

*Lakeside Plantation
Community Development District*

Agenda

September 17, 2014

AGENDA

Lakeside Plantation

Community Development District

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

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

September 10, 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, September 17, 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. Public Comment Period
3. Unfinished Business Items
 - A. Discussion of Draft Reserve Study Report
4. New Business Items
 - A. Consideration of Agreement with Johnson Engineering to Provide Professional Engineering Services
 - B. Discussion of Extension of Agreement with Amenity Services Group to Provide Amenity Management Services
 - C. Consideration of Landscape Enhancement Proposal for Area in Front of Convenience Store
 - D. Discussion of Rules of Procedure and Amenity Facilities Policy and Authorization to Set a Public Hearing
 - E. Discussion of CDD Sponsoring a Candidate Forum
 - F. Discussion of Gwynne Balson Memorial
 - G. Discussion of Sign Naming Lake #9
5. Business Administration
 - A. Approval of Minutes of the August 20, 2014 Meeting
 - B. Approval of Check Register
 - C. Balance Sheet and Income Statement
6. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - i. Action Items List
 - D. Amenities Manager
 - i. Discussion of Record Retention Maintenance Log
7. Other Business
8. Supervisor's Requests
9. Adjournment

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

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

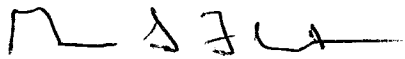
The fourth order of business is New Business Items. Section A is the consideration of agreement with Johnson Engineering, Inc. to provide professional engineering services. A copy of the agreement is enclosed for your review. Section B is the discussion of an extension of the agreement with Amenity Services Group to provide amenity management services. There is no back-up material available. Section C is the consideration of the landscape enhancement proposal from Bloomings for the area in front of the convenience store. A copy of the proposal is enclosed for your review. Section D is the discussion of the Rules of Procedure and Amenity Facilities Policy and authorization to set a public hearing. A copy of proposed rules and policies are enclosed for your review. Section E is the discussion of the CDD sponsoring a candidate forum. There is no back-up material. Section F is the discussion of a memorial for Gwynne Balson. There is no back-up material available. Section G is the discussion of a sign naming Lake #9. There is no back-up material available.

The fifth order of business is Business Administration. Section A is the approval of the minutes from the August 20, 2014 meeting. The minutes are enclosed for your review. Section B is approval of the check register. A copy of the register and invoices are enclosed for your review. Section C includes the balance sheet and income statement for your review.

The sixth order of business is Staff Reports. Section A is the report from District Counsel. Section 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. Section 1 is the discussion of the record retention maintenance log 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,



George S. Flint
District Manager

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

Enclosures

SECTION III

A

RESERVE EXPENDITURES

Lakeside Plantation Community Development District

North Port, Florida

Years 2014 to 2029

Explanatory Notes:

- 0.6% is the estimated future inflation rate for estimating future replacement costs.
- FY2014 is fiscal year beginning October 1, 2013 and ending September 30, 2014.

Line Item	Quantities		Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		2014 Cost	Total Future Costs	Years 2014 to 2034																						
	30-Year Total	Per Phase				Useful	Remaining			Phase \$	Costs \$	FY2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Clubhouse Exterior Building Elements																																
1.260	30	30 Each	Light Fixtures		2026	to 25	12	120.00	3,600	3,668																						
1.269	4,175	4,175 Square Feet	Power, Patch Area (Includes Pavement and Community Entrance)		2031	to 30	17	9.00	37,575	41,597																						
1.271	210	210 Linear Feet	Railings, Aluminum		2031	to 30	17	40.00	8,400	9,299																						
1.280	220	110 Square	Road, Asphalt Shingles (Includes Gutters and Downspouts)		2021	to 20	7	390.00	38,500	85,395																						
1.651	3,950	3,950 Square Feet	Softies, Vinyl (Includes Siding)		2040	to 40	26	6.00	23,700	27,688																						
1.660	43,000	8,600 Square Feet	Walls, Stucco, Paint Finishes and Capital Repairs		2014	to 17	0	0.90	7,740	42,154	7,740																					
1.680	1,000	1,000 Square Feet	Windows and Doors		2040	to 40	26	50.00	50,000	58,414																						
Property Site Elements																																
4.011	1,800	1,800 Square Feet	Arbors, Wood Entrance Features		2026	to 20	12	15.00	27,000	29,009																						
4.040	6,000	3,000 Square Yards	Asphalt Pavement, Mill and Overlay, Clubhouse Parking Lot		2025	to 20	11	8.00	24,000	53,671																						
4.041	23,800	11,900 Square Yards	Asphalt Pavement, Mill and Overlay, Carriage Homes and Villas		2026	to 20	12	8.00	95,200	214,173																						
4.042	41,200	20,600 Square Yards	Asphalt Pavement, Mill and Overlay, Single-Family Homes		2028	to 20	14	8.00	164,800	373,215																						
4.043	13,100	6,550 Square Yards	Asphalt Pavement, Mill and Overlay, Symmons Street		2019	to 20	5	8.00	52,400	113,651																						
4.044	25,100	12,550 Square Yards	Asphalt Pavement, Mill and Overlay, The Towns		2027	to 20	13	8.00	100,400	227,226																						
4.110	8,000	1,000 Linear Feet	Concrete Cuts and Gutters, Partial		2019	to 65	5	25.00	25,000	223,680																						
4.140	46,500	9,300 Square Feet	Concrete Sidewalks, Partial		2019	to 65	5	9.50	88,350	483,688																						
4.211	6	2 Each	Fountains, Entrance, Capital Repairs		2021	to 10	7	10,000.00	20,000	66,502																						
4.360	2	1 Each	Gazebo		2016	to 20	2	8,000.00	8,000	17,221																						
4.410	16	4 Each	Irrigation System, Pumps		2017	to 10	3	2,500.00	10,000	42,411																						
4.420	2,000	400 Heads	Irrigation System, Phased		2035	to 40	21	150.00	60,000	344,392																						
4.560	62	62 Each	Light Poles and Fixtures		2022	to 25	9	1,700.00	105,400	111,230																						
4.680	2	1 Allowance	Playground Equipment		2017	to 20	3	30,000.00	30,000	64,559																						
4.710	3	1 Allowance	Ponds, Erosion Control		2015	to 10	1	75,000.00	75,000	240,590																						
4.829	1	1 Each	Tennis Courts, Aiming Frame		2025	to 25	11	9,000.00	9,000	9,612																						
4.830	11,000	2,750 Square Yards	Tennis Courts, Clay Resurfacing		2019	to 6	5	4.00	11,000	48,789																						
4.840	860	860 Linear Feet	Tennis Courts, Fences		2025	to 25	11	40.00	34,400	36,740																						
4.850	14	14 Each	Tennis Courts, Light Poles and Fixtures		2025	to 25	11	3,000.00	42,000	44,857																						
4.860	2,750	2,750 Square Yards	Tennis Courts, Surface Replacement		2031	to 35	17	45.00	123,750	136,997																						
Clubhouse Interior Elements																																
5.070	6	3 Each	Air-Handling and Condensing Units, Split Systems		2019	to 18	5	8,200.00	24,600	53,073																						
5.160	4	1 Allowance	Exercise Equipment, Phased		2017	to 15	3	23,000.00	23,000	99,847																						
5.200	870	290 Square Yards	Floor Coverings, Carpet		2019	to 12	5	45.00	13,050	43,765																						
5.300	16,000	6,000 Square Feet	Paint Finishes		2019	to 10	5	0.50	3,000	10,061																						
5.400	3	1 Allowance	Furnishings, Phased		2019	to 20	5	25,000.00	25,000	63,841																						
5.500	4,620	4,600 Square Feet	Interior Renovation, Complete		2027	to 25	13	30.00	138,000	145,150																						
5.550	1	1 Allowance	Life Safety System (Control Panel and Emergency Devices)		2024	to 25	10	13,000.00	13,000	13,801																						
5.560	4	4 Each	Rest Room Renovation		2024	to 25	10	9,250.00	37,000	39,281																						
5.520	2	1 Allowance	Security System		2017	to 15	3	21,000.00	21,000	44,767																						

RESERVE EXPENDITURES

Lakeside Plantation
Community Development District

Line Item		Quantities: 30-Year Total	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Unit Cost, \$	2014 Cost per Phase, \$	Total Future Costs, \$	RUL = 0 FY2014	North Port, Florida																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
						Useful	Remaining					1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
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6.200	4,320	4,320 Square Feet		Dock, Inspections, Concrete Repairs and Surface Replacements	2026	to 20	12	7.00	30,310	32,566																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																

Explanatory Notes:

- 0.5% is the estimated future inflation rate for estimating future replacement costs.
- FY2014 is fiscal year beginning October 1, 2013 and ending September 30, 2014.

RESERVE FUNDING PLAN

CASH FLOW ANALYSIS

Lakeside Plantation

Community Development District

North Port, Florida

Community Development District		Individual Reserve Budgets & Cash Flows for the Next 30 Years														
		North Port, Florida														
	FY2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Reserves at Beginning of Year (Note 1)	180,993	248,468	279,338	398,481	443,592	574,291	429,990	560,665	592,279	723,136	742,839	785,687	613,537	523,393	363,336	265,069
Total Recommended Reserve Contributions (Note 2)	75,000	130,200	130,200	130,200	130,200	130,200	130,200	130,200	130,200	130,200	130,200	130,200	130,200	130,200	130,200	130,200
Plus Estimated Interest Earned, During Year (Note 3)	215	284	339	421	509	502	495	576	657	733	764	699	568	446	327	350
Less Anticipated Expenditures, By Year	(7,740)	(99,594)	(11,396)	(85,522)	0	(275,003)	0	(99,182)	0	(111,230)	(68,116)	(303,049)	(220,912)	(284,701)	(214,796)	0
Anticipated Reserves at Year End	\$248,468	\$279,338	\$398,481	\$443,592	\$574,291	\$429,990	\$560,665	\$592,279	\$723,136	\$742,839	\$785,687	\$613,537	\$523,393	\$369,338	\$285,069	\$415,619

(continued)

(continued)	Individual Reserve Budgets & Cash Flows for the Next 30 Years, Continued														
	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Reserves at Beginning of Year	415,619	546,300	300,583	389,689	492,891	508,629	396,875	449,934	397,703	420,954	481,926	441,785	328,408	301,506	39,124
Total Recommended Reserve Contributions	130,200	130,200	130,200	130,200	130,200	130,200	130,200	130,200	130,200	130,200	130,200	130,200	130,200	130,200	130,200
Estimated Interest Earned, During Year	481	423	345	441	501	453	423	424	409	451	462	385	315	170	104
Plus Anticipated Expenditures, By Year	0	(376,340)	(41,429)	(27,449)	(114,963)	(242,407)	(77,554)	(182,855)	(107,358)	(89,679)	(170,803)	(243,962)	(157,417)	(392,752)	0
Anticipated Reserves at Year End	\$546,300	\$300,583	\$389,689	\$492,891	\$508,629	\$396,875	\$449,934	\$397,703	\$420,954	\$481,926	\$441,785	\$328,408	\$301,506	\$169,428	(NOTE 4)

Explanatory Notes:

- 1) Year 2014 starting reserves are as of October 1, 2013; FY2014 starts October 1, 2013 and ends September 30, 2014.
- 2) Reserve Contributions for 2014 are budgeted; 2015 is the first year of recommended contributions.
- 3) 0.1% is the estimated annual rate of return on invested reserves.
- 4) Accumulated year 2044 ending reserves consider the age, size, overall condition and complexity of the property.
- 5) Threshold Funding Year (reserve balance at critical point).

SECTION IV

A



AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES

THIS AGREEMENT ("Agreement") is made and entered into to be effective this ____ day of _____, 2014, by and between:

Lakeside Plantation Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in Sarasota County, Florida ("**District**"); and

Johnson Engineering, Inc., a Florida corporation, with a mailing address of 2055 Niagara Falls Blvd., Suite 3, Niagara Falls, New York 14304 ("**Engineer**").

RECITALS

WHEREAS, the District is a local unit of special purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes, by ordinance of the City of North Port, Florida; and

WHEREAS, the District is authorized to plan, acquire and/or maintain improvements, facilities and services in conjunction with the development and maintenance of the lands within the District; and

WHEREAS, pursuant to sections 190.033 and 287.055, *Florida Statutes*, the District solicited proposals from qualified firms to provide professional engineering services on a continuing basis; and

WHEREAS, Engineer submitted a proposal to serve in this capacity; and

WHEREAS, the District's Board of Supervisors ranked Engineer as the most qualified firm to provide professional engineering services for the District and authorized the negotiation of a contract pursuant to section 287.055, *Florida Statutes*; and

WHEREAS, the District intends to employ Engineer to perform engineering, construction administration, environmental management and permitting, financial and economic studies, as defined by a separate work authorization or work authorizations; and

WHEREAS, the Engineer shall serve as District's professional representative in each service or project to which this Agreement applies and will give consultation and advice to the District during performance of these services.

NOW, THEREFORE, for and in consideration of the mutual covenants herein contained the acts and deeds to be performed by the parties, and the payments by the District to the Engineer of the sums of money herein specified, it is mutually covenanted and agreed as follows:

ARTICLE 1. SCOPE OF SERVICES; WORK AUTHORIZATIONS

- A. The Engineer will provide general engineering services, including:
1. Preparation of any necessary reports and attendance at meetings of the District's Board of Supervisors.
 2. Providing professional engineering services including, but not limited to, review and execution of documents under any of the District's Trust Indentures and monitoring of District projects.
 3. Any other items requested by the Board of Supervisors.
- B. Engineer shall, when authorized by the Board, provide general services related to construction of any District projects including, but not limited to:
1. Periodic visits to the site, or full time construction management of District projects, as directed by District.
 2. Processing of contractors' pay estimates.
 3. Preparation of, and/or assistance with, the preparation of work authorizations, requisitions, change orders and acquisitions for review by the District Manager, District Counsel and the Board.
 4. Final inspection and requested certificates for construction including the final certificate of construction.
 5. Consultation and advice during construction, including performing all roles and actions required of any construction contract between District and any contractor(s) in which Engineer is named as owner's representative or "Engineer."
 6. Any other Activity related to construction as authorized by the Board.
- C. With respect to maintenance of the facilities, Engineer shall render such services as authorized by the Board.
- D. Each specific planning and/or study service shall be authorized in writing by the District. The written authorization shall be incorporated in a work authorization which shall include the scope of work, compensation, schedule, and special provisions or conditions specific to the service being authorized ("**Work Authorization**"). Authorization of services under this Agreement shall be at the sole option of the District. Work Authorization #1 attached hereto as **Exhibit B** is hereby approved.

ARTICLE 2. REPRESENTATIONS

The Engineer hereby represents to the District that:

- A. It has the experience and skill to perform the services required to be performed by this Agreement.
- B. It shall design to and comply with applicable federal, state, and local laws, and codes, including without limitation, professional registration and licensing requirements (both corporate and individual for all required basic disciplines) in effect during the term of this Agreement, and shall, if requested by District, provide certification of compliance with all registration and licensing requirements.
- C. It shall perform said services in accordance with generally accepted professional standards in the most expeditious and economical manner, and to the extent consistent with the best interests of the District.
- D. It is adequately financed to meet any financial obligations it may be required to incur under this Agreement.
- E. The designs, plans, drawings, specifications, or other work product of the Engineer shall not call for the use of nor infringe any patent, trademark, service mark, copyright, or other proprietary interest claimed or held by any person or business entity absent prior written consent from District and such other person.

ARTICLE 3. COMPENSATION

It is understood and agreed that the payment of compensation for services under this Agreement shall be stipulated in each Work Authorization. One of the following methods shall be used:

- A. ***Lump Sum Amount*** - The District and the Engineer shall mutually agree to a lump sum amount for the services to be rendered payable monthly in direct proportion to the work accomplished (or as otherwise set forth in the Work Authorization). For any lump-sum or cost-plus-a-fixed-fee professional service contract over the threshold amount provided in Section 287.017 of the Florida Statutes for CATEGORY FOUR, the District shall require the Engineer to execute a truth-in-negotiation certificate stating that wage rates and other factual unit costs supporting the compensation are accurate, complete, and current at the time of contracting. The price for any lump sum Work Authorization, and any additions thereto, will be adjusted to exclude any significant sums by which the District determines the Work Authorization was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs. All such adjustments must be made within 1 year following the completion of the work contemplated by the lump sum Work Authorization.

- B. ***Hourly Personnel Rates*** - For services or projects where the scope of services is not clearly defined, or for recurring services or other projects where the District desires the use of hourly compensation rates, the District and the Engineer shall use the hourly compensation rates outlined in **Exhibit A**.

ARTICLE 4. REIMBURSABLE EXPENSES

Reimbursable expenses consist of actual expenditures made by the Engineer in the interest of the Project for the incidental expenses listed as follows, provided however that to the extent that the provisions set forth in this Article 4 are inconsistent with **Exhibit A**, **Exhibit A** shall control:

- A. Expenses of transportation and living when traveling in connection with the project, for long distance calls and telegrams, and fees paid for securing approval of authorities having jurisdiction over the work. All expenditures shall be made in accordance with Chapter 112, Florida Statutes, and with the District's travel policy.
- B. Expense of reproduction, postage and handling of drawings and specifications.

ARTICLE 5. TERM OF CONTRACT

Unless this Agreement is terminated pursuant to its terms, the term of this Agreement will be from the time of execution of this Agreement by the parties until such time as the planning and/or study services are completed.

ARTICLE 6. OWNERSHIP AND REUSE OF DOCUMENTS

- A. All rights in and title to all plans, drawings, specifications, ideas, concepts, designs, sketches, models, programs, software, creation, inventions, reports, or other tangible work product originally developed by Engineer pursuant to this Agreement (the "**Work Product**") shall be and remain the sole and exclusive property of the District when developed and paid for by the District and shall be considered work for hire.
- B. The Engineer shall deliver all Work Product to the District upon completion thereof unless it is necessary for the Engineer in the District's sole discretion, to retain possession for a longer period of time. Upon early termination of the Engineer's services hereunder, the Engineer shall deliver all such Work Product whether complete or not. The District shall have all rights to use any and all Work Product. Engineer shall retain copies of the Work Product for its permanent records, provided the Work Product is not used without the District's prior express written consent. The Engineer agrees not to recreate any Work Product contemplated by this Agreement, or portions thereof, which if constructed or otherwise materialized, would be reasonably identifiable with the Project.

- C. The District exclusively retains all manufacturing rights to all materials or designs developed under this Agreement. To the extent the services performed under this Agreement produce or include copyrightable or patentable materials or designs, such materials or designs are work made for hire for the District as the author, creator, or inventor thereof upon creation, and the District shall have all rights therein including, without limitation, the right of reproduction, with respect to such work. The Engineer hereby assigns to the District any and all rights the Engineer may have including, without limitation, the copyright, with respect to such work. The Engineer acknowledges that the District is the motivating factor for, and for the purpose of copyright or patent, has the right to direct and supervise the preparation of such copyrightable or patentable materials or designs.

ARTICLE 7. INSURANCE

Subject to the provisions of this Article 7, the Engineer shall maintain insurance during the performance of its services under this Agreement, with limits of liability not less than the following:

Workers' Compensation	Statutory
General Liability	
Bodily Injury (including Contractual)	\$1,000,000/\$2,000,000
Property Damage (including Contractual)	\$1,000,000/\$2,000,000
Automobile Liability	Combined Single Limit \$1,000,000
Bodily Injury / Property Damage	
Professional Liability for Errors and Omissions	\$1,000,000

If any such policy of insurance is a "claims made" policy, and not an "occurrence" policy, the Engineer shall, without interruption, maintain the aforementioned insurance for professional liability for errors and omissions for at least one year after the completion or termination of this Agreement.

The District, its officers, supervisors, agents, staff, and representatives shall be named as additional insured parties (except on Workers' Compensation and Professional Liability for Errors and Omissions). The Engineer shall furnish the District with the Certificate of Insurance evidencing compliance with the requirements of this Article. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within the period provided for in the policy for giving prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the state of Florida.

ARTICLE 8. SUBCONTRACTORS

The Engineer may subcontract portions of the services, subject to the terms of this Agreement and subject to the prior written consent of the District, which may be withheld for any or no reason. Without in any way limiting any terms and conditions set forth in this Agreement, all subcontractors of Engineer shall be deemed to have made all of the representations and warranties of Engineer set forth herein and shall be subject to any and all obligations of Engineer hereunder. Prior to any subcontractor providing any services, Engineer shall obtain from each subcontractor its written consent to and acknowledgment of the terms of this Agreement. Engineer shall be responsible for any breach by any subcontractor of any representations, warranties or obligations set forth in this Agreement.

ARTICLE 9. INDEPENDENT CONTRACTOR

The District and the Engineer agree and acknowledge that the Engineer shall serve as an independent contractor of the District. Neither the Engineer nor employees or subcontractors of the Engineer, if any, are employees of the District under the meaning or application of any federal or state unemployment, insurance laws, or any other potentially applicable laws. The Engineer agrees to assume all liabilities or obligations by any one or more of such laws with respect to employees or subcontractors of the Engineer, if any, in the performance of this Agreement. The Engineer shall not have any authority to assume or create any obligation, express or implied, on behalf of the District, and the Engineer shall have no authority to represent as agent, employee, or in any other capacity the District unless set forth differently herein or authorized by vote of the District's Board.

ARTICLE 10. CONTINGENT FEE

The Engineer warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Engineer, to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for the Engineer, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement.

ARTICLE 11. AUDIT

Records of the Engineer pertaining to the services provided hereunder shall be kept on a basis of generally accepted accounting principles and shall be available to the District or its authorized representative for observation or audit at mutually agreeable times. The Engineer agrees that the District or any of its duly authorized representatives, at District's sole cost, shall have access to and the right to examine any books, documents, papers, and records of the Engineer involving transactions related to the Agreement. The Engineer agrees that payment made under the Agreement shall be subject to reduction for amounts charged thereto that are found on the basis of audit examination not to constitute allowable costs. All required records shall be maintained until: (a) the completion of an audit and resolution of all questions arising therefrom, or (b) three years after the expenditure of all funds under this Agreement, or (c) the

public record retention period established by the District's records retention policy, whichever comes later.

ARTICLE 12. INDEMNIFICATION

The Engineer agrees to indemnify and hold the District and the District's officers and staff wholly harmless from all liabilities, damages, losses, and costs, including, but not limited to, reasonable attorney's fees, which may come against the District and the District's officers and staff to the extent caused by negligent, reckless, or intentionally wrongful acts or omissions by the Engineer or persons employed or utilized by Engineer in the course of any work done in connection with any of the matters set out in this Agreement. Except as otherwise agreed to by separate Work Authorization, liability under this indemnity provision, for any services conducted by Engineer in connection with any activities covered by Section 725.06, Florida Statutes, shall in no event exceed the sum of \$2,000,000, which amount the Engineer agrees bears a reasonable commercial relationship to the Agreement and was part of the project specifications or bid documents, if any. The Engineer agrees and covenants that nothing herein shall constitute or be construed as a waiver of District's limitations on liability pursuant to section 768.28, Florida Statutes, or any other statute or law.

ARTICLE 13. PUBLIC RECORDS

The Engineer agrees and understands that Chapter 119, Florida Statutes, may be applicable to documents prepared in connection with work provided to the District and agrees to cooperate with public record requests made thereunder. Consistent with that, and Section 119.0701, Florida Statutes, the Engineer agrees to: (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the services; (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided by law and the District's rules; (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law; (d) meet all requirements for retaining public records; and (e) transfer, at no cost, to the District all public records in possession of the Engineer upon termination of the contract and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

ARTICLE 14. EMPLOYMENT VERIFICATION

The Engineer agrees that it shall bear the responsibility for verifying the employment status, under the Immigration Reform and Control Act of 1986, of all persons it employs in the performance of this Agreement.

ARTICLE 15. CONFLICTS OF INTEREST

The Engineer shall bear the responsibility for acting in the District's best interests, shall avoid any conflicts of interest and shall abide by all applicable ethical canons and professional standards relating to conflicts of interest.

ARTICLE 16. NO THIRD PARTY BENEFITS

Nothing in the Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred by operation of law.

ARTICLE 17. CONTROLLING LAW

The Engineer and the District agree that this Agreement shall be controlled and governed by the laws of the State of Florida. Any dispute arising from or relating to this Agreement shall subsist solely in the state and/or federal courts located within Sarasota County, Florida.

ARTICLE 18. ASSIGNMENT

Neither the District nor the Engineer shall assign, sublet, or transfer any rights under or interest in this Agreement without the express written consent of the other. Any purported assignment without such written consent is void.

ARTICLE 19. TERMINATION

The District may terminate this Agreement for cause immediately upon notice to Engineer. The District or the Engineer may terminate this Agreement without cause upon ten (10) days prior written notice. At such time as the Engineer receives notification of the intent of the District to terminate the contract, the Engineer shall not perform any further services unless directed to do so in writing by the District. In the event of any termination or breach of any kind, the Engineer shall not be entitled to consequential damages of any kind (including but not limited to lost profits), but instead the Engineer's sole remedy will be to recover payment for services rendered to the date of the notice of termination, subject to any offsets.

ARTICLE 20. RECOVERY OF COSTS AND FEES

In the event either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the other party all costs incurred, including reasonable attorneys' fees at all judicial levels.

ARTICLE 21. AMENDMENT

Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto and formally approved by the Board.

