

*Lakeside Plantation
Community Development District*

Agenda

October 9, 2013

AGENDA

Lakeside Plantation

Community Development District

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

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

October 2, 2013

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, October 9, 2013 at 7:00 p.m. at the Lakeside Plantation Clubhouse, 2200 Plantation Blvd, North Port, FL.** Following is the advance agenda for the meeting:

1. Roll Call
2. Pledge of Allegiance
3. Audience Comments
4. Unfinished Business Items
 - A. Discussion of Revised Vesta Proposal
5. New Business Items
 - A. Review and Ranking of Proposals to Provide Landscape Maintenance Services and Selection of a Contractor
 - B. Discussion of Proposed Amenity Policies and Revised Room Rental Rate Schedule
 - C. Consideration of Agreement with City of North Port, FL to Provide Police Services within the District
6. Business Administration
 - A. Approval of Minutes of the September 11, 2013 Board of Supervisors Meeting
 - B. Approval of Check Register
 - C. Balance Sheet and Income Statement
7. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - i. Presentation of Action Items List
 - D. Amenities Manager
 - i. Consideration of Maintenance Item Proposals
8. Other Business
9. Supervisor's Requests
10. Adjournment

The fourth order of business is Unfinished Business Items. Section A is the discussion of the revised Vesta proposal. A copy of the proposal will be provided under separate cover.

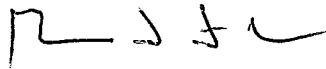
The fifth order of business is New Business Items. Section A is the review and ranking of proposals to provide landscape maintenance services and selection of a contractor. The ranking sheets and bids have been provided at a previous meeting. Section B is the discussion of the proposed amenity policies and revised room rental rate schedule. A copy of the proposed policy and rate schedule are enclosed for your review. Section C is the consideration of agreement with the City of North Port, FL to provide police services within the District. A copy of the agreement is enclosed for your review.

The sixth order of business is Business Administration. Section A is the approval of the minutes from the September 11, 2013 Board of Supervisors meeting. A copy of the minutes is enclosed for your review. Section B is approval of the check register. A copy of the register and invoices are enclosed for your review. Section C includes the balance sheet and income statement for your review.

The seventh order of business is Staff Reports. Section A is the report from District Counsel and Section B is the report from the District Engineer. There are no back-up materials. Section C is the District Manager's Report including an Action Items List enclosed under Section 1. The Action Items List details the ongoing items being handled by District staff. Section D is the Amenity Manager's Report that is enclosed for your review. Section 1 of Amenity Manager's Report is the consideration of the maintenance item proposals. A listing of the quotes for the pending projects 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: Michael Eckert, District Counsel
Dorian Popescu, District Engineer
Joe Montagna, Amenities Manager
Darrin Mossing, GMS

