mike and his staff have replaced the bocce ball and horseshoe pits, they painted, new clay was used and they also used the tennis court clay material compound so there wasn't any extra cost to the District to get those areas taken care of.

A new belt has been ordered for the Matrix Treadmill. Fitness Logic has to get that in and as soon as they get that in they will bring it here and replace that belt.

As far as the pricing on the dumpster pads that was addressed at the last meeting and there are three estimates in your agenda package and I would like to go over those today. The first quote is to remove all the gravel and also take it down 8" and install a 6" concrete base and compact with overlay \$3,800. Another option would be to install two 6-foot steel bollards behind the dumpster for an additional \$580. Another option we got from Driveway Maintenance, Inc. was to do something very similar for a cost of \$5,869. At this time we pretty much need Board direction on which way you would like to go.

Ms. Greisz stated I had asked Mike a few questions about these yesterday and I feel that since he got sick he didn't have time. I'm concerned when one of them is bidding a price that is less than half of the other that there is something wrong, somebody doesn't understand what they are bidding on. The first one you talked about doesn't indicate what kind of square footage, it also does not indicate the PSI because this is where the trash truck will be going every week is critical. The next one does talk about PSI and square footage and the next one talks about square

footage and PSI. I don't think there is adequate information to ensure that the projects are appropriately bid.

Mr. Montagna stated Advanced Paving is quoting asphalt. If they misunderstood the bid I can go back to them or Mike can go back to them and see if they will rebid it including the dimensions and PSI.

Ms. Durham stated I would like to see the bid request. What did he send to each of these people from which he got this bid. Could we ask that he provide that to us? I would like to see those in the future when we are looking at these what the request was so we have a better feel for what we are looking at. I agree with Sharon.

Ms. Greisz stated I got the impression that people came out and looked at it but I don't know for sure so you are going to go back. We can't do anything based on these bids.

Mr. Montagna stated no, at this time there is not enough information.

Mr. Flint stated the first bid for \$2,588 is for concrete 6" deep 3,000 PSI but as you indicate it doesn't indicate the size. The second bid is actually for asphalt they are going to replace the base material, compact it and install asphalt and the third one from Driveway Maintenance, Inc. is another bid for a concrete pad.

Mr. Montagna stated I will have Mike call them.

Ms. Greisz stated also Patricia's request that he include on any of these bids, the specs that went out to the bidders should be provided to the Board.

Mr. Montagna stated that will be included.

Ms. Gallo stated I spoke with Mike yesterday and he told me about the one that has no square footage he told me that was for 609 square feet and the Driveway Maintenance one is for 925 square foot so I don't know where the people got the square footage from for the same size pad.

Ms. Greisz stated we will let them get it right.

Ms. Gallo asked do we still want the asphalt bid or are we throwing the asphalt one out? Asphalt may not be a good option.

Mr. Montagna stated it was discussed at the last meeting that the asphalt would probably not be a good option.

Ms. Greisz stated one of my questions to Mike was one is bidding 3,000 PSI and one is 3,500 PSI. What do we need it to be and that may be a question for the engineer, what do we

need, which should be reflected in the specifications as Patricia mentioned to make sure that 6 months from now we don't have to do it again because we have a big heavy trash truck going on there once a week.

Mr. Montagna stated I will have Mike get with Dorian on that question to make sure that we are getting what we need.

Mr. Flint stated the asphalt specified as SI asphalt, which is actually a higher quality asphalt. What is on residential roads I think is S3 so they are specifying a more durable type asphalt on their bid. Asphalt is an option, I'm not saying you won't have issues with it but there is plenty of asphalt driveways and aprons in parking lots where there are dumpsters and it works fine. If the cost is close you are better off with 6" of concrete.

Mr. Montagna stated I will get with Mike and Dorian on that and come back to the Board with the better option and get the best price possible for the best surface.

The next item is to beautify the pool area without replacing all the patio furniture at once, which is a tremendous expense to the District. We are looking at umbrella costs. He has 9-foot umbrellas one with 1 ½" pole and one with a 2" pole and you can see the difference in the price. At this point if the umbrellas were going to be replaced you are looking at a total cost of \$1,815 and there is some shipping and handling so a total cost of \$1,979. This is within George's threshold, our threshold so we can order these if you want to do it at this time. Typically with patio furniture the later you get to the spring and summer the prices sometimes increase so time is of the essence when it comes to patio type furniture. All these come with warranties.

Ms. Gallo stated we always purchased our umbrellas from a place on 41 and the reason we bought them there was because they would repair them and if we order them online from a far away place where would we get them repaired if we need to get them repaired?

Ms. Greisz asked Jane are you suggesting that we get a quote from that company as well?

Ms. Gallo responded yes.

Ms. Greisz stated because the two quotes we have and the way I figured it out and also do we want 7-foot or 9-foot? There is 7-foot out there now I think 9-foot would make sense.

Ms. Gallo stated I asked him what is the advantage of have 9 feet and he said 2 feet more shade. I think the 9-foot ones are better.

Mr. Montagna stated I will get the price from the local company.

Ms. Greisz asked do we want to direct that if Clinton, which is a local company is less than \$2,000 for the 9-foot ones they can go ahead and get them? Do we want to keep delaying this?

Mr. Flint stated if you want to approve a not to exceed of \$2,000 with the preference that we use a local vendor if possible we can do that.

Ms. Durham asked what are we going to be dealing with in cranking them up and down?

Mr. Montagna responded these are nylon, which you definitely want to go with as opposed to wire. The cranking mechanisms on them are actually built a lot better than they were five years ago. They are very easy and not hard on people's shoulders. It is important to make sure that is under the warranty as well.

Ms. Greisz stated we are directing you to go forward not to exceed \$2,000.

Mr. Montagna stated there is a proposal for a ball machine for the tennis courts. It is currently being rented for \$5 per use and the new ball machine that was requested is from Stan Oley's Tennis Equipment out of Viera, Florida for \$2,129. I don't have a lot of experience with tennis ball machines so I can look into this a little bit more and see if we can get a different quote.

Ms. Greisz stated they are expensive. The one we have they put new batteries in and it doesn't stay charged it is not going to function. This is not unexpected. On this quote is taxes that we don't pay.

Mr. Montagna stated we will take that out do it will be less than that amount. We will look for another one and if you want to give us a not to exceed amount we can get this ordered.

Ms. Greisz stated if it is less than \$2,000 you already have the authority.

Ms. Durham asked do you think we need to get another quote?

Ms. Greisz responded I don't. I was asking do we need to get another quote, they have the authority if it is less than \$2,000 to buy it.

Mr. Flint stated I would feel more comfortable if the Board is okay because it is not a specific budget item. If the Board is okay with the concept of purchasing the tennis ball machine we will move forward if there is no objection.

Ms. Durham asked are we covered in our budget for this?

Ms. Greisz stated there is general capital equipment replacement as well as capital reserves. I don't think the ball machine comes under the capital reserves.

Mr. Flint stated then we are okay on that item.

Mr. Montagna stated the next item is the midge fly treatment and we already discussed that.

The lighting for the flagpole at the clubhouse was mentioned at the last meeting.

Mike has some pricing from Ken Tyner Electric, Inc. would wire and install one flagpole light, 175 watt metal halide multi tap using a feed to the parking lot lights and they can do the whole job for \$745 to get some lighting on that flagpole. If that is the direction you want to go we can get started on that.

Ms. Greisz asked did we look into solar lights? That faces west and I don't know if solar lights are strong enough to shine on the flag or not.

Mr. Montagna stated we can look into solar before we go ahead and do this.

Ms. Gallo stated I pulled up the rules for illumination of flags and it reads, if displayed at night the flag must be properly illuminated, proper illumination means that the stars and stripes can be seen readily from a reasonable distance. I believe that with the light that is behind the flagpole you can see the stars and stripes from the sidewalk and from the road. I'm not sure we really need to put a light on it. We were told before that light was sufficient.

Ms. Durham stated I understood that there had to be a light shining up.

Ms. Gallo responded no, it doesn't say that.

Ms. Greisz stated then we just leave it, we are not going to do it.

Mr. Montagna stated the next item is the spotlights for the entrance fountain so that we can illuminate the words, Lakeside Plantation. You can see the estimates in your agenda package on that as well. This might be another one that we want to look into solar possibly. The current estimate on this is \$1,365 to get the wire and install six fluorescent fixtures for the sign at the front entrance.

Ms. Greisz asked this was because the bulbs that are within the letters just keep going out.

Mr. Montagna stated they keep going out and Mike has had Ken Tyner out here numerous times to address these issues and this was recommended by them to alleviate this problem so it wouldn't happen in the future.

Ms. Gallo asked in other words we are just going to have spotlights and not have backlit letters that we paid extra for?

Mr. Montagna stated this is another option you have. You can still go with the backlit letters and you can reduce the amount of how many lights you have in there by doing one on each side and that would actually drop this quote considerably.

Ms. Gallo asked has anybody gotten in touch with the people who put the fountains in?

Mr. Montagna responded not to my knowledge.

Ms. Gallo stated I can give you the information as to who it was.

Mr. Montagna stated if you could because it seems like there is an ongoing problem.

Ms. Greisz stated there are continuing ongoing problems with that fountain so does it make sense to add more electrical to that area that doesn't seem to want to work?

Mr. Montagna stated we will hold off on this one right now and table it until we can get with Jane and find out who installed the fountains and also look for a little more clarification on the lighting issues in the front.

Ms. Durham stated the lights that are in the fountain are out again. Have we covered that already?

Ms. Greisz stated that is the third one, there is one more then that. The next one is TXB needs to be replaced on heater no. 3.

Mr. Montagna stated right. It needs to be replaced and the estimate is \$485.

Mr. Flint stated that is just information for the Board. We are going to move forward with that.

Mr. Montagna stated George and I have actually looked at this and there is not really any information for the model numbers so we would like to table this one until we can find out exactly what type of water fountain would be replacing the one that is out there right now.

Ms. Greisz stated you are talking about the water cooler by the bathrooms.

Mr. Montagna responded yes.

Mr. Flint stated the price seems a little high so we would like to revisit that and if it is within our spending authority we will just go ahead and take care of it.

Ms. Durham stated in addition to the lettering we have a continual fountain with no lights out there. When one goes out I wish you would just turn off the other ones because it looks ridiculous having one fountain lit and one not and one letter lit up and 14 more not.

Ms. Greisz stated use Jane's suggestion, get in touch with whoever put it in and then maybe try a different electrician because it is all electrical and it just keeps breaking.

Mr. Montagna stated I will definitely make sure Mike gets on Tynner Electric and at the same time we will get with Jane and find out who installed the fountains. We will also research other electricians in the area that can do a better job for the same price.

Next on the list is the chemical feeders have been installed for the pool and spa that was approved at the last meeting. We spoke with Howard's Pool concerning the sum line and they service the pool on Monday, Wednesdays and Fridays and we will handle the other days of the week to make sure that is being addressed. It is currently being addressed right now by Michael, our maintenance gentleman in the mornings.

As far as the ongoing process for updating the directory this can tie into a couple things. Access cards, Joe mentioned at the last meeting about changing the keypads for the gym and library. We had a couple companies come out and they looked at the facility about access cards. Their recommendation was until you create an entire fence around the pool there really is no need for access cards because someone can just jump over the fence. At this point what we recommend is that by changing the lock codes that would force everyone to come to the office, update their information, which would also update the resident information in the books at the same time and by doing that we can not only have updated resident information but we can give out new rules and regulations and go from there. Access cards are good systems but they are only as good as the people at the clubhouse to make sure they are managed and actually set up correctly. You could have a \$60,000 system with all the bells and whistles but if you don't have the staff there to make sure people bring their access cards and are following the rules and regulations it doesn't work. At this time to offer something for the pool until the pool fence is increase in height, which I don't see happening anytime soon you might just want to think of another option like we are recommending right now.

Ms. Greisz stated we also talked about potentially periodically issuing new cards to everybody not access cards but the current ID cards, changing colors, numbering them so that we know whose they are so that when we ask them where do you live and you see the number and it doesn't match or whatever.

Mr. Montagna stated that and all these options right here are a actually a cost savings to the District because most of these companies can come out and set you up for access cards at the minimum will start around \$20,000 and go up from there. We want to update the directory and change the codes we would like to reissue new cards, new colors and have everything updated so

a renter as opposed to an owner and also the renters would have an expiration date on their cards so we would know on the system that we have the information of when their lease expires, we can go ahead and get in touch with them and tell them your card is expired and your code doesn't work anymore. You can change those codes to the doors as many times as you want.

Ms. Stephens stated it is not that it is a bad idea but if no one is here at night we don't know who is here. How good are the cameras? Are the cameras working?

Mr. Montagna stated the cameras are working but the access card system once you scan it would come up on the computer and would show 123 Main Street came in at 8:41 p.m. and if there was an issue in the gym after hours and there was some vandalism outside you can go back to the camera and see with that access card information who it was and you can coincide the two.

Ms. Durham asked are we having issues in there other than if we have the code and just change what we have do we need a scan and new cards? We aren't have issues right now, are we?

Mr. Montagna responded we are not and I personally don't think it is an expense that the District should be looking at right now.

Mr. Szewczyk stated what you are explaining to me as I understand it sounds like it is a good one, change the combinations, force the people to come in, get their information, be prepared to issue them their allotted number of cards however you want to code that so that things can be checked and verified and it doesn't sound like it should be a big deal.

Mr. Montagna stated it is not. The amount of homes in this community might seem like a large number to do but I recently had in another District our computer system went down and we have the access card system and we had to go through and purge all the files and we were surprised to see how many renters and owners were not around anymore. Your idea of simply changing those codes periodically is a good one.

Ms. Greisz stated I think we are all in agreement so when are we going to see this start to happen or will you give us an update report next month, give us a timeline.

Mr. Montagna stated Mike is going to need a little bit of lead time on this so I would say by next month we should have a concrete action plan of what we want to do with this.

Ms. Durham stated we talked about for residents who wanted to a place for email addresses and I sent an email back to Beth but have not heard anything back from them. All of it is optional with the residents as to whether or not they want to give a phone number and I think if

we could have the email addresses that would be nice. Another issue when we are talking about the new cards, etc. we are including the pool, right?

Mr. Montagna responded yes.

Ms. Durham stated you said we are closing the clubhouse for Presidents' Day. That is not one of our normal holidays and they are closing it again half a day on the 13<sup>th</sup>. I'm trying to figure out who approved that because we have set holidays that are in our guidelines and it does not include those holidays and it doesn't include closing the clubhouse on the 13<sup>th</sup> of February. He wants to close the clubhouse so he can prepare for the party and we have never done that. The Board is the one that sets those guidelines and we have never closed for Presidents' Day or Martin Luther King, Jr. Day and I don't know where this came from.

Ms. Greisz stated on Valentine's Day I think the party starts at 7:00 p.m. when he says close it doesn't necessarily mean the office it just means you can't come in and use the room.

Mr. Montagna stated this room right here he needs a little bit of lead time everything else will still be open.

Ms. Durham stated let's clarify that because the way the way the email that I read said it is closed and I assume that meant the office was closed. We always come through when people are decorating and there shouldn't have been an email to that affect. The other question is, when will they take the Christmas tree away. We need our room back.

Mr. Montagna stated we will be done after this event.

Ms. Greisz stated Joe you are going to clarify that on Valentine's Day it is more information we are prepping for the party do not expect to be able to use the great room facilities, the office is open. What about Presidents' Day? Is that your holiday?

Mr. Montagna responded it is a federal holiday, however, certain clubhouses and amenity centers throughout the state are open that day, some are closed. I'm not sure if GMS recognizes that as a federal holiday or not. I will get with Mike, I don't know if he saw that on a previous calendar from last year but if you have never been closed then we will be open.

Ms. Greisz stated then you will check on that and get corrected emails out ASAP.

Mr. Montagna responded yes. The next item is the recommendation to relocate the gazebo. Currently it is located in the back and Mike has provided a map to relocate the gazebo right behind the horseshoe and bocce courts beyond the covered benches. We feel that would create a little more usage because it is not getting any use right now, however, providing we

agree to move this to the new location it would need electric to be run to it and a few other ancillary costs to get it up and running. If you would like to do that we can or let me know if you don't like the idea of moving it.

Ms. Stephens stated as far as moving it my concern is that gazebo is old and when we pick it up to move it is it going to withstand the move.

Mr. Montagna stated the estimate to move it is \$525, relocate it and put it on blocks. That is a good possibility that there is some damage to it, however, if we are going with this company the warranty would be on them to ensure if it was moved and damaged that they would have to rectify any damages that were caused during that move.