ARTICLE 22. ARM'S LENGTH TRANSACTION

This Agreement reflects the negotiated agreement of the parties, each represented by competent legal counsel. Accordingly, this Agreement shall be construed as if both parties jointly prepared it, and no presumption against one party or the other shall govern the interpretation or construction of any of the provisions of this Agreement.

ARTICLE 23. NOTICE

All notices, requests, consents and other communications hereunder ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or telecopied to the parties, as follows:

- A. If to Engineer:** Johnson Engineering, Inc.
2122 Johnson Street
Fort Myers, Florida 33901
Attn: _____
- B. If to District:** Lakeside Plantation Community
Development District
135 West Central Blvd., Suite 320
Orlando, Florida 32801
Attn: District Manager
- With a copy to:** Hopping Green & Sams, P.A.
119 S. Monroe Street, Suite 300 (32301)
P.O. Box 6526
Tallahassee, Florida 32314
Attn: District Counsel

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Engineer may deliver Notice on behalf of the District and the Engineer. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) day's written notice to the parties and addressees set forth herein.

ARTICLE 24. ACCEPTANCE

Acceptance of this Agreement is indicated by the signatures of the authorized representatives of the District and the Engineer in the spaces provided below.

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

Attest:

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

Assistant Secretary/Secretary

Chairperson / Vice Chairperson,
Board of Supervisors

JOHNSON ENGINEERING, INC.

Witness

By: _____
Its: _____

EXHIBIT A: Schedule of Rates

EXHIBIT B: Work Authorization #1

EXHIBIT A: Schedule of Rates

JOHNSON ENGINEERING

PROFESSIONAL SERVICES HOURLY RATE SCHEDULE

Effective July 24, 2014

Engineer IX	\$ 190.00	Grant Proposal Manager	\$ 95.00
Engineer VIII	\$ 170.00	Grant Administrator	\$ 90.00
Engineer VII	\$ 160.00	Grant Writer	\$ 75.00
Engineer VI	\$ 150.00		
Engineer V	\$ 135.00	Principal Ecologist	\$ 170.00
Engineer IV	\$ 125.00	Ecologist IV	\$ 150.00
		Ecologist III	\$ 130.00
Engineer Intern III	\$ 115.00	Ecologist II	\$ 115.00
Engineer Intern II	\$ 105.00	Ecologist I	\$ 100.00
Engineer Intern I	\$ 95.00		
		Surveyor and Mapper VI	\$ 190.00
Development Project Coordinator	\$ 115.00	Surveyor and Mapper V	\$ 170.00
		Surveyor and Mapper IV	\$ 150.00
Project Director	\$ 145.00	Surveyor and Mapper III	\$ 125.00
		Surveyor and Mapper II	\$ 115.00
Designer IV	\$ 135.00	Surveyor and Mapper I	\$ 100.00
Designer III	\$ 115.00		
Designer II	\$ 90.00	StarVAC w/Water Truck Four-Man Party	\$ 330.00
Designer I	\$ 80.00	StarVAC w/Water Truck Three-Man Party	\$ 280.00
		StarVAC w/Four-Man Party	\$ 290.00
Technician IV	\$ 100.00	StarVAC w/Three-Man Party	\$ 265.00
Technician III	\$ 75.00		
Technician II	\$ 65.00	Two-Man Field Party	\$ 135.00
Technician I	\$ 55.00	Three-Man Field Party	\$ 160.00
		Four-Man Field Party	\$ 170.00
Hydrogeologist V	\$ 150.00	Hydrographic Field Party	\$ 225.00
Hydrogeologist IV	\$ 135.00	GPS Mapping Grade: One-Man Party	\$ 90.00
Hydrogeologist III	\$ 125.00	GPS Mapping Grade: Two-Man Party	\$ 130.00
Hydrogeologist II	\$ 100.00	GPS Mapping Grade: Three-Man Party	\$ 170.00
Hydrogeologist I	\$ 90.00	GPS Surveying Grade: One or Two-Man Party	\$ 170.00
		GPS Surveying Grade: Three-Man Party	\$ 180.00
Environmental Scientist VI	\$ 135.00		
Environmental Scientist V	\$ 120.00	Principal GIS Consultant	\$ 170.00
Environmental Scientist IV	\$ 100.00	GIS Consultant IV	\$ 170.00
Environmental Scientist III	\$ 85.00	GIS Consultant III	\$ 135.00
Environmental Scientist II	\$ 65.00	GIS Consultant II	\$ 110.00
Environmental Scientist I	\$ 55.00	GIS Consultant I	\$ 90.00
		GIS Technician III	\$ 80.00
Principal Planner II	\$ 170.00	GIS Technician II	\$ 70.00
Principal Planner I	\$ 150.00	GIS Technician I	\$ 60.00
Senior Planner	\$ 135.00		
Planner IV	\$ 125.00	CONSTRUCTION OBSERVATION SERVICES	
Planner III	\$ 110.00	Senior Project Engineer	\$ 170.00
Planner II	\$ 95.00	Construction Observation Services Manager	\$ 150.00
Planner I	\$ 85.00	Project Administrator	\$ 125.00
		Contract Support Specialist	\$ 110.00
Planning Technician III	\$ 80.00	Senior Construction Observer II	\$ 100.00
Planning Technician II	\$ 70.00	Senior Construction Observer I	\$ 90.00
Planning Technician I	\$ 60.00	Construction Observer III	\$ 75.00
		Construction Observer II	\$ 65.00
Principal Landscape Architect	\$ 170.00	Construction Observer I	\$ 55.00
Managing Landscape Architect	\$ 140.00	Resident Compliance Officer (RSO)	\$ 65.00
Senior Landscape Architect	\$ 130.00		
Landscape Architect	\$ 120.00	Expert Witness	\$ 250.00
Senior Landscape Designer	\$ 105.00		
Project Landscape Designer	\$ 85.00	REIMBURSABLE EXPENSES	
Landscape Designer II	\$ 78.00	Materials	Cost + 10%
Landscape Designer I	\$ 72.00	Sub-Consultant Services	Cost + 10%

EXHIBIT B: Work Authorization #1

_____, 2014

Lakeside Plantation Community Development District
City of North Port, Florida

Subject: **Work Authorization #1**
 Lakeside Plantation Community Development District

Dear Chairperson, Board of Supervisors:

Johnson Engineering, Inc., is pleased to submit this work authorization to provide engineering services for the Lakeside Plantation Community Development District. We will provide these services pursuant to our current agreement dated _____, 2014 (“**Engineering Agreement**”) as follows:

- ***Scope of Services*** – Lakeside Plantation Community Development District will engage the services of Johnson Engineering, Inc., as Engineer to attend and participate in meetings of the District’s Board of Supervisors, and to provide other general engineering services, as requested by the District.
- ***Fees*** – Lakeside Plantation Community Development District will compensate Johnson Engineering, Inc., pursuant to the hourly rate schedule contained in the Engineering Agreement in accordance with the terms of the Engineering Agreement.

All other terms of the Engineering Agreement apply to this Work Authorization #1. If you wish to accept this work authorization, please sign both copies where indicated, and return one complete copy to our office. Thank you for the opportunity to be of service.

Sincerely,

APPROVED AND ACCEPTED

By: _____

Johnson Engineering, Inc.

By: _____

Authorized Representative of
Lakeside Plantation CDD

Date: _____

Bloomings

Landscape & Turf Management, Inc.

September 8, 2014

Lakeside Plantation CDD

Proposal for Landscape Enhancement

1. Area median in front of the gas station along the Blvd, remediation. Opt. 1 – remove 1100 sq. ft of existing plants, and install a dwarf ground cover.

Total cost for the project - \$4750.00.

2. Area median in front of the gas station along the Blvd, remediation. Opt. 2 – remove 1100 sq. ft. of existing plants, and install new St. Augustine sod.

Total cost for the project - \$1300.00.

Paul Richau, GM
Bloomings Landscape

George Flint, Date

Lakeside Plantation CDD
Disciplinary & Enforcement Rule

Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat. (2014)

Effective Date: _____

In accordance with Chapter 190 of the Florida Statutes, and on _____ at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Lakeside Plantation Community Development District adopted the following rules. All prior rules / policies of the District governing this subject matter are hereby rescinded.

1. Introduction. This rule addresses disciplinary and enforcement matters relating to the use of the amenities and other properties owned and/or managed by the Lakeside Plantation Community Development District (“**District**”). All capitalized terms not otherwise defined herein have the definitions ascribed to them in the District’s Amenity Facilities Policies.

2. General Rule. All persons using the Amenity Facilities and entering District properties are responsible for compliance with, and shall comply with, the Amenity Facilities Policies established for the safe operations of the District’s Amenity Facilities.

3. Suspension of Rights.

(a) Privileges at the Amenity Facilities can be subject to suspension or termination by the Board of Supervisors if a Patron, Patron’s family member, or Guest:

- Submits false information on the application for a pass.
- Permits unauthorized use of a pass.
- Exhibits unsatisfactory behavior, deportment or appearance.
- Fails to pay amounts owed to the District in a proper and timely manner.
- Fails to abide by the Amenity Facilities Policies, or other rules and/or policies of the District.
- Treats the District’s supervisors, staff, Facility Manager, contractors, or other representatives, or other residents or guests, in an unreasonable or abusive manner.
- Damages or destroys District property.
- Engages in conduct that is improper or likely to endanger the welfare, safety or reputation of the Amenity Facilities or its management.

(b) The District shall follow the following process for suspending or terminating the Amenity Facilities privileges of a Patron or a Patron’s family member or guest:

1. First Offense: Verbal and Written warning by the Facility Manager and Suspension from the Amenity Facilities for the remainder of the day on which the violation occurs.

2. Second Offense: Automatic suspension of all Amenity Facilities privileges for one (1) week from the commencement of the suspension, with the preparation by the Facility Manager of a written report to be signed by the Patron and filed with the Facility Manager.

3. Third Offense: Suspension of all Amenity Facilities privileges from the time the violation occurs to the next regular meeting of the Board of Supervisors. At said meeting, the record of all previous offenses will be presented to the Board for recommendation of termination of the Patron's privileges for one (1) calendar year. The length of the suspension is in the discretion of the Board and may be for less than one year.

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

(d) Notwithstanding the foregoing, any time a Patron, or Patron's family member or Guest, is arrested for an act committed, or allegedly committed, while on the premises of the Amenity Facilities or on other District property, or violates the Amenity Facilities Policies (or otherwise commits any of the acts or omissions listed in Paragraph 3(a) above) in a manner that, in the discretion of the Facility Manager and/or District Manager upon consultation with one (1) Board member, justifies suspension beyond the guidelines set forth above, such Patron shall have all amenity privileges immediately suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest or violation and the Board may make a recommendation of suspension or termination of the Patron's privileges, which suspension or termination may include members of the Patron's household.

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

4. **Enforcement of Penalties/Fines.** For any of the reasons set forth in Paragraph 3(a) above, the District shall additionally have the right to impose a fine of up to the amount of \$1,000 and collect such fine and attorney's fees as a contractual lien or as otherwise provided pursuant to Florida law.

5. **Legal Action; Criminal Prosecution.** If any person is found to have committed any of the infractions noted in Paragraph 3(a) above, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature.

6. **Severability.** If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

DRAFT

Lakeside Plantation CDD
Amenities Rates, Deposits & Fees

Law Implemented: ss. 190.011, 190.035, Fla. Stat. (2014)
Effective Date: _____

In accordance with Chapter 190 of the Florida Statutes, and on _____ at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Lakeside Plantation Community Development District adopted the following rules. All prior rules / policies of the District governing this subject matter are hereby rescinded.

1. **Introduction.** This rule addresses various rates, fees and charges associated with the Amenities Facilities owned and managed by the Lakeside Plantation Community Development District. All capitalized terms not otherwise defined herein have the definitions ascribed to them in the District's Amenity Facilities Policies.

2. **Annual User Fee.** Any non-resident that pays the Non-Resident Annual User Fee shall be entitled to use the Amenity Facilities as set forth in the Amenity Facilities Policies. The Non-Resident Annual User Fee is equal to one and one half times the highest operating and maintenance and debt service assessments added together, and such Non-Resident Annual User Fee shall include privileges for up to two people total. This payment must be paid in full at the time of completion of the Non-Resident application and the corresponding agreement. The Non-Resident Annual User Fee will cover membership to all Amenity Facilities for one (1) fiscal year, October 1st through September 30th of the following year (pro-rated if applicable). Each subsequent annual Non-Resident Annual User Fee shall be paid in full by October 1st. Such Non-resident Annual User Fee may be increased, not more than once per year, by action of the Board of Supervisors, to reflect increased costs of operation of the Amenity Facilities. This membership is not available for commercial purposes.

3. **General Rates.** The following rates apply to usage of the Amenity Facilities:

Access Cards	Fee
First Two Cards	Free
Each Additional or Replacement Card	\$10.00
Guest Card	\$10.00 (refundable deposit)

Rental Rates	Fee	Deposit
Standard Rental of Great Room (maximum of 6 hours)	\$250.00	\$300.00
Standard Rental of Multi-Purpose Room / Library (minimum of 1 hour; maximum of 6 hours)	\$25.00 / hour	\$50.00
Additional "Closing Charge" (if renter requires additional clean-up time after rental expires, or for events after 9 p.m.)	\$50.00 / hour	
Fee for Access to Set-Up Rented Room	\$25.00 / hour	

Tennis Club Membership Fees	Fee
Family, Annual Package (Up to 5 People)	\$550.00
Single, Annual Package	\$400.00
Family, Seasonal Package	\$360.00
Single, Seasonal Package	\$260.00

4. Resident Programs, Activities, Services and Goods Fees. A wide variety of programs, activities, services and goods are offered by the District. The fees will be based on market rates, taking into account the nature of the program, activity, service or good, as well as the costs to the District in providing the same, all as determined by the Facility Manager in his sole discretion.

5. Non-Resident Programs, Activities, Services and Goods Fees. As set forth in more detail in the District's Amenity Facilities Policies, and as a general rule, only Patrons and Guests are authorized to use the District's Amenity Facilities and enroll in community programming. That said, where authorized by the District, Non-Residents may attend certain events or programs and purchase goods and services of the District. Non-Residents participating in a program will pay the price of the program plus an additional 15%; however, they will not be required to pay the Non-Resident Annual User Fee. Non-Residents will pay for goods at the same prices as Patrons.

6. Special Provisions for Rental Events. The District may in its sole discretion require additional staffing, insurance, cleaning, or other service for any given event, and, if so,

may charge an additional fee for the event equal to the cost of such staffing, insurance, cleaning, or service. Unless identified herein, no other amenities or facilities of the District may be rented.

7. Rental by Homeowner's Associations. Each Homeowner's Association serving the community within the District may be allowed to reserve the Great Room at no charge up to once per month (as space permits, and in the sole discretion of the Facilities Manager) and up to 12 months in advance, for the purpose of holding meetings of the Homeowner's Association. The District may limit or terminate a Homeowner's Association's right to use the Amenity Facilities at any time. Each Homeowner's Association shall execute any applicable rental forms and be responsible for, among other things, any damage to the Amenity Facilities occurring during any rental by the Homeowner's Association.

8. Adjustment of Rates. The Facility Manager has authority to establish fees within the ranges set forth herein. Further, the Board may adjust by resolution adopted at a duly noticed public meeting any of the fees set forth herein by not more than ten percent per year to reflect actual costs of operation of the amenities, to promote use of the Amenity Facilities, or for any other purpose as determined by the Board to be in the best interests of the District. The Board may also in its discretion authorize discounts.

9. Prior Rules. Any prior rules setting amenities rates are hereby rescinded to the extent such rules are in conflict with the rules set forth herein.

10. Severability. The invalidity or unenforceability of any one or more provisions of this rule shall not affect the validity or enforceability of the remaining portions of this rule, or any part of this rule not held to be invalid or unenforceable.

Lakeside Plantation CDD
Rates for Public Records Requests

Law Implemented: ss. 119.07, 190.006, Fla. Stat. (2014)
Effective Date: _____

In accordance with Chapter 190 of the Florida Statutes, and on _____ at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Lakeside Plantation Community Development District adopted the following rules.

1. **Introduction.** This rule establishes the various rates, fees and charges associated with public records requests made to the Lakeside Plantation Community Development District.

2. **Copies.** The following charges apply for copies of public records:

- \$0.15 Per Page, One-Sided, Not More than 8 ½ by 14 Inches
- \$0.20 Per Page, Two-Sided, Not More than 8 ½ by 14 Inches
- \$25.00 for an electronic copy of records, burned to CD
- \$1.00 Per Page for certified copies

For copies of public records in excess of the sizes listed in this section and for outside duplication services, the charge shall be equal to the actual cost of reproduction.

3. **Special Service Charge.** If the nature or volume of records requested requires extensive use of information technology resources or extensive clerical or supervisory assistance, the District may charge, in addition to the duplication charge, a special service charge that is based on the cost the District incurs to produce the records requested. This charge may include, but is not limited to, the cost of information technology resource, employee labor, and fees charged to the District by consultants employed in fulfilling the request. In cases where the special service charge is based in whole or in part on the costs incurred by the District due to employee labor, consultant fees, or other forms of labor, those portions of the charge shall be calculated based on the lowest labor cost of an individual who is qualified to perform the labor. The following rates shall be applied:

District Manager Rate:	\$ _____ Per Hour
Administrative Rate:	\$ _____ Per Hour
District Counsel Rate:	Hourly Rates as determined in Agreement for District Counsel Services.
Other Staff / Consultant Rates:	Hourly Rates as determined in District agreements with staff / consultant

For purposes of this Rule, the word “extensive” shall mean that it will take more than 15 minutes to locate, review for confidential information, copy, re-file the requested material, and/or otherwise prepare a response to the public records request. In cases where extensive personnel time is determined by the District to be necessary to safeguard original records being inspected, the special service charge provided for in the section shall apply. If the total fees, including but not limited to special service charges, are anticipated to exceed twenty-five dollars (\$25.00), then, prior to commencing work on the request, the District will inform the person making the public records request of the estimated cost, with the understanding that the final cost may vary from that estimate. If the person making the public records request decides to proceed with the request, payment of the estimated cost is required in advance. After the request has been fulfilled, additional payments or credits may be due.

3. Prior Rules. This rule supplements that certain Rule 1.2 of the District’s Rules of Procedure, which was adopted by the District on August 14, 2013 and which – except to the extent supplemented herein – remains in full force and effect.

4. Severability. The invalidity or unenforceability of any one or more provisions of this rule shall not affect the validity or enforceability of the remaining portions of this rule, or any part of this rule not held to be invalid or unenforceable.

DRAFT

**LAKESIDE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

AMENITY FACILITIES POLICIES

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

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DEFINITIONS

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

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

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

“Board of Supervisors” or “Board” – shall mean the Lakeside Plantation Community Development District’s Board of Supervisors.

“District” – shall mean the Lakeside Plantation Community Development District.

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

“Guest” – shall mean any individual that is invited to use the Amenity Facilities by a Resident, Non-Resident Member or Renter and possesses a valid guest pass issued by the Facility Manager.

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

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

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

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

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

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

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

IDENTIFICATION CARDS

1. ID cards (or similar access devices) may be issued to all members of each Resident’s household and/or Non-Resident Members. There is a charge to replace lost or stolen cards and/or for additional cards above two. Five generic guest passes may be provided to the Resident and Non-Resident Members.
2. All Patrons will be required to sign a waiver of liability before using the District amenities.
3. Patrons and Guests may be required to present ID cards or guest passes upon request by staff at any Amenity Facility.

NON-RESIDENT ANNUAL USER FEE

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

HOMEOWNERS ASSOCIATION USE OF FACILITIES

1. Each Homeowners Association may use the Amenity Facilities without being required to pay an Annual User Fee and/or a room rental fee. The District may limit or terminate a Homeowners Association’s use of the Amenity Facilities at any time.
2. Any Homeowners Association that uses the Amenity Facilities shall be responsible for the cost of repairing any damage to the Amenity Facilities occurring during Homeowners’ Association events.

GUEST POLICIES

1. All Guests, regardless of age, must register with the office of the Facility Manager prior to using the Amenity Facilities. In the event the Guest is under eighteen (18) years of age, the Resident, Non-Resident Member or Renter inviting the Guest must be present upon registration, unless other arrangements have been made with the Amenity Manager's office. All Guests under fifteen (15) years of age must also be accompanied at all times while using the Amenity Facilities by a parent or adult Patron over eighteen (18) years of age unless previously authorized by the Amenity Manager. Guests over the age of eighteen (18) must register and may use the Amenity Facilities unaccompanied by Patron.
2. All Guests over the age of eighteen (18) must sign a waiver of liability upon registration at the Amenity Manager's office.
3. Patrons who have registered a Guest are responsible for any and all actions taken by such Guest. Violation by a Guest of any of these Policies as set forth by the District could result in loss of that Patron's privileges and/or membership.

RENTER'S PRIVILEGES

1. Residents who rent or lease out their residential unit(s) in the District shall have the right to designate the Renter of their residential unit(s) as the beneficial users of the Resident's membership privileges for purposes of Amenity Facilities use.
2. In order for the Renter to be entitled to use the Amenity Facilities, the Renter may be required to acquire a membership with respect to the residence which is being rented or leased as well as obtain an ID card. A Renter who is designated as the beneficial user of the Resident's membership shall be entitled to the same rights and privileges to use the Amenity Facilities as the Resident.
3. During the period when a Renter is designated as the beneficial user of the membership, the Resident shall not be entitled to use the Amenity Facilities with respect to that membership.
4. Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Resident owners are responsible for the deportment of their respective Renter.
5. Renters shall be subject to rules and regulations as the Board may adopt from time to time.

GENERAL FACILITY PROVISIONS

1. The Board reserves the right to amend, modify, or delete, in part or in their entirety, these Policies when necessary, at a duly-noticed Board meeting. However, in order to change or modify rates or fees beyond the increases specifically allowed for by the District's rules and regulations, the Board must hold a duly-noticed public hearing on said rates and fees.
2. All Residents and Guests may be required to present their ID cards in order to gain access to the Amenity Facilities.
3. All hours of operation, including holiday schedules, of the Amenity Facilities will be established and published by the District and Facility Manager.
4. Dogs and all other pets (with the exception of service dogs) are not permitted in the Amenity Facilities. In the event a special event is held, as previously approved by the Facility Manager, and dogs are permitted at the Amenity Facilities as part of the special event, they must be leashed. Patrons are responsible for picking up after all pets and disposing of any waste in a designated pet waste receptacle or an outdoor dumpster as a courtesy to residents.
5. Vehicles must be parked in designated areas. Vehicles and golf carts should not be parked on grass lawns, in any way which blocks the normal flow of traffic or in any way that limits the ability of emergency service workers to respond to situations. The Facility Manager reserves the right to waive this parking restriction in the event overflow parking is needed for a large event.
6. Fireworks of any kind are not permitted anywhere at or on the Amenity Facilities or adjacent areas; however, notwithstanding this general prohibition, the Board may approve the use of fireworks over a body of water.
7. Only District employees or employees of the Facility Manager are allowed in the service areas of the Amenity Facilities.
8. Patrons and Guests must present their ID cards or guest passes upon request by staff at any Amenity Facility.
9. The Board of Supervisors (as an entity), the Facility Manager and its staff shall have full authority to enforce these policies. However, the Facility Manager shall have the authority to waive strict application of any of these Policies when prudent, necessary or in the best interest of the District and its Residents. Such a temporary waiver of any policy by the Facility Manager shall not constitute a continuous, ongoing waiver of said policy, and the Facility Manager reserves the right to enforce all of these policies at any time he or she sees fit.
10. All lost or stolen ID cards should be reported immediately to the Facility Manager's office. A fee will be assessed for any replacement cards.

11. Smoking is not permitted at any of the Lakeside Plantation Amenity Facilities except within smoking areas designated by the Facility Manager. The main entrance to the Clubhouse is not a designated smoking area.
12. Disregard for rules or policies may result in expulsion from the Amenity Facilities and/or loss of Amenity Facilities privileges in accordance with the procedures set forth herein.
13. Pool and spa rules that are posted in the appropriate area must be observed.
14. Patrons and their Guests shall treat all staff members with courtesy and respect.
15. Off-road motorbikes/vehicles, excluding golf carts, are prohibited on all property owned, maintained and operated by the District or on any of the Amenity Facilities.
16. The District will not offer childcare services to Patrons or Guests at any of the Amenity Facilities.
17. Skateboarding is not allowed on the Amenity Facilities property at any time.
18. Performances at any Amenity Facility, including those by outside entertainers, must be approved in advance by the Facility Manager.
19. Commercial advertisements shall not be posted or circulated in the Amenity Facilities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenity Facilities property unless approved in writing by the Facility Manager.
20. The Amenity Facilities shall not be used for commercial purposes without written permission from the Facility Manager and the District Manager. The term "commercial purposes" shall mean those activities which involve, in any way, the provision of goods or services for compensation or advertising.
21. Firearms or any other weapons are prohibited in the Amenity Facilities during any governmental meetings or functions, including those of the District, and as otherwise prohibited in the Amenity Facilities in accordance with Florida law.
22. The Facility Manager reserves the right to authorize all programs and activities, including the number of participants, equipment and supplies usage, facility reservations, etc., at all Amenity Facilities, except usage and rental fees that have been established by the Board. The Facility Manager also has the right to authorize management-sponsored events and programs to better serve the Patrons, and to reserve any Amenity Facility for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events, cultural programs and social events, etc. Should the District be entitled to any of these revenues based on its

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

23. Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted at any Amenity Facility.
24. All Patrons shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing the Amenity Facilities, and shall ensure that any minor for whom they are responsible also complies with the same.
25. There shall be no overnight parking in the Amenity Facility parking lot unless owner of vehicle notifies Facility Manager and obtains a 24 hour parking pass for the Amenity Center Parking Lot Only.

LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY

1. Each Patron and each Guest assumes sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored on or in any of the Amenity Facilities.
2. Patrons shall be liable for any property damage and/or personal injury at the Amenity Facilities, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, which is caused by the Patron or the Patron's Guest or family member(s). The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses it suffers due to property damage or personal injury caused by a Patron or the Patron's Guest or family member(s).
3. Any Patron, Guest or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the District or its contractors, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged or sponsored by the District, either on or off the Amenity Facilities' premises, shall do so at his or her own risk, and shall hold the Amenity Facilities' owners, the District, the Board of Supervisors, District employees, District representatives, District contractors and District agents, harmless from any and all loss, cost, claim, injury, damage or liability sustained or incurred by him or her, resulting therefrom and/or from any act of omission of the District, or their respective operators, supervisors, employees, representatives, contractors or agents. Any Patron shall have, owe, and perform the same obligation to the District and their respective operators, supervisors, employees, representatives, contractors, and agents hereunder with respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any Guest or family member of such Patron.

GENERAL LAKESIDE PLANTATION AMENITY FACILITY USAGE POLICY

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

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

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

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

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

GENERAL SWIMMING POOL RULES

NO LIFEGUARD ON DUTY – SWIM AT YOUR OWN RISK

1. All Patrons and Guests must present their ID cards or verification of registration while in the swimming pool area. All Patrons and Guests must also present their ID cards or verification of registration when requested by staff. At any given time, a Resident may allow up to five (5) Guests to the swimming pool (unless a greater number of guests has been approved by the Facility Manager).

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

26. Illegal drugs are not permitted.
27. The District is not responsible for lost or stolen items.
28. Chemicals used in the pool/spa may affect certain hair or fabric colors. The District is not responsible for these effects.
29. The Clubhouse pool, spa and deck area may not be rented at any time; however, access may be limited at certain times for various District functions, as approved by the Board and/or Facility Manager.

SPA RULES

NO LIFEGUARD ON DUTY -- BATHE AT YOUR OWN RISK

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

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SWIMMING POOL: THUNDERSTORM POLICY

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

FITNESS CENTER POLICIES

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

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

1. Appropriate attire and footwear (Example: Fitness Footwear) must be worn at all times in the fitness center. Appropriate attire includes t-shirts, tank tops, shorts, and/or athletic wear (no swimsuits).
2. Each individual is responsible for wiping off fitness equipment after use using antiseptic wipes provided by the District.
3. Use of personal trainers is permitted in the District fitness centers. Personal trainers must be preapproved by the Facility Manager prior to personal training session.

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

GENERAL FACILITY RESERVATION POLICY

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

TENNIS FACILITY POLICIES

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

1. Proper tennis etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
2. Proper tennis shoes and attire, as determined by the Facility Manager, are required at all times while on the courts. Shirts must be worn at all times.
3. Tennis courts are for Patrons and Guests only. Patrons may invite Guests for play, but shall accompany their Guests and register them properly. The limit is three (3) Guests to a single court.
4. No jumping over nets.

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

TENNIS COURTS: THUNDERSTORM POLICY

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

BASKETBALL FACILITY POLICIES

1. Basketballs, if available, may be obtained from the Clubhouse office.
2. Proper basketball etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
3. Proper basketball or athletic shoes and attire are required at all times while on the courts. Shirts must be worn.

4. The basketball facility is for the play of basketball only. Pets, roller blades, bikes, skates, skateboards and scooters are prohibited from use at the facility.
5. Beverages are permitted at the basketball facility if they are contained in non-breakable containers with screw top or sealed lids.
6. No chairs are permitted on the basketball courts.
7. Please clean up court after use.
8. The basketball courts may be reserved by the District for District-sponsored events or functions.

HORSESHOES POLICIES

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

BOCCE POLICIES

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

CARD ROOM AND BILLIARDS ROOM POLICIES

1. Reservations for the card/billiards room can be made through the Facility Manager's office.
2. Many different card and billiard games are held at regularly scheduled times. Please contact the Clubhouse Office for a list of scheduled activities. When group activities are scheduled, please be courteous of others. Random play is acceptable when the rooms are not scheduled for group activities.

3. The card/billiards room may be reserved by the District for District-sponsored events or functions.

FISHING POLICY

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

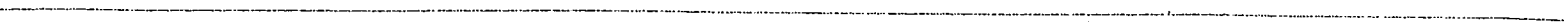
SUSPENSION AND TERMINATION OF PRIVILEGES

- (1) Privileges at the Amenity Center can be subject to suspension or terminated by the Board of Supervisors if a Patron:
 - Submits false information on the application for a pass.
 - Permits unauthorized use of a pass.
 - Exhibits unsatisfactory behavior, deportment or appearance.
 - Fails to abide by the Rules and Policies established for the use of facilities.
 - Treats the personnel or employees of the facilities in an unreasonable or abusive manner.
 - Engages in conduct that is improper or likely to endanger the welfare, safety or reputation of the Amenity Center or its management.
- (2) The District shall follow the following process for suspending or terminating the Amenity center privileges of a Patron or a Patron's family member or guest:
 - a. First Offense: Verbal and Written warning by the Amenity Center Staff and Suspension from the Amenity Center for the remainder of the day on which the violation occurs.
 - b. Second Offense: Automatic suspension of all Amenity Center privileges for one (1) week from the commencement of the suspension, with the preparation by Amenity Center Staff of a written report to be signed by the Patron and filed in the Amenity Center office.
 - c. Third Offense: Suspension of all Amenity Center privileges from the time the violation occurs to the next regular meeting of the Board of Supervisors. At said meeting, the record of all previous offenses will be presented to the Board for recommendation of termination of the Patron's privileges for one (1) calendar year. The length of the suspension is in the discretion of the Board and may be for less than one year.

- (3) Each offense shall expire one (1) year after such offense was committed, at which time the number of offenses on record for the Patron or Patron's family member or guest shall be reduced by one (1). For example, if a Patron commits a first offense on February 1 and second offense on August 1, the Patron will have two (2) offenses on record until February 1 of the following year, at which time the first offense will expire and the second offense will thereafter be considered a first offense until it expires on the following August 1. The provisions of this Paragraph 3 shall not at any time serve to reduce any suspensions or terminations pursuant to Paragraph 2.c, above or Paragraph 4, below, which may have been imposed prior to the expiration of any offenses.
- (4) Notwithstanding the foregoing, any time a Patron, or Patron's family member or guest, is arrested for an act committed, or allegedly committed, while on the premises of the Amenity Center, or violates these Policies in a manner that, in the discretion of the Amenity Center Staff upon consultation with one (1) Board member, justifies suspension beyond the guidelines set forth above, such Patron shall have all amenity privileges immediately suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest or violation and the Board may make a recommendation of suspension or termination of the Patron's privileges, which suspension or termination may include members of the Patron's household.
- (5) Any suspension or termination of Amenity Center privileges may be appealed to the Board of Supervisors for reversal or reduction. The Board's decision on appeal shall be final.

SECTION V

A



LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Lakeside Plantation Community Development District was held Wednesday, August 20, 2014 at 7:00 p.m. at the Lakeside Plantation Clubhouse, 2200 Plantation Boulevard, North Port, Florida.

Present and constituting a quorum were:

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

Also Present were:

George Flint	District Manger
Jere Earlywine	District Counsel
Dorian Popescu	District Engineer
Joe Montagna	Amenities Manager
Michael Howell	On-Site Supervisor
Several Residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order.

Ms. Moore stated before we start public comments I want to take moment and express the Board's condolences to the family of Gwynne Balson who passed away last week. Gwynne was a Board member for two terms and has always remained active and worked hard to make this a great community to live in and we all recognize that and thank her for her service and our sympathies to her family.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Polk of 1848 Scarlett Avenue stated in the 11 years in which my wife and I have lived here in Lakeside I have never known someone to have such total dedication to the wellbeing of Lakeside Plantation than Gwynne Balson. In honor of her passing and in recognition of the role she continued to play both as a previous Board member and beyond that

in seeking to help lead this community toward a better future my proposal is for the Board at this meeting or a subsequent one to determine some manner of honoring her such as naming a road after her, the Gwynne Balson Memorial something. I have nothing more specific than that to propose I leave it to the Board to discuss and determine.

Ms. Martin stated I want to present to the management company and the Board a brochure on a company that was brought to my attention in the community where I work. I know that contracts will be coming up soon and I wanted another company that you could possibly get a bid from for our lakes.

Ms. Lewis stated I want to commend Mike and our amenities team for coming up with some really creative activities this past summer and previously and it has been a really great experience for us who hang around all year long. There is plenty of variety of things to do and I appreciate that and since I have lived here since July 2003 I have heard everything from the amenities team doesn't do enough to the amenities team is too controlling so everybody needs to get a grip, enjoy the activities that are provided and participate 100%.

Mr. Swihart of 1732 Scarlett Avenue stated the issue I have is the median on Plantation Boulevard. I know in the past we have cut the shrubs to see oncoming traffic but I believe we need to seriously consider taking out the flowers, shrubs and everything anywhere there is a crossing or turn and put in sod and move the flowers back because we do want to beautify the median. The median is a berm to begin with then you plant shrubs on top of that and when you are sitting in a car your line of vision is completely gone.

Mr. Flint stated we will be addressing the issue of the memorial and the median issue will be addressed later in the meeting. We are not ignoring public comment.

THIRD ORDER OF BUSINESS

Unfinished Business Items

Ms. Gallo stated we had discussed keeping the pool open an hour later and we were going to have the lights checked. Have we had the lights checked and are they sufficient?

Mr. Flint stated I think the follow-up on that was verifying whether the permit authorized nighttime swimming and the permit as far as we can tell by contacting the health department on more than one occasion is that the permit currently is not structured to allow nighttime swimming. The next step would be hiring a lighting engineer to come out and do a photometric study where they measure the level of lighting at the pool deck, at the surface of the water and

they also have to verify the wattage of the underwater lights because those are the three criteria in the Florida Administrative Code that have to be met. There is a cost of doing that and I think it was \$1,200 so we didn't move forward with that step because that really is not what we were told to do. Once we determined that the permit didn't require it we didn't move forward with hiring anyone or expending funds to do that.

Ms. Gallo asked can we discuss doing that? There are a lot of people who would like to be here until 10:00 p.m. I think we should see if we can get that certification.

Mr. Flint asked is that something the Board would want to move forward with?

Ms. Durham stated I'm okay doing it or not doing it, I don't have any objection to it. Ron, were you on the Board when those lights were put in and if so do you have any information that would tell us what that illumination is or if we met the standards at that time?

Mr. Bock responded no.

Ms. Durham stated my hope was that one of them may know. What I heard was the lights were put in with that purpose in mind but we don't have anything that tells us that. The only other way is to pay for it and we may find out they don't work at least we could put it to rest because it comes up every season. I don't know any reason it would just have to be summertime that people could stay if they wanted to stay until 10:00 p.m.

Mr. Earlywine stated we should take public comment on this before you take a vote because it is not on the agenda.

Mr. Bock stated from what I recall the lights were only put in with the light spectrum up until 9:00 p.m. in the summertime because it is so bright for so long at night.

Mr. Bock stated the management company should be able to go back into the minutes to see exactly what the terms were, what the requirements were and how they were met. It would have to be in the minutes.

Ms. Durham stated it depends on who our management company was at the time.

Mr. Bock stated I know it was a different management company but the minutes are a public records they have to be kept.

Ms. Moore stated the minutes used to be very brief.

Mr. Bock stated there were periods of time in which the minutes were voluminous. I'm just saying it would behoove the management company to go back and look at the minutes.

Ms. Gallo asked do you think that Bill would have any information on them?

Mr. Bock responded I can't answer that for him you would have to contact him.

Ms. Bock stated I do believe if my memory serves me right there was an illumination study done back then and I would think that if it is not in the minutes it should be in the files or somewhere.

Mr. Flint stated we will research our records. We were hoping the health department would have something in their records because they are the permitting entity for that and the fact that they don't means either their filing system is not very good or it was never actually applied for. We will go back and see if we can find something in the minutes that might give some more assistance on that. In the event I don't find anything I don't know if the Board wants to take an action to authorize it or if you want to wait until next month.

Ms. Moore moved to authorize the management company to have an illumination study done in an amount not to exceed \$1,500 if after researching the records a previous study cannot be found and Ms. Durham seconded the motion.

Ms. Stephens asked if we do the study and it requires something else to be done, which might cost us more money are we in favor now of spending more money to do this?

Mr. Flint responded we would have to come back to the Board. This is just to do the study, which is going to say yes or no. If it says yes we can apply to modify the permit if it says no we will have to figure out what additional lighting would be required to meet it.

Ms. Moore stated if we can't find it in our records, files or minutes I think we need that study because we need to know what do we have that allows us or doesn't allow us to keep the pool open after dark because currently we do and we may be in violation of our permit. I think we need to find out first where we stand with the illumination. It doesn't seem like the health department has been very helpful as to the status then move forward and make decisions at that point. I assume this kind of study we will get a sense if additional work is needed what kind of cost we are talking about.

Mr. Flint stated in the past we have had to bring in a lighting company to provide a proposal for the poles and fixtures but they can probably do that based on the photometric or illumination study.

On voice vote with all in favor the motion passed.

FOURTH ORDER OF BUSINESS

New Business Items

A. Review of Proposals and Selection of Firm to Provide District Engineering Services

Mr. Flint stated the Board previously authorized staff to advertise a request for qualifications for District engineering services. There is a Florida Statute called the Consultants Competitive Negotiations Act that really drives how the Board goes about bidding engineering services and it requires the Board to rank the responses based solely on qualifications. These proposals don't provide price and the decision on ranking is not based on price. The Board is supposed to rank the proposals then authorize staff to negotiate with the highest ranked response then in the event that can't be done you move on to the next one then we would bring that back to the Board for approval after that was negotiated. We mailed it to five or six engineering firms and we also advertised it in the local newspaper as the statutes require. We received two responses, one from Weiler Engineering Corporation and the other from Johnson Engineering. Before I go any further Dorian Popescu is here, he is the current District Engineer, they did submit a letter after we bid out and I provided that letter to the Board. Because DMK is currently engaged by the District as the Engineer they did not feel it necessary to respond to the RFQ, however, they did express an interest I believe and if the Board was interested in continuing a relationship with them that they would be happy to do that and Dorian is here on behalf of DMK. I think he wanted to say a couple of words if that is okay with the Board. He is not a bidder so we are not creating an un-level playing ground.

Mr. Popescu stated I just wanted to thank the District for having the privilege of being your Engineer for seven years, since 2007 and to thank the residents that are always participating in the Board decisions and past and current Board members. I wish you good luck and hopefully you will select an Engineer that will meet your expectation and again, thank you very much.

Ms. Gallo asked isn't your contract still effective? What is the date that your contract is supposed to run out?

Mr. Earlywine stated he has a continuing contract with the District.

Mr. Flint stated part of this process if you choose to select someone else would be terminating the existing agreement before you can enter into a new one.

Ms. Gallo asked if you were going to go for a different District Engineer weren't you supposed to send a letter to Dorian first telling him his contract is being bid?

Mr. Earlywine stated the Board has a couple different options today. One is you could opt to reject all proposals and continue with the current contract. Your other option is to score the existing proposals and proceed on that basis and in that case as George said you have to terminate the current contract and the new one would start as soon as that contract is terminated. You typically have a 30 day termination provision.

Mr. Flint stated we did mail the RFQ to DMK along with the other engineering firms and I think I emailed Dorian the day after the Board made the decision because he wasn't at the meeting to make sure he was aware.

Mr. Popescu stated again I would like to thank you and wish you good luck in your next few years.

Ms. Gallo stated I would like to thank you for your service.

Mr. Flint stated we did receive two responses for professional engineering services, one is from Weiler Engineering Corporation and the other is from Johnson Engineering. The Board did approve a set of criteria to evaluate the responses that included ability and adequacy of personnel, the consultant's past performance, their geographic location, their willingness to meet time and budget requirements, whether they were a certified minority business enterprise, the recent current projected workloads, volume of work previously awarded by District. Each one of those is weighted based on the points that are in your agenda. For example on ability and adequacy of personnel you could score as high as 25 points so you would assign up to 25 points to each one of the respondents for that and so on. Has the Board had an opportunity to go through and rank those and fill out the scoring sheet?

All Board members responded yes.

Mr. Flint stated if you want to hand them in I will tally them.

Ms. Gallo stated I'm not an engineer and wouldn't know too much about what I was looking at I did ask the help of a civil engineer who lives in the community and he helped me with the ranking.

Mr. Flint stated that is each Board member's prerogative to use whatever resources are available to them as long as you are not contacting the bidders or another Board member.

I have tallied the total points and tallied whether they were ranked one or two and Johnson Engineering received 433 points and Weiler Engineering Corporation received 397 points, four of the five Board members ranked Johnson no. 1 and one Board member ranked Weiler Engineering no. 1. It appears to be fairly clear from a majority standpoint but the Board always has the ability to consider the cumulative rankings and discuss those.

Mr. Earlywine stated George I think you summarized it well. Are you all comfortable with the rankings as presented and if so we would be looking for a motion to authorize District staff to send out notice letters to the engineers announcing the rankings and further authorize staff to begin negotiations with the top ranked proposer.

Ms. Gallo asked shouldn't we know what they are going to charge us?

Mr. Earlywine stated at this point in the process you can only base it on qualifications. The negotiation process is where we will go out and seek the rates and fees and bring that back to the Board and if the Board is comfortable with that then we will sign a contract on that basis and present the contract with you. If you are not comfortable with it then we will go to the second ranked proposer.

Ms. Gallo asked we are not going to sign a contract with them until we know what they are going to charge?

Mr. Earlywine responded that is correct.

Ms. Durham asked if the Board wants to hear about no. 2 we are not thrilled about the quote or the bid or their price on that then we will still hear from no. 2 or do we have to reject before you hear?

Mr. Earlywine responded you go forward with the first one and if you can't reach terms then you move on to the second one. You are done with the first one but if your question is can you go back and forth and try to negotiate the price down that is difficult under the statute.

Mr. Szewczyk asked basically if we don't agree with no. 1 and no. 2 comes back and ends up being worse do we have to go back out to bid?

Mr. Earlywine responded correct.

Ms. Gallo asked could we then decide to have DMK continue on with their contract?

Mr. Earlywine responded at this point their contract is still in place so we will continue to leave that in place as long as this process is ongoing.

The motion would be to authorize District staff to send out a notice of the rankings and further authorize staff to negotiate with the highest ranked proposer.

On MOTION by Mr. Szewczyk seconded by Ms. Durham with four in favor and Ms. Gallo voting no staff was authorized to send out a notice of the rankings to the respondents, and to begin negotiations with the highest ranked proposer, Johnson Engineering, for an agreement for engineering services to be brought back to the Board for consideration.

Mr. Flint stated for the Board's benefit typically the way these contracts are structured is you are approving an hourly rate schedule and then normally you have a master agreement it defines the master terms of the agreement, the hourly rates then you issue work authorizations off that master agreement. Probably the first work authorization would be general services and that usually would include attendance at meetings and that sort of thing. The negotiations are really limited it is not like a construction project where you are negotiating price for a design you are really looking at the hourly rates for their personnel. I don't know that there is a lot else that is negotiated at that point.

Mr. Earlywine stated there is not and George and I both have a pretty good sense of what the hourly rates are for engineers in this area.

B. Discussion of Amenity Facilities Policy

Mr. Flint stated the next item is a discussion of amenity facilities policy. There is a strikethrough version of the policy in your agenda and these changes were the result of some Board discussion in your prior meeting.

Mr. Earlywine stated there was really just one change that is addressed on page 8 and that deals with the alcohol at the pool, glass bottles and things like that. The rule as modified says that food and beverages are prohibited in the pool and on pool wet deck area but otherwise permitted in designated areas and glass containers are prohibited within the fenced pool area. That is the new rule. We had this discussion in a larger context and you had other questions and comments on the amenity policies. I don't know if you want to have further discussion on these but that is the current form.

Related to this is events have come up the last few months, staff is also looking at the possibility of maybe implementing a ratemaking process to perhaps create a rate for administrative fines under our disciplinary policy and some other rates we are looking at possibly creating as well. You may see that at an upcoming meeting if we can get that in order with staff.

Ms. Gallo stated we actually have two sets of policies, amenity policies and CDD policies or procedures.

Mr. Flint responded we have rules of procedure, which are rules and those are adopted through a rule hearing and then we have amenity policies, which is a policy that the Board adopted by motion.

Ms. Gallo asked we don't have to have an open hearing for them?

Mr. Flint responded no, that has been an issue of inquiry that I have been responding to a public records request on that issue but I will let Mr. Earlywine expand on that.

Mr. Earlywine stated there are certain things that need to be adopted by rule and others that do not. These amenity policies you can adopt them by rule if you want to it provides a little bit of additional formality to them and perhaps protection as well but the disadvantage of doing that is that it makes them more inflexible. If you want to go in and tweak some language like we did here today you would have to go through an advertising process a 29 and 28 day notice and it is expensive. We prefer to leave the amenity policies as policies and adopt them by motion and that is why we treat these as policies.

Mr. Flint stated if the Board wanted to do them by rule it is your prerogative to do that.

Ms. Gallo asked if we changed a rule or policy how is the community supposed to know that we made a change?

Mr. Flint stated with a change to the rules you have to have a set of the proposed rules at the meeting that the Board is authorizing the advertisement of a rule hearing and then you have to have a rule hearing, which is a public hearing that requires two notices in the newspaper to be placed in addition to the meeting notice and the agenda that is on the website and everything else. There is no requirement that a copy of those rules be mailed to the community or not. As far as legal requirements the legal requirement is that the proposed rules be available at the time the rule hearing is advertised, that they be advertised twice in the newspaper and that you hold a public hearing. On the policies there isn't any notice requirement on that. If the Board chose to

implement some other procedure in addition to what is legally required you have the ability to do that. It is really a policy decision of the Board.

Ms. Gallo stated I'm confused about how a resident is supposed to know that you had a policy before that, that you could smoke on the porch and then you change the policy where you can't smoke on the porch. How is a resident supposed to know?

Ms. Moore stated in this case we discussed in-depth this change, this policy at the last Board meeting or whenever we discussed it and it should have been in the minutes, the topic was on our agenda so just as they are going to know what we do in general it is only the residents who make the effort to read about the information they are going to know what we are changing.

Ms. Gallo stated I think a lot of residents do not come to Board meetings and they will be confused.

Mr. Earlywine stated I think your point is a legitimate one and a good one. I think if you were doing a global overhaul of the amenities policies you may want to have a workshop and get some community feedback and you could publish it on the website and do an e-blast and things like that I think sounds consistent with what you have done in the past. In this case it is just a cleanup item more than anything and quite frankly, I'm not even sure this is really much of a change other than I think it conforms to some of the language in the Administrative Code. I don't see this is something that required that level of notice but I think your point is well taken that if we were going to do a really substantive change to the policies you may want to consider having more notice of it.

Ms. Durham asked is there a possibility of making this easier on the community that once this is adopted send an e-blast to the community with an attachment with these? Every member of the community should have access to that and if they don't have an email then they can get a friend or we could send it to the copy store or something and print it out.

Mr. Flint stated we have it on the website we could also email the link to the website and not have to attach it to the email they could click on that link.

Ms. Durham stated which makes them go to another place.

Ms. Gallo asked are we able then to make a change in here?

Mr. Earlywine responded yes.

Ms. Gallo stated I have a suggestion. On page 3 I know we discussed this before but in looking at it I just don't like it. The policy with register, all guests regardless of age must

register with the office of the Facility Manager prior to using the amenity facilities. There are times when people bring guests to the pool or the gym when the office is closed. How are they going to register? I just think that is a bad thing, the registering. On Sunday the office is closed until 12:00 p.m. and people come up here well before that with guests and how can they register? A 14 year old can't use the basketball court without a parent here. How many parents are going to come with a 14 year old to play basketball? I just think that whole guest policies section is loopy.

Ms. Moore stated I would like to make a suggestion. This was included tonight strictly to address the clarification because there has been some confusion about food and beverages in and around the pool. I have some comments too but I would like to suggest between now and the next meeting that we provide out comments, questions and issues and schedule it for the September or October meeting to go over it a little more in-depth on any changes. This is one of those documents you can tweak forever. What you brought up is a pretty in-depth discussion and I certainly wasn't thinking about that ahead of time and I suggest that we do the one piece tonight and give everybody on the Board a chance to have input between now and the next meeting and give staff your comments, we get the redline draft and questions are issued ahead of time and we can discuss it and make decisions then.

Ms. Gallo asked is the office at the present time making people register to go to the pool?

Ms. Moore stated it also says at the end of that, unless other arrangements have been made with the Amenity Manager's office. It does give us leeway and I'm sure they are not unless someone is bringing them in.

Ms. Gallo asked is anybody registering, Mike?

Mr. Howell responded not really. They have guest passes and we do check the guest passes at the pool and in the weight room.

Ms. Gallo stated that is the way we always did it but that is not this policy about registering. I think checking the pool passes is sufficient.