Enclosures

SECTION IV

A

*This item will be provided under
separate cover*

LAKESIDE PLANTATION CDD
2014 Landscape Maintenance Bid Tabulation

Contractor Name	BUCCANEER	MAINSCAPE	BLOOMINGS	LUKE BROTHERS	GIRARD
LANDSCAPE MAINTENANCE					
Grounds Maintenance	51,744.00	55,900.00	55,988.00	63,610.00	60,281.64
Pest Control & Fertilization Program	8,832.00	10,476.60	10,375.00	8,200.00	21,668.00
Arbor Care Program-Hardwood	1,056.00	1,500.00	2,500.00	4,700.00	840.00
Arbor Care Program-Palms	3,780.00	3,759.00	3,500.00	5,940.00	6,155.00
Mulching Program (Optional) Pine bark	21,000.00	24,000.00	24,000.00	24,000.00	22,800.00
Seasonal Color Program	6,444.00	10,350.00	12,500.00	8,050.00	6,900.00
Irrigation Inspections	5,400.00	8,559.00	8,000.00	10,500.00	7,320.00
TOTAL ANNUAL COST	\$98,256.00	\$114,544.00	\$116,863.00	\$125,000.00	\$125,964.00
TOTAL MONTHLY COST	\$8,188.00	\$9,545.38	\$9,738.00	\$10,416.66	\$10,497.05
SUPPLEMENTAL PRICING					
Mow value	825.00	850.00	1,026.00	1,050.00	1,129.00
Cypress Mulch Installation per 50 cu. yds.	1,750.00	2,100.00	2,000.00	2,000.00	1,900.00
Pine Bark Installation per 50 cu. yds.	1,750.00	2,300.00	2,000.00	2,000.00	1,900.00
An Additional Palm Trimming	3,780.00	3,759.00	3,500.00	4,800.00	1,125.00
Supervisory Labor per hour	27.50	45.00	28.50	35.00	55.00
General Labor- per employee, per hour	23.00	35.00	28.50	22.00	25.00
4" Annual-supply, install and maintain	1.40	2.25	2.50	1.75	1.50
Winter Rye Grass per 1000 sq. ft.	13.00	275.00	150.00	19.00	26.00
Irrigation Technician per hour	40.00	65.00	45.00	45.00	45.00
New 2" valve-labor and materials	155.00	195.00	320.00	400.00	300.00
New 1.5" valve-labor and materials	110.00	158.00	260.00	300.00	230.00
New 1" valve-labor and materials	85.00	80.00	155.00	200.00	150.00
Valve solenoid -labor and materials	25.00	35.00	23.00	90.00	80.00
Rotor head-labor and materials	25.00	35.00	25.00	38.00	35.00
6" Spray head-labor and materials	15.00	20.00	13.00	28.00	26.00
St. Augustine sod-psf	0.80	0.67	0.75	0.75	1.25
Bahia sod-psf	0.70	0.60	0.60	0.40	0.75
500 gallon water truck- per hour	75.00	95.00	300.00	85.00	250.00
1G shrub-supply, install, guarantee	5.00	8.50	6.00	6.00	6.50
3G shrub-supply, install, guarantee	9.00	11.50	18.00	13.00	14.50
7G shrub-supply, install, guarantee)	35.00	55.75	50.00	35.00	40.00
CORPORATE INFORMATION					
Insurance/Lic information submitted	YES	YES	YES	YES	YES
Operational plan submitted	YES	YES	YES	YES	YES
Staff resumes submitted	YES	YES	YES	YES	YES
References submitted	YES	YES	YES	YES	YES
Abrorist on staff	YES	YES	NO	YES	YES
Number of Sarasota/North Port area trucks	4	10	23	8	8
Number of Sarasota/North Port personel	12	40	80	18	20
Dollar volume Sarasota/North Port	\$425,000.00	\$1,500,000.00	\$3,597,400.00	\$700,000.00	\$1,500,000.00

Lakeside Plantation CDD Landscape Maintenance Services Selection

	Ability of Personnel (25 pts)	Proposer's Experience (25 pts)	Understanding of Scope of Work (25 pts)	Financial Capability (10 pts)	Price (15 pts)	Total Points Earned	Ranking (1 being highest)
Bloomings Landscape & Turf Management, Inc.					Annual: \$116,863.00		
Buccaneer Landscape Management					Annual: \$98,256.00		
Girard Environmental Services					Annual: \$125,964.63		
Luke Brothers Landscape Services					Annual: \$125,000.00		
Mainscape, Inc.					Annual: \$114,544.60		

Lakeside Plantation

2200 Plantation Boulevard

North Port, Florida 34289

(941) 423-5500

RESIDENT FACILITY RESERVATIONS AND

USE AGREEMENT AND CONDITIONS

(For Lakeside Residents Only)

Date Requested _____

Purpose of Event _____

Organizer Responsible Resident(s) _____

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

Street Address _____

Telephone _____ Email _____

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

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

II. PEOPLE IN ATTENDANCE:

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

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

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

Number of people in attendance: _____

III. EVENT HOURS:

Hours of Operations are 9 a.m. to 9 p.m. The Great Room may be reserved for one event for the Great Room, and a maximum of 6 hours for the multipurpose room. Additional set-up times must be prearranged and will cost \$25.00 per hour. A \$50.00 Closing Charge for each additional "half hour" will be added to the total cost of the rental fee if the group requires additional cleanup time. This must be prearranged or this amount will be taken out of the security deposit. Hours requested: From _____ to _____.

IV. **RESERVING THE REQUESTED DATE:** The Clubhouse reserves all rights to limit access to the Clubhouse due to prearranged events sponsored by the CDD. If the date requested is available, a Security Deposit of \$300.00 for the Great Room and or \$50.00 for the Multipurpose Room must be paid and this agreement signed by the responsible party to hold a "requested date". The check should be made payable to Lakeside Plantation CDD. No credit cards will be accepted. A refund will be given if there is no apparent damage to the facility, clean-up was completed and all instructions, including capacity and parking requirements, were followed. Groups who do not abide by the 11:00 p.m. closing hour, a community policy, will be assessed a \$50.00 Closing Fee for each additional 30 minutes the Clubhouse is occupied after the required closing time.

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

Catering: _____ Yes, I will hire a professional Caterer

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

VI. ALCOHOL CONSUMPTION: _____ YES _____ NO

If yes, Please complete the attached form.

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

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

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

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

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

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

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

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

XII. CLEANUP: The Clubhouse will provide set-up and teardown of all tables and chairs. The responsible party must be present during set-up and teardown. The party is also responsible for removing all trash from the room, cleaning up the decorations and returning the overall condition of the room to the condition at the beginning of the function.