Ms. Durham asked can we pass this to another month unless this is something we need to do tonight?

Ms. Greisz asked is there a reason you would like to do that?

Ms. Durham stated I'm tired.

Ms. Gallo stated my personal opinion is that we should leave it where it is. I think this is an unnecessary expense and we are over budget in quite a few things and it is okay where it is. It is a nice idea to have it up here where we can maybe have bands and everything but maybe in another year we could just say leave that one there and let's buy another gazebo but not this year.

Ms. Stephens stated I think the only thought they had was there was some vandalism going on back there. I think they were trying to set it on fire.

Ms. Greisz stated let's go on to the next issue.

Mr. Montagna stated the last item is Milan had some information from Imagine Schools for use of the tennis courts. He told us to cancel that.

**EIGHTH ORDER OF BUSINESS**

**Other Business**

There not being any, the next item followed.

**NINTH ORDER OF BUSINESS**

**Supervisors Requests**

Ms. Gallo stated I would like the fishpond to be looked at. I know before Bill left he took out the aquatic plants that were in the fishpond and was going to replace them with new ones. He got let go and the new ones were never put in there. Also, there was a pump there that was

maybe a little waterfall, which is not working anymore. I think they need to look at the pump. It looks like a cesspool right now it is black water and there is nothing in it. Where are the fish?

Ms. Greisz stated we will put this on our action items list to do some research on what needs to be done.

Ms. Gallo stated there are six months until the election. There will be three seats open. I feel there should be representation on the Board from the Villas, Carriage Homes and Towns. Any fulltime residents living in these sections should give thought to running for the Board. You have six months to think about it and I would like to see people from the other parts of Lakeside.

Mr. Szewczyk stated I would really like to see whatever the resolution for the midges is that stocking these ponds be part of it and that will take care of a lot of consumption of the larvae. This is directed at Vesta, when we come and see things needing to be done I would like to see more than one estimate because there were a couple things today that we have shelved because we didn't like that price, we need more than one. I got an earful from the designer of this place before coming up tonight. She voiced her displeasure and disgust at the condition of this clubhouse. When it was done a couple years ago with proper placement of furniture and everything this looked high class and it doesn't now. Some of the furniture there are issues, she has provided people with the numbers of service companies to come out and take a look at these things. This furniture cost us a lot of money, a lot of things in this clubhouse cost a lot of money. They are not going to last forever but we need to make it last as long as possible. If after the final moves after Valentine's Day because I know there has been a lot of movement if the office personnel need to know and if you need to take a tape measure out and put the exact locations down but we have to get this place looking the way it was. After this Valentine's Day dance through this weekend maybe sometime next week I might be able to convince her to come up one more time and let's get it right. I walked this circle around this building every night after I work out and I peek in here and I'm not a designer but I know things aren't where they should be.

Ms. Durham stated along those same lines I had a conversation with Mike. Our card room/library was so crammed full of chairs that we could hardly move around in the card room to play cards. When I questioned him he told me that the reason the furniture was in there and we weren't getting the furniture put back in place out here was because they had some people renting the place. We have had people renting this place from the beginning of time. What has

happened is it is my belief is that we fired Scott you moved Mike who was hired to be our janitor and Mike was our maintenance man and now we don't have that backup for Mike. What happens is Mike had a day off, little Mike I'm talking about, so they put all the tables in here on Wednesday because something was happening on another day and Mike was going to be off yet we have people in this office, we pay for 80 hours worth of help during the day not counting Mike and nobody can put up tables and chairs and do it on the day of the event and let us have our clubhouse. I'm with you it is a shame and this is to Vesta that you guys have decided that you can just and he said it was hard on the furniture and that is why you have to move it carefully and you have sliders. When I was talking to him he said fine I will just take the tree down and I said I'm not asking you to do anything because I'm going to bring it to the Board and to you at the Board meeting. The excuses that he made for the tree not being taken down it is like we don't want to take all the lights off and I said it is a new tree isn't it and he said yes and I said isn't that a pre-lit tree and he said no we didn't buy a pre-lit tree. What is going on? Who do we have in charge of the henhouse because who would not know today that it doesn't cost that much more to buy a pre-lit tree and why do we pay staff to wrap a tree and then you don't want to take it down. His answers are bizarre. I'm with you and it was an uncomfortable conversation. We can have a beautiful clubhouse and Jane and Lisa and others worked to get this place nice and if we need to clean the carpet more often maybe we need to look at some other people to do a different kind of cleaning. Whatever we need to do let's get it done and whatever you need to do to have enough people working here because we are paying you a heck of a lot of money and we deserve to get the service for what we are paying you.

Ms. Gallo stated I think once Lisa sets the furniture and pillows they should take pictures of how they are supposed to be because every time I come up here I have to move the pillows to the proper positions.

Ms. Stephens stated what is amazing to me is when we just had Rick work here, he set everything up, he took everything down, he pushed the furniture. He took everything all by himself. Rick did everything alone. He never broke anything. If there was a party the next day everything was put back exactly where it should be. I agree with them 100% aside from the carpet this place does not look like it looked when Lisa did the decorating. We really need to get our act together.

On MOTION by Ms. Durham seconded by Mr. Szewczyk with all in favor the meeting adjourned at 9:32 p.m.

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Secretary/Assistant Secretary

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Chair/Vice Chair



# Lakeside Plantation Community Development District

## Summary of Invoices

February 1, 2014 to February 28, 2014

Fund	Date	Check No.'s		Amount
General Fund	2/3/14	309-317	\$	2,023.62
	2/10/14	318-329	\$	4,329.40
	2/13/14	330	\$	2,994.64
	2/18/14	331-338	\$	61,906.66
	2/24/14	339-344	\$	7,440.42
	2/27/14	345-347	\$	230.50
	3/28/14	348	\$	4,580.40
			\$	83,505.64
Capital Reserve Fund	2/3/14	1	\$	1,650.00
	2/10/14	2	\$	2,386.00
			\$	4,036.00
			\$	87,541.64

\*\*\* CHECK DATES 02/01/2014 - 02/28/2014 \*\*\* LAKESIDE PLANTATION - GENERAL  
 BANK A LAKESIDE PLANTATION

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	...CHECK... AMOUNT	#
2/03/14	00160	1/25/14	01252014	201401	300-20700-10200		REFUND-RENTAL DEPOSIT	*	214.00	214.00	000309
2/03/14	00104	1/23/14	51833	201401	330-53800-48700		CAROLYN STAND-MENDELSON REPAIR SEATS/SLIP COVERS	*	179.25	179.25	
2/03/14	00161	1/30/14	01302014	201402	330-53800-48000		FITNESS LOGIC DJ-VALENTINE'S DANCE	*	400.00	400.00	
2/03/14	00129	1/22/14	91273950	201401	330-53800-48101		HARRY WRIGHT TOWELS/PINE SOL/PLEDGE	*	131.38	131.38	
		1/23/14	91274266	201401	330-53800-48101		GATORADE CONE CUPS	*	73.17	73.17	
		1/24/14	91274494	201401	330-53800-48800		ROUND FLDG TABLE-GRAY	*	170.38	170.38	
2/03/14	00159	1/18/14	01182014	201401	300-20700-10200		HD SUPPLY FACILITIES MAINTENANCE REFUND-RENTAL DEPOSIT	*	160.50	160.50	
2/03/14	00018	1/24/14	01242014	201401	330-53800-52000		MAXINE PLUMBER REIMB.-TENNIS SUPPLIES	*	112.25	112.25	
2/03/14	00033	1/30/14	43123-15	201401	320-53800-43700		MILAN FISER WATER-TENNIS COURT-JAN14	*	456.08	456.08	
		1/30/14	43123-15	201401	320-53800-43500		WATER-FOUNT.FEATURE-JAN14	*	36.47	36.47	
		1/30/14	43123-15	201401	320-53800-43600		2200PLNTATION-CLBHS-JAN14	*	181.66	181.66	
		1/30/14	43123-15	201401	320-53800-43700		WATER-TENNIS COURT-JAN14	V	456.08	456.08	
		1/30/14	43123-15	201401	320-53800-43500		WATER-FOUNT.FEATURE-JAN14	V	36.47	36.47	
		1/30/14	43123-15	201401	320-53800-43600		2200PLNTATION-CLBHS-JAN14	V	181.66	181.66	
2/03/14	00041	1/29/14	127363	201402	330-53800-48400		NORTH PORT UTILITIES ALARM MONIT.-02/01-04/30	*	147.00	147.00	
							SECURITY ALARM CORP.				147.00 000316

LKSD LAKESIDE PLANT TWISCARRA

CHECK DATE	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
2/03/14 00052	HB 80LB BAGS	*	435.69	435.69 000317
2/10/14 00003	WEICH TENNIS COURTS, INC.	*	150.00	150.00
2/10/14 00058	A-1 SUPERIOR PEST CONTROL, INC.	*	66.00	150.00 000318
2/10/14 00137	AMENITY SERVICES GROUP, INC.	*	105.00	66.00 000319
2/10/14 00014	BISCAYNE LAUNDRYLAND	*	85.65	105.00 000320
2/10/14 00016	CULLIGAN WATER	*	1,198.07	85.65 000321
2/10/14 00027	DMK ASSOCIATES	*	34.99	1,198.07
2/10/14 00018	HD SUPPLY FACILITIES MAINTENANCE	*	966.00	1,010.56
2/10/14 00141	LAKE MASTERS AQUATIC WEED CONTROL	*	270.00	2,208.63 000322
2/10/14 00032	MILAN FISER	*	140.00	34.99 000323
2/10/14 00032	NORTH PORT US1 TRAVEL	*	156.80	966.00 000324
	NORTH PORT SOLID WASTE DISTRICT	*	156.80	270.00 000325
	LKSD LAKESIDE PLANT TWISCARRA			140.00 000326
				156.80 000327

\*\*\* CHECK DATES 02/01/2014 - 02/28/2014 \*\*\*      LAKESIDE PLANTATION - GENERAL      BANK A LAKESIDE PLANTATION

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK#
2/10/14	00106	1/31/14	2997637	201402	310-51300-48000				*	78.33	000328
		NOTICE OF MEETING-02/03/14      THE SUN									
2/10/14	00117	2/07/14	3807-326	201402	320-53800-46300				*	68.00	
		NO FISHING/SWIMMING SIGNS									
2/13/14	00001	2/04/14	19	201402	310-51300-34000				*	2,916.67	
		MANAGEMENT FEES FEB14									
2/04/14	19	201402	310-51300-51000						*	2.40	
		OFFICE SUPPLIES FEB14									
2/04/14	19	201402	310-51300-42000						*	42.87	
		POSTAGE FEB14									
2/04/14	19	201402	310-51300-42500						*	32.70	
		COPIES FEB14									
GOVERNMENTAL MANAGEMENT SERVICES											
2/18/14	99999	2/18/14	VOID	201402	000-00000-00000				C	.00	
		VOID CHECK									
*****INVALID VENDOR NUMBER*****											
2/18/14	00058	12/01/13	4748	201311	330-53800-12000				*	3,732.67	
		AMEN.CTR.MGMT-NOV 01-14									
12/01/13	4748	201311	330-53800-12000						*	2,783.83	
		FAC.MAINT.SVCS-NOV 01-14									
12/01/13	4748	201311	330-53800-12000						*	199.50	
		NIGHT HOURS-NOV 01-14									
12/01/13	4749	201311	330-53800-12000						*	2,357.50	
		FAC.MANAGER-NOV 15-30									
12/01/13	4749	201311	330-53800-12000						*	1,365.00	
		OFF.ADMN.ASST-NOV 15-30									
12/01/13	4749	201311	330-53800-12000						*	1,007.50	
		FAC.ATTENDANTS-NOV 15-30									
12/01/13	4749	201311	330-53800-12000						*	2,426.67	
		FAC.MAINT.SVCS-NOV 15-30									
12/01/13	4749	201311	330-53800-12000						*	156.75	
		NIGHT HOURS-NOV 15-30									
12/01/13	4749	201311	330-53800-12000						*	15.00	
		CELL PHONE REIM-NOV 15-30									
12/01/13	4750	201312	330-53800-12000						*	4,715.00	
		FACILITY MANAGER-DEC13									
12/01/13	4750	201312	330-53800-12000						*	2,730.00	
		OFFICE ADMIN.ASST-DEC13									
12/01/13	4750	201312	330-53800-12000						*	2,015.00	
		FACILITY ATTENDANTS-DEC13									

LKSD LAKESIDE PLANT TWISCARRA



CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	..CHECK..	
DATE		INVOICE								AMOUNT	AMOUNT #	
2/18/14	00056	JS021214	201402	310	51300	11000			*	200.00	200.00 000338	
		SUPERVISOR FEE-02/12/14										
		JOE SZEWCZYK										
2/24/14	00010	2014-002	201402	320	53800	46400			*	6,906.06	6,906.06 000339	
		MTHLY LANDSCAPE MNT-FEB14										
		BLOOMINGS LANDSCAPE & TURF MGMT, INC										
2/24/14	00104	2/17/14	201402	330	53800	48102			*	145.00	145.00	
		OTRLY MAINTENANCE-FEB14										
2/17/14	52325	201402	330	53800	48700				*	137.95	137.95	
		REPL.NAUTILIUS BENCH SEAT										
		FITNESS LOGIC										
2/24/14	00129	2/10/14	91277582	201402	330	53800	48900		*	41.73	41.73	
		TOILET CLEANER/BLEACH										
		HD SUPPLY FACILITIES MAINTENANCE										
2/24/14	00162	2/16/14	02162014	201402	300	20700	10200		*	53.50	53.50	
		REFUND-SEC.DEP.-BOURLIER										
		KAREN BOURLIER										
2/24/14	00018	2/18/14	02182014	201402	330	53800	52000		*	64.18	64.18	
		REIMB.-TENNIS BALLS										
		MILAN FISER										
2/24/14	00106	2/14/14	3003448	201402	310	51300	48000		*	92.00	92.00	
		NOTICE OF MEETING-02/17/14										
		THE SUN										
2/27/14	00164	2/11/14	02112014	201402	300	36900	10100		*	40.00	40.00	
		REFUND-CASINO TRIP-HORR										
		BILL HERR										
2/27/14	00163	2/09/14	02092014	201402	300	20700	10200		*	160.50	160.50	
		REFUND-SEC.DEP.-BLAIR										
		PATRICIA BLAIR										
2/27/14	00127	2/11/14	02112014	201402	300	36900	10100		*	30.00	30.00	
		REFUND-VALEN.PARTY-PALMER										
		ALTON & PATRICIA PALMER										
2/28/14	00028	2/28/14	02282014	201402	300	20700	10000		*	4,580.40	4,580.40	
		FY14 DEBT SERV ASSESS FEE										
		LAKESIDE PLANTATION C/O USBANK										
		4,580.40 000348										

TOTAL FOR BANK A

83,505.64

LKSD LAKESIDE PLANT TVISCARRA

\*\*\* CHECK DATES 02/01/2014 - 02/28/2014 \*\*\* LAKESIDE PLANTATION - GENERAL  
BANK A LAKESIDE PLANTATION

CHECK DATE	VEND#	.....INVOICE.....	DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
---------------	-------	-------------------	------	---------	------	-----	-------	-----	----------	-------------	--------	--------	--------------------------	---

TOTAL FOR REGISTER 83,505.64

LKSD LAKESIDE PLANT TWISCARRA

LAKESIDE PLANTATION - CAP RES  
 BANK C CHECKING ACTIVITIES

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	#
2/03/14	00001	1/27/14	1442443R	201401	600-51300-49100			RETAINER-RESERVE STUDY	*	1,650.00	1,650.00	000001
2/10/14	00002	2/10/14	4836	201401	600-53800-63000			REIMB-INST.SPA STENNERS	*	2,386.00	2,386.00	000002

RESERVE ADVISORS, INC.  
 AMENITY SERVICES GROUP, INC.