Ms. Stephens stated that is really not the way we always did it. Previously, before the clubhouse was redesigned and I worked here if someone had a guest they would come up and introduce them to us, they would let us know who they were and who they were related to and whatever information needed to be had. That is going back a few years ago but that is how it

was done at that time. Then when the new Board came and Ms. Thompson was let go things probably did change but when I worked here we were aware of guests.

Ms. Durham stated I don't have a problem with waiting and following what Sharon recommended. If we are not going to do it that way I have some comments to make otherwise I will hold mine and do it as Sharon suggested.

Ms. Moore asked how does the rest of the Board feel about waiting until September giving us some time to spend on this because the biggest complaint I have heard is about people complain about guests who really shouldn't be here. I would like to see much more strict control over guests not less control. That is why this is a whole big discussion and this was here tonight to focus on that one change to clarify food and beverages around the pool.

Ms. Durham stated also an issue that was critical is how we deal with infractions of rules. Am I correct on that?

Mr. Flint responded yes and possibly one of the things we are going to recommend at the next meeting is moving that section over to your rules of procedure. I guess there are some Administrative Code provisions and other things we want to tie to and we suggest because of the seriousness of suspending someone's privileges that they would be incorporated into your rules of procedure so we would be looking at that also.

Ms. Durham stated with that said then doing as Sharon recommended if we have other things we want to address we can bring it next time and you will have that ready for us as to where you want to move that portion to. I like the idea of getting it done at one time.

Ms. Moore asked do we have a motion on the amendment that was proposed tonight for the amenity facilities policy on page 8? This is the change we had asked for last time.

On MOTION by Ms. Moore seconded by Ms. Stephens with all in favor the amendment for the amenity facilities policies on page 8, food and beverages are prohibited in the pool and on the pool wet deck area but are otherwise permitted in designated areas, glass containers are prohibited within the fenced pool area was approved.
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Mr. Flint stated we will bring back the amenity policies again next month as well as some proposed rule changes.

C. Consideration of Agreement with McDirmit Davis to Provide Auditing Services for Fiscal Year 2014

Mr. Flint stated the next item is an agreement with McDirmit Davis to provide auditing services for the current Fiscal Year 2014, which ends on September 30, 2014. The Board went through a competitive selection process according to the statutes and selected McDirmit Davis to provide the independent audit that is required by the state. Each year you enter into an agreement with them to provide services. They provided an engagement letter, which indicates they will provide the services for \$4,100 and that is consistent with what you put in your budget.

On MOTION by Ms. Durham seconded by Mr. Szewczyk with all in favor the engagement letter with McDirmit Davis to perform the Fiscal Year 2014 audit was approved.

D. Approval of Fiscal Year 2015 Meeting Schedule

Mr. Flint stated each year the Board has to approve an annual meeting schedule and we included one in your agenda packet that follows the same practice you have done this year, which is the third Wednesday of the month at 7:00 p.m. and those dates are listed on the notice. You can choose to change those dates if you like you can choose to reduce the frequency if you like or increase the frequency it is the Board's discretion. If you are comfortable with the current practice of meeting the third Wednesday at 7:00 p.m. then you could consider at motion to approve the notice as presented.

Ms. Durham stated we generally don't have the July meeting. Do we have to do any kind of notice if we decide not to have a July meeting?

Mr. Flint responded no, you don't but we could take it off the list and say on the third Wednesday of the month with the exception of July and then remove that date if you want to take it out or alternatively you can leave it in there and in the event there is business carried over from June you have a meeting scheduled and you can always cancel it.

Mr. Durham stated it is not going to cost the community if we leave it there and then decide not to have the meeting.

Mr. Flint responded correct.

On MOTION by Ms. Durham seconded by Ms. Gallo with all in favor the Fiscal Year 2015 meeting schedule was approved.

FIFTH ORDER OF BUSINESS

Public Hearing

A. Consideration of Resolution 2014-04 Adopting the Fiscal Year 2015 Budget and Relating to the Annual Appropriations

Mr. Flint stated the next item is a public hearing to consider Resolution 2014-04, which adopts the Fiscal Year 2015 budget and also a public hearing to consider Resolution 2014-05, which imposes special assessments and certifies the assessment roll.

On MOTION by Mr. Szewczyk seconded by Ms. Moore with all in favor the public hearing was opened.
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Mr. Flint stated the public hearing is open. What is the Board's pleasure? You need to take public comment before you take any action on the Resolution. Would you like to take public comment now then have Board discussion or have Board discussion then public comment?

Ms. Moore stated public comment first.

Mr. Flint stated for the benefit of the audience the Board had previously approved a proposed budget and set the date, place and time for today for a public hearing to consider adoption of the final budget and it is a public hearing and therefore, any members of the public who would like to provide comment on the budget you are welcome to do that at this point.

A resident stated I just saw something on the landscaping on the CDD property. Are we done with the mulching in the community? I want to bring to your attention some of the areas like the area right down here on Plantation.

Mr. Flint responded the base contract is in there at \$88,250 and there is also \$12,000 in there in a line called plant replacement but that is intended to be plant replacement/mulch and based on an estimate of 320 cubic yards we came up with that price and budgeted for it. Last year we paid 1/12 a month of 170 cubic yards and when they installed it they started at the front and went as far as it would take them then we did another 150 cubic yards within the last few months. We may need to do a little bit more than 320 cubic yards but we have the money in here to do that.

A resident stated I thought we were done for the year and wanted to bring to your attention that there are certain areas that still need to be dressed up.

Mr. Martin of 1539 Scarlett Avenue stated someone mentioned that lake bank renewal had no budget. If I remember discussions a few months ago there was considerable expenses involved in maintaining the lake banks or protecting the lake banks from erosion. Is there no cost involved in that?

Ms. Moore stated that is in the capital reserve. We separated the capital reserve fund from the general fund and we expect to have major bank restoration this coming year. Some of the large capital expenditures came out of the operating budget and were moved to the capital reserve fund, which is the appropriate way to do it.

Mr. Flint stated we are in the process of having a reserve study done, which included \$75,000 next year for lake bank restoration, and the reserve study which will be funded through the capital project fund.

Mr. Seeke of 1632 Scarlett Avenue asked regarding the pool being open until 10:00 p.m. will that require a staff member to be here an additional hour 365 days a year? That is half the budget.

Ms. Moore stated potentially yes and we did not budget for it and we have a long way to go before we know whether or not we are going to be open until 10:00 p.m. and the illumination study is the first step. There are various lines in the budget for potential expenses that don't occur every year but we never know for sure. If we end up deciding and having additional cost we will make sure we still have room because some other line item is not going to be spent to that extent.

Mr. Flint stated there being no further public comment the public comment portion was closed and we will bring it back to the Board for discussion of the resolution and the attachment, which is the proposed budget.

The proposed budget has not changed. We have updated the actuals through the end of July. Some of the end of year projections are different as a result of having seven months of actuals versus what we had at the end of May when the Board saw this the last time. The budget for next year as you see it is what you saw when you approved the proposed budget. There were a couple changes made during the course of the meeting as you recall and we have made those changes in this version. We did balance the budget against the transfer out capital reserve fund current year. I think that was \$107,000 and in the prior version you can see that was \$91,000

now so there were some up and down adjustments you made during the meeting that are reflected in here that were balanced against that line as we indicated we would.

Ms. Moore stated just to make sure I remember this correctly, operations and maintenance assessment, the revenue, has dropped by \$9,000 and that is because we are netting in that line the cost charged by the tax collector to make those collections for us instead of having a separate expense line. Is that what we are doing?

Mr. Flint responded no, the budget hasn't actually dropped but the actual current year to budget is \$9,000 less. You can see our projected year end is \$629,864 and our proposed budget is \$620,593. We actually certify for collection the \$620,593 but we have to gross that up for early payment discounts and collection costs that the county charges us. We have to incorporate 6% in there if we want to collect \$100 we have to assess \$106. Assuming everyone doesn't pay their taxes in November and get a 4% discount we are going to collect more than 100% and that is what the \$9,000 is.

Ms. Moore stated the budgeted number for 2015 is the same as 2014 and that is based on the assumption that everybody pays early and gets the full discount.

Mr. Flint stated that is correct.

Ms. Moore stated that is why this year we are collecting \$9,000 more but we don't want to count on that because we don't know. It is conservative budgeting for our revenue.

Mr. Flint stated correct, we only budget what we certify to the tax collector. There was a request for detail on three line items, general supplies, office supplies and miscellaneous tools. I have it with me for anyone who is interested. There is an accounts payable report and there are copies of individual invoices by account so you can see what is being charged. Office supplies typically are office supplies, toner cartridges, laminating supplies, copy paper, pens, pencils, paperclips, those types of things typically will get charged to office supplies. The miscellaneous tools and equipment there were only two charges to that line item, one was for weight belts under the guise of equipment and the other was for supplies for the bocce court. General supplies, you have a janitorial supply line item, which pays for all the chemicals and the gloves and cleaning products and just about everything else is categorized as general supplies. You have an activities line item, which all the food and items associated with activities are charged to but for example if Mike went out when he bought decorations for St. Patrick's Day that goes in general supplies.

The Culligan Water goes into general supplies, all the other costs will typically fall under that category.

On MOTION by Ms. Durham seconded by Ms. Moore with all in favor Resolution 2014-04 was approved.

B. Consideration of Resolution 2014-05 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Flint stated you already have the public hearing open so we will move into Resolution 2014-05, which imposes the operating and maintenance assessments included in the budget you just adopted, which are the same operating and maintenance assessments that are in place in the current year. There are two attachments to this resolution, one is the budget you just adopted is Exhibit A and then the assessment roll that will be certified to the tax collector is Exhibit B and I have a copy with me but it is just a list of all the properties in the District and their operating and maintenance assessment.

This is a separate public hearing so I will ask if any members of the public have any comments on the resolution imposing the assessments.

We do have one direct bill and that is Imagination Schools and there is a blank in the resolution I suggest November 30th for the deadline for that to be paid. The tax bills will typically go out in early November we would send the direct bill out on October 1st and give them until November 30th to pay.

On MOTION by Ms. Moore seconded by Mr. Szewczyk with all in favor Resolution 2014-05 was approved.

On MOTION by Ms. Durham seconded by Ms. Moore with all in favor the public hearing was closed.

SIXTH ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of the June 18, 2014 Meeting

Mr. Flint stated next is approval of the minutes from your June 18, 2014 meeting. Those were provided to you in your agenda packet. Are there any additions, deletions or corrections to those?

There not being any,

On MOTION by Ms. Durham seconded by Ms. Stephens with all in favor the minutes of the June 18, 2014 meeting were approved as presented.

B. Approval of Check Register

Mr. Flint stated next is approval of the check register. You have the summary of invoices for the general fund and also the automatic drafts listed for the utilities where we have auto pay all those total for the period from June 1 to July 31st \$136,917.46. The detailed register is contained behind the summary as well as copies of all the invoices.

On MOTION by Ms. Stephens seconded by Mr. Szewczyk with all in favor the check register was approved.

C. Balance Sheet and Income Statement

Mr. Flint stated we also provided you the unaudited financial statements through July 31, 2014. There is no action required by the Board if you have any questions we can discuss those.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Earlywine stated we had a meeting with Chief Vespia from the city on a traffic enforcement agreement and I thought it was a very positive meeting. It has been a lengthy process and we are frustrated with that aspect of it but we did sit down and talked to him about speeding, parking enforcement, trespass enforcement and our comments on the agreement that they proposed. So far they don't have any other CDDs that have actually signed the agreement so the concerns we raised are somewhat new to them but they are open to making changes as best we can tell right now.

The other thing that was discussed was having a speed trailer set up and I think that is planned for the near future and we will continue to touch based with Chief Vespia on that issue.

Ms. Moore stated we did suggest that he wait until late October when more people are back. He was skeptical that speeding is actually occurring on Plantation. We happened to meet

right after we had the trespass incident at the pool and he clearly understands and is trying to educate his officers. In our agreement with them we asked them to do a traffic study saying we would reimburse them and he said they don't want to do that so we may have to do our own traffic study. He did point out that if we do a traffic study we have to approach that carefully. Because there was a question whether our speed limit signs on our roads meet standards and I pointed out they are the exact same signs that are on Plantation and the city accepted that and said they must be okay. And there is a way if we want to retain a 20 mph speed limit there is a process we can go through with the city that would allow us to do that. It is going to take time to get it all worked out.

B. District Engineer

There not being any, the next item followed.

C. District Manager

i. Action Items List

Mr. Flint stated we have a lengthy action items list some have already been discussed, the traffic enforcement issue we talked about. The issuance of passes are ongoing as well as the update of the resident directory.

In reviewing the initial draft of the reserve study it was apparent that not all the sidewalks were not included and when we started looking into it we found the only sidewalks included in the 2009 reserve study were the ones that were right around the clubhouse. All the sidewalks throughout the rest of the community with the exception of Plantation, which we don't own or have responsibility for, had to be added to that. Another major item that was not in there was Sycamore from the cul-de-sac north to the end of the District was also not in the reserve study as well as the roads within the Towns. All the streets in the Towns because at that point they had not been conveyed to the District so we added Sycamore, the Towns roads, the sidewalks and lake bank restoration. You can imagine what that is doing to the numbers as far as the annual contributions. We will bring back an update to you in September. It is too late to deal with that in this budget process because you have already set your assessments going into the public hearing today. You are contributing more than what the reserve study calls for right now, which is \$75,000 a year so I'm hopeful we can work that out going forward but don't be surprised next

month when you get that draft because of the addition of all those capital assets that weren't in the prior report.

The Koi pond rehab, the plantings by Bloomings have still not been done. Mike had another conversation today with him.

Mr. Howell stated he said it was scheduled for last Friday and because of the storms they didn't get to it and it will be done towards the end of this week or the first part of next week.

Mr. Flint stated they still owe us a proposal for pricing on slate, which we haven't received. The landscape enhancements, I understand there may still be a couple palm trees that haven't been done around the clubhouse. The sod work was not done we were waiting for soil testing to see if there was an issue with the soil before we put sod down. With all the rain and everything we have been getting I thought it made sense to see if those areas would eventually fill in and I think a lot of the areas that were slated to resodded at this point probably don't need to be resodded and we will have to revisit that issue.

The options for planting the lake banks, the direction to Mike was to get with PSA on that. PSA is not really an expert in aquatic plantings. I guess they would probably have some knowledge on upland plantings so that was not fruitful. Mike does have some pricing on planting but I suggest when we get the new engineer on board we engage them on that task and if they don't have an environmental division we may want to consult another company that specializes in that because we are not getting what I think we need. We do have plant pricing but I don't know with the way the lakes are designed that you can plant aquatic plants. They are not designed with a littoral shelf that would be set up to plant on I think the water gets too deep too quick and I'm not sure that the plants are going to survive in that situation. I'm not sure if the intent was upland plants versus aquatic plants. You could always plant cordgrass or something like that on the actual bank itself. Most times you will see a combination of those two. I suggest we wait until we get the new Engineer on board to advise us unless the Board wants to proceed in another direction. I think Joe is the one driving that request.

Mr. Szewczyk stated I don't have a problem waiting at this point. I want to see what the options are and maybe nothing works. I was thinking along the lines of upland plantings rather than being in the water to stop the nutrients from going in the water but stopping the erosion by that root system that develops. I'm willing to wait for the new Engineer and see what he says and I believe Johnson did have divisions along those lines.

Mr. Flint stated we will head in that direction then. The backboard has been replaced. The hedge shielding the maintenance shed, Mike has a proposal from Bloomings for 10 25-gallon Wax Myrtles, which are substantial plants at a cost of \$1,200 installed. The maintenance shed has a bottlebrush, a dead Wax Myrtle, it is very sparse and not shielded well from the street. There was a request that we get a price to install plantings that would shield the maintenance shed from the street. I don't know if the Board wants to consider that at this point.

Ms. Gallo asked what are the other two?

Mr. Flint responded the other two, there was a request at a prior meeting to get pricing to trim the grapevines in area 1 and area 2 and the provided pricing for \$600 for one area and \$400 for the other area.

Ms. Moore stated if they are not trimmed they will destroy the whole environmental area and we will have a bigger bill.

Ms. Gallo stated when Rick was here he would go in the preserves and remove any undesirable plants such as Brazilian Peppers and vines. After Rick was gone I repeatedly asked if they were removing the undesirable plants from the preserves and I always got a blank stare, what are you talking about. I think we could have our maintenance man do that work. I don't know that he is so super busy that he couldn't trim vines and Rick always went way in the preserves and brought the undesirables out. That was part of his job.

Mr. Flint stated those two prices are related to item 13 on the action items list. Also to qualify these prices, I don't think he is removing the vines from the conservation area he is just trimming the vines back to the edge of the conservation area.

Ms. Gallo asked why couldn't our own people do that? That is \$1,000 we are spending to have Bloomings do it when it was always done in-house before.

Mr. Flint stated normally when the conservation areas are under monitoring requirements there is a certain period after the permits are issued where you have to have inspections two times a year, you have to submit an annual report to the water management district and that usually goes on for five to eight years or however long until the water management district releases the District from the monitoring requirements. During the period of monitoring there is typically active maintenance of those areas because you have to meet the thresholds of the permit and you can't have in excess of 20% exotics or whatever the percentage is in the permit. Normally, when you are released from the monitoring requirements you don't do as much active

maintenance in those areas but you still have to be careful about Brazilian Pepper and Malaleuca and grapevine. This is probably an issue for the Engineer but it would probably be to the District's benefit and most of the districts I manage where we have extensive conservation areas we have not only lake maintenance agreements but we have quarterly maintenance agreements for the conservation areas where a company will go in and remove the exotics. In my experience it is not super expensive to have that and some companies will do both, the lake maintenance and the exotic maintenance within the wetlands and conservation areas. That is another option the Board may want to consider.

Mr. Earlywine stated make sure you don't get a code violation of some kind.

Mr. Flint asked do you want to do anything with the proposal or do you want to keep going down the list?

Ms. Durham asked is this one proposal for the complete job and the ultimate cost is to add all those together so you are talking about \$2,200? Am I reading that correctly?

Mr. Flint responded no, unfortunately this is how they do it, they always throw unrelated things on one proposal. The first two items are related to trimming back the grapevine in the areas that Ms. Moore explained. The third proposal is for installation of Wax Myrtles by the maintenance shed to shield the maintenance shed from the street. One and two are related in that they both involve trimming grapevine, no. 3 is not related to one and two it is related to installation of 10 Wax Myrtles.

Ms. Moore asked is anyone interested in doing any of these?

Ms. Stephens stated the third one is for plantings around the maintenance shed and if you look at your schedule that was in process May 21st and here it is August 20th and we are just getting numbers.

Ms. Durham stated we also didn't have the concrete bed laid and a lot of things that I think we would have been waiting on before we did the plants.

Mr. Howell stated that is correct.

Ms. Durham stated the question at this point is, it is \$1,200 to do 10 25-gallon plants to block that from the street so it is a beautification issue and the question is do we want to talk about that today or drop it for now.

Ms. Moore stated the Board has been presented with some information. Does anybody on the Board want to move ahead with any or all of these?

Mr. Szewczyk stated I'm looking at no. 3. 25 gallon plants are pretty big are we putting them in for instant gratification and they are just going to grow and start overgrowing each other? I'm concerned that maybe we can get some smaller plants.

Mr. Flint stated I think what they were trying to do is there are some existing Wax Myrtles there and I think they didn't want to plant something so small. That is a pretty big plant as you indicated and I think what they were trying to do was have some instant shielding and match the existing Wax Myrtles that are there to the extent they could.

Ms. Gallo asked is this something that PSA said maybe we would want to do it? Did they mention it at all?

Mr. Flint responded I'm not sure PSA mentioned doing this.

Ms. Moore stated that meeting we had in June and we walked over with the new Bloomings guys and Tom was there and we saw how bad it looked and there was one plant that was growing in the ground and it was pretty huge and you could see the pot still sitting there that it had started out in. I don't know that it warrants 10 25-gallon plants that seems extreme.

Mr. Howell stated from the street you could see the shed and it is very unsightly and that is what those Wax Myrtles were going to hide because there are existing Wax Myrtles there. I guess what they are trying to do is match what is there so it looks like it has been there forever.

Mr. Flint stated if the Board feels like that is excessive we can come back with a smaller plant.

On the grapevine the issue of the maintenance of the exotics in the conservation areas is a bigger question that probably Johnson Engineering can look into.

Holiday lighting, Mike has quotes for installation of receptacles both at the entrance and around the clubhouse from Ken Tyner.

Ms. Durham stated I thought we were waiting on that. One of the things we talked about at previous meetings was any of these proposals that he had we ought to get ahead of time so we are not sitting up here dumbfounded. That really is disconcerting and we requested that many times.

Mr. Flint responded I agree.

Ms. Durham asked can we do something about it?

Mr. Flint stated we can defer this until the next meeting. I understand your concern and I had that conversation earlier with Mike and Joe.

Ms. Durham stated this is dated 7/18 we had lots of time.

Ms. Gallo asked is any of this at the entrance?

Mr. Howell responded yes. The one that is \$1,137 is around the clubhouse facility and the other one is at the front.

Mr. Flint stated you only have one receptacle here at the front.

Ms. Durham asked is that going to service what we need for Christmas lighting?

Mr. Howell stated we already have existing electric there, this is just additional.

Ms. Gallo asked only one?

Mr. Howell responded there are six plugs right now and it is additional.

Ms. Moore asked this is in the center in the island where in the past a tree has been put but there was no place to plug in for lights on that tree?

Mr. Howell responded correct.

Ms. Moore stated that is the \$235.

Mr. Howell stated correct.

Ms. Moore stated we specifically asked to get pricing to put a tree with lights and there is no receptacle out there. Is there or is there not a receptacle in the center?

Mr. Howell responded there is one box that has four plugs and there is another box that has two plugs and this is additional.

Ms. Moore asked why do we need additional if they already have plugs out there?

Mr. Howell responded because there they are both on the same side. That is what you asked me to do.

Ms. Moore asked what side, where are they?

Mr. Howell responded they are on the exit side going out.

Ms. Szewczyk stated but still on the center.

Mr. Howell responded yes on the center.

Mr. Szewczyk stated I thought when I brought it up I was thinking along the lines of not in the median, on the sides so that the arbors could lighted.

Mr. Howell stated there is electric already there down in the pits on both sides.

Ms. Gallo asked would that be enough to put lights on the arbor?

Mr. Howell responded yes.

Ms. Gallo asked if we are going to have a tree in the center are the six receptacles enough to light the tree and put some ice cycles around the top of the pergola?

A resident stated in years past since I worked on that there was enough power out there to light the tree and put the ice cycle hanging lights around the center island.

Ms. Moore stated so we don't need more. So, that one is done, right?

Mr. Szewczyk stated I thought the power wasn't out there to do the arbors and apparently there is.

Mr. Howell stated we did them last year, not a tree but we had lights.

Ms. Moore asked what is the current situation around the clubhouse for receptacles?

Mr. Howell responded the only receptacles we have are on that side, this side and one here and it is not enough to do lighting on the front like this place should look.

Ms. Durham stated the problem for the Board is as we are looking at this without any kind of a diagram, anything to show us where these receptacles are going to be put so we can say okay that works and it will take care of what we need. The wire and installation for six doesn't tell us anything we need to know. I would like to see something drawn where these are going to be put so we can know what we are doing.

Ms. Moore stated we need a diagram and we will take it up next month since we have plenty of time.

Mr. Flint stated we will come back with a diagram. The water fountain at the tennis court my understanding is the contractor indicated that the drain from the water fountain needs to go onto the sanitary sewer and there is no connection in that area for sanitary sewer therefore, it can't be installed.

Ms. Moore stated that was my request, just take it off the list.

Mr. Flint stated okay. Next is the grapevine, which we discussed. Evaluating options for registering guests, I think we are going to talk about that next month with the amenity policy. We have amended the policy regarding food and beverage today. The children at play signs, do you have the cost?

Mr. Howell responded it is \$84 for one sign for children at play.

Ms. Durham asked that doesn't include the pole, right?

Mr. Howell responded no.

Ms. Moore stated we need the cost of the pole.

Mr. Howell stated we can install it in-house it is just a matter of the price of the pole and the screws and you wanted two of them.

Ms. Moore stated at least two. We should probably put some in the Townhomes too. Since we are talking about having to have a traffic study maybe we should wait for the traffic study and they can tell us exactly where to place them. I have had concerns expressed from some of the families on Scarlett but there are a lot of kids in the Towns as well and I'm sure we could use some there as well.

Mr. Flint stated I think the remaining items are all maintenance items they are more update items than action items. If the Board has any questions on the remaining items we can discuss those.

Mr. Flint asked on filling in the edges around the dumpster pad, has that been completed?

Mr. Howell responded yes.

Mr. Flint stated we will change that to completed. Stain bridge over Koi pond?

Mr. Howell responded that is completed.

Mr. Flint asked replacing the toilet tank in women's bathroom?

Mr. Howell responded that is completed.

Mr. Flint asked washing the fence railing around the pool?

Mr. Howell responded that is ongoing.

Mr. Flint stated we will change that from in process to ongoing.

Mr. Howell stated it is all the time.

Ms. Durham stated we don't really need that on this list.

Mr. Flint stated we can take it off. I think some of these items are more of a reminder for staff but we can have a separate list with these on it.