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

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

Room Rental: ~~\$\$250.00~~ (6 hours Maximum)

Setup Access: ~~\$ \$25.00~~ per hour

Closing Fee: ~~\$ \$50.00~~ per hour after 9:00 p.m.

Security Deposit ~~\$\$300.00~~ certified check or money order.

(All fees include tax)

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

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

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

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- XIV. SPECIAL REQUESTS:** Must be accepted by the CDD Clubhouse/Activities Coordinator. Residents may appeal a denial to the CDD Board.
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- XVI. VENDORS/MERCHANDISE:** Any Vendor who will sell or giveaway merchandise must have a copy their business license and insurance on file with the CDD office.

- XVII. SECURITY DEPOSIT:** At the conclusion of the event and upon inspection, the CDD shall either 1) return the security deposit to the organizer/responsible resident if there is no damage to the CDD property or extraordinary cleaning required or 2) charge the organizer/responsible resident for any damage to the CDD property and apply the security deposit to the charge. If the damage to the CDD property is less than the security deposit, the excess amount from the deposit shall be returned to the organizer/responsible resident. If the damage to the CDD property exceeds the security deposit, the organizer/responsible resident will be responsible for and will be billed for any costs over and above the security deposit. All damage charges must be paid to the CDD no later than 30 calendar days after the invoice date.

Resident-sponsored family and friends may now rent the Great Room at the same rate as the resident. The sponsoring resident must personally pay the rental and deposit, the resident must also be in attendance at the function or they will forfeit their deposit.

- XVIII. Alcohol:** Alcohol is only permitted for events where a special liability insurance policy is in effect for the event and form completed.

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

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

- XXI. INDEMNIFICATION AND HOLD HARMLESS:** The responsible party/event organizer agrees that this application applies to himself or herself and all of his or her guests, agents, officers, directors, employees, consultants or similar persons.

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

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

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

ACCEPTANCE OF ALL TERMS AND CONDITIONS:

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

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

Print Name(s)

Date

Signature(s)

Date

Witnessed by: _____

_____ Copy of valid license to verify age, received

LAKESIDE PLANTATION
Community Development District

PROPOSED FEE SCHEDULE – EFFECTIVE 2013

Community Center Room Rental Fees:

Resident:

Great Room Rental	\$250.00
Refundable Deposit	\$300.00
Library/Multipurpose	\$25.00/Hr.
Refundable Deposit	\$50.00

~~Eliminate this section completely~~

~~Non Profit Organizations: Must be registered as such~~

~~Great Room Rental~~	~~\$160.50~~
~~Refundable Deposit~~	~~\$160.50~~
~~Library/Multipurpose~~	~~\$42.80/Hr.~~
~~Refundable Deposit~~	~~\$53.50~~

Tennis Club Membership Fees:

Membership Fees

Family:

Annual Package (up to 5 people)	\$550.00
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Single:

Annual Package	\$400.00
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Seasonal:

Family	\$360.00
Single	\$260.00

ADDITIONAL FEES TO BE ADDED

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

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

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

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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 associated 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 associated 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.

“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 or family owning property within the Lake Ashton 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 may be a charge to replace lost or stolen cards or for additional cards. 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 \$1,400.00 per year, 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 Club Member application and the corresponding agreement. This fee will cover membership to all Amenity Facilities for one (1) full year from the date of receipt of payment by the District. Each subsequent annual membership fee shall be paid in full on the anniversary date of application for membership. 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.

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 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 such other rules and regulations as the Board may adopt from time to time.
6. Renters may be required to present their ID cards in order to gain access to the Amenity Facilities.

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, and will notify the Patrons of any changes. 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, Non-Resident Members and Renters 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.
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.
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.

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.
4. Should any party bound by these Policies bring suit against the District, the Board of Supervisors or staff, agents or employees of the District, or any Amenity Facility operator or its officers, employees, representatives, contractors or agents in connection with any event operated, organized, arranged or sponsored by the District or any other claim or matter in connection with any event operated, organized, arranged or sponsored by the District, and fail to obtain judgment therein against the District or the Amenity Facilities' operators, officers, employees, representatives, contractors or agents, said party bringing suit shall be liable to the prevailing party (i.e. the District, etc.) for all costs and expenses incurred by it in the defense of such suit, including court costs and attorney's fees through all appellate proceedings.

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.

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 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.

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 fitness program.