TOTAL FOR BANK C 4,036.00  
 TOTAL FOR REGISTER 4,036.00

LKSD LAKESIDE PLANT TVISCARRA

LAKESIDE PLANTATION COMMUNITY  
DEVELOPMENT DISTRICT

Slc. dep.  
deposited  
11/8/13

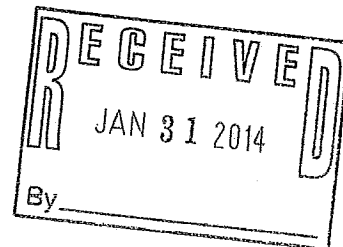
RENTAL DEPOSIT

Resident: Carolyn Stand-Mendelson  
7045 Crock Avenue  
North Port, FL 34291

Date of Event: 1-25-13

160  
300-207-102

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



Rental Agreement – Lakeside Plantation

Deposit – Deposit in the amount of Two hundred Fourteen (214.00)

Is required by the time the reservation is approved. A refund will be given if there is no apparent damage to the facility, clean-up was completed and all instructions, including capacity and parking requirements, were followed. To receive a full refund of the deposit, the following must be completed:

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

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

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

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

1-25-14  
(Date)

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

1-30-14  
(Date)

# Fitness Logic

3011 Alt. 19  
 Palm Harbor, FL 34683  
 727-784-4964 - Fax 727-784-0223  
 e-mail fitlogic@aol.com



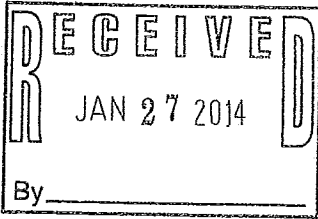
# Invoice

Date	Invoice #
1/23/2014	51833

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	49817	1/22/2014

Item Code	Description	Quantity	Price Each	Amount
Reupholstery	Seat Pad	1	75.00	75.00
Parts	Slip Cover	1	19.25	19.25
Shipping	Shipping and Handling	1	6.00	6.00
Labor	Replaced reupholstered seat on Paramount Lat/Row. Replaced back pad slip cover on Nautilus bench, board in seat is broke and pad is ripped. Matrix treadmill Serial# FTM507090600132 for shutting down mid workout/  <div style="text-align: center;"> <p>104</p> <p>330-538-487</p> </div> <div style="text-align: center;">  </div>	1	79.00	79.00

Thank you for your business. Invoices over 30 Days will incur 1.5% Interest per month	<b>Subtotal</b>	\$179.25
	<b>Sales Tax (0.0%)</b>	\$0.00
	<b>Total</b>	\$179.25

Check Request

District Lakeside Plantation CDD Date 1-30-14  
Payable to Harry Wright  
Amount Requested \$400.00 Account Number Activity - Valentines Dance  
Requested By Beth  
Description of Need D.J. for Valentines Dance 2/14/14

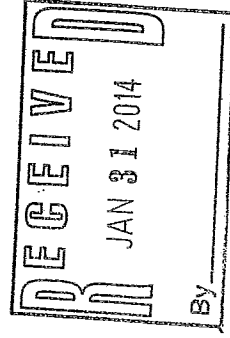
Approved By Michael Howell Signature Michael Howell  
Received By \_\_\_\_\_ Signature 161

330-538-480

\* please send check to  
Clubhouse for delivery to  
Vendor on 2/14/14 - @ time  
of service.

Thank you!

R. T. T.





# The Wright DJ

Make Check to : Harry Wright,  
604 Glen Oak Rd.  
Venice, FL 34293  
941-504-5444

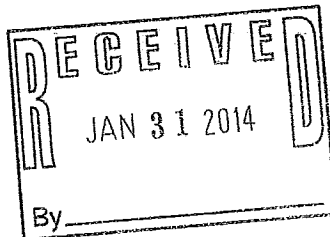
## INVOICE

### Customer

Name Lakeside Plantation  
Address 2200 plantation blvd  
City Northport State FL ZIP 34289  
Phone 941-423-5500 Attn: Michael Howell

Date 2/14/2014

Qty	Description	Unit Price	TOTAL
1	DJ Services for Valentines Party  Set up time is one hour and free,  Please Make Checks payable to Harry Wright	\$400.00	\$400.00
SubTotal			\$400.00
TOTAL			\$400.00



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Login Token: QPZ QML FKR

# INVOICE

PO Box 509058 • San Diego, CA 92150-9058

**Please Pay From Invoice**

Terms: Net 30 Days

A minimum late charge of \$2.00 or 1.5% per month (18% per year) is charged on past due invoices.

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

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

Invoice Date	Invoice Number
01/22/2014	9127395063

Customer Number	Ordered By	Authorized By	Order Number	Purchase Order Number
13305713	BETH SLACK		W105966621	

3809 1 AT 0.406 E0003X I007 D871362262 P1793046 0001:0003



Ship To:

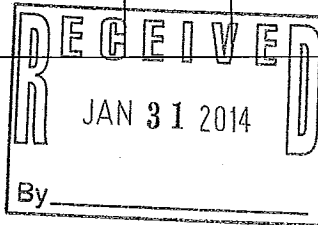


GMS  
Lakeside Plantation CDD  
135 W CENTRAL BLVD STE 320  
ORLANDO FL 32801-2435

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

Stock Number	Description	Product Category	Ordered	Shipped	Unit Price	Unit	Extension
117912	Envision Multifold Paper Towels 16/Pkg	CLEANING	2	2	39.95	CA	79.90
111514	1.12 GAL LEMON FRSH PINE SOL "CASE OF 3"	CLEANING	1	1	42.99	CA	42.99
113579	13.8 OZ PLEDGE LEMON FURNITURE POLISH	CLEANING	1	1	8.49	EA	8.49

129  
330-538-48101



Product Category Summary (Excluding Misc. Charges & Freight)  
CLEANING 131.38

Ship Date	Sub Total
01/22/2014	131.38
Pkg Count	Sales Tax
4	0.00
Weight	Freight
72.67 LB	0.00
<b>TOTAL</b>	
<b>131.38</b>	

Question? Call Beverly Denby-Wiley at 800 798 8888 ext:6537 or email [beverly.denbywiley@hdsupply.com](mailto:beverly.denbywiley@hdsupply.com)



Invoice Number: 9127395063

Amount Due: 131.38

Date Due: 02/21/2014

Amount Paid: \_\_\_\_\_

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

**Please return this portion with payment.**

Thank you for your order.

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

Mail To:

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

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



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# INVOICE

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Page 1 of 1

**Please Pay From Invoice**

Terms: Net 30 Days

A minimum late charge of \$2.00 or 1.5% per month (18% per year) is charged on past due invoices.

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

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

Invoice Date	Invoice Number
01/23/2014	9127426631

Customer Number	Ordered By	Authorized By	Order Number	Purchase Order Number
13305713	BETH SLACK		W105966621	

3809 1 AT 0.406 E0003 I008 D872169301 P1793046 0002:0003



Ship To:

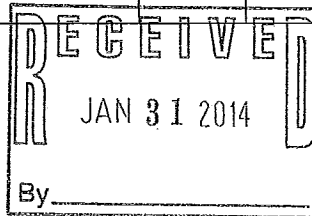


GMS  
Lakeside Plantation CDD  
135 W CENTRAL BLVD STE 320  
ORLANDO FL 32801-2435

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

Stock Number	Description	Product Category	Ordered	Shipped	Unit Price	Unit	Extension
394672	Gatorade 6 Oz PaCone Cup 2400 Each  129 330-538-4860	SAFETY	1	1	73.17	CA	73.17

Product Category Summary (Excluding Misc. Charges & Freight)  
SAFETY 73.17



Ship Date	Sub Total
	73.17
Pkg Count	Sales Tax
0	0.00
Weight	Freight
2.00 LB	0.00
<b>TOTAL</b>	
73.17	

Question? Call Beverly Denby-Wiley at 800 798 8888 ext:6537 or email [beverly.denbywiley@hdsupply.com](mailto:beverly.denbywiley@hdsupply.com)



Invoice Number: 9127426631  
Amount Due: 73.17  
Date Due: 02/22/2014

Amount Paid: \_\_\_\_\_

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

**Please return this portion with payment.**

Thank you for your order.

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

Mail To:

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

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



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PO Box 509058 • San Diego, CA 92150-9058

**Please Pay From Invoice**

Terms: Net 30 Days

A minimum late charge of \$2.00 or 1.5% per month (18% per year) is charged on past due invoices.

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

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

Invoice Date	Invoice Number
01/24/2014	9127449464

Customer Number	Ordered By	Authorized By	Order Number	Purchase Order Number
13305713	BETH SLACK		W105966621	

3809 1 AT 0.406 E0003 I009 D873096571 P1793046 0003:0003



Ship To:

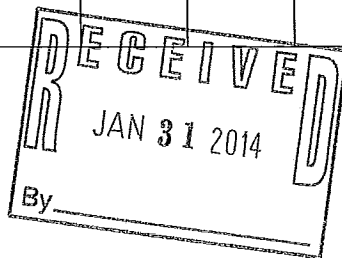


GMS  
Lakeside Plantation CDD  
135 W CENTRAL BLVD STE 320  
ORLANDO FL 32801-2435

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

Stock Number	Description	Product Category	Ordered	Shipped	Unit Price	Unit	Extension
123033	Round Fldg Table 30Hx60"D Gray  129 330-538-468	HOSPITALITY	1	1	154.99	EA	154.99

Product Category Summary (Excluding Misc. Charges & Freight)  
HOSPITALITY 154.99



Ship Date	Sub Total	154.99
Pkg Count	Sales Tax	0.00
Weight	Freight	15.39
55.00 LB		
<b>TOTAL</b>		<b>170.38</b>

Question? Call Beverly Denby-Wiley at 800 798 8888 ext:6537 or email [beverly.denbywiley@hdsupply.com](mailto:beverly.denbywiley@hdsupply.com)



Invoice Number: 9127449464  
Amount Due: 170.38  
Date Due: 02/23/2014

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

Amount Paid: \_\_\_\_\_

**Please return this portion with payment.**

Thank you for your order.

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

Mail To:

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

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

LAKESIDE PLANTATION COMMUNITY  
DEVELOPMENT DISTRICT

\$160.50  
deposited  
11.8.13

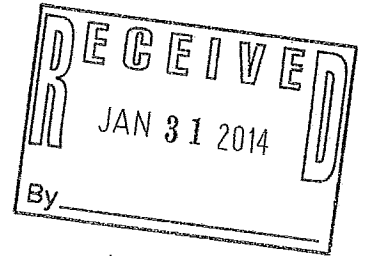
RENTAL DEPOSIT

Resident: Maxine Plumber  
4694 Clarke Street  
North Port, FL 34286

Date of Event: 1-18-14

159  
300-207-102

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



Rental Agreement – Lakeside Plantation

Deposit – Deposit in the amount of One hundred Sixty & 50/100 (160.50)  
Is required by the time the reservation is approved. A refund will be given if there is no apparent damage to the facility, clean-up was completed and all instructions, including capacity and parking requirements, were followed. To receive a full refund of the deposit, the following must be completed:

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

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

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

Beth  
(Staff Signature initiating request to return deposit)

1-25-14  
(Date)

M. S. Powell  
(Facility Manager Sign off approval for return of deposit)

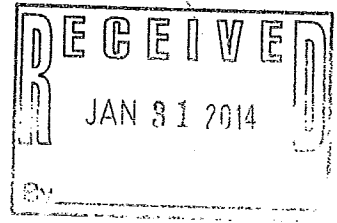
1-30-14  
(Date)

Check Request

District	<u>Lakeside Plantation</u>	Date	<u>1-24-14</u>
Payable to	<u>Milan Fisel</u>	Account Number	<u>General supplies - Tennis</u>
Amount Requested	<u>\$112.25</u>		
Requested By	<u>Beth</u>		
Description of Need	<u>Reimbursement Supplies for Tennis.</u>		
Approved By	<u>MICHAEL HOWELL</u>	Signature	<u>Michael Howell</u>
Received By		Signature	

18

330-538-520



SHIP TO:  
MILAN FISER  
1536 SCARLETT AVENUE  
NORTH PORT FL 34289-9467

2

321073 796668

# INVOICE

## FROMUT

TENNIS · RUNNING · FITNE

1100 Rocky Drive,  
West Lawn, PA 19609  
1.800.523.8414

BILL TO:  
MILAN FISER  
1536 SCARLETT AVENUE  
NORTH PORT FL 34289-9467



INVOICE # 796668    JEA    PO# MILAN\*    DATE 01/10/14    Page

Item	Qty	Description	Unit	Price	Page
GGTR4	1	BEZTB GAMMA BALL BAG (150)	EZ TRAVEL CART	3-D-	23
IOQS6	1	BQ6072 QUICK START 60 BALL BUCKET	(72 Balls)	M-1-	68

\*\*\*\*\*  
DISCOUNTED AMOUNT DUE 112.25  
IF PAID BY 01/20/14  
\*\*\*\*\*  
TOTAL OF INVOICE DUE ON 02/09/14

SUBTOTAL	91.95
SHIPPING	24.90
TOTAL	116.85

1-16-14  
Refund to Milan

Am...

1

A

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



Invoice Number **127363**  
 Sale Date 1/29/2014  
 Due Date 2/8/2014

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

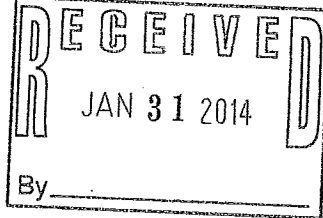
Description	Qty	Price	Net	Tax	Total
CSID: 2564 Monitoring-Commercial-Fire-Basic	3	\$28.00	\$84.00	\$0.00	\$84.00
For: Lakeside Plantation-F at 2200 Plantation Blvd. North Port, FL 34286 Period Covered: 02/01/2014 to 04/30/2014 inclusive.					
CSID: 2582 Monitoring-Commercial-Security-Basi	3	\$21.00	\$63.00	\$0.00	\$63.00
For: Lakeside Plantation at 2200 Plantation Blvd. North Port, FL 34289 Period Covered: 02/01/2014 to 04/30/2014 inclusive.					

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

<b>Your Balance as of 1/29/2014</b>	<b>\$147.00</b>
-------------------------------------	-----------------

Deposits On Account: \$0.00

Please remember, payment is due upon receipt.



91  
330-538-484

-----Return Stub Below-----

Please return this portion of your invoice with your payment. Thank you!

Customer : Lakeside Plantation CDD



Invoice Number 127363

Bill Payer ID: 11765

(Primary) CSID:

Date Remitted

Acct. Bal. \$147.00 Amount Remitted

Payment Method  Check  Check Number

Charge\*  Card Number

Name On Card

Billing Zipcode

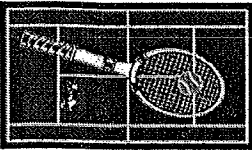
Exp Date

Signature

Card ID

\*Please Note : If paying by charge card, we can only accept payment by : Mastercard, Visa  
 Please remit to : Security Alarm Corp., 17776 Toledo Blade Blvd., Port Charlotte, FL 33948

Inv. No 127363



# Invoice

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

Date	Invoice #
1/21/2014	25916

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	2/20/2014	Milan	Lynn Miller		1/21/2014

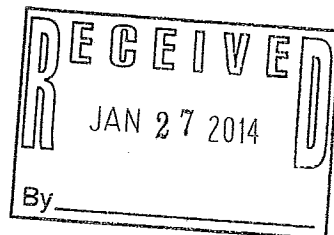
**Notes**

Quantity	Units	Description	Options	Unit Price	Amount
1.4		HB 80lb bags 1 Ton has 25 bags. 1.4 tons is 1 Pallet	Size: 80lb	225.49	315.69
1		Delivery to Sarasota, Pasco, Polk, Hardee, Desoto Counties		120.00	120.00

Thank you for your business.	Total	\$435.69
------------------------------	-------	----------

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

52  
 330-538-520



**INVOICE 4231 Dated 1/23/2014**

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

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

Acct # 2112  
 Lic#:  
 Purchase order

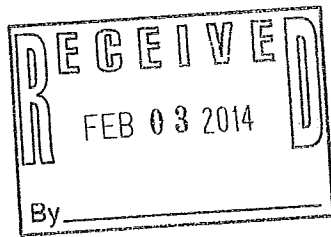
DESCRIPTION	INVOICE	DISCOUNT	TAX	QUANTITY	AMOUNT DUE
-------------	---------	----------	-----	----------	------------

<b>For service at: Lakeside Plantation Comm. 2200 Plantation Blvd. North Port, FL 34289</b>					
Pest Control - Quarterly	\$150.00	\$0.00	\$0.00		\$150.00

#3  
 330-538-483

Total Payment Amount: \$0.00

<b>PLEASE REMIT</b>	<b>\$150.00</b>
---------------------	-----------------



A-1 Superior Pest Control

**PLEASE RETURN THIS PORTION WITH YOUR PAYMENT**

340 Tamiami Trl  
 Port Charlotte, FL 33953

Acct # 2112  
 C/O GOVERNMENTAL MANAGEMENT SERVICES

INVOICE 4231 Dated 1/23/2014  
**PLEASE REMIT \$150.00**

Amt. Paid \_\_\_\_\_  
 Check/Card # \_\_\_\_\_  
 Exp. Date \_\_\_\_\_  
 Signature \_\_\_\_\_  
 Email \_\_\_\_\_  
 Comments \_\_\_\_\_

# Invoice

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

Invoice # 4836  
Date 2/10/2014  
Terms  
Due Date

### Bill To

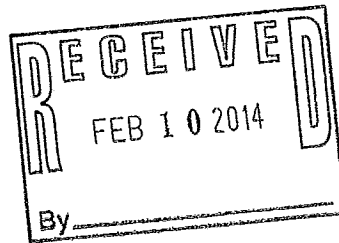
Lakeside Plantation C.D.D.  
c/o Governmental Mgmt Svcs-CF, LLC  
135 W. Central Blvd. Suite 320  
Orlando FL 32801

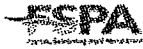
Description	Quantity	Unit	Amount	Tax
Reimbursement for chlorine and cord power block purchased from Howard's Pool World, Inc.	1	gf	66.00	-Not Taxable-
Reimbursement for stenners, Brute chemical containers with lids and labor purchased from Howard's Pool World, Inc.	1	cpf	2,386.00	-Not Taxable-

Total \$2,452.00

58

330-538-510





# HOWARD'S POOL WORLD, INC.



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

12419 SW COUNTY RD 769  
 LAKE SUZY, FL 34269

Bill To

LAKESIDE PLANTATION  
 C/O AMMENITY SERVICES GROUP  
 1021 OAK STREET  
 JACKSONVILLE, FL 32204

## Invoice

Date

1/22/2014

Work Done At:	Invoice #	Terms	Due Date	Rep
2200 PLANTATION BLVD NORTHPORT, FL 34289	30474-A	NET 10	2/1/2014	RAY
Quantity	Description	Rate	Amount	
1	CORD POWER BLOCK	21.00	21.00	
9	JUGS LIQUID CHLORINE (PRIOR TO STENNER INSTALL)	5.00	45.00	
			<b>Total</b>	\$66.00
			Payments/Credits	\$0.00
			Total Account Balance	

PARADISE AWAITS YOU IN ALL SEASONS. WARM YOUR POOL/SPA WITH AN ELECTRIC HEAT PUMP. CALL US TODAY FOR A FREE ESTIMATE.