Ms. Moore stated I would like to ask Mike to prepare a maintenance schedule that will list the daily, weekly, monthly, quarterly, annual maintenance issues and a lot of people who have been around here a long time I'm sure would be more than happy to share their wealth of knowledge of those items. I would like to have a draft at the next meeting if you think that is possible. We need to get a better handle. Jane mentioned can current maintenance go in and cut down the grapevine. I think this will help us understand what is being done and the ongoing requirement for maintenance, everything from mopping the floor in the gym, dusting down the equipment, maintaining the tennis courts, cleaning the pool, etc. Do you think a draft is doable

for the September meeting and the Board would get it before the September meeting? Include it in the packet.

Mr. Howell stated yes.

Ms. Durham stated I have a question on the ongoing for cleaning the pillars you made a note about residents walking their dogs around the patio porch. Is that to say that the dogs are using the columns or something?

Mr. Howell responded yes.

Ms. Durham asked the dogs are not to be walked around the veranda, is that what you are saying?

Mr. Flint stated he indicated to me earlier today that there have been occasions when dogs have urinated on the columns.

Mr. Howell stated it happens a lot.

Ms. Gallo stated we should put in the policy, no dogs on the veranda.

Ms. Moore stated we can make it a policy.

Ms. Stephens stated I understand what everybody is saying so take this in the vein it is meant. When the clubhouse is closed what do you do about the animals that are prowling at night and defecating on the pavers? I do understand but this is Florida and we have everything here so it is not just the dogs or the cats and you have to take it in stride and there are animals out all night long doing whatever they want. Use commonsense. If you see my dog or anybody's dog doing something on the pavers I don't see a problem with a dog walking around but if the dog is going something they shouldn't be doing then that is a problem.

Mr. Flint stated I have a couple other items under my report. One would be the issue of the infamous median in front of the convenience store and the crossing there and the concerns about line of sight. You were provided with an email from Mr. Ron Perry expressing his concerns, also he related the fact that he had met with someone from the city and they discussed that issue. I know the Board in the past has expressed concerns. We have taken certain actions by removing landscaping, trimming landscaping. We had another resident yesterday call the city of North Port and claim that the District is in violation of its agreement with the city regarding maintenance of Plantation Boulevard and I think you were copied on that email. I ended up meeting with Ms. McKeethen and also with the city engineer this afternoon. I really wanted to press the city to give an official determination as to whether there is in fact a line of sight

violation or if the line of sight is in violation of FDOT requirements or any City of North Port requirement. Because there are some things that are nice to do and there are other situations where you have to do something and because this is a city street we both have liability we maintain the landscaping, they own the street. I asked them because they should have the expertise to tell us if there is a line of sight violation and the city engineer took some measurements and he was going to go back and research and they are going to get back with me on that. I suggested to him that if the issue is landscaping that is causing the problem obviously we have some obligation with that because we have an agreement to maintain it. I suggested if they are talking about anything more than that for example lowering the height of the raised median I asked because they accepted the roads in that condition they accepted the medians in that condition that if there was going to be anything beyond landscaping that the city would participate in any corrective action that might need to be taken. They do have road and bridge crews and everything else. I planted that seed with him they were very cooperative and we both have a common goal in trying to make sure that issue is addressed and that no one is seriously hurt based on any action we have done. As I hear back from them I will keep the Board posted on that. Hopefully, we will make some progress.

Ms. Durham stated about a week ago I had another close call. It is worth some real consideration about sod only anywhere we have this line of sight issue.

Ms. Gallo stated if you look at the plantings on the medians they are done backwards. There is grass under the trees where there could be plants and plants on the ends where it could be grass. It looks like the set they medians up wrong when they first put them in.

Mr. Szewczyk stated I, personally, look at the line of sight every time I drive by there. I think it has improved but it continues to be a problem. Regardless of what the city comes out and says if we are both going to be liable I would rather get rid of our liability and get the things cut down. The median seems to be too high, to keep adding soil. Either cut it down or cut it down and go to sod. I think it has improved I think we made improvements but it continues to be an issue so let's get rid of the issue and fix it.

Mr. Flint stated we can start by pulling out all the plants if you want to do that.

Ms. Moore stated at that end cap next to the gas station, I think that is what we should do and I stand by my suggestion of over a year ago, which was to put sod on all the end caps and get rid of the bushes and plants. That is a long-term big project.

Ms. Stephens stated I agree with Sharon if it is going to be an ongoing problem then do away with the bushes and have grass.

Ms. Moore stated our direction to George now is to remove on that particular island the shrubs.

Mr. Flint stated you mean the island just this side because that is where the line of sight is so if you are coming in and making a left hand turn it would be this island.

Ms. Moore stated yes. I don't think we can right now take them all. I think we have to look at an overall plan if we are going to change every island we have to have a plan.

Mr. Flint stated we will get with the landscape contractor and ask them to remove the plant material on that raised bed to the east of that cut.

Mr. Szewczyk asked do we want to take all the plantings off that island and only that island? I'm thinking that as you are coming out of the gas station trying to cross over and make the left now that other island, which I think currently is even higher than the one we are talking about that needs to be addressed also. In my mind just thinking quickly it has to go from that opening out both directions.

Mr. Flint stated okay. I will look at it and we will figure it out. The other thing I suggested to the city is maybe they want to close that off.

Mr. Earlywine stated I want to caution the Board I realize this is an important safety discussion and if the Board feels strongly about it and it warrants attention and probably also some discussion but just bear in mind you are creating a public record and fortunately you are all unanimous and we are going to take some action on it but if you do have a concern about safety it is always best to address it with George beforehand and make sure we are discussing it in an appropriate way on the record.

Mr. Flint stated I received an email and maybe the Board did as well from Mr. Ken Moyer whose home backs up to a preserve area and his yard is being damaged by hogs. They are coming out of our conservation areas and apparently damaging his yard. He is asking if the District is going to do anything about it. I have other communities where we have hired companies that specialize in trapping hogs and that is an option. I don't remember the cost structure but sometimes you can get them to do it for free because they get the meat from the hog. Does the Board want to do anything about that? I don't know from a legal standpoint whether we have an obligation to do something about that or not. It is his private property.

Mr. Earlywine stated without checking into it a little bit and off the top of my head and having experience in other communities I don't think there is a legal obligation to address the issue of hogs, which is a naturally occurring issue in Southwest Florida. That said I think as long as you get the appropriate insurance in place and a licensed trapper you are in good shape and I have seen other districts do that.

Ms. Moore stated we are looking at it as we have hogs in our environmental area that could be destructive to our environmental areas.

Mr. Flint stated that is true. We have been cited in other districts where hogs have damaged conservation areas. It could be a permit violation if they destroy native vegetation. We will move forward with that.

We had an incident at the clubhouse where we had some individuals who were trespassing and they caused damage to the pool lift, one section of fence, they were in the pool area during hours that the facility was closed. They were still here in the morning when one of our staff people arrived so we have an eyewitness. We have a tag number and the vehicle identification tied the vehicle to a home within the community. We called the City of North Port initially they were not going to assist us in enforcement of that and then they figured out through discussions with the police chief that they had an obligation to do that. We have camera footage as well that the police have reviewed as well as the tag number. They have gone to the home, identified the four individuals, we issued trespass notices to them so in the future if they come onsite they can be arrested for trespassing. There are potential criminal charges that can be levied because the damage is in excess of \$1,000. I guess there could be some civil as well that the Board could pursue. You have remedies in your policies regarding revoking privileges and I think Counsel wants to lay out some options the Board may have and get some direction from you as to how we move forward on this.

Mr. Earlywine stated one option is you could direct staff to throw the book at it and press charges now and send a letter seeking reparation for the moneys we have spent on fixing the facilities and that sort of thing. The other option, which is more common is you can go ahead and send a letter to them telling them we are suspending their privileges, request that they come to the next Board meeting and then have the Board take it up at that time and the Board could actually get the benefit of the feedback from those individuals. In my experience the latter gives an opportunity to have a discussion with them before the Board meeting to try to work something

out privately because it can be a private matter. Alternatively if this is a repeat offense and you want to throw the book at them so to speak I can understand that point of view as well.

Ms. Moore stated if I can clarify, one suggestion is try to get the money from them by saying we won't press charges this time.

Mr. Earlywine responded no. I'm saying there are two options, one is you can move forward on something tonight based on the information we have and that could include a variety of things it could include sending them a bill for the costs, it could include pressing all criminal charges that are available, and it could also include suspending their privileges for some fixed amount of time that you want to designate at tonight's meeting. The other option is to send them a letter telling them that their rights are temporarily suspended and requesting they come to the next meeting and let staff work out a proposed solution that they might be more amenable to.

Ms. Gallo asked do we have an age on these people?

Mr. Howell responded they are young adults, they are 18 and over.

Ms. Stephens stated this is an ongoing problem with this house I don't want to call it a family because I don't know how many families are living in the house and they are neighbors of Clara and there is an ongoing problem between the parking and they are up here a lot when they shouldn't be, all hours and it is definitely an ongoing problem. If it were up to me I would do your first option.

A resident stated it includes the attorney's fees.

Ms. Stephens stated they tried to run over little Mike so it gets worse and worse. It might cost a dollar or two but we can't have this element in this community. They broke two lifts that we paid a lot of money for. We are trying to maintain this area and they are dragging it down and it is constant.

Mr. Szewczyk asked are these people residents or renters?

Ms. Huelsing stated I live at 1787 and they live at 1791. They were squatters at the beginning of it, they convinced the owner to sign a power of attorney paper to them to sell the house. They never did it and moved in so this is really a legal scam. These people have been in and out of the court system so this is what these people are. They have been taken to court they are scamming the bank. The bank is after them for several houses. That is what they are doing.

Ms. Moore asked are we comfortable from a legal standpoint we are good if we decide to pursue the criminal charges at this time?

Mr. Earlywine responded let me back up a step. I'm looking at the policy now and it says any time a patron or patron's family or guest is arrested for an act committed or allegedly committed while on the premises of the amenity center or violates these policies in a manner that in the discretion of the amenity center staff upon consultation with one Board member it justifies suspension beyond the guidelines set forth above, such patron shall have all amenity privileges immediately suspended until the next Board of Supervisors meeting. At the Board meeting the Board will be presented with the facts surrounding arrest or violation and the Board may make a recommendation as to suspend or termination of privileges, which may include members of the household. This particular policy speaks to suspension what it doesn't speak to is whether you can actually press charges or not. I think you could probably press charges, you can probably send them a bill for my time and also the expenses we have incurred and if you want to have them invited in the same letter to come and speak to the facts you could take up that issue of the length of suspension at the next Board meeting.

Mr. Szewczyk stated I like them all.

Ms. Durham stated that is what I like.

Ms. Moore asked is there any other public comment before we do a vote on this?

A resident stated throw the book at them and get them out of here.

A resident stated when the billiard was damaged the family responsible for the damage was required to compensate the Board so there is a precedent for having those damages and the court costs collected.

Mr. Earlywine stated the motion would be to direct staff to issue a letter requesting that the fees be paid for attorney's fees plus the cost of fixing the facilities and also ask them to attend the next Board meeting so we can address the suspension of privileges, that is the first part of the motion and then the second part of it would be to direct staff further to move forward with pressing any available criminal charges.

On MOTION by Ms. Durham seconded by Ms. Moore with all in favor staff was directed to issue a letter requesting that the fees be paid for attorney's fees plus the cost of fixing the facilities and also ask them to attend the next Board meeting so that the suspension of privileges can be addressed and further staff is directed to move forward with pressing any available criminal charges.
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A resident stated if they are going to appear before this Board you might want to have security present.

D. Amenities Manager

A copy of the Amenities Manager's Report was included in the agenda package.

EIGHTH ORDER OF BUSINESS

Other Business

There not being any, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors Requests

Ms. Durham stated back to plantings, the plants in front of Lakeside Plantation on the fountain once again the plants override and we can see the word Plantation. We thought we resolved this we had them plant new plants and we were very clear that those plants should stay low and we don't have that out there.

Ms. Gallo stated last year we told Bloomings to take out the plants because they were hiding the sign, they took them out and this year planted the same plant. Put grass there.

Ms. Durham stated we were very clear that we didn't want plants that would grow up to block that or grass and we were very clear and whatever it costs should be at their expense not ours.

Ms. Moore asked did we get our SWFWMD certification that the Engineer was working on and not gotten done?

Mr. Flint responded yes.

Ms. Moore stated as part of the amenities policy I would like to know if there are any issues about age restrictions and being accompanied by adults. For example whether we allow children who are 10 years old to go into the gym on their own or even the basketball court. I imagine there is some insurance restrictions.

I had asked earlier for a maintenance schedule and I'm not sure who does it. I would also like to create a records retention schedule for the office. I think the management company has reasonable records retention but for example rental agreements for the facility, any paperwork you generate we need to create a records retention schedule because we are constantly running

into people who have been here for a while saying we did this we did that it is in the files and we are always told there was nothing in there. I would like to have a records retention schedule.

Mr. Flint stated okay.

Ms. Gallo stated I had some resident complaints, some would go to Mike and some would be for Bloomings. They were given to me a couple weeks ago so some of them might have already been handled. On the new sidewalk going from Plantation to the clubhouse there was a raised sidewalk that needed to be ground so that has probably been done.

Mr. Howell stated correct.

Ms. Gallo stated there is no mulch from the clubhouse driveway to Scarlett. There is also dead sod that was planted two years ago, we should not pay for it. There is a hole in the berm next to the corner house on Scarlett, this is the backside Scarlett. There is no mulch on any of the berms. There are three berms, one next to the Wolf's house and one next to each of the houses on corners on Scarlett. There is no mulch on any of them. This is probably for Mike and his maintenance crew. The street signs are dirty they need to be cleaned this can be done by our maintenance department. Some street signs are leaning they need to be put back up straight and put concrete. I know you tried to straighten on Boxwood and put sand there but it is leaning again. I'm sure there are other ones that are leaning. Why are the sprinklers on at 5:30 p.m.? The mulch around the trees is not enough. Bloomings put one bag on each but it doesn't cover as it should. They were remarks made to me by residents.

Mr. Flint asked do you think you can forward those to me or give me a copy so we are sure we get all of them?

Ms. Gallo responded yes, you can have this one.

Ms. Stephens stated I have listened to a lot of complaints about mulch. Mulch is very expensive, why don't we put some kind of rock and the rock would last a lot longer than the mulch and would probably look a lot nicer.

On MOTION by Ms. Durham seconded by Mr. Szewczyk with all in favor the meeting adjourned at 9:30 p.m.

Secretary/Assistant Secretary

Chair/Vice Chair

Lakeside Plantation

Community Development District

Summary of Invoices

August 1, 2014 to August 31, 2014

Fund	Date	Check No.'s		Amount
General Fund	8/5/14	529-537	\$	5,345.58
	8/7/14	538	\$	2,916.67
	8/11/14	539-542	\$	3,761.26
	8/14/14	543	\$	69.61
	8/18/14	544	\$	279.92
	8/21/14	545-549	\$	1,000.00
	8/26/14	550-552	\$	27,588.83
	8/29/14	553	\$	919.49
				\$ 41,881.36
Automatic Drafts	<u>August 2014</u>			
	North Port Utilities	2200 Plantation Blvd - Clubhouse	\$	134.56
		2200 Plantation Blvd - Fountain	\$	60.11
		2200 Plantation Blvd - Tennis Courts	\$	735.83
	TECO Peoples Gas	2200 Plantation Blvd - Pool	\$	26.09
	Verizon Wireless	2200 Plantation Blvd - Clubhouse	\$	362.10
				\$ 1,318.69
			\$ 43,200.05	

*** CHECK DATES 08/01/2014 - 08/31/2014 *** LAKESIDE PLANTATION - GENERAL
BANK A LAKESIDE PLANTATION

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK.... #
8/05/14	00003	7/26/14	45128	201407 330-53800-48300	A-1 SUPERIOR PEST CONTROL, INC.	*	150.00	150.00	150.00 000529
8/05/14	00072	7/02/14	25259706	201407 330-53800-48100	MUSIC LICENSE FEE	*	330.00	330.00	330.00 000530
8/05/14	00137	7/31/14	452190	201407 330-53800-48000	LAUNDRY SERVICE	*	27.50	27.50	27.50 000531
8/05/14	00190	7/30/14	07302014	201407 320-53800-47200	GRIND 8 SIDEWALKS	*	520.00	520.00	520.00 000532
8/05/14	00020	7/24/14	04126-05	201407 320-53800-43000	2200PLANTATION#FNTN-JUL14	*	745.62	745.62	745.62
8/05/14	00020	7/24/14	57421-67	201407 320-53800-43100	2200PLANTATION#CLBHS-JUL14	*	1,357.68	1,357.68	1,357.68
8/05/14	00020	7/24/14	84595-15	201407 320-53800-43200	2200PLANTATION#POOL-JUL14	*	1,004.80	1,004.80	1,004.80
8/05/14	00104	7/30/14	52824	201408 330-53800-48700	QTRLY EQUIP.MAINT-AUG14	*	145.00	145.00	145.00 000534
8/05/14	00129	7/21/14	91311272	201407 330-53800-48101	RUBBER DRAINAGE MAT	*	83.98	83.98	83.98 000535
8/05/14	00026	7/25/14	1777	201407 320-53800-47000	REPL.BALLAST/LAMPS	*	955.00	955.00	955.00 000536
8/05/14	00018	7/28/14	07282014	201408 300-36900-10300	REIMB.-TENNIS REVENUE	*	26.00	26.00	26.00 000537
8/07/14	00001	8/01/14	25	201408 310-51300-34000	MANAGEMENT FEES AUG14	*	2,916.67	2,916.67	2,916.67 000538
8/11/14	00014	7/31/14	1017805J	201407 330-53800-48101	WATER COOLER - JUL14	*	70.65	70.65	70.65 000539

LKSD LAKESIDE PLANT TVISCARRA

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
 LAKESIDE PLANTATION - GENERAL
 BANK A LAKESIDE PLANTATION

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	EXPENSED TO... DPT	SUB ACT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT	#
8/11/14	00066	7/31/14	77186	201406	310-51300-31500		HOPPING GREEN & SAMS	*	2,567.81	2,567.81	000540
8/11/14	00027	8/01/14	14-06048	201408	320-53800-46000		GEN. COUNSEL/MEETING-JUN14	*	966.00		
8/11/14	00032	8/04/14	54883-15	201407	320-53800-43400		MTHELY LAKE MAINT-AUG14	*	156.80	966.00	000541
8/14/14	00019	8/01/14	08012014	201407	310-51300-49000		LAKE MASTERS AQUATIC WEED CONTROL	*	69.61	156.80	
8/18/14	00106	7/28/14	3068291	201407	310-51300-48000		GARBAGE COLLECTION-JUL14	*	279.92	156.80	000542
8/21/14	00055	8/20/14	CS082014	201408	310-51300-11000		NORTH PORT SOLID WASTE DISTRICT	*		69.61	
8/21/14	00053	8/20/14	PD082014	201408	310-51300-11000		SALES & USE TAX - JUL14	*			
8/21/14	00057	8/20/14	JG082014	201408	310-51300-11000		FLORIDA DEPARTMENT OF REVENUE	*			
8/26/14	00058	8/01/14	5250	201408	330-53800-12000		NOTICE OF HEARING-07/28/14	*			
8/26/14	00137	8/19/14	201894	201408	330-53800-48900		THE SUN	*		279.92	000544
							SUPERVISOR FEES-08/20/14	*	200.00		
							CAMILLE STEPHENS	*	200.00	200.00	000545
							PATRICIA DURHAM	*			
							JANE GALLO	*	200.00	200.00	000546
							SHARON MOORE	*			
							JOE SZEWCZYK	*	200.00	200.00	000547
							AMENITY CENTER MGMT-AUG14	*			
							AMENITY SERVICES GROUP, INC.	*	14,343.33	200.00	000548
							LAUNDRY-RAGS	*	12.50	14,343.33	000549
							BISCAYNE LAUNDRYLAND	*			
							LKSD LAKESIDE PLANT TVISCARRA	*		12.50	000551

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	---CHECK--- AMOUNT
8/26/14	00060	8/15/14	08152014	201408	300	15500	10000		GENERAL/AUTO LIAB.-FY15	*	5,345.00	
		8/15/14	08152014	201408	300	15500	10000		PROPERTY LIABILITY-FY15	*	7,888.00	
									FLORIDA MUNICIPAL INSURANCE TRUST			13,233.00
8/29/14	00028	8/29/14	08292014	201408	300	20700	10000		FY14 DEBT SERVICE ASSESS	*	919.49	
									LAKESIDE PLANTATION C/O USBANK			919.49
									TOTAL FOR BANK A		41,881.36	
									TOTAL FOR REGISTER		41,881.36	

LKSD LAKESIDE PLANT TVISCARRA

INVOICE 45128 Dated 7/26/2014

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

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

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

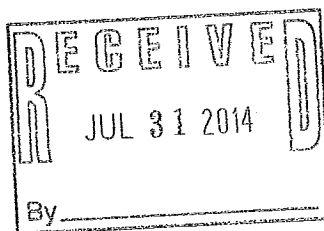
Acct # 2112
Lic#:
Purchase order
Registration #: 1A95CCD1

DESCRIPTION	INVOICE	DISCOUNT	TAX	QUANTITY	AMOUNT DUE
For service at: Lakeside Plantation Comm. 2200 Plantation Blvd. North Port, FL 34289					
Pest Control - Quarterly	\$150.00	\$0.00	\$0.00		\$150.00

Total Payment Amount: \$0.00
Previous Program Balance \$0.00

PLEASE REMIT \$150.00

3
330-538-483



A-1 Superior Pest Control

340 Tamiami Trl
Port Charlotte, FL 33953

Acct # 2112
C/O GOVERNMENTAL MANAGEMENT SERVICES

INVOICE 45128 Dated 7/26/2014
PLEASE REMIT \$150.00

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Amt. Paid _____

Check/Card # _____

Exp. Date _____ CVV _____

Signature _____

Email _____

Comments _____



Invoice & Remittance Advice	
Account Number:	1880525
Billing Number:	25259706
Billing Date:	02-JUL-2014
Total Amount Due:	USD 330.00
Amount Enclosed:	

Pay Online: www.bmi.com/payments

Page 1 of 2



William Capozzi
Lakeside Plantation
Cmnty Dev Dist
2200 Plantation Blvd
North Port FL 34289

1880525252597060000003300010

BMI
PO Box 630893
Cincinnati OH 45263-0893

Contact us: (888) 492-6264
www.bmi.com/email

Please return the above portion with your payment
Correspondence written on this notice or sent to this address will not be recognized by BMI

Billing Number	Beginning Balance	Billed and Adjusted	Payments	Ending Balance
25259706	\$0.00	\$330.00	\$0.00	\$330.00

Date	Type	Transaction #	Description	Amount Due (in USD)
Account# 1880525				
Lakeside Plantation Cmnty Dev Dist				
2200 Plantation Blvd North Port FL 34289				
01-JUL-2014	INV	8497128	Estimated Fee 07/01/2014 - 06/30/2015	\$330.00

If you are billed quarterly or semi-annually and your payment is 90 days past due, the unpaid balance of your Annual Fee is now due in full.

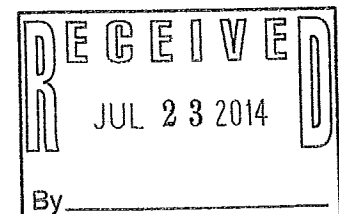
BMI customers have the following online features:

Manage your account online using the account and billing numbers appearing on the top of this invoice at: www.bmi.com/lge. Make a payment at: www.bmi.com/payments. In addition to American Express, MasterCard, Discover and VISA, we now accept payments from BOTH business and personal checking accounts.

Recently held a Special Event with gross revenues in excess of \$25,000 or more? These events should be reported within 90 days as outlined in your BMI Local Government Entities License agreement. Please contact your BMI representative at 877-264-2137 to request a report form.

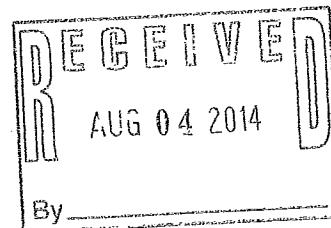
Connect with additional savings for your business at: www.bmi.com/jbl - www.bmi.com/dell - www.bmi.com/fedex.

72
330-538-481



452190

Statement		DATE <u>7/31/14</u>	TERMS
TO	<u>Lakeside Plantation</u>		
IN ACCOUNT WITH			
<u>Biscayne Gardens</u>			
<u>13671 Tamiami Tr</u>			
<u>N. Fort, Fla 34287</u>			
<u>7/28/14</u>	<u>494650</u>	<u>27 50</u>	
	<u>137</u>		
	<u>330-538-480</u>		
OK TO PAY! <i>M. L. Fournell</i>			
CURRENT	OVER 30 DAYS	OVER 60 DAYS	TOTAL AMOUNT
			<u>27 50</u>





BRADLEY A. RAY
20432 LAVERNE AVENUE
PORT CHARLOTTE, FL 33952
941-743-9423

Completed

Submitted To: Mike Howell Invoice 7-30-14
Work To Be Performed At:
Name Lakeside Plantation Address 8 trip hazard areas
Address 2200 Plantation Blvd City, State on common walkways
City, State North Port, FL 34289
Phone # 941 423 5500 Date 7-15-14

We hereby propose to furnish the materials and perform the labor necessary for the completion of:

- Grind 8 Common Walkway areas
to eliminate trip hazards.
- Contractor to be on site @ all times.
190
320-538-472
RECEIVED
AUG 04 2014
By _____
Mark You

All material is guaranteed to be as specified, and the above work to be performed in accordance with the above specifications and completed in a substantial workmanlike manner. Not responsible for or damage to irrigation systems, landscaping or underground wiring. Control joints placed as needed to minimize fracturing or cracking. Total sum:

In full @ Completion Dollars (\$ 520⁰⁰)
With payments as follows:

Respectfully submitted

Note: This proposal may be withdrawn by us if not accepted within 10 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. Payments will be made as outlined above.