GENERAL SWIMMING POOL RULES

NO LIFEGUARD ON DUTY – SWIM AT YOUR OWN RISK

1. All Residents, Non-Resident Members and Renters may be required to present their ID cards or verification of registration while in the swimming pool area. All Patrons and Guests must also present their ID cards or verification of registration when requested by staff. At any given time, a Resident may allow up to five (5) Guests to the swimming pool (unless a greater number of guests has been approved by the Facility Manager).
2. Guests under fifteen (15) years of age must be accompanied at all times by a parent or adult Patron eighteen (18) years of age or older, during usage of the pool facility.
3. No diving, pushing, running, throwing any item or other horseplay is allowed in the pool or on the pool deck area.
4. Diving is prohibited.

5. Radios, tape players, CD players, MP3 players and televisions are not permitted unless they are personal units equipped with headphones or for scheduled activities such as water aerobics classes.
6. Swimming is permitted only during designated hours as posted at the pool, and such hours are subject to change at the discretion of Facility Manager. Patrons and Guests swim at their own risk and must adhere to swimming pool rules at all times.
7. Showers are required before entering the pool.
8. Glass containers are prohibited.
9. Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste in the swimming pool/deck area.
10. Play equipment, such as floats, rafts, snorkels, dive sticks, flotation devices and other recreational items such as balls and pool toys must meet with staff approval. The facility reserves the right to discontinue usage of such play equipment during times of peak or scheduled activity at the pool, or if the equipment causes a safety concern.
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 is 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 absolutely 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.

SPA RULES

NO LIFEGUARD ON DUTY -- BATHE AT YOUR OWN RISK

1. All previous safety issues under pool rules apply.
2. Children under the age of (13) may not use the spa without parental supervision.
3. Maximum capacity: Seven (7) people.
4. No food or drinks are allowed to be consumed while in the pool/spa.
5. No smoking.

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 their 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) are 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 (covering the entire foot) 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 per approval of the Facility Manager.
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.
7. Weights or other fitness equipment may not be removed from the fitness center.
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.
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.
2. Staff will not accept voice messages left with the Clubhouse Office as a reservation. You must speak to a staff member either on the phone, in person or by e-mail to confirm your reservation.
3. Reservations are available for up to 6 hour increments for all facilities listed in the reservation policy.
4. 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.
5. There are no personal "standing" weekly reservations allowed for the facilities listed in the reservation policy.
6. These policies are subject to change at any time pursuant to action by the Board of Supervisors at a duly noticed District Board Meeting.

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. When play is completed, players are required to use line brushes to restore the court to good playing condition.
16. Recommendation for peak season – access reservemycourt.com for court reservations.

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, other than those provided by the District, 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.

PAVILION POLICIES

1. The pavilion is furnished with tables, chairs, and electricity.

2. If at any time the equipment at the pavilion fails to operate properly, please contact the Facility Manager or staff for assistance.
3. The pavilion may be reserved by the District for District-sponsored events or functions.

FISHING POLICY

Patrons 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

Relating to the Health, Safety and Welfare of the Patrons and Damage to Amenity Facilities:

Notwithstanding anything contained herein, the Facility Manager may, at any time, restrict or suspend any Patron's or Guest's privileges to use any or all of the Amenity Facilities when such action is necessary to protect the health, safety and welfare of other Patrons and their Guests, or to protect the Amenity Facilities from damage.

Such restriction or suspension shall be for a maximum period of thirty (30) days or until the date of the next Board of Supervisors meeting, whichever occurs first. Such infraction and suspension shall be documented by the Facility Manager. The District Manager and Board of Supervisors shall be notified to review this action at the next Board of Supervisors meeting.

Relating to District's Amenity Facilities Policies:

A Patron's or Guest's privileges at any or all Amenity Facilities may be subject to various lengths of suspension or termination for up to one (1) calendar year by the Board of Supervisors, and a Patron or Guest may also be required to pay restitution for any property damage, if a he or she:

1. Fails to abide by the District's Amenity Facilities Policies established and approved by the Board of Supervisors.
2. Submits false information on the application for a ID card or Guest pass.
3. Permits unauthorized use of a ID card or Guest pass.
4. Exhibits unsatisfactory behavior, deportment or appearance.
5. Treats the personnel or employees of the Facility Manager in an unreasonable or abusive manner.

6. Engages in conduct that is improper or likely to endanger the welfare, safety or reputation of the District or Facility Manager's staff.
7. Damages or destroys District property.