LIC. # CPC 053310

POOL MAINTENANCE & REPAIRS

[www.howardspoolworld.com](http://www.howardspoolworld.com)

452171

<b>Statement</b>		DATE 1/31/14	TERMS
TO Lakeside Plantation			
IN ACCOUNT WITH Ascayne Laundry Service			
13671 TAMMAMON TR			
North Port, FL 34287			
1/4/14	529426	2625	
1/11/14	529445	4750	
1/29/14	816089	3125	
	137		
	320-538-480		
OK To pay!			
<i>[Signature]</i>			
CURRENT	OVER 30 DAYS	OVER 60 DAYS	TOTAL AMOUNT 10500

Activity  
January  
Laundry



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

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

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

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

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

DATE: 01/31/2014 PAY THIS AMOUNT: \$85.65 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

**BALANCE FORWARD**

RETURN THIS TOP PORTION WITH YOUR PAYMENT

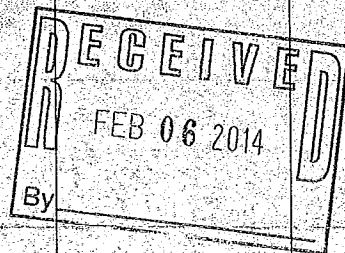
BRANCH ID: CW-C1  
 CUSTOMER: LAKESIDE PLANTATION

DATE	QUANTITY	DESCRIPTION	REF	PREVIOUS BALANCE	AMOUNT	BALANCE
				\$58.65		
01/15/2014	8.00	DRINKING WATER	800297011		40.00	98.65
01/15/2014	1.00	DELIVERY CHARGE	800297011		1.00	99.65
01/24/2014	-1.00	Payment	290		-58.65	41.00
01/29/2014	7.00	DRINKING WATER	800299235		35.00	76.00
01/29/2014	1.00	DELIVERY CHARGE	800299235		1.00	77.00
01/31/2014	1.00	COOK & COLD COOLER			8.65	85.65

14  
330-538-48101

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	0.00%	0.10%	MIN CHARGE 5.00

Balance Due \$85.65

Next Deliveries: 02/14/14 02/28/14 03/14/14 03/28/14

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
01/31/2014	1017805	LAKESIDE PLANTATION



421 Commercial Ct, Suite C-D  
Venice, FL 34292  
Phone: (941) 412-1293  
Fax: (941) 412-1043

October 4, 2013

Lakeside Plantation CDD  
c/o Governmental Management Services – CF  
13574 Village Park Drive, STE 265  
Orlando, FL 32837



421 Commercial Ct  
Suite C-D  
Venice, FL 34292

We have moved!!

DMK Project: 07-0117  
Lakeside Plantation CDD  
Invoice: 8528

For Professional Engineering Services rendered between July 27 and September 27, 2013. Project management and oversight for sidewalk and pavement repairs. Including inspections. Research and correspondence with CDD management regarding CDD and HOA property ownership at Jonah Drive and Plantation Drive intersection and 1671 Scarlet Avenue. Attendance at September Board meeting; research proposed survey of FPL easement and Imagine School improvements within CDD property.

Sidewalk and Pavement Repairs

Professional Consultant 4	17.50 hrs @ \$125.00=	\$ 2,187.50
Reimbursables – Mileage		= \$ 21.13
	Subtotal	= \$ 2,208.63

\$1,000.00 services in August > 1,010.56  
\$1,187.50 services in September 1,198.07  
\$21.13 mileage is spread throughout

#16 HOLD  
310-513-311

**TOTAL AMOUNT DUE THIS INVOICE \$2,208.63**

To receive invoices by email, please email your address to [ap@dmkassoc.com](mailto:ap@dmkassoc.com).

**TERMS: DUE UPON RECEIPT**

Past due accounts subject to interest and handling charges of 1.5% per month or highest rate allowable by law, plus all costs of collection including reasonable attorney's fees.

RECEIVED OCT 17 2013



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

# INVOICE

PO Box 509058 • San Diego, CA 92150-9058

Page 1 of 1

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

**Please Pay From Invoice**

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

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

Invoice Date	Invoice Number
01/28/2014	9127501038

Customer Number	Ordered By	Authorized By	Order Number	Purchase Order Number
13305713	BETH SLACK		W105994668	

315 1 AB 0.406 E0062X I0148 D875849486 P1801413 0001:0001



Ship To:



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

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

Stock Number	Description	Product Category	Ordered	Shipped	Unit Price	Unit	Extension
115101	32" DOT REACHER PICK UP TOOL Handling Fee	CLEANING	1	1	29.99	EA	29.99
	129 330-538-489				5.00	EA	5.00
		<b>RECEIVED</b>					
		FEB 04 2014					
		By _____					

Product Category Summary (Excluding Misc. Charges & Freight)  
CLEANING 29.99

Ship Date	01/28/2014	Sub Total	34.99
Pkg Count	1	Sales Tax	0.00
Weight	1.50 LB	Freight	0.00
<b>TOTAL</b>			<b>34.99</b>

Question? Call Beverly Denby-Wiley at 800 798 8888 ext:6537 or email [beverly.denbywiley@hdsupply.com](mailto:beverly.denbywiley@hdsupply.com)



Invoice Number: 9127501038  
Amount Due: 34.99  
Date Due: 02/27/2014

Amount Paid: \_\_\_\_\_

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

**Please return this portion with payment.**

Thank you for your order.

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

Mail To:

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

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

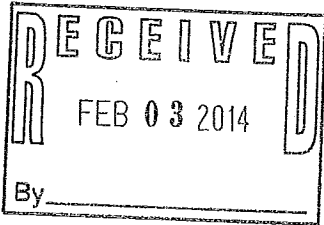
Lake Masters Aquatic Weed Control, Inc.  
P.O. Box 2300  
Palm City, FL 34991  
Toll Free: 1-877-745-5729

# Invoice

DATE	INVOICE #
2/1/2014	14-01171

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

E-mail	P.O. NO.	TERMS	REP	MAIL STOP ID
susano1@aol.com		Net 30		4696

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

Thank you for your business.	<b>Payments/Credits</b> \$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.	<b>Balance Due</b> \$966.00
--	-----------------------------

Check Request

District LAKESIDE PLANTATION Date 8-7-14  
Payable to MILAN FISER  
Amount Requested \$ 270.00 Account Number \_\_\_\_\_  
Requested By BETH SWACK  
Description of Need 50/50 for January 2014

Approved By MIKE HOWELL Signature   
Received By \_\_\_\_\_ Signature \_\_\_\_\_

## LAKESIDE TENNIS 50/50

<u>DATE</u>	<u>CLASS</u>	<u>Fee/Charged</u>	<u>50%</u>	<u>10 % Back</u>	<u>TOTAL</u>
1/6/2014	B-4 Men's	\$30	\$30	\$3.00	\$27.00
1/13/2014	B-4 Men's	\$30	\$30	\$3.00	\$27.00
1/15/2014	Ladies Team	\$30	\$30	\$3.00	\$27.00
	Ladies Team	\$30	\$30	\$3.00	\$27.00
1/20/2014	B-4 Men's	\$30	\$30	\$3.00	\$27.00
1/21/2014	Ladies Team	\$30	\$30	\$3.00	\$27.00
	Ladies Team	\$30	\$30	\$3.00	\$27.00
1/27/2014	B-4 Men's	\$30	\$30	\$3.00	\$27.00
1/28/2014	Ladies Team	\$30	\$30	\$3.00	\$27.00
	Ladies Team	\$30	\$30	\$3.00	\$27.00

<u>TOTAL</u>		<u>\$300</u>	<u>\$300</u>	<u>(\$30)</u>	<u>\$270.00</u>
--------------	--	--------------	--------------	---------------	-----------------

JOE KICCAKDELD (\$20) PAID CASH 2/11

BOB + GILDEA SCHRIBER (\$20.00) PAID CASH 1/31/14

Please mail checks to:

8553 San Pablo Avenue  
North Port, FL 34287

by Friday, Feb 14<sup>th</sup>

\$140.00

Check Request

#141  
330-538-480

District Lakeside Plantation CDP Date 2/14

Payable to North Port US Travel

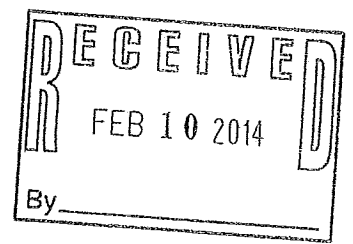
Amount Requested \$140.00 Account Number Activities- Casino trip

Requested By Beith

Description of Need Casino trip (bus) 2/19/14

Approved By Michael Howell Signature *Michael Howell*

Received By \_\_\_\_\_ Signature \_\_\_\_\_



\* Please disregard previous check request sent for this vendor.

\* Verified w/ Brian @ GMS check not issued yet.

January 31st, 2014 Deposit Cash Back-up - Activity Account

<b>Date Received</b>	<b>Payor</b>	<b>Amount</b>	<b>Method</b>	<b>Event</b>
27-Jan	G. Schriener	\$120.00	CASH	Casino Trip
27-Jan	W. Horr	\$40.00	CASH	Casino Trip
		<b>\$160.00</b>		<b>Casino Trip Total</b>
28-Jan	W. Horr	\$4.00	CASH	Superbowl Party
28-Jan	C. Stephens	\$4.00	CASH	Superbowl Party
28-Jan	D. Lewis	\$4.00	CASH	Superbowl Party
29-Jan	Diane & Lucy	\$4.00	CASH	Superbowl Party
		<b>\$16.00</b>		<b>Superbowl Party Total</b>
29-Jan	Diane & Lucy	\$10.00	CASH	Pizza Night (February)
30-Jan	Susan Nelson	\$10.00	CASH	Pizza Night (February)
		<b>\$20.00</b>		<b>Pizza Night (February) Total</b>
		<b>\$196.00</b>		<b>Grand Total</b>

# NORTH PORT SOLID WASTE DISTRICT



SERVICE ADDRESS			
2200 PLANTATION BLVD SWD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
54883-159826	55-55	2/04/14	3/03/14

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

34

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

### SERVICE ADDRESS

2200 PLANTATION BLVD SWD

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
54883-159826	55-55	2/04/14	3/03/14

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

Rate Class : COMMERCIAL WASTE  
 Last payment amount/date: 156.80 1/15/14

Service	Consumption	Charge	Total
GB DUMPSTER4YD/1 PICKUP	12/31/13 1/31/14	156.80	156.80

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

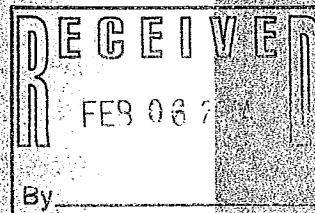
\*\*\*PLEASE MAIL ALL PAYMENTS TO:\*\*\*

North Port Utilities PO Box 511130 Punta Gorda, FL 33951-1130

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

FREE income tax preparation provided by the United Way call 941-308-4357 for more information.

32  
 320-538-434  
 Garb. Coll.



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

**01/31/14**

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

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

The regular meeting of the Board of Supervisors of the *Lakeside Plantation Community Development District* will be held on *Wednesday, February 12, 2014 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.

Date: 01/31/14	Ad Taker:AFREEMAN	Agate Lines: 62
Ad Date: 02/03/14	Sales Person:100	Depth: 6.625
Class: 3126	Words: 256	Inserts: 1
Ad ID: 2997637	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: 2/12 Meeting	Telephone: (407) 841-5524

Other Charges:	\$0.00	Gross:	\$78.33
Discount:	\$0.00		
Surcharge:	\$0.00	Paid Amount:	- \$0.00
Credits:	\$0.00		
Bill Depth:	6.625	Amount Due:	\$78.33

Publication	Start	Stop	Inserts	Cost
Legal Advertising	✓ 02/03/14	02/03/14	1	\$78.33

**invoice**

Ad Note:  
 Submitted by Stacie Vanderbilt 106  
 310-513-480

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

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

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

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

Publish: February 3, 2014  
 297693 2997637

Customer Note:

Legals

**RECEIVED**

FEB 07 2014

Please remit to:

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

Governmental Management Services-  
 Central Florida, LLC

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

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

# INVOICE

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

Date: 2/7/2014  
 Invoice #: 3807-3266  
 P.O. #: Beth Slack  
 Terms: Net 15  
 Due: 2/22/2014

Project: No Fishing  
 No Swimming  
 Signs

Qty	Item	Description	Per Each	Amount
2	Signs	No Fishing No Swimming Trespassers Signs	28.00	56.00T
1	Design	Layout & Design	12.00	12.00T
		Sales Tax	0.00%	0.00
		117		
		320-538-463		
<p>OK TO PAY!</p> <p><i>M. L. Howell</i></p>				
<p>Thank You For Your Business</p>				
<p>SYCAMORE STREET          LAKE-SIDE OF          LSP - ?</p>				
			Total	\$68.00
			Payments	\$0.00
			<b>Due</b>	<b>\$68.00</b>

GMS-Central Florida, LLC

1001 Bradford Way  
Kingston, TN 37763

# Invoice

Date	Invoice #
2/4/14	19

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 2014		2,916.67	2,916.67
Office Supplies		2.40	2.40
Postage		42.87	42.87
Copies		32.70	32.70
		<b>Total</b>	\$2,994.64
		<b>Payments/Credits</b>	\$0.00
		<b>Balance Due</b>	\$2,994.64

# Invoice

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

Invoice # 4748  
Date 12/1/2013  
Terms  
Due Date 12/1/2013

## Bill To

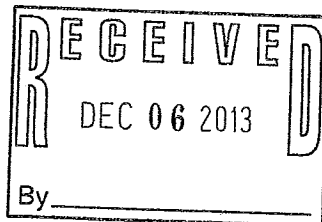
Lakeside Plantation C.D.D.  
c/o Governmental Mgmt Svcs-CF, LLC  
135 W. Central Blvd, Suite 320  
Orlando FL 32801