Signature M. L. Howell Date 7/30/14

Signature _____ Date _____



/ 27

63212 5517041260558632654700000

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

B 5,8 5517 3

AUTO **CO 0116
1 141318



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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001



Account number	Total amount you owe	New charges due by	Amount enclosed
04126-05586	\$745.62	Aug 14 2014	\$

Your electric statement

For: Jun 24 2014 to Jul 24 2014 (30 days)

Customer name: LAKESIDE PLANTATION

Service address: 2200 PLANTATION BLVD # FNTN

Account number: 04126-05586

Statement date: Jul 24 2014

Next meter reading: Aug 25 2014

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
727.18	727.18 CR	0.00	0.00	745.62	\$745.62	Aug 14 2014

Meter reading - Meter 6N25462

Current reading 77887

Previous reading - 70926

kWh used 6961

Energy usage

	Last Year	This Year
kWh this month	5663	6961
Service days	30	30
kWh per day	188	232

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

Customer charge: \$7.46

Fuel: \$227.83

(\$0.032730 per kWh)

Non-fuel: \$441.33

(\$0.063400 per kWh)

Enroll now in FPL Budget Billing by paying
\$632.12 in 1 payment by the due date instead of
\$745.62. Your bill will be about the same each
month & stabilized year-round. Learn more at FPL.com/bb

Amount of your last bill	727.18
Payment received - Thank you	727.18 CR
Balance before new charges	\$0.00

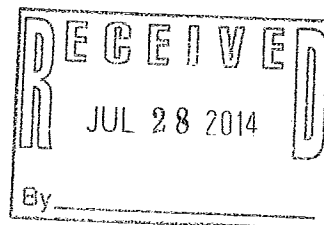
New charges (Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS)

Electric service amount	676.62**
Storm charge	8.56
Gross receipts tax	17.57
Franchise charge	42.87
Total new charges	\$745.62

Total amount you owe **\$745.62**

- Payment received after **October 15, 2014** is considered **LATE**; a late payment charge of 1% will apply.

20
320-538-438



Please have your account number ready when contacting FPL.

Customer service: 1-800-375-2434

Outside Florida: 1-800-226-3545

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

Hearing/speech impaired: 711 (Relay Service)

Online at: www.FPL.com



FPL

2 141318

/ 27

124135 5517574216743998675310000

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

B 5,8

5517 9

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Total amount you owe	New charges due by	Amount enclosed
57421-67439	\$1,357.68	Aug 14 2014	\$

Your electric statement

For: Jun 24 2014 to Jul 24 2014 (30 days)

Customer name: LAKESIDE PLANTATION COMM

Service address: 2200 PLANTATION BLVD # CLBHSE

Account number: 57421-67439

Statement date: Jul 24 2014

Next meter reading: Aug 25 2014

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
1,268.57	1,268.57 CR	0.00	0.00	1,357.68	\$1,357.68	Aug 14 2014

Meter reading - Meter 6LL6205

Current reading 64970
Previous reading - 63938
kWh constant x 10
kWh used 10320

Demand reading 5.88
kW constant x 10.00
Demand kW 59

Energy usage

	Last Year	This Year
kWh this month	11950	10320
Service days	30	30
kWh per day	398	344

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

Customer charge: \$19.48
Fuel: \$337.67
(\$0.032720 per kWh)
Non-fuel: \$211.15
(\$0.020460 per kWh)
Demand: \$670.24
(\$11.36 per kW)

Enroll now in FPL Budget Billing by paying \$1,241.35 in 1 payment by the due date instead of \$1,357.68. Your bill will be about the same each month & stabilized year-round. Learn more at FPL.com/bb

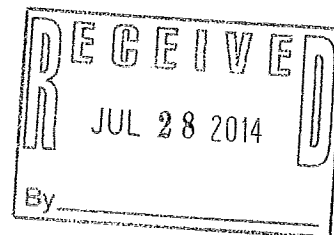
Amount of your last bill 1,268.57
Payment received - Thank you 1,268.57 CR
Balance before new charges \$0.00

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

Electric service amount 1,238.54**
Storm charge 9.09
Gross receipts tax 31.99
Franchise charge 78.06
Total new charges \$1,357.68

Total amount you owe \$1,357.68

- Payment received after **October 15, 2014** is considered **LATE**; a late payment charge of 1% will apply.



Please have your account number ready when contacting FPL.

Customer service: 1-800-375-2434

Outside Florida: 1-800-226-3545

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

Hearing/speech impaired: 711 (Relay Service)

Online at: www.FPL.com



FPL



3 141318

/ 27

5517845951507180840010000

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

B 5,8

5517 8

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Total amount you owe	New charges due by	Amount enclosed
84595-15071	\$1,004.80	Aug 14 2014	\$

Your electric statement

For: Jun 24 2014 to Jul 24 2014 (30 days)

Customer name: LAKESIDE PLANTATION COMM

Service address: 2200 PLANTATION BLVD # POOL

Account number: 84595-15071

Statement date: Jul 24 2014

Next meter reading: Aug 25 2014

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
1,029.02	1,029.02 CR	0.00	0.00	1,004.80	\$1,004.80	Aug 14 2014

Meter reading - Meter 6L17180

Current reading 66971
Previous reading - 59077
kWh used 7894

Demand reading 41.98
Demand kW 42

Energy usage

	Last Year	This Year
kWh this month	3529	7894
Service days	30	30
kWh per day	117	263

Amount of your last bill 1,029.02
Payment received - Thank you 1,029.02 CR
Balance before new charges \$0.00

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

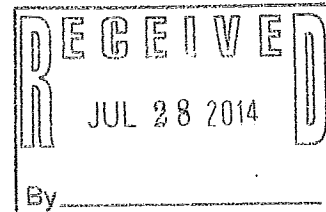
Electric service amount	916.40**
Storm charge	6.95
Gross receipts tax	23.68
Franchise charge	57.77
Total new charges	\$1,004.80

Total amount you owe**\$1,004.80******The electric service amount includes the following charges:**

Customer charge: \$19.48
Fuel: \$258.29
(\$0.032720 per kWh)
Non-fuel: \$161.51
(\$0.020460 per kWh)
Demand: \$477.12
(\$11.36 per kW)

- Payment received after **October 15, 2014** is considered **LATE**; a late payment charge of 1% will apply.

20
320-938-432



Please have your account number ready when contacting FPL.

Customer service: 1-800-375-2434

Outside Florida: 1-800-226-3545

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

Hearing/speech impaired: 711 (Relay Service)

Online at: www.FPL.com

Fitness Logic

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



Invoice

Date	Invoice #
7/31/2014	55467

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	52824	7/30/2014
Item Code	Description	Quantity	Price Each	Amount	
Maintenance	Quarterly General Maintenance and cleaning of all equipment - Labor Only. Maintenance completion during August.	1	145.00	145.00	
WE HAVE MOVED! Please note our address has changed Fitness Logic Inc. 380 Scarlet Blvd. Oldsmar, FL 34677 RECEIVED AUG 04 2014 By _____					
*****PLEASE NOTE NEW ADDRESS*****				Subtotal	\$145.00
				Sales Tax (0.0%)	\$0.00
				Total	\$145.00

FITNESS LOGIC

3011 Alt. 19
Palm Harbor, FL 34683
P: 727 784-4964
F: 727 784-0223



No 52824

Next Maintenance Due:

NAME: Lakeside Plantation
ADDRESS: 2700 Plantation Blvd
North Port

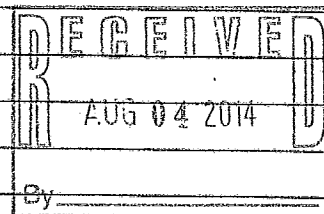
CONTACT: _____
PHONE: _____
DATE: 7-30-14

☐ Warranty ☐ Non-Warranty ☐ Courtesy ☐ Install ☐ Sales

DESCRIPTION OF WORK

Performed quarterly maint on fitness center
checked for proper function on all equip
Cleaned in & out of heads & elliptical
sprayed & wiped off heads, bike & elliptical
lubed guide rods, pulleys, squelch pivots, hinge on
lower back ext.
checked for torn pads, shredded cables, broken/missing
parts

QTY.	PART NO.	WTY.	PRICE EA.	PARTS DESCRIPTION
			104	
			330-538-487	



Date Completed: 7-30-14
Time In: 10:27
Time Out: _____
Service Technician: David
☐ Paid in full: _____

Maintenance: 115.00
Compliance Fee: _____
Parts: _____
Service Call: _____
Labor: _____
Shipping: _____
Sub Total: _____
Tax: _____
TOTAL: 115.00

P.M.L. [Signature]
Customer Signature

Invoice To Follow



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

INVOICE

PO Box 509058 • San Diego, CA 92150-9058

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

Customer Number	Ordered By	Authorized By	Order Number	Purchase Order Number
13305713	BETH SLACK		W107018916	

6184 1 AT 0.406 E0007X I0016 D1026832579 P2076772 0001:0001



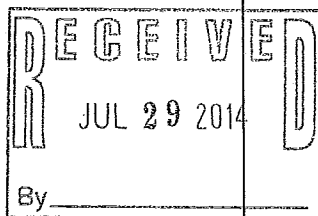
Ship To:



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
101735	3 X5' INDOOR/OUTDOOR RUBBER DRAINAGE MAT 129 330-528-48101	CLEANING	2	2	41.99	EA	83.98



Product Category Summary (Excluding Misc. Charges & Freight)
CLEANING 83.98

Ship Date	Sub Total
07/21/2014	83.98
Pkg Count	Sales Tax
2	0.00
Weight	Freight
44.00 LB	0.00
TOTAL	
83.98	

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



Invoice Number: 9131127275

Amount Due: 83.98

Date Due: 08/20/2014

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.

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

Ken Tyner Electric Inc

License # ER13012605

8380 Swiss Blvd

Punta Gorda, FL 33982

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

E-mail kentynerelectric@yahoo.com

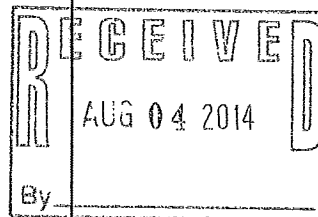
Invoice

Date	Invoice #
7/25/2014	1777

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

Description		Rate	Amount
STREET LIGHTS:			
1. REPLACED (4) BALLAST, LAMPS & COMPACITORS			
2. REPLACED (1) LAMP			
76		955.00	955.00
320-538-470			
OK To pay!			
M. L. Z...			
Thank you for your business.		Total	\$955.00
		Payments/Credits	\$0.00
		Balance Due	\$955.00



Check Request

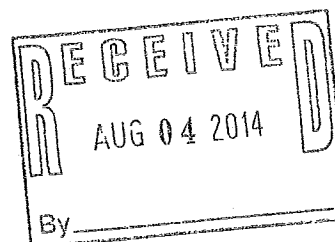
District	<u>Lakeside Plantation</u>	Date	<u>7/28/14</u>
Payable to	<u>Milán Fiser</u>		
Amount Requested	<u>\$26.00</u>	Account Number	<u>Tennis memberships</u>
Requested By	<u>Mike Houser II</u>		<u>(Revenue)</u>
Description of Need	<u>Milán had already paid off July - this was overpayment by an instructor - reimburse milán</u>		
Approved By	<u>M.L. Fiser</u>	Signature	<u>M.L. Fiser</u>
Received By		Signature	

Please Send to:

1536 Scarlett Avenue
North Port, FL
34289

18

300 - 369-103



GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
8/1/14	25

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

P.O. No.	Terms	Project

Description	Qty	Rate	Amount
Management Fees August 2014		2,916.67	2,916.67
		Total	\$2,916.67
		Payments/Credits	\$0.00
		Balance Due	\$2,916.67



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	PAY THIS AMOUNT	ACCOUNT NUMBER		
07/31/2014	\$70.65	1017805		
PAY BY DATE: AUG 15		AMOUNT PAID \$		

ADDRESSEE:

619500  LAKESIDE PLANTATION CDD
135 W CENTRAL BLVD STE 320
ORLANDO, FL 32801-2435

REMIT PAYMENT TO:

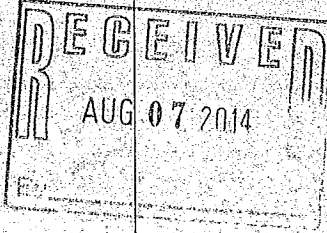
CULLIGAN WATER
1099 ENTERPRISE CT
NORTH VENICE, FL 34275-3621



BALANCE FORWARD

RETURN THIS TOP PORTION WITH YOUR PAYMENT

BRANCH ID: CW-C1
CUSTOMER: LAKESIDE PLANTATION

DATE	QUANTITY	DESCRIPTION	REF	PREVIOUS BALANCE:	AMOUNT	BALANCE
				\$69.65		
07/14/2014	6.00	DRINKING WATER	800324338		30.00	99.65
07/14/2014	1.00	DELIVERY CHARGE	800324338		1.00	100.65
07/21/2014	-1.00	Payment	505		-69.65	31.00
07/29/2014	6.00	DRINKING WATER	800326874		30.00	61.00
07/29/2014	1.00	DELIVERY CHARGE	800326874		1.00	62.00
07/31/2014	1.00	COOK & COLD COOLER			8.65	70.65
14 33053848101						
Service 08/01-08/31						
Pay on-line at: www.culligansarasota.com				Balance Due		\$70.65
ACCOUNTS ARE SUBJECT TO A LATE PAYMENT FINANCE CHARGE						
FINANCE CHARGE SCHEDULE						
OVER \$	0	PERIODIC RATE	0.00%	ANNUAL RATE	0.10 %	PLEASE PAY NEW BALANCE BEFORE AUG 15
TO	0	0.00%	0.10 %	MIN CHARGE	5.00	
0-30	31-60	61-90	Over 90	Next Deliveries: 08/28/14 09/29/14 10/28/14 11/28/14		
70.65	0.00	0.00	0.00			
CULLIGAN WATER 1099 ENTERPRISE CT NORTH VENICE, FL 34275-3621 (941) 485-7526						
SERVICE ADDRESS: LAKESIDE PLANTATION 3200 PLANTATION BLVD NORTH FORT FL 34289						
STATEMENT DATE		ACCOUNT NUMBER		NAME		
07/31/2014		1017805		LAKESIDE PLANTATION		

Hopping Green & Sams

Attorneys and Counselors

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

===== STATEMENT =====

July 31, 2014

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

Bill Number 77186
Billed through 06/30/2014

General Counsel/Monthly Meeting
LPCDD 00001 MCE

66
310-413-315

FOR PROFESSIONAL SERVICES RENDERED

06/06/14	JLE	Prepare budget notice, appropriation resolution and assessment resolution; review items from board meeting; confer with Flint regarding same; review and revise workshop notice; confer with Vanderbilt regarding same.	0.90 hrs
06/13/14	JLG	Prepare response to auditor letter.	0.70 hrs
06/17/14	JLE	Confer with Vespia regarding traffic agreement; confer with district manager regarding response to joint legislative auditing committee; review agenda package; prepare for board meeting; confer with district manager regarding pending items and upcoming board meeting; follow-up regarding same.	1.00 hrs
06/18/14	JLE	Confer with board supervisor and staff regarding speed limits and traffic enforcement agreement; prepare for, travel to and attend board meeting; return travel.	4.10 hrs
06/19/14	JLE	Review and revise policies regarding food and beverages; review administrative code, and city and county code requirements, regarding same; prepare request for qualifications for engineering services; review and comment on draft letter to city commissioners; confer with district staff regarding pending items.	2.10 hrs
06/20/14	JLE	Confer with representative of property owner regarding assessments on Sycamore lot; confer with district manager regarding same.	0.30 hrs
06/24/14	JLE	Confer with district manager regarding request for qualifications; follow-up regarding same.	0.30 hrs

Total fees for this matter

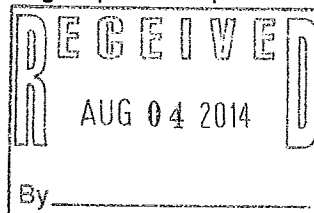
\$2,386.00

DISBURSEMENTS

Copying Charges	3.00
Postage	0.48
Travel	177.77
Mileage	0.56

Total disbursements for this matter

\$181.81



MATTER SUMMARY

Earlywine, Jere L.	8.70 hrs	265 /hr	\$2,305.50
Gillis, Jennifer L. - Legal Assistant	0.70 hrs	115 /hr	\$80.50

TOTAL FEES	\$2,386.00
TOTAL DISBURSEMENTS	\$181.81

TOTAL CHARGES FOR THIS MATTER	\$2,567.81
--------------------------------------	-------------------

BILLING SUMMARY

Earlywine, Jere L.	8.70 hrs	265 /hr	\$2,305.50
Gillis, Jennifer L. - Legal Assistant	0.70 hrs	115 /hr	\$80.50

TOTAL FEES	\$2,386.00
TOTAL DISBURSEMENTS	\$181.81

TOTAL CHARGES FOR THIS BILL	\$2,567.81
------------------------------------	-------------------

Please include the bill number on your check.

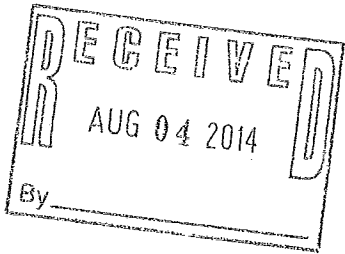
Lake Masters Aquatic Weed Control, Inc.
P.O. Box 2300
Palm City, FL 34991
Toll Free: 1-877-745-5729

Invoice

DATE	INVOICE #
8/1/2014	14-06048

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

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

QUANTITY	DESCRIPTION	RATE	AMOUNT
	Monthly Service-Treatment of Waterways & Canals as per map 27 370-538-460 	966.00	966.00

Thank you for your business.

Payments/Credits \$0.00

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

Balance Due \$966.00

NORTH PORT SOLID WASTE DISTRICT



SERVICE ADDRESS			
2200 PLANTATION BLVD SWD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
54883-159826	55-55	8/04/14	8/29/14

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



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

☐ CHECK HERE FOR CHANGE

000054883000159826000000156801

32

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

SERVICE ADDRESS

2200 PLANTATION BLVD SWD

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
54883-159826	55-55	8/04/14	8/29/14

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

Rate Class : COMMERCIAL WASTE

Last payment amount/date: 156.80 7/22/14

Service	Consumption	Charge	Total
GB DUMPSTER4YD/1 PICKUP	6/30/14 7/31/14	156.80	156.80

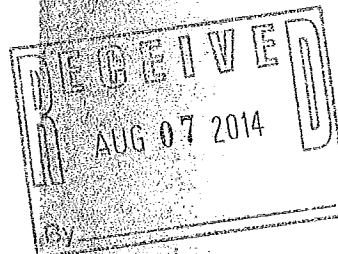
Total Current Charges 156.80
 PAST DUE - MUST PAY NOW .00
 Total Amount Due 156.80

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.

32
 320-538-434



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

The Sun
23170 Harborview Road
Port Charlotte, FL 33980

07/28/14

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

Date: 07/28/14	Ad Taker: AFREEMAN	Agate Lines: 90
Ad Date: 07/28/14	Sales Person: 100	Depth: 9.569
Class: 3124	Words: 382	Inserts: 2
Ad ID: 3068291	Lines: 93	Blind Box:

Account: 297693

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

Description: 8/20 public hearing Telephone: (407) 841-5524

Other Charges:	\$0.00	Gross:	\$279.92
Discount:	\$0.00		
Surcharge:	\$0.00	Paid Amount:	- \$0.00
Credits:	\$0.00		
Bill Depth:	9.569	Amount Due:	\$279.92

Publication	Start	Stop	Inserts	Cost
Legal Advertising	✓ 07/28/14	✓ 08/04/14	2	\$279.92

invoice

Ad Note:

106

310-513-480

Customer Note:

Legals

RECEIVED

AUG 11 2014

Governmental Management Services-
Central Florida, LLC

Please remit to:

The Sun
23170 Harborview Road
Port Charlotte, FL 33980

We Appreciate Your Business!
Thank You!

**LAKESIDE PLANTATION COM-
MUNITY
DEVELOPMENT DISTRICT
NOTICE OF PUBLIC
HEARING TO CONSIDER THE
ADOPTION OF THE FISCAL
YEAR 2014/2015 BUDGET; AND
NOTICE OF REGULAR BOARD
OF SUPERVISORS' MEETING.**

The Board of Supervisors of the Lakeside Plantation Community Development District will hold a public hearing on August 20, 2014 at 7:00 p.m. at the Lakeside Plantation Clubhouse, 2200 Plantation Blvd., North Port, FL 34289 for the purpose of hearing comments and objections on the adoption of the budget(s) of the District for Fiscal Year 2014/2015. A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it.

In addition, the Board will hear public comment and objections relative to the levy of a non ad valorem assessment pursuant to Florida Law for the purpose of funding operations and maintenance and principal and interest expenses of the District.

A copy of the agenda and budget(s) may be obtained at the offices of the District Manager, 135 W. Central Blvd. Suite 320, Orlando, FL 32801, during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting.

There may be occasions when Board Supervisors or District Staff may participate by speaker 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 at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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: 07/28/14 and 8/4/14

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: August 20, 2014

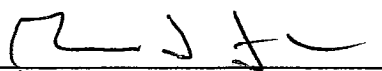
	<i>Name</i>	<i>In Attendance</i> <i>Please ✓</i>	<i>Fee Involved</i> <i>Yes / No</i>
1	Sharon Moore	✓	Yes (\$200)
2	Joe Szewczyk	✓	Yes (\$200)
3	Jane Gallo	✓	Yes (\$200)
4	Camille Stephens	✓	Yes (\$200)
5	Patricia Durham	✓	Yes (\$200)

SS
310-513-110

CS082014

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

Approved for Payment:


District Manager Signature

8/20/2014
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: August 20, 2014

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

PD 082014

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

Approved for Payment:



District Manager Signature

8/20/2014
Date

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

Attendance Confirmation for BOARD OF SUPERVISORS

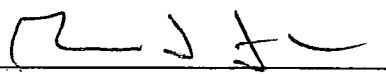
District Name: Lakeside Plantation CDD

Board Meeting Date: August 20, 2014

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

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

Approved for Payment:


District Manager Signature

8/20/2014
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: August 20, 2014

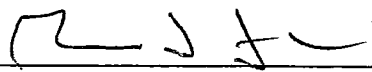
S4
310-513-311

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

SM082014

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

Approved for Payment:


District Manager Signature

8/20/2014
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: August 20, 2014

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

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

Approved for Payment:


District Manager Signature

8/20/2014
Date

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

Invoice

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

Invoice # 5250
Date 8/1/2014
Terms
Due Date 8/1/2014

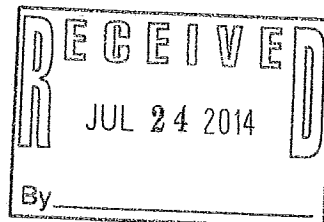
Bill To

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

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

58
330-538-120

Total \$14,343.33



201094

Biscayne Laundry

CUSTOMER'S ORDER NO.	DATE
NAME	8/19/11
ADDRESS	Charles Blanton
CITY, STATE, ZIP	

CASH	C.O.D.	CHARGE	CREDIT	DEBIT	PAYMENT
1					

QUAN.	DESCRIPTION	PRICE	AMOUNT
1			
2	Tags		12.50
3			
4			
5			
6	137		
7	322 5356-987		
8			
9			
10			
11			
12			
			12.50
RECEIVED BY		Janitor	

KEEP THIS SLIP FOR REFERENCE



Florida Municipal Insurance Trust (FMIT) Annual Billing - 14/15 Fund Year

FMIT # 0906

Invoice Date: 8/15/2014

Due Date: 10/1/2014

ATTN: George Flint

Lakeside Plantation Community Development District

135 W. Central Blvd, Suite 320

Orlando, FL 32801

Please make check payable to:

Florida Municipal Insurance Trust

P.O. Box 1757

Tallahassee, FL 32302-1757

Policy Summary

	General Liability	Auto Liability	Auto Physical Damage	Property	Workers Compensation	Total
Gross Premium	\$5,153.00	\$192.00	\$0.00	\$7,888.00	\$0.00	\$13,233.00
Total Net Premium	\$5,153.00	\$192.00	\$0.00	\$7,888.00	\$0.00	\$13,233.00

Current Installment

Coverage	Premium	Total Net Premium
General Liability Coverage	\$5,153.00	\$5,153.00
Auto Liability Coverage	\$192.00	\$192.00
Property Coverage	\$7,888.00	\$7,888.00
Total Installment Amount		\$13,233.00

Total Due by 10/1/2014

\$13,233.00

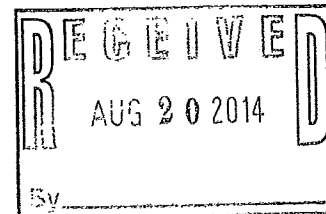
NOTE: THIS RENEWAL IS BASED ON ALL COVERAGES. IF ANY OF THE LINES OF COVERAGE ARE NOT RENEWED, THE OTHER LINE PRICING WILL CHANGE OR COVERAGE OFFERINGS ON THE REMAINING LINES COULD BE WITHDRAWN ALTOGETHER.