District Suspension and Termination Process:

In response to any violation of the rules, regulations, policies and procedures specified herein, including, but not limited to, those set forth in the preceding paragraph, the District shall follow the process outlined below with regard to suspension or termination of a Patron's or Guest's privileges:

- A. First Offense – Verbal warning by staff of policy violations; the warning shall be summarized in a brief written report by staff and kept on file in the Clubhouse Office.
- B. Second Offense – Written warning by staff of continued policy violations signed by the Patron/Guest and kept on file in the Clubhouse Office. In addition, the Patron/Guest will be suspended from the Amenity Facilities for the remainder of the day on which the written warning is issued.
- C. Third Offense – Automatic suspension of all Amenity Facilities privileges for one (1) week; a written report will be created, signed by the Patron/Guest and kept on file in the Clubhouse Office.
- D. Fourth Offense – Automatic suspension from all Amenity Facilities for up to thirty (30) days or until the date of the next Board of Supervisors Meeting whichever occurs first. At this time a complete record of all previous documented offenses within the previous twelve (12) months will be presented to the Board for recommendation of suspension beyond thirty (30) days or possible termination of the Patron's/Guests privileges for up to one (1) calendar year from the Board's approval of termination of privileges.

C

AGREEMENT TO PROVIDE POLICE SERVICES
WITHIN
LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

This Agreement to provide police services within Lakeside Plantation Community Development District by the City of North Port is made and entered into this _____ day of _____, 2013, by and between the City of North Port, Florida (the “City”) and the Lakeside Plantation Community Development District, a governmental special district organized pursuant to the Laws of the State of Florida, Chapter 190 (the “District”).

WITNESSETH

WHEREAS, the City operates its own Police Department as a division of City Government; and

WHEREAS, the District is a community development district organized under Laws of the State of Florida pursuant to Chapter 190, Florida Statutes, as amended; and

WHEREAS, the District is located entirely within the boundaries of the City; and

WHEREAS, the District as a unit of local government, operates and maintains infrastructure located within Lakeside Plantation, including but not limited to an amenity center, roads and lakes; and

WHEREAS, the infrastructure operated and maintained by Lakeside Plantation is public property of the District and is subject to rules and regulations established by the Board of Supervisors (the “Board”), which is the governing board of the District; and

WHEREAS, the Board has established certain hours of use of the pool and other public facilities; and

WHEREAS, the Board has posted the hours of operation of the pool facility from sunrise to sunset; and

WHEREAS, the District has experienced trespass and criminal mischief by parties unknown outside of the posted hours of operation; and

WHEREAS, the District has experienced vehicles failing to obey traffic laws, including failure to abide by posted speed limits; and

WHEREAS, the District requests the assistance of the North Port Police (the "City Police") to protect the health, safety and welfare of the residents of its community; and

WHEREAS, the City Police desire to render assistance to the residents of the District;

NOW, THEREFORE, in consideration of the foregoing and the mutual covenants hereinafter contained, it is agreed as follows:

1. The above recitals are true and correct.
2. Effective immediately, the District requests and the City Police agrees to provide within the District police protection and enforcement of all City ordinances and Florida state statutes, including but not limited to traffic laws.
3. The District shall maintain on file with City Police the name or names of designated contact person or persons with authority to represent the District for the enforcement of trespass or other criminal law that may occur on District property. This authorization includes, but is not limited to, the authority to report crimes, to communicate with law enforcement officers, to request issuance of charging instruments, and all other reasonable and necessary acts to enforce the criminal law within the District.

4. The Chief of Police (the "Police Chief") or his designee shall have the sole authority to determine the operational procedures to be employed in the implementation of police services provided for in this Agreement.

5. It shall not be deemed to be a violation of this Agreement if the City is unable to provide police/law enforcement services pursuant to this Agreement due to emergency or other extenuating circumstances. The determination of emergency or extenuating circumstances shall be in the sole discretion of the Police Chief or his designee.

6. Prior to the time the City is required to provide police services under this Agreement, the City agrees to perform an inspection of the traffic signage located within the District to determine whether such signage is of sufficient size, placement, material and content to enable the City Police to enforce traffic laws and ordinances. The District shall be responsible for payment for this inspection, at a cost approved in advance by the District. The District shall also be responsible for any modification or replacement of traffic signage deemed necessary by the City's inspection.

7. The District agrees, at its own expense, to comply with all applicable requirements for signage and traffic control and enforcement as required by Florida state statutes, City ordinances and Florida Department of Transportation standards. Specifically, the District agrees to comply with section 316.0745, Florida Statutes, and the Manual on Uniform Traffic Control Devices. The District agrees to comply with said requirements for all future installations and to maintain all current installations in accordance with said requirements. The District agrees to comply with any warrant studies performed by the City. The District agrees, within thirty (30) days of the date of notice from the City, to remove any multi-way stops or other installations that a study finds not to be warranted. The District agrees not to install any new

multi-way stop or other installation without prior approval of the City. The City agrees to conduct, if necessary, speed studies on the roads that are located within the District to determine the appropriate speed limit to be posted. The District shall reimburse the City for the actual cost of the speed study at a cost approved in advance by the District. The District shall be responsible for installing and maintaining all posted signage.