Description	Quantity	Rate	Amount	Taxable
Amenity Center Management Services for the Lakeside Plantation Amenity Center for the period of November 1st - 14th, 2013 (50% of \$7,465.33)	1		3,732.67	-Not Taxable-
Facility Maintenance Services for the Lakeside Plantation Amenity Center for the period of November 1st - 14th, 2013 (50% of \$5,966.66 minus \$199.50)	1		2,783.83	-Not Taxable-
Facility Maintenance Services - Nightshift hours for the period November 1st - 14th, 2013	13.3	15.00	199.50	-Not Taxable-

Total \$6,716.00

#58

330-538-120



Time and Attendance Report

Vesta Property Services

Report Date: 12/06/2013 11:40

Date Range: 11/01/13 - 11/14/13

\*\*\*\*\* DEPARTMENT 16003 - LP- Security \*\*\*\*\*

OCM3527-CRISCELLA, MICHAEL	Saturday		Tuesday		Thursday		Saturday	
	11/02/13	Dept	11/05/13	Dept	11/07/13	Dept	11/09/13	Dept
	0900p 1051p	16003	0900p 1057p	16003	0900p 1057p	16003	0900p 1054p	16003
(7h 45m)	1h 45m		2h 0m		2h 0m		2h 0m	

	Sunday		Tuesday		Thursday	
	11/10/13	Dept	11/12/13	Dept	11/14/13	Dept
	0900p 1056p	16003	0900p 1055p	16003	0900p 1051p	16003
(5h 45m)	2h 0m		2h 0m		1h 45m	

Total Hours: 13h 30m  
Regular: 13h 30m Overtime: 0h 0m

Total Hours For Dept. 16003: 13h 30m  
Regular: 13h 30m Overtime: 0h 0m

\*\*\* COMPANY TOTALS \*\*\*  
Total Hours: 13h 30m  
Regular: 13h 30m Overtime: 0h 0m

# Invoice

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

Invoice # 4749  
 Date 12/1/2013  
 Terms  
 Due Date 12/1/2013

**Bill To**

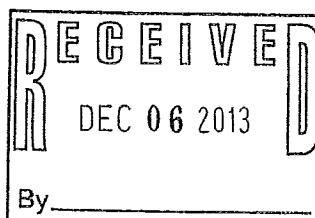
Lakeside Plantation C.D.D.  
 c/o Governmental Mgmt Svcs-CF, LLC  
 135 W. Central Blvd. Suite 320  
 Orlando FL 32801

+ 54

330-538-120

Description	Quantity	Rate	Amount	Tax Status
Services of Facility Manager for the Lakeside Plantation Amenity Center for the period of November 15th - 30th (50% of \$4,715.00)	1		2,357.50	-Not Taxable-
Services of Office Administrative Assistant for the Lakeside Plantation Amenity Center - covers the period of November 15th - 30th, 2013 (50% of \$2,730.00)	1		1,365.00	-Not Taxable-
Services of Facility Attendants for the Lakeside Plantation Amenity Center - covers the period of November 15th - 30th, 2013 (50% of \$2,015.00)	1		1,007.50	-Not Taxable-
Facility Maintenance Services for the Lakeside Plantation Amenity Center - covers the period of November 15th - 30th, 2013 (50% of \$4,853.33)	1		2,426.67	-Not Taxable-
"Night-Time" Clubhouse Security & Maintenance - covers the period of November 15th - 30th, 2013 (based on actual hours worked)	10.45	15.00	156.75	-Not Taxable-
Cell phone reimbursement for Facility Manager - covers the period November 15th - 30th, 2013	1		15.00	-Not Taxable-

**Total \$7,328.42**



Time and Attendance Report

Vesta Property Services

Report Date: 12/06/2013 11:02

Date Range: 11/15/13 - 11/30/13

78:0:052

\*\*\*\*\* DEPARTMENT 16003 - LP- Security \*\*\*\*\*

OCM3527-CRISCELLA, MICHAEL	Saturday 11/16/13	Dept	Sunday 11/17/13	Dept	Tuesday 11/19/13	Dept	Thursday 11/21/13	Dept
	0900p 1054p	16003	0900p 1005p	16003	0900p 1054p	16003	0900p 1054p	16003
(7h 0m)	2h 0m		1h 0m		2h 0m		2h 0m	

	Saturday 11/23/13	Dept	Sunday 11/24/13	Dept
	0900p 1055p	16003	0900p 1051p	16003
(3h 45m)	2h 0m		1h 45m	

Total Hours: 10h 45m  
Regular: 10h 45m Overtime: 0h 0m

Total Hours For Dept. 16003: 10h 45m  
Regular: 10h 45m Overtime: 0h 0m

\*\*\* COMPANY TOTALS \*\*\*

Total Hours: 10h 45m  
Regular: 10h 45m Overtime: 0h 0m

# Invoice

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

Invoice # 4750  
Date 12/1/2013  
Terms  
Due Date 12/1/2013

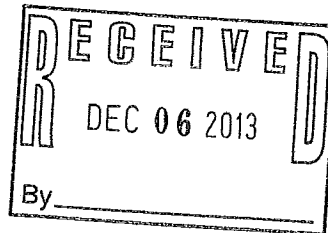
## Bill To

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

1158  
370-538-120

Description	Quantity	Amount	Taxable
Services of Facility Manager for the Lakeside Plantation Amenity Center - covers the month of December 2013	1	4,715.00	-Not Taxable-
Services of Office Administrative Assistant for the Lakeside Plantation Amenity Center - covers the month of December 2013	1	2,730.00	-Not Taxable-
Services of Facility Attendants for the Lakeside Plantation Amenity Center - covers the month of December 2013	1	2,015.00	-Not Taxable-
Facility Maintenance Services for the Lakeside Plantation Amenity Center - covers the month of December 2013	1	4,853.33	-Not Taxable-
Cell phone reimbursement for Facility Manager - covers the month of December 2013	1	30.00	-Not Taxable-

Total \$14,343.33



# Invoice

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

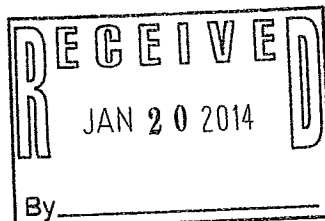
Invoice # 4816  
Date 1/20/2014  
Terms  
Due Date

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

#58  
330-538-120

Description	Quantity	Rate	Amount	Tax Code
Services of Facility Manager for the Lakeside Plantation Amenity Center - covers the month of January 2014	1		4,715.00	-Not Taxable-
Services of Office Administrative Assistant for the Lakeside Plantation Amenity Center - covers the month of January 2014	1		2,730.00	-Not Taxable-
Services of Facility Attendants for the Lakeside Plantation Amenity Center - covers the month of January 2014	1		2,015.00	-Not Taxable-
Facility Maintenance Services for the Lakeside Plantation Amenity Center - covers the month of January 2014	1		4,853.33	-Not Taxable-
Cell phone reimbursement for Facility Manager - covers the month of January 2014	1		30.00	-Not Taxable-

**Total** \$14,343.33



# Invoice

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

Invoice # 4833  
Date 2/1/2014  
Terms  
Due Date 2/1/2014

## Bill To

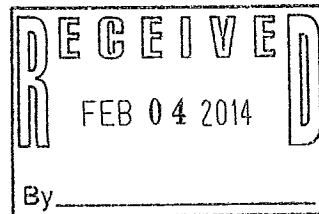
Lakeside Plantation C.D.D.  
c/o Governmental Mgmt Svcs-CF, LLC  
135 W. Central Blvd. Suite 320  
Orlando FL 32801

Description	Quantity	Rate	Amount	Tax Code
Services of Facility Manager for the Lakeside Plantation Amenity Center - covers the month of February 2014	1		4,715.00	-Not Taxable-
Services of Office Administrative Assistant for the Lakeside Plantation Amenity Center - covers the month of February 2014	1		2,730.00	-Not Taxable-
Services of Facility Attendants for the Lakeside Plantation Amenity Center - covers the month of February 2014	1		2,015.00	-Not Taxable-
Facility Maintenance Services for the Lakeside Plantation Amenity Center - covers the month of February 2014	1		4,853.33	-Not Taxable-
Cell phone reimbursement for Facility Manager - covers the month of February 2014	1		30.00	-Not Taxable-

Total \$14,343.33

SR

330-538-170



# Invoice

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

Invoice # 4834  
Date 2/1/2014  
Terms  
Due Date 2/1/2014

## Bill To

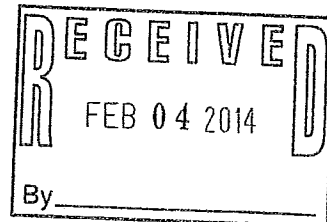
Lakeside Plantation C.D.D.  
c/o Governmental Mgmt Svcs-CF, LLC  
135 W. Central Blvd. Suite 320  
Orlando FL 32801

DESCRIPTION
"Night-Time" Clubhouse Security & Maintenance hours for the month of December 2013

Quantity	Rate	Amount	TAXES
6.15	15.00	92.25	-Not Taxable-

Total \$92.25

\*68  
330-538-120



FEIN: 59-1433906  
Employer Number: 00001  
Report Date: 02/04/2014 14:38

Time and Attendance Report  
Vesta Property Services  
Date Range: 12/01/13 - 12/31/13  
Page 1 of 1  
18:0054

\*\*\*\*\* DEPARTMENT

LP- Security \*\*\*\*\*

OCM3527-CRISCELLA, MICHAEL Saturday  
12/14/13 Dept  
===== Dept  
0450p 1100p 16003  
===== Dept  
(6h 15m) 6h 15m

Total Hours: 6h 15m  
Regular: 6h 15m Overtime: 0h 0m

Total Hours For Dept. 16003: 6h 15m  
Regular: 6h 15m Overtime: 0h 0m

\*\*\* COMPANY TOTALS \*\*\*

Total Hours: 6h 15m  
Regular: 6h 15m Overtime: 0h 0m

# Attendance Confirmation for BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: February 12, 2014

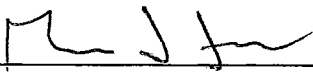
	<i>Name</i>	<i>In Attendance Please ✓</i>	<i>Fee Involved Yes / No</i>
1	Sharon Greisz	✓	Yes (\$200)
2	Joe Szewczyk	✓	Yes (\$200)
3	Jane Gallo	✓	Yes (\$200)
4	Camille Stephens	✓	Yes (\$200)
5	Patricia Durham	✓	Yes (\$200)

#55  
30-613-110

CS021214

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

Approved for Payment:

  
\_\_\_\_\_  
District Manager Signature

2/12/2014  
Date

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

# Attendance Confirmation for BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: February 12, 2014

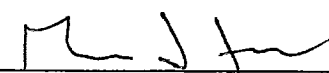
	<i>Name</i>	<i>In Attendance</i> <i>Please ✓</i>	<i>Fee Involved</i> <i>Yes / No</i>
1	Sharon Greisz	✓	Yes (\$200)
2	Joe Szewczyk	✓	Yes (\$200)
3	Jane Gallo	✓	Yes (\$200)
4	Camille Stephens	✓	Yes (\$200)
5	Patricia Durham	✓	Yes (\$200)

#53  
310-513-110

PD 021214

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

Approved for Payment:

  
\_\_\_\_\_  
District Manager Signature

2/12/2014  
Date

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

# Attendance Confirmation for BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: February 12, 2014

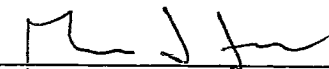
#54  
310-513-110

	<i>Name</i>	<i>In Attendance Please ✓</i>	<i>Fee Involved Yes / No</i>
1	Sharon Greisz	✓	Yes (\$200)
2	Joe Szewczyk	✓	Yes (\$200)
3	Jane Gallo	✓	Yes (\$200)
4	Camille Stephens	✓	Yes (\$200)
5	Patricia Durham	✓	Yes (\$200)

56 021214

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

Approved for Payment:

  
\_\_\_\_\_  
District Manager Signature

2/12/2014  
Date

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

# Attendance Confirmation for BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: February 12, 2014

	<i>Name</i>	<i>In Attendance Please ✓</i>	<i>Fee Involved Yes / No</i>
1	Sharon Greisz	✓	Yes (\$200)
2	Joe Szewczyk	✓	Yes (\$200)
3	Jane Gallo	✓	Yes (\$200)
4	Camille Stephens	✓	Yes (\$200)
5	Patricia Durham	✓	Yes (\$200)

#57  
310-513-110

JG 021214

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

Approved for Payment:

  
\_\_\_\_\_  
District Manager Signature

2/12/2014  
Date

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

# Ken Tyner Electric Inc

License # ER13012605  
 8380 Swiss Blvd  
 Punta Gorda, FL 33982

# Invoice

Date	Invoice #
2/13/2014	1428

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

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

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

	Terms	Due on receipt
--	-------	----------------

Description	Rate	Amount
1. REPLACED (12) 250 WATT LAMP, COMPACITOR & BALLAST @ \$210 EA	2,520.00	2,520.00
2. REPLACED (3) 250 WATT LAMPS @ \$115 EA	345.00	345.00
3. REPLACED (5) 100 WATT LAMP, COMPACITOR & BALLAST @ \$175 EA	875.00	875.00

26  
 370-538-470

**RECEIVED**  
 FEB 18 2014  
 By \_\_\_\_\_

OK TO PAY.  
*M. J. Powell*

Thank you for your business.	<b>Total</b>	<b>\$3,740.00</b>
	<b>Payments/Credits</b>	<b>\$0.00</b>
	<b>Balance Due</b>	<b>\$3,740.00</b>

# Attendance Confirmation for BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: February 12, 2014


	<i>Name</i>	<i>In Attendance Please ✓</i>	<i>Fee Involved Yes / No</i>
1	Sharon Greisz	✓	Yes (\$200)
2	Joe Szewczyk	✓	Yes (\$200)
3	Jane Gallo	✓	Yes (\$200)
4	Camille Stephens	✓	Yes (\$200)
5	Patricia Durham	✓	Yes (\$200)

#56  
310-513-110

JS021214

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

Approved for Payment:

  
\_\_\_\_\_  
District Manager Signature

2/12/2014  
Date

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



5824 Bee Ridge Rd #165, Sarasota, FL 34233

# Invoice

Date *2/1/2014* Invoice # *2014-00274*

**Bill To:**

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

**Due Date** *3/3/2014*

Description	Qty	Terms	Net 30
		Rate	Amount
Month of February - Prorated			
Monthly Grounds Maintenance Fee - Old Contract (1-14)		3,228.96	3,228.96
Monthly Grounds Maintenance Fee - New Contract (15-28)		3,677.10	3,677.10
<p>10 320-939-464</p> <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> <p style="text-align: center; font-weight: bold; font-size: 1.2em;">RECEIVED</p> <p style="text-align: center;">FEB 20 2014</p> <p>By _____</p> </div>			

**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>	\$6,906.06
Payments/Credits	\$0.00
<b>Balance Due</b>	\$6,906.06

**Phone #**  
*(941) 927-9765*

**Fax #**  
*(941) 929-9356*

**E-mail**  
*carla@bloomingslandscape.com*

**Web Site** *www.bloomingslandscape.com*

# Fitness Logic

3011 Alt. 19  
 Palm Harbor, FL 34683  
 727-784-4964 - Fax 727-784-0223  
 e-mail fitlogic@aol.com



# Invoice

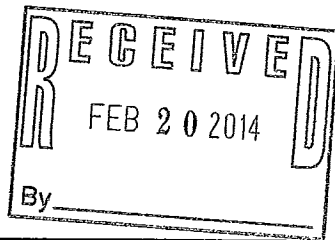
Date	Invoice #
2/17/2014	52312

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	50150	2/14/2014

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



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

# Fitness Logic

3011 Alt. 19  
 Palm Harbor, FL 34683  
 727-784-4964 - Fax 727-784-0223  
 e-mail fitlogic@aol.com



# Invoice

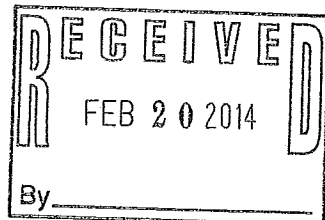
Date	Invoice #
2/17/2014	52325

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	50181	2/14/2014

Item Code	Description	Quantity	Price Each	Amount
Parts	Seat	1	80.45	80.45
Shipping	Shipping and Handling	1	18.00	18.00
Labor	Replaced seat on Nautilus bench Ser#30506D003304750015 Model#NT1020	0.5	79.00	39.50
	104 330-538-487			



Thank you for your business. Invoices over 30 Days will incur 1.5% Interest per month	<b>Subtotal</b>	\$137.95
	<b>Sales Tax (0.0%)</b>	\$0.00
	<b>Total</b>	\$137.95



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

# INVOICE

PO Box 509058 • San Diego, CA 92150-9058

Page 1 of 1

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

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

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

Invoice Date	Invoice Number
02/10/2014	9127758250

Customer Number	Ordered By	Authorized By	Order Number	Purchase Order Number
13305713	BETH SLACK		W106058755	

554 1 AB 0.406 E0076X I0171 D886965249 P1822580 0001:0001



Ship To:

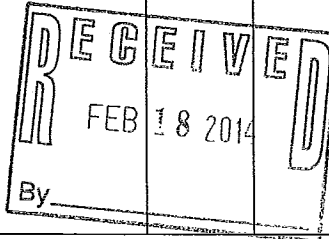


GMS  
Lakeside Plantation CDD  
135 W CENTRAL BLVD STE 320  
ORLANDO FL 32801-2435

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

Stock Number	Description	Product Category	Ordered	Shipped	Unit Price	Unit	Extension
112518	24 OZ CLOROX TOILET BOWL CLEANER	CLEANING	6	6	3.79	EA	22.74
114091	Clorox Germicidal Bleach 121oz 3/Cs	CLEANING	1	1	13.99	CA	13.99
	Handling Fee				5.00	EA	5.00

129  
330-538-489



Product Category Summary (Excluding Misc. Charges & Freight)  
CLEANING 36.73

Ship Date	Sub Total
02/10/2014	41.73
Pkg Count	Sales Tax
2	0.00
Weight	Freight
48.20 LB	0.00
<b>TOTAL</b>	
41.73	

Question? Call Beverly Denby-Wiley at 800 798 8888 ext:6537 or email [beverly.denbywiley@hdsupply.com](mailto:beverly.denbywiley@hdsupply.com)



Invoice Number: 9127758250  
Amount Due: 41.73  
Date Due: 03/12/2014

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

Amount Paid: \_\_\_\_\_

**Please return this portion with payment.**

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

Thank you for your order.