POLICIES WILL BE MADE AVAILABLE AFTER OCTOBER 1, 2014 AND CAN BE VIEWED AND PRINTED ONLINE ONCE PAYMENT IS RECEIVED. ELECTRONIC POLICIES ARE ALSO AVAILABLE AFTER OCTOBER 1, 2014 UPON REQUEST. HARD COPY POLICIES CAN ALSO BE PROVIDED UPON REQUEST IN LATE OCTOBER 2014.

Please see reverse side for a copy of our Premium Installment Plan and Penalty Policy.

60

300-155-100



PINK COPY - Please return with your payment

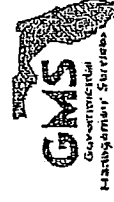
WHITE COPY - For your records

Check Request

28

District	<u>Lakeside Plantation</u>	Date	<u>8/29/14</u>
Payable to	<u>Lakeside Plantation c/o US Bank</u>		
Amount Requested	<u>\$ 919.49</u>	Account Number	<u>300-207-1</u>
Requested By	<u>J. Visser</u>		
Description of Need	<u>FY14 Debt Service Assessment</u>		

Approved By	<u>A. Hovsa</u>	Signature	<u>[Signature]</u>
Received By		Signature	



**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						Net Amount Received	1999		
		Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income			General Fund 77.92%	Debt Svc Fund 22.08%	Total 100%
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
3/31/14	7	\$ 7,397.12	\$ 55.44	\$ 110.13	\$ -	\$	7,231.55	\$ 5,634.48	\$ 1,597.07	\$ 7,231.55
4/30/14	8	\$ 28,063.67	\$ -	\$ 420.96	\$ 10.48	\$	27,653.19	\$ 21,546.05	\$ 6,107.14	\$ 27,653.19
5/29/14	9	\$ 17,550.60	\$ -	\$ 263.26	\$ -	\$	17,287.34	\$ 13,469.47	\$ 3,817.87	\$ 17,287.34
6/27/14	10	\$ 53,195.02	\$ -	\$ 797.93	\$ -	\$	52,397.09	\$ 40,825.31	\$ 11,571.78	\$ 52,397.09
7/29/14	11	\$ 37,585.69	\$ -	\$ 563.79	\$ 29.13	\$	37,051.03	\$ 28,868.39	\$ 8,182.64	\$ 37,051.03
8/27/14	12	\$ 83.05	\$ -	\$ (4,080.40)	\$ -	\$	4,163.45	\$ 3,243.96	\$ 919.49	\$ 4,163.45
						\$	-	\$ -	\$ -	\$ -
Totals		\$ 848,270.58	\$ 27,572.16	\$ 8,228.85	\$ 90.03	\$	812,559.60	\$ 633,107.64	\$ 179,451.96	\$ 812,559.60

300-207-1



SERVICE ADDRESS			CURRENT CHARGES
2200 PLANTATION BLVD CLUB HOUSE			DUE DATE
ACCOUNT NUMBER	CYCLE	BILL DATE	
43123-156052	18-29	7/30/14	8/25/14

H₂O PROGRAM DONATION:

Amount \$ _____
Benefits North Port utility customers in need of assistance with their water bills.

\$ _____
AMOUNT ENCLOSED

Total Current Charges 134.56
PAST DUE - MUST PAY NOW .00
Bank acct will be drafted 134.56

Pay online at: www.cityofnorthport.com
or make checks payable to:
NORTH PORT UTILITIES
PO BOX 511130
PUNTA GORDA, FL 33951-1130

☐ Check here for a change of address on the reverse side

☐ Check here to receive a paper copy of the Consumer Confidence Report



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

000043123000156052000000134567

2612 LAKE

SERVICE ADDRESS

2200 PLANTATION BLVD CLUB HOUSE

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-156052	18-29	7/30/14	8/25/14

Rate Class : COMMERCIAL

Last payment amount/date: 143.98 7/25/14

WA	Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
	6/19/14	7/21/14	32	80000038	1.000	TGAL	564	561
							USAGE FOR	7/13
								3.00

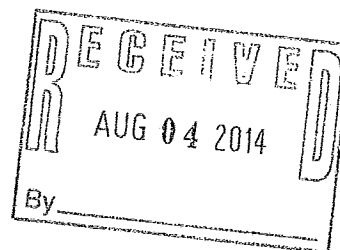
Service	Consumption	Charge	Total
WA Base facility chg		39.07	
WA Usage block 1	3.00	10.74	
TOTAL WATER			49.81
SE Base facility chg		67.23	
SE Consumption	3.00	17.52	
TOTAL SEWER			84.75

Total Current Charges 134.56
PAST DUE - MUST PAY NOW .00
Bank acct will be drafted 134.56

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.



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

AFTER HOURS/EMERGENCY
water or sewer service call
941.240.8000



SERVICE ADDRESS			CURRENT CHARGES
2200 PLANTATION BLVD FRONT FOUNT			DUE DATE
ACCOUNT NUMBER	CYCLE	BILL DATE	
43123-154658	18-29	7/30/14	8/25/14

H₂O PROGRAM DONATION:

Amount \$ _____
Benefits North Port utility customers in need of assistance with their water bills.

\$ _____
AMOUNT ENCLOSED

Total Current Charges 60.11
PAST DUE - MUST PAY NOW .00
Bank acct will be drafted 60.11

Pay online at: www.cityofnorthport.com
or make checks payable to:
NORTH PORT UTILITIES
PO BOX 511130
PUNTA GORDA, FL 33951-1130

☐ Check here for a change of address on the reverse side

☐ Check here to receive a paper copy of the Consumer Confidence Report



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

000043123000154658000000060115

2611 LAKE

SERVICE ADDRESS			
2200 PLANTATION BLVD FRONT FOUNT			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154658	18-29	7/30/14	8/25/14

*** Bank Draft ***
↑ Please return this upper portion with your payment ↑

Rate Class : COMMERCIAL

Last payment amount/date: 67.64 7/25/14

Last Bill Amount 67.64
Payments 67.64-
Adjustments .00
BALANCE FORWARD .00

WA	Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
	6/19/14	7/21/14	32	83717471	1.000	TGAL		
						1242	1233	9
						USAGE FOR	7/13	42.00

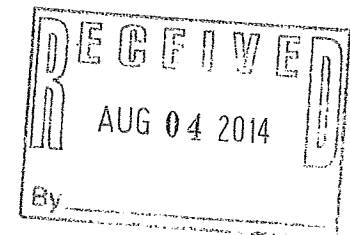
Service	Consumption	Charge	Total
WA Base facility chg		16.78	
WA Usage block 1	4.00	14.32	
WA Usage block 2	4.00	21.48	
WA Usage block 3	1.00	7.53	
TOTAL WATER			60.11

Total Current Charges 60.11
PAST DUE - MUST PAY NOW .00
Bank acct will be drafted 60.11

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.



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

AFTER HOURS/EMERGENCY
water or sewer service call
941.240.8000



SERVICE ADDRESS			CURRENT CHARGES
2200 PLANTATION BLVD TENNI COURT			DUE DATE
ACCOUNT NUMBER	CYCLE	BILL DATE	
43123-154656	18-29	7/30/14	8/25/14

H₂O PROGRAM DONATION:

Amount \$ _____
Benefits North Port utility customers in need of assistance with their water bills.

\$ _____
AMOUNT ENCLOSED

Total Current Charges 735.83
PAST DUE - MUST PAY NOW .00
Bank acct will be drafted 735.83

Pay online at: www.cityofnorthport.com
or make checks payable to:
NORTH PORT UTILITIES
PO BOX 511130
PUNTA GORDA, FL 33951-1130

☐ Check here for a change of address on the reverse side

☐ Check here to receive a paper copy of the Consumer Confidence Report



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

000043123000154656000000735837

2610 LAKE

SERVICE ADDRESS			
2200 PLANTATION BLVD TENNI COURT			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154656	18-29	7/30/14	8/25/14

*** Bank Draft ***
↑ Please return this upper portion with your payment ↑

Rate Class : COMMERCIAL
Last payment amount/date: 710.03 7/25/14

Last Bill Amount 710.03
Payments 710.03-
Adjustments .00
BALANCE FORWARD .00

WA	Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
	6/19/14	7/21/14	32	80005382	1.000	TGAL		
						340	250	90
						USAGE FOR	7/13	58.00

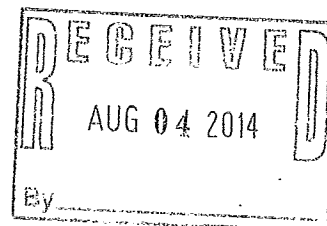
Service	Consumption	Charge	Total
WA Base facility chg		76.23	
WA Usage block 1	20.00	71.60	
WA Usage block 2	20.00	107.40	
WA Usage block 3	20.00	150.60	
WA Usage block 4	20.00	201.00	
WA Usage block 5	10.00	129.00	
TOTAL WATER			735.83

Total Current Charges 735.83
PAST DUE - MUST PAY NOW .00
Bank acct will be drafted 735.83

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.



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

AFTER HOURS/EMERGENCY
water or sewer service call
941.240.8000

PLEASE REMIT PAYMENT TO:

CUSTOMER INVOICE



NE B

ACCOUNT NUMBER
10332096

AMOUNT NOW DUE
26.09

THIS MONTH'S CHARGE DUE BEFORE
08/14/14

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

* PLEASE DO NOT PAY. WE WILL DEDUCT 26.09 *
* FROM YOUR BANK ACCOUNT ON OR AFTER 08/05/14. *

011114 10332096 000002609

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

WRITE IN AMOUNT PAID ON THIS ACCOUNT

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

DIRECT ALL INQUIRIES TO:

PLEASE RETAIN THIS LOWER PORTION FOR YOUR RECORDS.



POST OFFICE BOX 31017
TAMPA, FL 33631-3017

1-877-832-6747

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

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

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

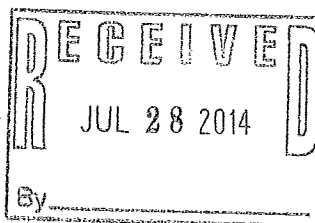
--BILLING PERIOD--	NUMBER	STATEMENT
TO	OF DAYS	DATE
07/22/14	32	07/24/14

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

METER NUMBER	METER READS		-----FACTORS-----			THERMS
	PRES - PREV	=	CCF	X BTU	X CONVER	= USED
RHE73410	327 318	=	9	1.0420	1.00000	9.4
TOTAL THERMS =						9.4

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

RESIDENTIAL SERVICE 1 (RS1)				
PREVIOUS BALANCE				28.93
PAYMENT				28.93-
CUSTOMER CHARGE			12.00	
DISTRIBUTION	9.4 THMS @	0.36942	3.47	
PGA	9.4 THMS @	0.91848	8.63	
TOTAL GAS CHARGES				24.10
TAXES AND FEES				
FRANCHISE FEE			1.57	
LOCAL TAX				
STATE TAX				
GROSS RECEIPTS TAX			.42	
TOTAL TAXES AND FEES				1.99
THIS MONTH'S CHARGE				26.09
TOTAL BALANCE DUE				26.09



READ DATE
07/18/14

Account Number
15 4331 0624684505 03

Amount Due
\$362.10

Visit verizon.com/bizsignin

Shop * Bill Pay * Autopay
Account Changes * Repair
On Demand/Pay Per View Details
Go green today - Go Paper Free

Verizon News

Business At Quantum Speed

Go faster for less than you think. With FIOS Quantum, you'll enjoy 75 Mbps download & 35 Mbps upload speeds for as little as \$25 more a month, as well as unlimited data usage. Go Quantum fast today. Call 1-888-730-8033 to upgrade. Offer not available in all areas.

Expand Your Customer Reach

Busy signals are bad for business. So is voice mail. Be small business ready. Add an additional phone line today and make sure your customers can always reach you. Give your business the edge it needs. Call 1-888-596-8035 to add a line today and keep in touch with your customers.

We Can Empower Your Business

Verizon Business Services provides businesses a powerful combination of reliability, innovation and value. We can help meet your small business needs today and well into the future. Call 1-888-377-8951 today to review your business account with a Verizon Business Services professional.

Account Information

Statement Date: 8/1/14
LAKESIDE PLANTATION COMMUNIT
Phone: 941-423-5501

Questions About Your Bill?

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

Account Summary

Previous Balance	\$365.90
Payment Received Jul 21	-\$365.90
Balance Forward	\$0.00

New Charges

Current Activity	\$276.94
Taxes, Governmental Surcharges and Fees	\$40.30
Verizon Surcharges and Other Charges & Credits	\$44.86
Total New Charges Due by August 25, 2014	\$362.10

Total Amount Due \$362.10

Account Number: 15 4331 0624684505 03

Amount Due: \$362.10 080114

Do not send Payment

You are enrolled in Verizon's Automatic Payment option. The total due will be deducted from your bank account on 8/21/14.

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



15 4331 0624684505 03N00000000000 00000036210 08

Phone Number
941-423-5501

Account Number
15 4331 0624684505 03

Page
2 of 3

Current Activity

Monthly Charges

8/1	8/31	Verizon Solutions for Business Bundle	
		Includes:	
		• Solutions Bundle Line 2 Yr	65.00
		• 1 Additional Line Basic 2 Yr	35.00
		• 1 Additional Line Unlimited 2 Yr	50.00
		• FIOS TV Extreme HD	60.00
		• FIOS Internet 50M/25M	54.99
		• Promotional Bundle Credit	-4.00
		• Additional Line Promotion	-35.00
		• Online Promotional Credit	-5.00
		Verizon Solutions for Business Bundle Price	220.99
8/1	8/31	(Rent): HD Set Top Box 4 @ 11.99	47.96
7/19	8/18	Data Protection	7.99
Monthly Charges Subtotal			\$276.94

Current Activity Total **\$276.94**

Taxes, Governmental Surcharges and Fees

Federal Excise Tax	.91
FL State Communications Services Tax	16.13
FL Local Communications Services Tax	15.32
FL State Gross Receipts Tax	6.11
Telecommunications Relay Service	.33
County 911 Funding Fee	1.50

Total Taxes, Governmental Surcharges and Fees **\$40.30**

Verizon Surcharges and Other Charges & Credits

Federal Universal Service Fee	6.57
Regulatory Recovery Fee -- Federal	.08
VLD -- Long Distance Access Charge	5.55

Federal Subscriber Line and Access Recovery Charge	26.94
VLD -- Carrier Cost Recovery Charge	1.08
VLD -- Long Distance Administrative Charge	2.22
Regional Sports Network Fee	2.42

Total Verizon Surcharges and Other Charges & Credits **\$44.86**

Total New Charges **\$362.10**

Legal Notices

Payment by Check

Paying by check authorizes check processing or use of the check information for a one-time electronic fund transfer from your account. For all payments using bank account information, we may retain the information to send you electronic refunds or enable your future electronic payments to us (to opt out, call 1-888-500-5358).

Late Payment Charges

To avoid a late payment charge of 1.5% or \$7.00, whichever is greater, full payment must be received before Sep 1, 2014.

Correspondence

Go to verizon.com/bizcontact or mail to PO Box 33078, St. Petersburg, FL 33733

Closed Captioning Questions and Concerns?

If you have a concern or complaint with closed captioning on a program, please call Verizon at 1-800-VERIZON. Written correspondence can be sent by fax to 1-888-806-7026, by email to videoclosedcaption@verizon.com, or by mail to Verizon, PO Box 33052, St. Petersburg, FL 33701 Attn: Cynthia Morales, Manager.

Service Providers

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

Disconnection of Basic Local Service

You must pay \$362.10 to avoid disconnection of your basic local service.

Bankruptcy Information

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

You Can Block Third Party Billing to Your Verizon Bill

For more information, visit verizon.com/blocking or call us at 1-800-VERIZON.

Local Franchise Authority -- FIOS TV

Your FCC Community ID is: FL1334

Need-to-Know Information

Customer Proprietary Network Information (CPNI) Notice

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

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

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

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

Make Account Management A Simple Task

We know that our small business customers (less than 20 employees) like you have a lot on their mind. That's why Verizon has simplified online account management so that you can access your Verizon phone, Internet, TV and applications with one user ID and password. Explore the tools that will let you view, print and analyze billing statements, set-up Paper-Free Billing and Auto Pay, as well as access your Verizon email. Plus, you can get technical support, earn and redeem Small Biz Rewards, get special discounts and much more. We simplified your account management so that you can focus on the bigger picture. Sign in or register at verizon.com/bizsignin1 today.

And it's a similar story with our medium business customers (20 or more employees) like you who also have a lot on their mind. Explore the tools that cater to your business needs, allowing you to get order status around the clock, receive email notification when your invoice is ready so you can download or print it, and select paperless billing and pay online. You can also create, view and review the status of a repair ticket without making a phone call, as well as gain access from a mobile device or tablet, which means you are connected to your business at all times. Register today in the Business Sign-In area at verizonenterprise.com and keep your business running smoothly.

C

Lakeside Plantation

Community Development District

Unaudited Financial Reporting
August 31, 2014

**Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT**

**COMBINED BALANCE SHEET
August 31, 2014**

	<u>GENERAL</u>	<u>DEBT SERVICE</u>	<u>CAPITAL RESERVE</u>	<u>TOTALS</u>
ASSETS				
CASH:				
OPERATING ACCOUNT	\$ 83,005	\$ -	\$ -	\$ 83,005
DEBIT CARD ACCOUNT	2,141	-	-	2,141
MONEY MARKET ACCOUNT	233,206	-	-	233,206
ACTIVITIES ACCOUNT	10,123	-	-	10,123
PETTY CASH	50	-	-	50
CAPITAL RESERVE ACCOUNT	-	-	229,163	229,163
INVESTMENT - OPERATIONS:				
INVESTMENT - SBA FUND A	391	-	-	391
INVESTMENT - SBA FUND B	5	-	-	5
INVESTMENT - BONDS:				
RESERVE FUND	-	7,998	-	7,998
REVENUE FUND	-	92,487	-	92,487
PREPAYMENT	-	3,810	-	3,810
PREPAID EXPENSE	15,916	-	-	15,916
TOTAL ASSETS	<u>\$ 344,836</u>	<u>\$ 104,295</u>	<u>\$ 229,163</u>	<u>\$ 678,294</u>
LIABILITIES & FUND BALANCES				
LIABILITIES				
ACCOUNTS PAYABLE	\$ 12,232	\$ -	\$ -	\$ 12,232
CUSTOMER DEPOSITS	161	-	-	161
TOTAL LIABILITIES	<u>\$ 12,392</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 12,392</u>
FUND BALANCES				
RESTRICTED FOR DEBT SERVICE	\$ -	\$ 104,295	\$ -	\$ 104,295
ASSIGNED FOR CAPITAL PROJECTS	-	-	229,163	229,163
UNASSIGNED	332,444	-	-	332,444
TOTAL FUND BALANCES	<u>\$ 332,444</u>	<u>\$ 104,295</u>	<u>\$ 229,163</u>	<u>\$ 665,902</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$ 344,836</u>	<u>\$ 104,295</u>	<u>\$ 229,163</u>	<u>\$ 678,294</u>

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

	Adopted Budget	Prorated Budget Thru 08/31/14	Actual Thru 08/31/14	Variance
REVENUE				
Tennis Club	\$ 12,000	\$ 11,000	\$ 13,829	\$ 2,829
Activities	9,000	8,250	8,242	(8)
Clubhouse Rentals	3,000	2,750	1,555	(1,195)
Miscellaneous	500	458	12,273	11,815 *
Interest Earnings	300	275	63	(212)
Operations & Maintenance Assessments	620,593	620,593	633,108	12,515
TOTAL REVENUE	\$ 645,393	\$ 643,326	\$ 669,071	\$ 25,744
EXPENDITURES				
ADMINISTRATIVE				
Supervisor Fees	\$ 12,000	\$ 11,000	\$ 9,800	\$ 1,200
District Manager	35,000	32,083	32,083	(0)
Reimbursable Expenses	1,200	1,100	-	1,100
District Engineer	10,000	9,167	28,815	(19,648)
Disclosure Report	1,000	1,000	1,000	-
Trustee Fees	3,750	3,750	3,987	(237)
Audit Fees	4,500	4,500	4,000	500
Arbitrage Rebate Calculation	700	-	-	-
Postage, Phone, Fax, Copies	300	275	667	(392)
General Liability Insurance	6,000	6,000	4,376	1,624
Legal Advertising	1,500	1,375	1,351	24
Public Communications	-	-	782	(782)
Dues, Licenses & Fees	200	200	175	25
Other Current Charges	1,500	1,375	622	753
Property Insurance	12,000	12,000	6,447	5,553
Website Design/Administration	2,100	1,925	274	1,651
District Counsel	18,000	16,500	29,205	(12,705)
TOTAL ADMINISTRATIVE	\$ 109,750	\$ 102,250	\$ 123,586	\$ (21,336)
OPERATIONS				
Personnel Services (Management Contract)	\$ 165,000	\$ 151,250	\$ 156,659	\$ (5,409)
Road & Street Repairs & Maintenance	5,000	4,583	9,070	(4,487)
Common Area Renewal & Maintenance	5,000	4,583	1,584	2,999
Street Light/Decorative Light	10,000	9,167	11,765	(2,598)
Landscape Maintenance - Contract	100,000	91,667	75,392	16,274
Plant Replacement Program	12,000	11,000	-	11,000
Irrigation Maintenance	-	-	633	(633)
Lake Maintenance	12,000	11,000	12,706	(1,706)
Lake Bank Restoration	15,000	13,750	20,843	(7,093)
Electric Utility Services - Entrance Feature	7,000	6,417	7,978	(1,561)
Water Utility Services - Entrance Feature	1,000	917	914	2
Repairs & Maintenance - Entrance Feature	750	688	9,418	(8,730)
Miscellaneous Tools, Equipment	3,000	2,750	128	2,622
Landscape Inspection Services	3,300	3,025	4,000	(975)
TOTAL OPERATIONS	\$ 339,050	\$ 310,796	\$ 311,090	\$ (294)

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

	Adopted Budget	Prorated Budget Thru 08/31/14	Actual Thru 08/31/14	Variance
CLUBHOUSE				
Activities	\$ 19,000	\$ 17,417	\$ 18,054	\$ (638)
Licenses/Fees	600	550	619	(69)
General Supplies	10,000	9,167	7,873	1,294
Maintenance	10,000	9,167	8,226	941
Renewal & Replacement	3,000	2,750	6,269	(3,519)
Office Supplies	1,200	1,100	2,999	(1,899)
Pest Control	900	825	1,710	(885)
Security	2,000	1,833	1,195	638
AED	300	275	441	(166)
Telephone & Internet Services	5,000	4,583	3,990	593
Exercise Equipment	4,000	3,667	2,234	1,433
Furniture	4,000	3,667	412	3,255
Janitorial Supplies	2,500	2,292	3,292	(1,000)
Electric Utility Services - Clubhouse	16,500	15,125	14,032	1,093
Gas Utility	200	183	204	(21)
Garbage Collection	1,500	1,375	1,710	(335)
Water Utility Services - Clubhouse	4,800	4,400	2,014	2,386
Electric Utility Services - Pool	20,000	18,333	14,519	3,815
Pool Furniture	5,000	4,583	1,979	2,604
Pool Maintenance - Other	7,500	6,875	6,402	473
Tennis Courts - Maintenance	4,000	3,667	4,912	(1,245)
Tennis Courts - Programs	2,000	1,833	1,963	(130)
Water Utility Services - Tennis Courts & Pool	11,000	10,083	5,863	4,220
TOTAL CLUBHOUSE	\$ 135,000	\$ 123,750	\$ 110,913	\$ 12,837
OTHER EXPENDITURES				
Transfer Out - FY13	\$ 180,993	\$ 180,993	\$ 180,993	\$ -
Transfer Out - FY14	75,000	75,000	75,000	\$ -
Operating Capital - General Fund	235,192	-	-	\$ -
TOTAL OTHER EXPENDITURES	\$ 491,185	\$ 255,993	\$ 255,993	\$ -
TOTAL EXPENDITURES	\$ 1,074,985		\$ 801,581	
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	\$ (429,592)		\$ (132,511)	
FUND BALANCE, BEGINNING	\$ 429,592		\$ 464,954	
FUND BALANCE, ENDING	\$ -		\$ 332,444	

*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 August 31, 2014

	Adopted Budget	Prorated Budget Thru 08/31/14	Actual Thru 08/31/14	Variance
REVENUE				
Assessments-On Roll	\$ 175,905	\$ 175,905	\$ 179,452	\$ 3,547
Assessments-Off Roll	-	-	8,842	8,842
Assessments-Prepayment	-	-	3,810	3,810
Interest Income	12	-	6	6
TOTAL REVENUE	\$ 175,917	\$ 175,905	\$ 192,110	\$ 16,205
EXPENDITURES				
Interest - 11/1	\$ 64,635	\$ 64,635	\$ 64,635	-
Principal - 5/1	55,000	55,000	55,000	-
Interest - 5/1	64,635	64,635	64,635	-
TOTAL EXPENDITURES	\$ 184,270	\$ 184,270	\$ 184,270	\$ -
OTHER FINANCING SOURCES				
Other Debt Service Cost	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER FINANCING SOURCES (USES)	\$ -	\$ -	\$ -	\$ -
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	\$ (8,353)		\$ 7,840	
FUND BALANCE, BEGINNING	\$ 71,077		\$ 96,455	
FUND BALANCE, ENDING	\$ 62,724		\$ 104,295	