8. Nothing contained in this Agreement shall be construed to be a waiver by the City or the District of any protections under sovereign immunity, Section 768.28, Florida Statutes, or any other similar provision of law. Nothing contained in this Agreement shall be construed to be a consent by the City or the District to be sued by third-parties in any manner arising out of this or any other Agreement.

9. This Agreement shall be in effect for a period of ten (10) years from the date signed and automatically renewed every twelve (12) months thereafter, unless terminated by either party. This Agreement may be rescinded or terminated at any time after signing, by either party giving written notice of its desire to terminate. Notice should be given to the City, the Police Chief, and the Board.

10. The District shall provide the City with access to all roads within the District at all times, for the purpose of enforcing the laws and ordinances of this state and City.

11. The District shall pay the sum of Ten Dollars (\$10.00) per year to the City for the enforcement of Florida state statutes and City ordinances. Said sum shall be paid annually with the first payment due thirty (30) days from the date this Agreement takes effect. Each subsequent payment shall be due one (1) year from the date the previous payment was due. Alternatively, the District may make one lump sum payment to the City of One Hundred Dollars

(\$100.00) at the time of delivery of this Agreement to pay for the first ten (10) year term of this Agreement.

12. This Agreement shall take effect on the date this Agreement is executed by the District or the City, whichever occurs later.

IN WITNESS WHEREOF, the parties have executed the Agreement as of the date first-above written.

ATTEST:

CITY COMMISSION OF THE CITY OF
NORTH PORT, FLORIDA

By: _____
CITY CLERK

By: _____
COMMISSION CHAIR

Date: _____

LAKESIDE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT

Witness

By: _____
CHAIRPERSON

Approved as to form and correctness:

By: _____
City Attorney

DATE: _____

SECTION VI

LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Lakeside Plantation Community Development District was held Wednesday, September 11, 2013 at 7:00 p.m. at the Lakeside Plantation Clubhouse, 2200 Plantation Boulevard, North Port, Florida.

Present and constituting a quorum were:

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

Also Present were:

George Flint	District Manger
Mike Eckert	District Counsel
Dorian Popescu	District Engineer
Joe Montagna	Amenities Manager
Roy Deary	Vesta
Tom Picciano	PSA Horticultural
Several Residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

Mr. Flint led the Pledge of Allegiance.

THIRD ORDER OF BUSINESS

Audience Comments

Mr. Eckert stated I think that everybody I have interacted with generally has the District's best interests at heart. The other thing I would say is that I have worked for many years with Vesta and Amenity Services Group and with Mr. Deary and I can tell you that they are passionate about doing their work and they are passionate about bringing their experience to the table to try to help communities. Based on the fact that everybody is trying to do the right thing I

have had communications with Mr. Deary who wants to work with the District and with the Board and try to find a path forward. Later in the agenda we are going to talk about scheduling a workshop to discuss not only what Vesta's observations have been in the last six months but also talk about the Board and how the Board deals with the relationships with the people they contract with. I wanted to offer those observations in hopes that everybody understands that there are discussions going on to find the best path forward for the District.

THIRD ORDER OF BUSINESS

Audience Comments

Mr. Lewis stated I have lived here over 10 years and have been coming to CDD meetings since February 2003 so I am familiar with the CDD and the history. I really love Lakeside Plantation. My wife and I have no plans on leaving. Monday afternoon out at the pool I heard a rumor that Vesta was leaving and it was shocking. That afternoon Sharon Greisz with whom I have been friends with for over 20 years stopped by the house and I told her about the rumor and she said it was true. She had a letter from Roy Deary to George Flint indicating that he did not want to continue their relationship with Lakeside when the contract ran out at the end of September. Having been here 10 years, seen the way Board members have run our community I was really upset so I asked for a copy of the letter. I asked why they were leaving. Two months ago this place started to look bad then we hire a new maintenance guy, Scott, then we bring in big Mike 5-6 weeks ago then I had some medical issues and could not use the pool or tennis courts until this week and I talked to Mike to tell him I am thrilled with the direction the community is going.

I will share a copy of this letter that Vesta doesn't want to continue their relationship with us. I'm going to quote from the letter, Dear Mr. Flint, over the course of our initial six month term with the District that began April 1st we have managed to effect some significant improvements with our areas of responsibility. I think nobody would question that. It is with much regret that I inform you that we do not intend to submit a new proposal to the District for our amenity management services. This means a whole new team is coming in eventually. Why? In the view of Mr. Montagna and me that our working relationship with the District just isn't workable under the current circumstance. We have a working relationship with the District's Board Chairperson, Ms. Patricia Durham that seems to be marked all too frequently by mutual frustration and rancor. While we have attempted with her to be increasingly responsive

and forthcoming our efforts seem to mostly be met with more dissatisfaction and distrust. There also appears to us to be a significant difference in mindset and philosophy as to how our responsibilities should be handled by the District with an apparent growing preference by Ms. Durham to have the amenity management staff be District employees.