Mail To:

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

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

LAKESIDE PLANTATION COMMUNITY  
DEVELOPMENT DISTRICT

RENTAL DEPOSIT

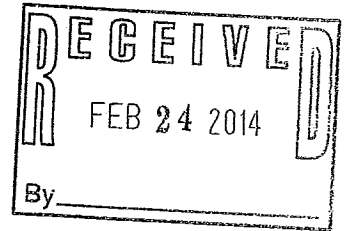
Slc. dep.  
paid -  
deposited  
1-17-14  
cash  
B18

Resident: Karen Bourlier  
1194 Jonah Dr.  
North Port, FL 34289

Date of Event: 2-16-14

162  
300-207-102

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



Rental Agreement – Lakeside Plantation

Deposit – Deposit in the amount of Fifty Three + 50/100 (53.50)

Is required by the time the reservation is approved. A refund will be given if there is no apparent damage to the facility, clean-up was completed and all instructions, including capacity and parking requirements, were followed. To receive a full refund of the deposit, the following must be completed:

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

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

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

Bette A. Slad  
(Staff Signature initiating request to return deposit)

2/15/14  
(Date)

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

2/21/14  
(Date)

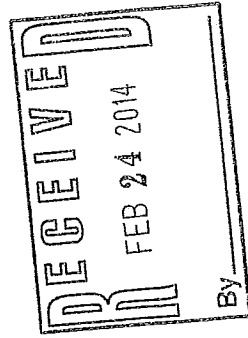
Check Request

District Lakeside Plantation CSD Date 2-18-14  
Payable to Milan Fiser  
Amount Requested 64.18 Account Number Tennis-general supplies  
Requested By Beth  
Description of Need tennis balls for tennis club

Approved By MICHAEL HOWELL Signature [Signature]  
Received By \_\_\_\_\_ Signature \_\_\_\_\_

18

330-538-520



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

**02/14/14**

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

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

The Board of Supervisors of the *Lakeside Plantation Community Development District* will hold their regularly scheduled public meetings for **Fiscal Year 2014** at 7:00 pm at the **Lakeside Plantation Clubhouse, 2200 Plantation Blvd., North Port, Florida 34289** on the third Wednesday of the month as follows:

Date: 02/14/14	Ad Taker:AFREEMAN	Agate Lines: 72
Ad Date: 02/17/14	Sales Person:100	Depth: 7.611
Class: 3126	Words: 282	Inserts: 1
Ad ID: 3003448	Lines: 74	Blind Box:

- March 19, 2014
- April 16, 2014
- May 21, 2014
- June 18, 2014
- July 16, 2014
- August 20, 2014
- September 17, 2014

Account: 297693	
STACIE VANDERBILT LAKESIDE PLANTATION CDD 135 W CENTRAL BLVD SUITE 320 ORLANDO, FL 32801	106 310-513-480
Description: FY 2014 Meetings	Telephone: (407) 841-5524

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

Other Charges:	\$92.00	Gross:	\$92.00
Discount:	\$0.00		
Surcharge:	\$0.00	Paid Amount:	- \$0.00
Credits:	\$0.00		
Bill Depth:	7.611	Amount Due:	\$92.00

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

Publication	Start	Stop	Inserts	Cost
Legal Advertising	✓ 02/17/14	02/17/14	1	\$92.00

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

**invoice**

Ad Note:  
Submitted by Stacie Vanderbilt

Customer Note:  
Legals

**RECEIVED**  
 FEB 24 2014  
 Governmental Management Services-  
 Central Florida, LLC

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

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

Publish: February 17, 2014  
 297693 3003448

Please remit to:

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

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

Check Request

District Lakeside Plantation CDO Date 2-11-14  
Payable to Bill Hobb Account Number Activities - Casino Trip  
Amount Requested \$40.00  
Requested By Beith  
Description of Need Refund. casino bus trip - returned receipt 2/11/14  
Approved By Dr. Charles Howell Signature M. S. Howell  
Received By \_\_\_\_\_ Signature \_\_\_\_\_

164

300-369-101

Cash deposited 1/31/14. (See attached)

Mail check to: 2272 Mulberry Lane  
Nath Port, FL 34289

LAKESIDE PLANTATION COMMUNITY  
DEVELOPMENT DISTRICT

RENTAL DEPOSIT

Resident: PATRICIA BLAIR  
4235 SHOREWOOD STREET  
NORTH PORT FL 34286

5401 Layton Dr.  
Venice, FL 34293

Date of Event: 2-9-14

- Full Refund of Deposit 163  
 Partial Refund of Deposit (see explanation below) 300-207-102  
 No Refund of Deposit (see explanation below)

Rental Agreement – Lakeside Plantation

Deposit – Deposit in the amount of ONE HUNDRED SIXTY + 50/100 (160.50) is required by the time the reservation is approved. A refund will be given if there is no apparent damage to the facility, clean-up was completed and all instructions, including capacity and parking requirements, were followed. To receive a full refund of the deposit, the following must be completed:

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

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

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

Brent A Seal  
(Staff Signature initiating request to return deposit)

2-11-14  
(Date)

M. L. Powell  
(Facility Manager Sign off approval for return of deposit)

2/14/14  
(Date)

Check Request

District Lakeside Plantation CSS Date 2-11-14  
Payable to Alton + Patricia Palmer Account Number Activities - Valentines dance  
Amount Requested 30.00  
Requested By [Signature]  
Description of Need refund for Valentines dance  
returned tickets 2/11/14  
Approved By Michael Howell Signature [Signature]  
Received By \_\_\_\_\_ Signature \_\_\_\_\_

127

360-369-101

mail check to:

ALTON + PATRICIA PALMER  
1763 SCARLETT AUBURN  
NORTH PORT FL 34289

(Cash deposited 1.24.14)







Long-term thinking. Everyday commitment.

January 27, 2014

Lakeside Plantation Community Development District  
c/o 201 East Pine Street, Suite 950  
Orlando, FL 32801

**RETAINER INVOICE #  
1442443R**

**Amount Due Now:  
\$1,650.00**

**PROPERTY:**  
Lakeside Plantation Community Development District  
North Port, Florida

Invoice Date: 01/27/2014

Contract Number: 100133

RETAINER DUE: \$1,650.00

Terms: *Retainer Due Upon Receipt of Authorized Contract and Prior to Inspection*

Mail \$1,650.00 retainer to:  
Reserve Advisors, Inc.  
735 N. Water Street, Suite  
175  
Milwaukee, WI 53202

OR

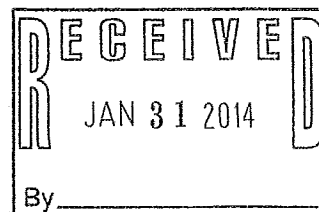
CONTACT US FOR  
CREDIT CARD PAYMENT



\* |

31-600-513-491

**Payment Terms, Due Dates and Interest Charges** - The retainer payment is due upon authorization and prior to inspection of the property. The balance due is net 30 days from the report shipment date. Subsequent changes to the report can be made for up to six months from the initial report date. Any outstanding balance after 30 days of the final invoice date is subject to an interest charge of 1.5% per month.



# Invoice

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

Invoice # 4836  
Date 2/10/2014  
Terms  
Due Date

## Bill To

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

Description	Quantity	Unit	Amount	Tax Code
Reimbursement for chlorine and cord power block purchased from Howard's Pool World, Inc.	1		66.00	-Not Taxable-
Reimbursement for stenners, Brute chemical containers with lids and labor purchased from Howard's Pool World, Inc.	1	cpf	2,386.00	-Not Taxable-
			<b>Total</b>	<b>\$2,452.00</b>

2

031-600-938-630



# HOWARD'S POOL WORLD, INC.



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

12419 SW COUNTY RD 769  
 LAKE SUZY, FL 34269

Bill To

LAKESIDE PLANTATION  
 C/O AMMENITY SERVICES GROUP  
 1021 OAK STREET  
 JACKSONVILLE, FL 32204

## Invoice

Date

1/13/2014

Work Done At:	Invoice #	Terms	Due Date	Rep
2200 PLANTATION BLVD NORTHPORT, FL 34289	WO-0948	NET 10	1/23/2014	STEVE
Quantity	Description	Rate	Amount	
	Installed 2 stenners on pool with 2 Brute chemical containers with lids.			
	Installed 2 stenners on spa.			
4	STENNER	510.00		2,040.00
2	BRUTE CHEMICAL CONTAINER WITH LID	84.00		168.00
2	SERVICE CALL	89.00		178.00
			<b>Total</b>	\$2,386.00
			Payments/Credits	\$0.00
			Total Account Balance	

PARADISE AWAITS YOU IN ALL SEASONS. WARM YOUR POOL/SPA WITH AN ELECTRIC HEAT PUMP. CALL US TODAY FOR A FREE ESTIMATE.

LIC. # CPC 053310

POOL MAINTENANCE & REPAIRS

[www.howardspoolworld.com](http://www.howardspoolworld.com)

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# Lakeside Plantation

Community Development District

Unaudited Financial Reporting  
January 31, 2014

**Lakeside Plantation  
COMMUNITY DEVELOPMENT DISTRICT**

**COMBINED BALANCE SHEET  
January 31, 2014**

	<u>GENERAL</u>	<u>DEBT SERVICE</u>	<u>CAPITAL RESERVE</u>	<u>TOTALS</u>
<b>ASSETS</b>				
<b>CASH:</b>				
OPERATING ACCOUNT	\$ 97,709	\$ -	\$ -	\$ 97,709
DEBIT CARD ACCOUNT	2,064	-	-	2,064
MONEY MARKET ACCOUNT	485,571	-	-	485,571
ACTIVITIES ACCOUNT	5,868	-	-	5,868
PETTY CASH	50	-	-	50
CAPITAL RESERVE ACCOUNT	-	-	254,865	254,865
<b>INVESTMENT - OPERATIONS:</b>				
INVESTMENT- SBA FUND A	329	-	-	329
INVESTMENT - SBA FUND B	66	-	-	66
<b>INVESTMENT - BONDS:</b>				
RESERVE FUND	-	7,997	-	7,997
REVENUE FUND	-	171,366	-	171,366
DUE FROM CAPITAL RESERVE FUND	14,240	-	-	14,240
DUE FROM OTHER	600	-	-	600
<b>TOTAL ASSETS</b>	<u>\$ 606,497</u>	<u>\$ 179,363</u>	<u>\$ 254,865.24</u>	<u>\$ 1,040,725</u>
<b>LIABILITIES &amp; FUND BALANCES</b>				
<b>LIABILITIES</b>				
ACCOUNTS PAYABLE	\$ 50,871	\$ -	\$ 1,650	\$ 52,521
CUSTOMER DEPOSITS	1,113	-	-	1,113
DUE TO GENERAL FUND	-	-	14,240	14,240
<b>TOTAL LIABILITIES</b>	<u>\$ 51,984</u>	<u>\$ -</u>	<u>\$ 15,890.35</u>	<u>\$ 67,874</u>
<b>FUND BALANCES</b>				
RESTRICTED FOR DEBT SERVICE	\$ -	\$ 179,363	\$ -	\$ 179,363
ASSIGNED FOR CAPITAL PROJECTS	-	-	238,975	238,975
UNASSIGNED	554,513	-	-	554,513
<b>TOTAL FUND BALANCES</b>	<u>\$ 554,513</u>	<u>\$ 179,363</u>	<u>\$ 238,975</u>	<u>\$ 972,851</u>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<u>\$ 606,497</u>	<u>\$ 179,363</u>	<u>\$ 254,865</u>	<u>\$ 1,040,725</u>

**Lakeside Plantation**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**  
**STATEMENT OF REVENUES & EXPENDITURES**  
For The Period Ending January 31, 2014

<u>REVENUE</u>	Adopted Budget	Prorated Budget Thru 01/31/14	Actual Thru 01/31/14	Variance
Tennis Club	\$ 12,000	\$ 4,000	\$ 9,769	\$ 5,769
Activities	9,000	3,000	4,045	1,045
Clubhouse Rentals	3,000	1,000	588	(412)
Miscellaneous	500	167	11,519	11,352 *
Interest Earnings	300	100	42	(58)
Operations & Maintenance Assessments	620,593	503,360	503,360	-
<b>TOTAL REVENUE</b>	<b>\$ 645,393</b>	<b>\$ 511,627</b>	<b>\$ 529,323</b>	<b>\$ 17,696</b>
 <u>EXPENDITURES</u>				
<b>ADMINISTRATIVE</b>				
Supervisor Fees	\$ 12,000	\$ 4,000	\$ 4,000	\$ -
District Manager	35,000	11,667	11,667	(0)
Reimbursable Expenses	1,200	400	-	400
District Engineer	10,000	3,333	3,081	252
Disclosure Report	1,000	1,000	1,000	-
Trustee Fees	3,750	2,333	2,333	-
Audit Fees	4,500	-	-	-
Arbitrage Rebate Calculation	700	-	-	-
Postage, Phone, Fax, Copies	300	100	354	(254)
General Liability Insurance	6,000	6,000	4,376	1,624
Legal Advertising	1,500	500	256	244
Dues, Licenses & Fees	200	200	175	25
Other Current Charges	1,500	500	100	400
Property Insurance	12,000	12,000	6,447	5,553
Website Design/Administration	2,100	700	100	600
District Counsel	18,000	6,000	15,664	(9,664)
<b>TOTAL ADMINISTRATIVE</b>	<b>\$ 109,750</b>	<b>\$ 48,733</b>	<b>\$ 49,553</b>	<b>\$ (820)</b>
 <b>OPERATIONS</b>				
Personnel Services (Management Contract)	\$ 165,000	\$ 55,000	\$ 56,255	\$ (1,255)
Road & Street Repairs & Maintenance	5,000	1,667	-	1,667
Common Area Renewal & Maintenance	5,000	1,667	1,429	238
Street Light/Decorative Light	10,000	3,333	2,810	523
Landscape Maintenance - Contract	100,000	33,333	25,832	7,501
Plant Replacement Program	12,000	4,000	-	4,000
Irrigation Maintenance	-	-	500	(500)
Lake Maintenance	12,000	4,000	3,864	136
Lake Bank Restoration	15,000	5,000	-	5,000
Electric Utility Services - Entrance Feature	7,000	2,333	3,050	(717)
Water Utility Services - Entrance Feature	1,000	333	599	(266)
Repairs & Maintenance - Entrance Feature	750	250	1,509	(1,259)
Miscellaneous Tools, Equipment	3,000	1,000	128	872
Landscape Inspection Services	3,300	1,100	2,350	(1,250)
<b>TOTAL OPERATIONS</b>	<b>\$ 339,050</b>	<b>\$ 113,017</b>	<b>\$ 98,326</b>	<b>\$ 14,690</b>