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

	Adopted Budget	Prorated Budget Thru 08/31/14	Actual Thru 08/31/14	Variance
REVENUE				
Transfer In - FY13	\$ 180,993	\$ 180,993	\$ 180,993	\$ -
Transfer In - FY14	75,000	75,000	75,000	-
Interest Income	250	229	-	(229)
TOTAL REVENUE	\$ 256,243	\$ 256,222	\$ 255,993	\$ (229)
EXPENDITURES				
Exterior Building Elements	\$ -	\$ -	\$ -	\$ -
Property Site Elements	-	-	7,720	(7,720)
Clubhouse Interior	-	-	3,049	(3,049)
Pool & Spa Elements	-	-	12,761	(12,761)
Reserve Study	-	-	3,300	(3,300)
TOTAL EXPENDITURES	\$ -	\$ -	\$ 26,830	\$ (26,830)
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	\$ 256,243		\$ 229,163	
FUND BALANCE, BEGINNING	\$ -		\$ -	
FUND BALANCE, ENDING	\$ 256,243		\$ 229,163	

Lakeside Plantation

COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF REVENUES & EXPENDITURES

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
REVENUE													
Tennis Club	\$ 5,868	\$ 2,480	\$ 711	\$ 710	\$ 762	\$ 199	\$ 933	\$ 1,336	\$ 226	\$ 513	\$ 91	\$ -	\$ 13,829
Activities	972	324	1,307	1,442	395	1,229	660	387	341	386	799	-	8,242
Clubhouse Rentals	16	423	16	134	278	50	25	182	-	357	75	-	1,555
Miscellaneous	11,286	84	50	99	19	26	357	36	41	124	152	-	12,273
Interest Earnings	16	16	6	5	4	4	3	3	3	3	2	-	63
Operations & Maintenance Assessments	-	151,094	326,112	26,155	16,160	5,634	21,546	13,469	40,825	28,868	3,244	-	633,108
TOTAL REVENUE	\$ 18,158	\$ 154,419	\$ 328,202	\$ 28,544	\$ 17,617	\$ 7,142	\$ 23,525	\$ 15,413	\$ 41,436	\$ 30,251	\$ 4,363	\$ -	\$ 669,071
EXPENDITURES													
ADMINISTRATIVE													
Supervisor Fees	\$ 2,000	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ 800	\$ -	\$ 9,800
District Manager	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	-	32,083
Reimbursable Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-
District Engineer	1,938	709	434	5,616	4,267	5,026	4,157	6,468	-	-	200	-	28,815
Disclosure Report	-	-	-	1,000	-	-	-	-	-	-	-	-	1,000
Trustee Fees	2,833	-	-	-	-	-	-	-	1,654	-	-	-	3,987
Audit Fees	-	-	-	-	-	-	-	-	4,000	-	-	-	4,000
Arbitrage Rebate Calculation	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage, Phone, Fax, Copies	40	-	132	181	78	188	-	47	-	-	-	-	667
General Liability Insurance	5,095	-	(719)	-	-	-	-	-	-	-	-	-	4,376
Legal Advertising	-	176	80	-	170	77	73	150	99	524	-	-	1,351
Public Communication	-	-	-	-	-	222	-	-	-	560	-	-	782
Dues, Licenses & Fees	175	-	-	-	-	-	-	-	-	-	-	-	175
Other Current Charges	-	-	100	-	78	106	66	85	19	70	100	-	622
Property Insurance	7,506	-	(1,059)	-	-	-	-	-	-	-	-	-	6,447
Website Design/Administrative	25	25	25	25	25	25	25	25	25	25	25	-	274
District Counsel	4,842	5,464	1,865	3,494	1,811	3,106	2,970	2,067	2,568	1,020	-	-	29,205
TOTAL ADMINISTRATIVE	\$ 26,871	\$ 10,291	\$ 3,774	\$ 14,232	\$ 10,346	\$ 12,666	\$ 11,207	\$ 12,760	\$ 12,281	\$ 5,115	\$ 4,042	\$ -	\$ 123,586
OPERATIONS													
Personnel Services (Management Contract)	\$ 13,432	\$ 14,044	\$ 14,436	\$ 14,343	\$ 14,343	\$ 14,343	\$ 14,343	\$ 14,343	\$ 14,343	\$ 14,343	\$ 14,343	\$ -	\$ 156,659
Road & Street Repairs & Maintenance	-	-	-	-	-	8,550	-	-	-	520	-	-	9,070
Common Area Renewal & Maintenance	-	-	-	1,429	68	87	-	-	-	-	-	-	1,584
Street Light/Decorative Light	2,810	-	-	-	3,740	-	-	-	4,260	955	-	-	11,765
Landscape Maintenance - Contract	6,458	6,458	6,458	6,458	6,906	7,354	7,354	5,883	7,354	7,354	7,354	-	75,392
Plant Replacement Program	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Maintenance	438	62	966	966	966	966	1,726	1,726	1,526	26	108	-	633
Lake Maintenance	966	966	966	966	966	966	20,843	-	-	966	966	-	12,706
Lake Bank Restoration	-	-	-	-	-	-	-	-	-	-	-	-	20,843
Electric Utility Services - Entrance Feature	-	-	-	726	610	667	665	698	727	746	814	-	7,978
Water Utility Services - Entrance Feature	489	1,277	557	24	36	31	36	42	42	68	60	-	914
Repairs & Maintenance - Entrance Feature	551	24	1,509	-	-	745	3,635	3,628	(399)	-	300	-	9,418
Miscellaneous Tools, Equipment	-	-	137	(9)	-	550	-	-	-	-	-	-	128
Landscape Inspection Services	950	-	-	1,400	550	-	-	-	-	550	-	-	4,000
TOTAL OPERATIONS	\$ 26,094	\$ 22,832	\$ 24,087	\$ 25,314	\$ 27,220	\$ 33,293	\$ 48,603	\$ 26,321	\$ 27,853	\$ 25,528	\$ 23,946	\$ -	\$ 311,090

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES & EXPENDITURES

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
CLUBHOUSE													
Activities	\$ 1,258	\$ 935	\$ 3,203	\$ 1,537	\$ 3,255	\$ 2,293	\$ 1,705	\$ 1,055	\$ 977	\$ 958	\$ 877	\$ -	\$ 18,054
Licenses/Fees	-	-	-	289	-	-	-	-	-	330	-	-	619
General Supplies	175	719	1,174	968	258	642	1,807	599	566	569	398	-	7,873
Maintenance	1,978	860	187	410	498	2,194	99	467	1,282	177	75	-	8,226
Renewal & Replacement	2,719	465	-	319	627	1,113	-	50	1,173	(199)	-	-	6,269
Office Supplies	110	202	235	210	146	754	35	440	362	400	106	-	2,999
Pest Control	165	150	-	150	-	945	150	-	-	150	-	-	1,710
Security	-	147	-	-	147	303	204	247	-	147	-	-	1,195
AED	-	-	-	-	-	441	-	-	-	-	-	-	441
Telephone & Internet Services	359	359	359	359	369	362	361	367	367	366	362	-	3,990
Exercise Equipment	-	-	506	211	602	249	464	56	-	-	145	-	2,234
Furniture	150	-	-	170	92	-	-	-	-	-	-	-	412
Janitorial Supplies	468	169	66	499	318	148	309	194	669	191	261	-	3,292
Electric Utility Services - Clubhouse	1,371	1,227	1,954	1,132	1,103	1,103	1,130	1,259	1,269	1,358	1,127	-	14,032
Gas Utility	13	13	13	13	-	20	26	27	26	29	26	-	204
Garbage Collection	142	157	157	157	157	157	157	157	157	157	157	-	1,710
Water Utility Services - Clubhouse	493	172	135	-	182	153	163	182	257	144	135	-	2,014
Electric Utility Services - Pool	964	1,359	1,529	1,989	1,547	1,520	1,426	1,019	1,029	1,005	1,131	-	14,519
Pool Furniture	-	-	-	-	-	-	1,979	-	-	-	-	-	1,979
Pool Maintenance - Other	737	273	354	2,166	89	437	1,075	825	17	430	-	-	6,402
Tennis Courts - Maintenance	-	359	64	580	114	3,001	104	-	690	-	-	-	4,912
Tennis Courts - Programs	-	621	594	270	278	-	-	-	-	-	200	-	1,963
Water Utility Services - Tennis Courts & Pool	476	526	368	-	456	361	736	270	1,223	710	736	-	5,863
TOTAL CLUBHOUSE	\$ 11,578	\$ 8,713	\$ 10,896	\$ 11,429	\$ 10,237	\$ 16,197	\$ 11,929	\$ 7,215	\$ 10,063	\$ 6,921	\$ 5,736	\$ -	\$ 110,913
OTHER EXPENDITURES													
Transfer Out - FY13	\$ -	\$ -	\$ 180,993	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 180,993
Transfer Out - FY14	-	-	75,000	-	-	-	-	-	-	-	-	-	75,000
Operating Capital - General Fund	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER EXPENDITURES	\$ -	\$ -	\$ 255,993	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 255,993
TOTAL EXPENDITURES	\$ 64,543	\$ 41,836	\$ 294,749	\$ 50,975	\$ 47,803	\$ 62,156	\$ 71,739	\$ 46,295	\$ 50,197	\$ 37,564	\$ 33,723	\$ -	\$ 801,581
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	\$ (46,385)	\$ 112,583	\$ 33,453	\$ (22,431)	\$ (30,186)	\$ (55,014)	\$ (48,214)	\$ (30,882)	\$ (8,761)	\$ (7,312)	\$ (29,360)	\$ -	\$ (132,511)

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
LONG TERM DEBT REPORT
FY 2014**

SERIES 1999A, CAPITAL IMPROVEMENT REVENUE BONDS		
INTEREST RATE:	6.950%	
MATURITY DATE:	5/1/2031	
RESERVE FUND REQUIREMENT	MAXIMUM ANNUAL DEBT SERVICE	
BONDS OUTSTANDING - 9/30/13	\$	1,860,000.00
LESS: PRINCIPAL PAYMENT 5/1/14	\$	(55,000.00)
CURRENT BONDS OUTSTANDING	\$	1,805,000.00

**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

1999

Date Received	Dist	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	General Fund 77.92%	Debt Svc Fund 22.08%	Total 100%
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
3/31/14	7	\$ 7,397.12	\$ 55.44	\$ 110.13	\$ -	\$ 7,231.55	\$ 5,634.48	\$ 1,597.07	\$ 7,231.55
4/30/14	8	\$ 28,063.67	\$ -	\$ 420.96	\$ 10.48	\$ 27,653.19	\$ 21,546.05	\$ 6,107.14	\$ 27,653.19
5/29/14	9	\$ 17,550.60	\$ -	\$ 263.26	\$ -	\$ 17,287.34	\$ 13,469.47	\$ 3,817.87	\$ 17,287.34
6/27/14	10	\$ 53,195.02	\$ -	\$ 797.93	\$ -	\$ 52,397.09	\$ 40,825.31	\$ 11,571.78	\$ 52,397.09
7/29/14	11	\$ 37,585.69	\$ -	\$ 563.79	\$ 29.13	\$ 37,051.03	\$ 28,868.39	\$ 8,182.64	\$ 37,051.03
8/27/14	12	\$ 83.05	\$ -	\$ (4,080.40)	\$ -	\$ 4,163.45	\$ 3,243.96	\$ 919.49	\$ 4,163.45
						\$ -	\$ -	\$ -	\$ -
Totals		\$ 848,270.58	\$ 27,572.16	\$ 8,228.85	\$ 90.03	\$ 812,559.60	\$ 633,107.64	\$ 179,451.96	\$ 812,559.60

SECTION VI

C

Lakeside Plantation CDD

ACTION ITEMS

as of 9/17/2014

Item #	Meeting Assigned	Action Item	Assigned To:	Date Due	Status	Comments
1	6/24/13	Traffic Enforcement Issues	Greisz/ Eckert		In Process	Chair, District Counsel and Manager met with Chief Vesplia on 8/12/14. Waiting on feedback from City.
2	1/8/14	Evaluate re-issuance of passes/ changing access cards, etc.	Howell		On Going	80% of the residence have replied.
3	1/8/14	Update resident directory	Howell		On Going	80% completed.
4	2/21/14	Update Reserve Study	Flint		In Process	Draft of report issued and comments provided. Revised draft to be discussed by Board at 9/17/14 Board meeting.
5	2/21/14	Koi Pond Rehab	Howell		Completed	Koi Pond has been cleaned up. New plantings and slate installed.
6	5/21/14	Landscape Enhancements	Bloomings		Completed	Palms around clubhouse trimmed. Podocarpus relocated to front of clubhouse. Mulch installed. Sod installed week of 9/15/14.
7	5/21/14	Evaluate Options for Planting Lake Banks	Howell/PSA		On Hold	Will be reviewed once new Engineer is retained.
8	5/21/14	Install hedge to shield maintenance shed.	Howell		In Process	Bloomings to provide a proposal.
9	6/18/14	Enhance Holiday Lighting - get quotes for electrical and lights	Howell		In process	It was determined that receptacles are in place at the entrance. Electrician to provide diagram of receptacle locations recommended on the exterior of the clubhouse prior to the 9/17/14 meeting.
10	6/18/14	Investigate Installation of Water Fountain at Tennis Courts	Howell		Completed	Installation not feasible due to requirement for drain line into sanitary sewer.
11	6/18/14	Prepare and Advertise Engineering RFQ	Flint/Earlywine		Completed	Agreement with Johnson Engineering to be considered at the 9/17/14 Board meeting.
12	6/18/14	Obtain Cost Estimate for Grape Vine Removal	Howell		On Hold	Will be reviewed once new Engineer is retained.
13	6/18/14	Amend Policies for Pool Area Regarding Food and Beverage	Earlywine		Completed	Policies amended at the August Board meeting.

Lakeside Plantation CDD

ACTION ITEMS

as of 9/17/2014

Item #	Meeting Assigned	Action Item	Assigned To:	Date Due	Status	Comments
14		Obtain Pricing on Children at Play Signs	Howell		On Hold	On hold pending discussions with City on traffic enforcement.
15	6/6/14	Evaluate electric wiring for street lights.	Howell	TBD	In Process	
16	8/20/14	Address Line of Site Issues in Median in front of Convenience Store	Flint/Bloomings		In process	Vegetation in medians will be removed during the week of 9/8/14. Board to consider installation of sod or plants at 9/17/14 Board meeting.
17	8/20/14	Lower plants in front of Lakeside Plantation letters at entrance.	Flint/Bloomings		In process	Annuals will be removed and Asiatic Jasmine installed during the week of 9/8/14.

Lakeside Plantation



September 2014

- Amenities
- Maintenance
- Report

Monthly Events

Ongoing Activities

- Tennis – Daily
- Water Aerobics – Monday through Saturday 9:00 AM
- Zumba Classes – Tuesdays – 5:30 & Fridays -6:00 PM
- Swimming Lessons- Tuesday and Thursday – 10:30 AM
- 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
- Tai Chi Classes – Fridays – 9:00 to 10:00 AM

Special Events

- Labor Day Cookout- September 1st, 1:00 – 3:00 PM
- Coffee & Muffins- September 3rd, 9:30 – 10:30 AM
- Hot Dog Day- September 7th, 2:00 - 4:00 PM
- September 11th Remembrance – September 11th, 6:00 - 8:00 PM
- Wine and Cheese- September 19th, 7:00 – 9:00 PM
- Pizza Night – September 25th, 6:00 – 7:00 PM

Facility Maintenance

- Reset pool tiles and grouted
- Replaced Gym Filters
- Fixed pool bathroom sink
- Regular Maintenance to fountains
- Carpet cleaned in card room & main room.
- Sanding and touch up paint on doors
- Straightened "No Fishing" signs
- Cleaning chairs around pool
- Straightened light post

Mike Howell
Facility Manager
Lakeside Plantation

LMC Interiors

Unlock your Style

Lisa Marie Canillo
Design Consultant

June 11, 2014

110 Lakeside Placemint
2230 Plantation Blvd
North Port, FL 34289

Proposal for Card Room Chairs

Option #1 - Reupholster Current Chairs

Price per chair - \$131.00

Yardage needed - 40.35 yards (depends on pattern repeat)

approximate price per yard - \$35.00 - \$40.00

~~Price does not include shipping. Price does not include refinishing wood frame.~~

Option #2 - Purchase New Chairs

Price per chair - \$201.00

Manufacturer - Bassett

Finish - Bonized Oak / Fabric Standard

Color - Beige

Price does not include shipping

Option #3 - Purchase New Chairs

Price per chair - \$202.00

Manufacturer - Emerald

Finish - Rustic Pine / Fabric-Bonded Leather

Color - Chocolate

Price includes shipping

Option #4 - Purchase New Chairs

Price per chair - \$150.00

Manufacturer - International Concepts

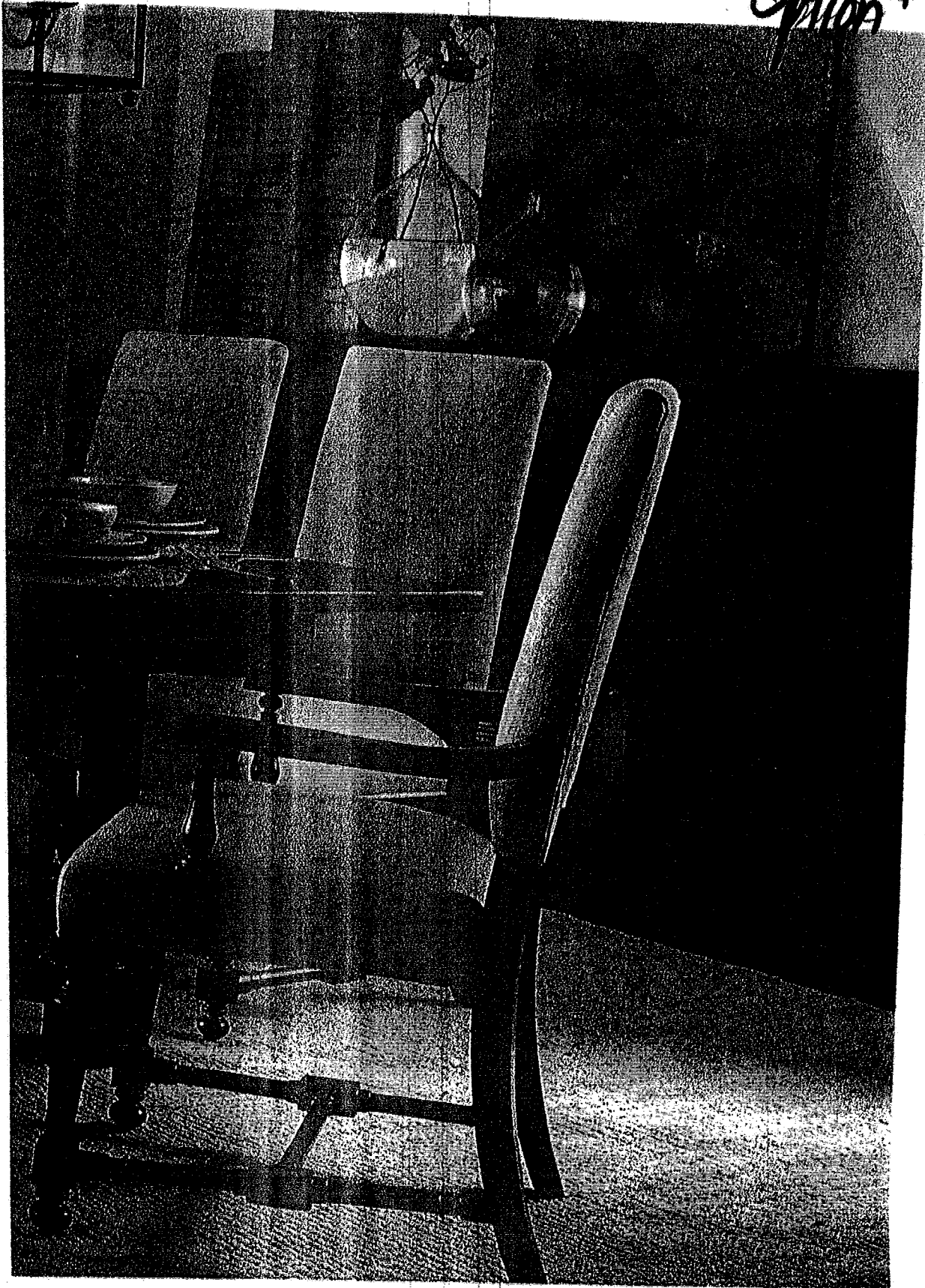
Finish - Antique cherry / Fabric-vinyl

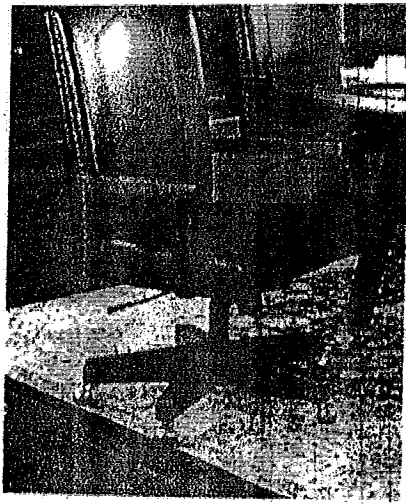
Color - Dark Brown

Price includes shipping

1739 Scarlett Avenue
North Port, Florida 34289
(941) 586-9172

Option #2





Phone 2

Weights and Dimensions:

Additional Dimensions

- Overall Height - Top to Bottom: 41 Inches
- Overall Width - Side to Side: 28 Inches
- Overall Depth - Front to Back: 25 Inches
- Seat Width - Side to Side: 25 Inches
- Seat Depth - Front to Back: 18.5 Inches
- Overall Product Weight: 41 Pounds

Features:

- Chocolate bonded leather seat cover
- Castors
- Finish: Rustic pine
- Castlegate collection

Price per Chair \$202.00 Total Cost \$ 5050.00
* (25 chairs)
(Excludes shipping)



Option T

Weights and Dimensions:

Arms

- Arm Height: 26.25 Inches

Additional Dimensions

- Overall Height - Top to Bottom: 33 Inches
- Overall Width - Side to Side: 25.5 Inches
- Overall Depth - Front to Back: 23 Inches
- Seat Height: 20 Inches
- Overall Product Weight: 25 Pounds

Features:

- Dark brown vinyl upholstery
- Wheels for easy mobility
- Antique cherry finish

*Price per Chair \$150.00 total cost \$3750.00
(includes shipping) (25 chairs)*

Lakeside Plantation Maintenance Log

Item	Date	Notes	Completed / Ongoing
OPENING:		Open Clubhouse@ 7 am M-F, Unlock all doors & pool, reset pool furniture & clean up pool area. Make coffee, clean & set up coffee area. Walk clubhouse grounds and clean up trash as needed. Blow off pool deck & around clubhouse.	
CLUBHOUSE:		Turn all lights on& check for burnt out bulbs. Replace as needed. Replace furniture to proper place. Vacuum main room & card room weekly (as needed). Dust all windows (weekly). Clean & wipe down all tables/ furniture (as needed). Check calendar for activities/events. Set furniture as needed.	
		Spot clean carpet as needed. Wipe & clean glass doors in &out (daily). Remove trash from all clubhouse areas. Open trash gates wednesday for pickup. Clean all door kickboards. Polish furniture.	
CARD ROOM/LIBRARY:		Straighten & wipe down furniture (daily/as needed). Spot clean furniture (as needed). Vacuum daily.	
GYM:		Check water dispenser. Sweep floor & doormats daily. Mop (weekly/ as needed). Dust all windows. Wipe down fitness equipment.	
COMPOUND/ FACILITIES:		Blow off parking lot, pool deck, & around compound (daily/ as needed) . Check playground for wasps nests & clean as needed. Pressure wash playground (2x year). Check & replace wall lamps & can lights (as needed).	
		Clean lights and apply bug treatment (as needed). Wipe down and spray paint rocking chairs (as needed). Pressure wash Clubhouse walls, sidewalk, parking lot, gazebo & pond (as needed). Wipe down security cameras (monthly).	
Bathrooms x4:		Sweep and mop, wipe down counters & sinks, and wipe down all toilets & disinfect (daily). Replace all paper products (as needed). Refill soap (as needed). Empty womens product bins and disinfect (as needed). Polish stainless steel (as needed).	
POOL:		Wipe and spray fence with mold control (monthly/ as needed). Wipe and clean all tables & chairs. Spray with mold control (weekly/monthly). Pickup trash behind fence. Clean pool scum line Tuesdays & Thursdays.	
FRONT ENTRANCE AND FOUNTAINS:		Pick up trash daily also along road up & back. Wash out filters (2x a month). Add chlorine tabs every Monday. Scrub algae in and around fountains (weekly/as needed). Pressure wash entire area (every 3 months/ as needed)	
SUPPLY ORDER :		Supply order every 2 weeks/ as needed.	
KITCHEN:		Wipe down. Sweep & mop daily.	
BACK POND:		Clean out skimmer daily. Pick up trash as needed.	
A/C:		Change all filters every 60-90 days or as needed	/
BILLIARD ROOM:		Vacuum & dust weekly.	
TENNIS COURTS/ BASKETBALL/ HORSESHOE AREA:		Pick up & keep clean. Level sand as needed.	