I am angry, I am really disturbed because those of you who have lived here for a number of years sounds to me like it is now 2010, 2011, 2012 we had a Chairperson run this community, Bill Capozzi, I am not going to stick my head in the sand and I and many others thought that he stepped over his bounds. He did more than what a CDD person was supposed to do and we had over 200 people in this room several years ago with petitions to get rid of him because he was exceeding what he was supposed to do as a member of the CDD Board of Supervisors. Pat Durham with whom I met with in her home and met in other people's homes running for office because she was opposed to what was going on and I voted for Pat and my wife voted for Pat and Pat this is not your toy. You have disappointed me. If I embarrass you if I insult you I'm not out here to hurt you but this community is greater than one person. This is what I'm asking the Board of Supervisors and asking our management team, Mr. Flint, we all need to work together I really want to see Vesta stay here. I really want to see this Board work with Vesta. I'm not asking anybody to resign or to leave I think we can all work together, we can all grow together but please let's learn from our mistakes, let's not repeat the past.

Ms. Brown stated I have been working a facilities and service department for 38 years dealing with vendors like Vesta and a lot of others. Never did I ever see or hear of one of those vendors wanting not to renew a contract or not wanting to stay. If anything, we wanted them to leave. I think the conflicted relationship that Vesta has with the Chairperson, Pat Durham, is a personal one on her part and not the same for the Board at large. I feel she should do the right thing for this community and step aside and give the vendor contact to another Board member so we do not lose their services. Give them a reason to stay. Things are going very well. I was gone for a few months and there was a big difference when we came back. Everybody that works here for Vesta need to do their jobs without constant interference and criticism.

Mr. Swihart stated the subject I would like to bring up tonight is old business it was passed last month at the CDD meeting the ADA requirement to put permanent lifts in our pool and our hot tub that we voted on that are going to be there and is going to look like an assisted living facility. I believe it is going to bring down the value of our homes and when a realtor

shows this resort that I bought into they are going to see a whole different ballgame than what I bought into. I hope it doesn't come to that. I don't know why we passed this now without any input from the community to find out if we really want these lifts. We had an alternative we could have bought a portable one that we could put out by the gate where the sidewalk is. Everything is already there all you have to put it out, slide the gate and lock it down but the Board unanimously voted excluding Jane Gallo to have the permanent lifts and we are going to have to live with this. That was \$18,000 and no one wanted to entertain the idea of getting bids to go out to the pool so we could have a wade-in pool if it were wade-in we would have met the ADA requirements. We might have spent \$30,000 on that but we would have had a bigger pool and we would have met that requirement but now we have these lifts. I don't know the dimensions of the lifts but you are always going to see them so I want the people living here tonight to remember assisted living, we are all going to be there someday but it will never get used, it will sit out there and rust, kids will play with it, people are going to trip over it, we are going to have a nightmare with these things. The lifts are already here they are measuring today to put them in so this is what it is coming to. For those of you who didn't know it now you know it. When the snowbirds get back we haven't heard the last of this.

Mr. Lewis stated I was in Fort Myers Beach in August at a facility they had what is called a mobile lift it was covered in canvas, it was pushed back in a corner. If we had a mobile lift like that you could easily push it inside the gazebo. I was there for four nights before I noticed it pushed back in a corner. We can meet ADA requirements.

Mr. Eckert stated just to comment on the ADA issue, first of all if you have a problem with the fact that you are going to have ADA lifts by your pool you need to contact your congressman. It is not a CDD choice; we need to have those lifts to be compliant with the Americans with Disabilities Act. If you talk to the Department of Justice they will tell you that even the moveable lifts need to be affixed; not only do they need to be affixed next to the pool they need to be structured and situated in such a manner that somebody who needs to use the lift must be able to operate it by themselves. I appreciate the lack of aesthetics and I also, from a legal perspective, appreciate the liability that comes with kids wanting to jump off those, however, the Department of Justice doesn't care about that.

Mr. Lewis stated then these folks in Fort Myers Beach are out of compliance.

Mr. Flint stated yes.

Mr. Eckert stated if I were their attorney I would tell them they shouldn't be doing what they are doing.

Mr. Swihart stated that is not what we heard at the last meeting. At the last meeting we heard we had two options, a portable or fixed lift for a portable one we would need to have the clubhouse manned in order to meet those requirements. That is what I remember.