**Lakeside Plantation**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**  
**STATEMENT OF REVENUES & EXPENDITURES**  
For The Period Ending January 31, 2014

	Adopted Budget	Prorated Budget Thru 01/31/14	Actual Thru 01/31/14	Variance
<b>CLUBHOUSE</b>				
Activities	\$ 19,000	\$ 6,333	\$ 6,933	\$ (599)
Licenses/Fees	600	200	-	200
General Supplies	10,000	3,333	3,035	299
Maintenance	10,000	3,333	3,434	(101)
Renewal & Replacement	3,000	1,000	3,504	(2,504)
Office Supplies	1,200	400	757	(357)
Pest Control	900	300	465	(165)
Security	2,000	667	147	520
AED	300	100	-	100
Telephone & Internet Services	5,000	1,667	1,436	231
Exercise Equipment	4,000	1,333	717	616
Furniture	4,000	1,333	320	1,013
Janitorial Supplies	2,500	833	1,201	(368)
Electric Utility Services - Clubhouse	16,500	5,500	5,684	(184)
Gas Utility	200	67	51	16
Garbage Collection	1,500	500	613	(113)
Water Utility Services - Clubhouse	4,800	1,600	800	800
Electric Utility Services - Pool	20,000	6,667	5,842	825
Pool Furniture	5,000	1,667	-	1,667
Pool Maintenance - Other	7,500	2,500	1,071	1,429
Tennis Courts - Maintenance	4,000	1,333	1,002	331
Tennis Courts - Programs	2,000	667	1,485	(818)
Water Utility Services - Tennis Courts & Pool	11,000	3,667	1,371	2,296
<b>TOTAL CLUBHOUSE</b>	<b>\$ 135,000</b>	<b>\$ 45,000</b>	<b>\$ 39,868</b>	<b>\$ 5,132</b>
<b>OTHER EXPENDITURES</b>				
Transfer Out - FY13	\$ 180,993	\$ 180,993	\$ 180,993	\$ -
Transfer Out - FY14	75,000	75,000	75,000	-
Operating Capital - General Fund	235,192	-	-	-
<b>TOTAL OTHER EXPENDITURES</b>	<b>\$ 491,185</b>	<b>\$ 255,993</b>	<b>\$ 255,993</b>	<b>\$ -</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,074,985</b>		<b>\$ 443,740</b>	
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>\$ (429,592)</b>		<b>\$ 85,583</b>	
<b>FUND BALANCE, BEGINNING</b>	<b>\$ 429,592</b>		<b>\$ 468,930</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>		<b>\$ 554,513</b>	

\*Contains \$11,250 from Standard Pacific of Tampa, GP per Agreement & Release regarding the Towns at Lakeside

**Lakeside Plantation**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE SERIES 1999**  
**STATEMENT OF REVENUES & EXPENDITURES**  
For The Period Ending January 31, 2014

	Adopted Budget	Prorated Budget Thru 01/31/14	Actual Thru 01/31/14	Variance
<b>REVENUE</b>				
Assessments-On Roll	\$ 175,905	\$ 142,676	\$ 142,676	\$ -
Assessments-Off Roll	-	-	8,842	8,842
Interest Income	12	-	1	1
<b>TOTAL REVENUE</b>	<b>\$ 175,917</b>	<b>\$ 142,676</b>	<b>\$ 151,519</b>	<b>\$ 8,844</b>
<b>EXPENDITURES</b>				
Interest - 11/1	\$ 64,635	\$ 64,635	\$ 64,635	-
Principal - 5/1	55,000	-	-	-
Interest - 5/1	64,635	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>\$ 184,270</b>	<b>\$ 64,635</b>	<b>\$ 64,635</b>	<b>\$ -</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>\$ (8,353)</b>	<b>\$ 86,884</b>		
<b>FUND BALANCE, BEGINNING</b>	<b>\$ 71,077</b>	<b>\$ 92,479</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 62,724</b>	<b>\$ 179,363</b>		

**Lakeside Plantation**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**CAPITAL RESERVE FUND**  
STATEMENT OF REVENUES & EXPENDITURES  
For The Period Ending January 31, 2014

	Adopted Budget	Prorated Budget Thru 01/31/14	Actual Thru 01/31/14	Variance
<b>REVENUE</b>				
Transfer In - FY13	\$ 180,993	\$ 180,993	\$ 180,993	\$ -
Transfer In - FY14	75,000	75,000	75,000	-
Interest Income	250	83	-	(83)
<b>TOTAL REVENUE</b>	<b>\$ 256,243</b>	<b>\$ 256,076</b>	<b>\$ 255,993</b>	<b>\$ (83)</b>
<b>EXPENDITURES</b>				
Exterior Building Elements	\$ -	\$ -	\$ -	-
Property Site Elements	-	-	1,930	(1,930)
Clubhouse Interior	-	-	3,049	(3,049)
Pool & Spa Elements	-	-	10,375	(10,375)
Reserve Study	-	-	1,650	(1,650)
Contingency	-	-	14	(14)
<b>TOTAL EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 17,018</b>	<b>\$ (17,018)</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>\$ 256,243</b>	<b>\$ -</b>	<b>\$ 238,975</b>	
<b>FUND BALANCE, BEGINNING</b>	<b>\$ -</b>	<b>\$ -</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 256,243</b>	<b>\$ -</b>	<b>\$ 238,975</b>	







# Lakeside Plantation

Community Development District

Unaudited Financial Reporting

February 28, 2014

**Lakeside Plantation  
COMMUNITY DEVELOPMENT DISTRICT**

**COMBINED BALANCE SHEET  
February 28, 2014**

	GENERAL	DEBT SERVICE	CAPITAL RESERVE	TOTALS
<b>ASSETS</b>				
<b>CASH:</b>				
OPERATING ACCOUNT	\$ 102,247	\$ -	\$ -	\$ 102,247
DEBIT CARD ACCOUNT	3,000	-	-	3,000
MONEY MARKET ACCOUNT	426,047	-	-	426,047
ACTIVITIES ACCOUNT	6,294	-	-	6,294
PETTY CASH	50	-	-	50
CAPITAL RESERVE ACCOUNT	-	-	238,529	238,529
<b>INVESTMENT - OPERATIONS:</b>				
INVESTMENT- SBA FUND A	331	-	-	331
INVESTMENT - SBA FUND B	64	-	-	64
<b>INVESTMENT - BONDS:</b>				
RESERVE FUND	-	7,997	-	7,997
REVENUE FUND	-	175,947	-	175,947
DUE FROM CAPITAL RESERVE FUND	1,935	-	-	1,935
DUE FROM OTHER	37	-	-	37
<b>TOTAL ASSETS</b>	<b>\$ 540,004</b>	<b>\$ 183,945</b>	<b>\$ 238,529.49</b>	<b>\$ 962,478</b>
<b>LIABILITIES &amp; FUND BALANCES</b>				
<b>LIABILITIES</b>				
ACCOUNTS PAYABLE	\$ 8,232	\$ -	\$ -	\$ 8,232
CUSTOMER DEPOSITS	1,060	-	-	1,060
DUE TO GENERAL FUND	-	-	1,935	1,935
<b>TOTAL LIABILITIES</b>	<b>\$ 9,293</b>	<b>\$ -</b>	<b>\$ 1,935.15</b>	<b>\$ 11,228</b>
<b>FUND BALANCES</b>				
RESTRICTED FOR DEBT SERVICE	\$ -	\$ 183,945	\$ -	\$ 183,945
ASSIGNED FOR CAPITAL PROJECTS	-	-	236,594	236,594
UNASSIGNED	530,712	-	-	530,712
<b>TOTAL FUND BALANCES</b>	<b>\$ 530,712</b>	<b>\$ 183,945</b>	<b>\$ 236,594</b>	<b>\$ 951,251</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 540,004</b>	<b>\$ 183,945</b>	<b>\$ 238,529</b>	<b>\$ 962,478</b>

**Lakeside Plantation**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**  
STATEMENT OF REVENUES & EXPENDITURES  
For The Period Ending February 28, 2014

	Adopted Budget	Prorated Budget Thru 02/28/14	Actual Thru 02/28/14	Variance
<b>REVENUE</b>				
Tennis Club	\$ 12,000	\$ 5,000	\$ 10,530	\$ 5,530
Activities	9,000	3,750	4,440	690
Clubhouse Rentals	3,000	1,250	866	(384)
Miscellaneous	500	208	11,538	11,330 *
Interest Earnings	300	125	46	(79)
Operations & Maintenance Assessments	620,593	519,520	519,520	-
<b>TOTAL REVENUE</b>	<b>\$ 645,393</b>	<b>\$ 529,853</b>	<b>\$ 546,941</b>	<b>\$ 17,087</b>
<b>EXPENDITURES</b>				
<b>ADMINISTRATIVE</b>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 5,000	\$ -
District Manager	35,000	14,583	14,583	(0)
Reimbursable Expenses	1,200	500	-	500
District Engineer	10,000	4,167	3,081	1,085
Disclosure Report	1,000	1,000	1,000	-
Trustee Fees	3,750	2,333	2,333	-
Audit Fees	4,500	-	-	-
Arbitrage Rebate Calculation	700	-	-	-
Postage, Phone, Fax, Copies	300	125	432	(307)
General Liability Insurance	6,000	6,000	4,376	1,624
Legal Advertising	1,500	625	426	199
Dues, Licenses & Fees	200	200	175	25
Other Current Charges	1,500	625	178	447
Property Insurance	12,000	12,000	6,447	5,553
Website Design/Administration	2,100	875	125	750
District Counsel	18,000	7,500	15,664	(8,164)
<b>TOTAL ADMINISTRATIVE</b>	<b>\$ 109,750</b>	<b>\$ 55,533</b>	<b>\$ 53,821</b>	<b>\$ 1,713</b>
<b>OPERATIONS</b>				
Personnel Services (Management Contract)	\$ 165,000	\$ 68,750	\$ 70,599	\$ (1,849)
Road & Street Repairs & Maintenance	5,000	2,083	-	2,083
Common Area Renewal & Maintenance	5,000	2,083	1,497	586
Street Light/Decorative Light	10,000	4,167	6,550	(2,383)
Landscape Maintenance - Contract	100,000	41,667	32,738	8,929
Plant Replacement Program	12,000	5,000	-	5,000
Irrigation Maintenance	-	-	500	(500)
Lake Maintenance	12,000	5,000	4,830	170
Lake Bank Restoration	15,000	6,250	-	6,250
Electric Utility Services - Entrance Feature	7,000	2,917	3,661	(744)
Water Utility Services - Entrance Feature	1,000	417	635	(219)
Repairs & Maintenance - Entrance Feature	750	313	1,509	(1,197)
Miscellaneous Tools, Equipment	3,000	1,250	128	1,122
Landscape Inspection Services	3,300	1,375	2,900	(1,525)
<b>TOTAL OPERATIONS</b>	<b>\$ 339,050</b>	<b>\$ 141,271</b>	<b>\$ 125,546</b>	<b>\$ 15,725</b>

**Lakeside Plantation**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**  
STATEMENT OF REVENUES & EXPENDITURES  
For The Period Ending February 28, 2014

	Adopted Budget	Prorated Budget Thru 02/28/14	Actual Thru 02/28/14	Variance
<b>CLUBHOUSE</b>				
Activities	\$ 19,000	\$ 7,917	\$ 10,155	\$ (2,239)
Licenses/Fees	600	250	-	250
General Supplies	10,000	4,167	3,288	878
Maintenance	10,000	4,167	3,932	234
Renewal & Replacement	3,000	1,250	4,131	(2,881)
Office Supplies	1,200	500	903	(403)
Pest Control	900	375	465	(90)
Security	2,000	833	294	539
AED	300	125	-	125
Telephone & Internet Services	5,000	2,083	1,805	278
Exercise Equipment	4,000	1,667	1,319	347
Furniture	4,000	1,667	412	1,255
Janitorial Supplies	2,500	1,042	1,520	(478)
Electric Utility Services - Clubhouse	16,500	6,875	6,786	89
Gas Utility	200	83	51	32
Garbage Collection	1,500	625	770	(145)
Water Utility Services - Clubhouse	4,800	2,000	981	1,019
Electric Utility Services - Pool	20,000	8,333	7,389	945
Pool Furniture	5,000	2,083	-	2,083
Pool Maintenance - Other	7,500	3,125	1,160	1,965
Tennis Courts - Maintenance	4,000	1,667	1,116	550
Tennis Courts - Programs	2,000	833	1,493	(660)
Water Utility Services - Tennis Courts & Pool	11,000	4,583	1,827	2,756
<b>TOTAL CLUBHOUSE</b>	<b>\$ 135,000</b>	<b>\$ 56,250</b>	<b>\$ 49,799</b>	<b>\$ 6,451</b>
<b>OTHER EXPENDITURES</b>				
Transfer Out - FY13	\$ 180,993	\$ 180,993	\$ 180,993	\$ -
Transfer Out - FY14	75,000	75,000	75,000	\$ -
Operating Capital - General Fund	235,192	-	-	\$ -
<b>TOTAL OTHER EXPENDITURES</b>	<b>\$ 491,185</b>	<b>\$ 255,993</b>	<b>\$ 255,993</b>	<b>\$ -</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,074,985</b>		<b>\$ 485,159</b>	
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>\$ (429,592)</b>		<b>\$ 61,782</b>	
<b>FUND BALANCE, BEGINNING</b>	<b>\$ 429,592</b>		<b>\$ 468,930</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>		<b>\$ 530,712</b>	

\*Contains \$11,250 from Standard Pacific of Tampa, GP per Agreement & Release regarding the Towns at Lakeside

**Lakeside Plantation**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE SERIES 1999**  
STATEMENT OF REVENUES & EXPENDITURES  
For The Period Ending February 28, 2014

	Adopted Budget	Prorated Budget Thru 02/28/14	Actual Thru 02/28/14	Variance
<b>REVENUE</b>				
Assessments-On Roll	\$ 175,905	\$ 147,256	\$ 147,256	\$ -
Assessments-Off Roll	-	-	8,842	8,842
Interest Income	12	-	2	2
<b>TOTAL REVENUE</b>	<b>\$ 175,917</b>	<b>\$ 147,256</b>	<b>\$ 156,100</b>	<b>\$ 8,844</b>
<b>EXPENDITURES</b>				
Interest - 11/1	\$ 64,635	\$ 64,635	\$ 64,635	\$ -
Principal - 5/1	55,000	-	-	-
Interest - 5/1	64,635	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>\$ 184,270</b>	<b>\$ 64,635</b>	<b>\$ 64,635</b>	<b>\$ -</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>\$ (8,353)</b>		<b>\$ 91,465</b>	
<b>FUND BALANCE, BEGINNING</b>	<b>\$ 71,077</b>		<b>\$ 92,479</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 62,724</b>		<b>\$ 183,945</b>	

**Lakeside Plantation**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**CAPITAL RESERVE FUND**  
STATEMENT OF REVENUES & EXPENDITURES  
For The Period Ending February 28, 2014

	Adopted Budget	Prorated Budget Thru 02/28/14	Actual Thru 02/28/14	Variance
<b>REVENUE</b>				
Transfer In - FY13	\$ 180,993	\$ 180,993	\$ 180,993	\$ -
Transfer In - FY14	75,000	75,000	75,000	-
Interest Income	250	104	-	(104)
<b>TOTAL REVENUE</b>	<b>\$ 256,243</b>	<b>\$ 256,097</b>	<b>\$ 255,993</b>	<b>\$ (104)</b>
<b>EXPENDITURES</b>				
Exterior Building Elements	\$ -	\$ -	\$ -	-
Property Site Elements	-	-	1,930	(1,930)
Clubhouse Interior	-	-	3,049	(3,049)
Pool & Spa Elements	-	-	12,761	(12,761)
Reserve Study	-	-	1,650	(1,650)
Contingency	-	-	9	(9)
<b>TOTAL EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 19,399</b>	<b>\$ (19,399)</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>\$ 256,243</b>		<b>\$ 236,594</b>	
<b>FUND BALANCE, BEGINNING</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 256,243</b>		<b>\$ 236,594</b>	





**LAKESIDE PLANTATION  
COMMUNITY DEVELOPMENT DISTRICT**

**SPECIAL ASSESSMENT RECEIPTS - FY2014**

**TAX COLLECTOR**

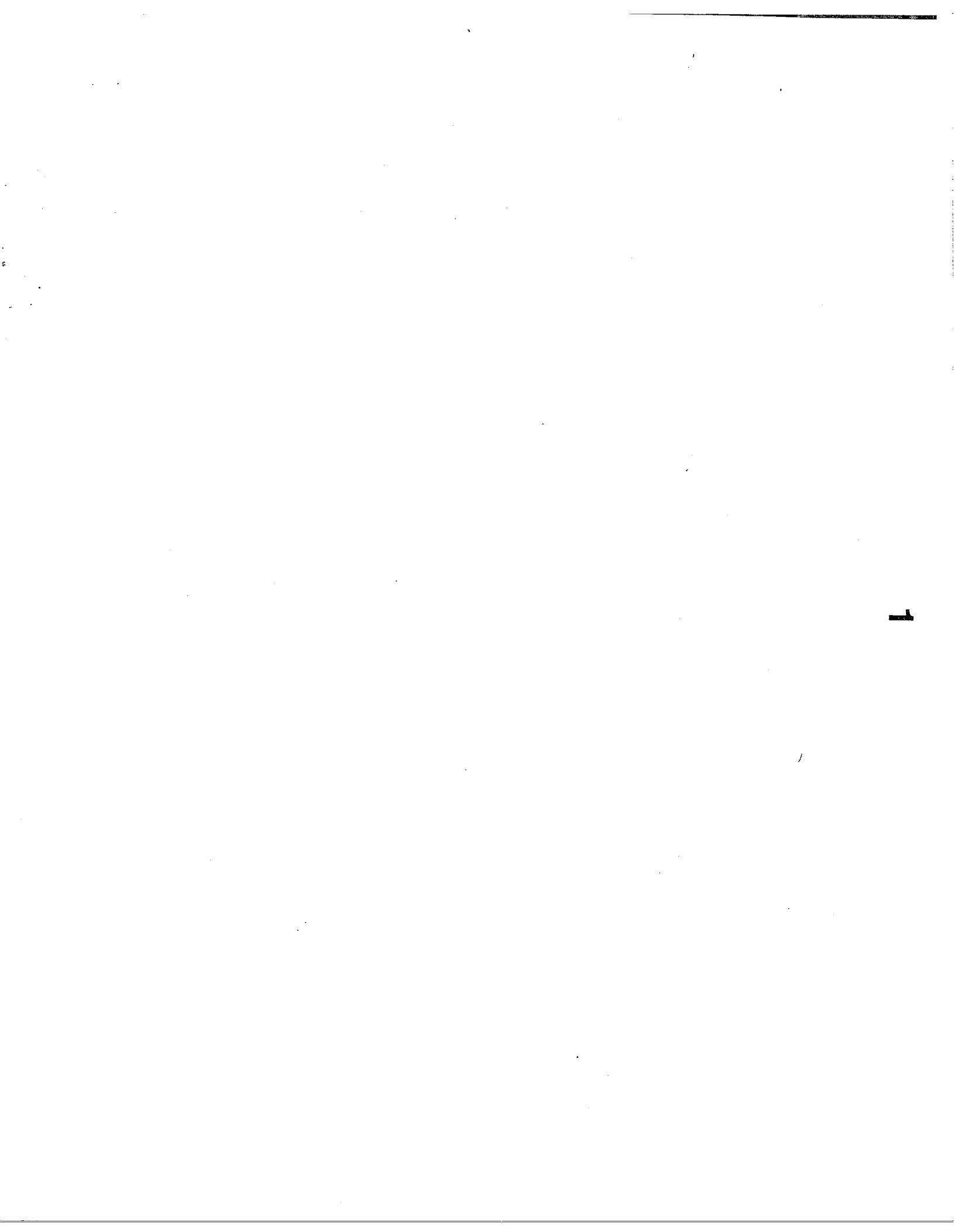
Gross Assessments \$ 842,855 \$ 656,713 \$ 186,143  
Net Assessments \$ 792,284 \$ 617,310 \$ 174,974

Date Received	Dist	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	2004A		Total 100%
							General Fund 77.92%	Debt Svc Fund 22.08%	
11/19/13	1	\$ 107,977.31	\$ 4,440.35	\$ 1,553.05	\$ -	\$ 101,983.91	\$ 79,460.99	\$ 22,522.92	\$ 101,983.91
11/25/13	2	\$ 97,206.70	\$ 3,869.99	\$ 1,400.05	\$ -	\$ 91,936.66	\$ 71,632.66	\$ 20,304.00	\$ 91,936.66
12/9/13	3	\$ 355,004.76	\$ 14,181.01	\$ 5,112.36	\$ -	\$ 335,711.39	\$ 261,570.29	\$ 74,141.10	\$ 335,711.39
12/18/13	4	\$ 87,595.05	\$ 3,498.25	\$ 1,261.45	\$ -	\$ 82,835.35	\$ 64,541.35	\$ 18,294.00	\$ 82,835.35
1/31/14	5	\$ 35,095.22	\$ 1,066.65	\$ 510.43	\$ 50.42	\$ 33,568.56	\$ 26,155.02	\$ 7,413.54	\$ 33,568.56
2/28/14	6	\$ 21,516.39	\$ 460.47	\$ 315.84	\$ -	\$ 20,740.08	\$ 16,159.68	\$ 4,580.40	\$ 20,740.08
						\$ -	\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -	\$ -
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						\$ -	\$ -	\$ -	\$ -
<b>Totals</b>		\$ 704,395.43	\$ 27,516.72	\$ 10,153.18	\$ 50.42	\$ 666,775.95	\$ 519,519.98	\$ 147,255.97	\$ 666,775.95

**SECTION VII**

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C



# Lakeside Plantation CDD

ACTION ITEMS  
as of 3/12/14

Item #	Meeting Assigned	Action Item	Assigned To:	Date Due	Status	Comments
1	6/24/13	Traffic Enforcement Issues	Greisz/ Eckert		In Process	Issue on 3/24/14 City Commission Agenda
2		Quality Doors Refund Issue	Flint		Completed	Received final check on 2/18/14 for \$581.60
3	1/8/14	Investigate treatment options for midge flies	Howell	March	In Process	
4	1/8/14	Pricing for concrete and asphalt for dumpster	Howell	February	In Process	Revised bids to be presented at March Meeting
5	1/8/14	Investigate ownership and condition of fence on Toledo Blade Blvd.	Howell/ Flint			Fence determined to be on CDD property or within landscape easement. Pressure washing and repair in process.
6	1/8/14	Investigate possibility of using webcast again	Flint		Completed	Determined to not be cost effective
7	1/8/14	Evaluate re-issuance of passes/ changing access cards, etc.	Howell		Ongoing	35% of community has replied
8	1/8/14	Consider options for umbrellas for the February meeting	Howell	February	In Process	Currently obtaining prices not to exceed \$2,000.00
9	1/8/14	Manage pool contract and cleaning (grime, etc.)	Howell	Ongoing	Ongoing	
10	1/8/14	Repair water fountain	Howell		In Process	
11	1/8/14	Update resident directory	Howell		Ongoing	

## Lakeside Plantation CDD

### ACTION ITEMS

*as of 3/12/14*

Item #	Meeting Assigned	Action Item	Assigned To:	Date Due	Status	Comments
12	1/8/14	Sidewalk Repairs	Howell/ Popescu		In Process	Scheduled to be completed by 3/14/14
13	1/8/14	Lake Bank Repairs	Popescu		In Process	Bids being solicited by District Engineer
14	2/21/14	Update Reserve Study	Flint		In Process	Agreement approved. Data provided to consultant and initial site visit conducted.
15	2/21/14	Koi Pond Rehab	Howell		Work begins 3/14/14	Getting prices for replacement of pump. Blooming scheduled to clean-up landscaping.
16	2/21/14	Evaluate Condition and Placement of Clubhouse Furnitures	Howell		Completed	Furniture rearranged according to design plan



# Lakeside Plantation



March 2014

- Amenities
- Maintenance

## Monthly Events

### Ongoing Activities

- Tennis – Daily
- Deep Water Aerobics – Monday through Friday 8:30 AM
- Shallow Water Aerobics – Monday through Friday 9:30 AM
- Line Dancing Classes – Mondays – 9:30 AM to 11:30 AM
- Art – Tuesdays – 1:00 – 4:00 PM
- Zumba Classes – Tuesdays – 5:00 and 6:15 PM
- Poker – Tuesdays – 6:30 PM
- Mahjongg – Wednesdays – 12:30 PM
- Mexican Train – Wednesday – 1:00 PM
- Euchre – Thursdays – 1:00 PM
- Bridge – Thursdays – 7:00 PM
- Tripoli – Thursdays – 7:00 PM
- Quilting Club – Every 2<sup>nd</sup> & 4<sup>th</sup> Thursday – 1:00 to 3:00 PM
- Tai Chi Classes – Fridays – 9:00 to 10:00 AM
- Pinochle – Fridays – 1:00 PM
- Deep Water Aerobics – Saturdays – 9:00 AM
- Wine & Cheese – March 20<sup>th</sup> – 7:00 to 9:00 PM  
(Hosted by the Single Family Homes)

### Special Events

- Muffins & Coffee - March 5<sup>th</sup> – 9:30 to 10:30 am
- Pizza Night - March 13<sup>th</sup> – 6:00 to 7:30 pm
- Ladies Lunch - March 14<sup>th</sup> – Noon to ?
- National Pie Day - March 14<sup>th</sup> – 7:00 to 9:00 pm
- St. Patrick's Day Pot Luck - March 17<sup>th</sup> – 5:00 to 7:00 pm
- Birthday Celebration - March 18<sup>th</sup> – 2:00 to 3:00 pm
- Wine & Cheese - March 20<sup>th</sup> – 7:00 to 9:00 pm
- Southern Spring Fling – March 22<sup>nd</sup> – 5:00 to 9:00 pm
- Sip & Dip Pool Side – March 30<sup>th</sup> – 7:00 to 9:00 pm

## Facility Maintenance

- Replacing chip on heart monitor for treadmill in fitness room
- Pressure washed / hose cleaned pavers around clubhouse
- Heater for pool has been replaced
- Ongoing – changing passes and codes
- Removed rust and repainted covered benches
- Ongoing – paint new picnic tables
- Ongoing – cleaning pool furniture
- Had Pest Hunters come out and trapped raccoons and armadillos
- Trench on the outside of court 4 for draining was installed
- Fountain lights are scheduled to be fixed on Wednesday, March 12<sup>th</sup>, barring no complications
- Bloomings has started Koi Pond clean up
- Red Ants have been treated
- No fishing signs have been installed
- Carpets/Tile in Clubhouse are scheduled to be cleaned March 18th

## Amenity Management

- Sidewalks are scheduled to be completed Thursday, March 13<sup>th</sup>
- Have a meeting with John Hunter with Charlotte County Extension on Wednesday, March 12<sup>th</sup> at 9:30 am
- We have Howards Pool company coming in Monday mornings to clean after busy weekends and it has been helping on keeping the pool and spa cleaner
- Furniture has been placed in the original spot in clubhouse
- We can install drinking fountain when purchased
- Bloomings is scheduled to pressure wash fence on Toledo Blade at end of the week of March 10<sup>th</sup>
- Caps for fence behind bank on Toledo Blade have been ordered
- New tennis ball machine has been purchased & we can sell the old one
- Spoke to Gul-Shad Ali by phone and sent information regarding midge flies

**Mike Howell**  
**Facility Manager**  
**Lakeside Plantation**

## Proposal for Bid & Specifications

### Dumpster Pad

- Slab Thickness 6 Inches
- Concrete Weight 145.0 pcf
- Max dimensions or distance between slab joints 12.0 feet
- Concrete Compressive Strength – Minimum 3,000 psi
- Steel yield strength 60,000.0 psi
- Steel mod. of elasticity 29,000,000.0 psi
- Temperature Range of Slab 60.0 degrees F
- Thermal coeff. of concrete 0.0000060
- Estimated friction factor 1.5

Choices of common styles of welded wire fabric

1<sup>st</sup> – 4 x 4 – W 4.0 x W 4.0

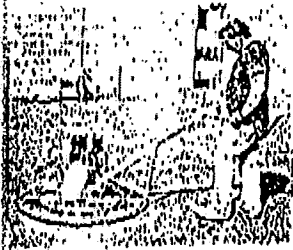
2<sup>nd</sup> – 6 x 6 – W 2.9 x W 2.9

- \* Using the stone at site for compaction
- \* Pad is 56' x 16' = 896 sq. ft.
- \* Remove sidewalk and pour as one using 5/8" Rebar

# Ronald Dees Concrete, Inc.

18505 Paulson Dr., Unit D8  
Port Charlotte, FL 33954

(941) 627-0093



March 10, 2014

Mike Howell  
Lakeside Plantation  
2200 Plantation Blvd.  
North Port, FL

Dear Mike;

Due to the increase of new construction and the work load Ronald R. Dees Concrete, Inc. is faced with, we have no choice but to withdraw our proposals dated: January 27, 2013. Thank you for your understanding.

Sincerely:

Ronald R. Dees, Pres.

RRD/jcw

CCC 941 429 1413

# MR. CONCRETE LLC

Flatwork

No Job Too Small

TRACY MILLER  
941 429 1413

Licensed & Insured  
Sarasota County #0301150  
Charlotte County #AAA008049  
City of Punta Gorda #07-0001351

CUSTOMER'S ORDERING		PHONE	DATE			
		941 429 5500	3-12-14			
NAME Seaside Plantation (Mike Hagan II)						
ADDRESS 2200 Plantation Blvd. West Palm Beach FL 33429						
SOLD BY	CASH	C.O.D.	CHARGE	ON ACCT	MDSE RET'D	PAID OUT
QTY	DESCRIPTION				PRICE	AMOUNT
	896 SL FT					
	Dumpster Rental					
	Trench & Hand Work					
	20 x 5 Sidewalk + 6" Fill					
	Rebar with 1" thick					
	3000 PCC Concrete					
	1/2" Fly Rebar 20' ON Center					
	Sewer Control Joints					
	Brown Finish					
	Permits					
	Material & Labor					5845.00
	TAX					
	TOTAL					5845.00

**MR. CONCRETE LLC**  
 No Job Too Small  
 Flatwork  
 TRACY MILLER  
 941 429 1413

LICENSED & INSURED  
 SARASOTA COUNTY #0301150  
 CHARLOTTE COUNTY #AAA008049  
 CITY OF PUNTA GORDA #07-0001351

Thank You

# Proposal

## DON RIGGS CONCRETE, INC.

License #CGC024794  
2400 Tamiami Trail, Suite A  
Port Charlotte, FL 33952  
(941) 625-1102

PROPOSAL SUBMITTED TO <i>MIKE HOWELL 1/4 LAKESIDE PLANTATION</i>		PHONE <i>941-423-5500</i>	DATE <i>3-12-14</i>
STREET <i>2200 PLANTATION BLVD.</i>		JOB NAME	
CITY, STATE and ZIP CODE <i>N. PORT FLA 34289</i>		JOB LOCATION	
ARCHITECT	DATE OF PLANS	JOB PHONE	

We hereby submit specifications and estimates for:

- 1) PERMIT AND NOB.
- 2) REMOVE 24 FT OF 5 FT SIDEWALK
- 3) FORM, GRADE AND COMPACT 896 SQ. FT.
- 4) POOR 896 SQ FT 6" THICK W/#5 REBAR 12" O.C. EA. WAY
- 5) INSTALL (3) 6" STEEL BALLARDS 7' LONG W/ FOUNDATIONS
- 6) ALL CONCRETE TO BE 3000 P.S.I
- 7) SAW CUT CONTROL JOINTS
- 8) CLEAN UP OF OUR TRADE

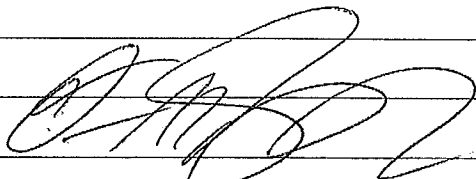
**We Propose** hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

*NINE THOUSAND, TWO HUNDRED, SEVENTY-NINE* dollars (\$ *9,279.00* ).

Payment to be made as follows:

*DUE ON COMPLETION*

All material is guaranteed to be as specified. All work to be completed in a workmanlike 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 strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature 

Note: This proposal may be withdrawn by us if not accepted within 30 days.

**Acceptance of Proposal** — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: \_\_\_\_\_ Signature \_\_\_\_\_