Mr. Eckert stated there are various organizations, very powerful organizations who basically got the law delayed to be implemented but couldn't get it overturned. To address your question we have had conversations with the Department of Justice and they have said the person who needs to use the lift has to be able to operate it themselves and when you throw in the element of them moving something across a pool deck if they already have a disability that becomes very problematic in the application.

Mr. Swihart asked didn't we also discuss if you could wade into the pool that would meet ADA requirements?

Mr. Eckert responded there is a zero entry option. You have a lift for your spa and one for your pool if I'm not mistaken so you are not going to have that for the spa then for a pool to do a zero depth entry at least the places we have looked at it is very expensive.

Ms. Hughes stated I am here with a lot of others to support the Vesta staff. A lot of us are here at the pool seven days a week and we have seen a lot of improvement since Mike joined us and we do not want to lose him. He listens to us if we have a problem or something is wrong out there he will get in touch with whomever he needs to and try to fix it for us. We want you to know that we are here in support and whatever it takes to keep the staff going. We have been through a lot of changes, I have been here nine years and no one can learn everything overnight it is going to take any crew a while to get started and get everything right. But, we want to keep them because we don't want to start again we have done it too many times so whatever it takes we want to keep the group that we have.

FOURTH ORDER OF BUSINESS

Supervisor Replies

Mr. Flint stated we discussed taking Supervisors replies off the agenda.

Mr. Eckert stated I'm not sure why it is on there. There should be an opportunity at the end of the meeting for Supervisors requests and I think that will be the more appropriate time.

Some of the issues that have been raised are going to be addressed during the agenda item dealing with the Vesta agreement.

Mr. Flint stated I would like to propose an amendment to the agenda and move the Engineer's Report up earlier if the Board is okay with that. Obviously, we pay the Engineer hourly and we typically have the report at the end but it may make some sense to move that up earlier in the agenda. If the Board is okay with that I would ask for a motion to approve an amended agenda moving the District Engineer report up before unfinished business.

On MOTION by Ms. Durham seconded by Ms. Greisz with all in favor the agenda was amended to move the Engineer's Report before unfinished business.

District Engineer

Mr. Flint stated the main reason the Engineer is here this evening is to address the Standard Pacific Towns sidewalk issue.

Mr. Popescu stated about five months ago I came in front of you and stated that the sidewalks were in bad shape and not in conformance with the Florida Department of Transportation specifications. That took about five months of interaction with the contractor that originally put plywood and didn't put any sealant and so forth. We talked to the contractor, did the final one, and they were the two roofing contractors from Englewood that did the final work. Our representative tried to tell him what they needed to do. He didn't spend the time to be there all the time while they did the work because that would have been unreasonable. As it turned out we had two punch lists over a three month period and at the end of April they finally did everything, looked the way it was supposed to, we looked at three of the joints and they were done properly structurally from bottom to top. As it turned out now since April 20th we are talking about almost five months later many of those sealants that were put on top dropped in elevation. We were asked by the District to explain what happened. Our Engineer, Kathleen, who is here went and measured every one of them, both DOT and ADA required that the joints not be open more than ½" if they are wider than ½" they need to have this sealant with ¼" from the surface. We went with measurements we had Mr. Gilles looked at them the end of July and we measured one side of the road and they are out about 110 joints on one side of the road and about 75 were receded. There are many explanations but the best one is that when that plywood

was in there the water got under the plywood, now when they put some sheeting the way DOT recommends they put in only 4", which is the thickness of the sidewalk, made a bigger space underneath. We also had a contractor come here last weekend and we asked him to give us his opinion because we have to give you an estimate of the cost to fix those things permanently. He exposed some joints and found several of them still had plywood inside, which is not what the original contractor was supposed to do. My inspector mentioned when he made his last inspection the contractor had a whole truckload of plywood that they took out but we did not inspect every one of the 220 joints to see if he removed the plywood or not. The new contractor found it.

We have some estimates and we are proposing two options. One option is just to fill in with sealant to within ¼" from the top 150 joints out of the 220 and then ask the developer for a five year warranty. That would cost about \$3,700. The other option is to open the bottom end not just tear everything out but open at the bottom end where you can see the structure of how the joint was done, open all of them and redo everywhere there is plywood, which is not supposed to be there. We estimate that this will be about \$11,500.

Mr. Eckert stated one thing I want to add to that because I see a lot people with concern on their face and rightfully so and that is the District has not accepted the sidewalks yet. What we are talking about at this point in time is requiring Standard Pacific to do one of the two options. One of them is fix it at \$3,750 and give us a five-year warranty or tell them to give us a check for the \$11,250 and we will take the sidewalks and we will deal with those issues. Given the history here my suggestion has always been that we get the amount of money it takes to fix it right and we fix it and then accept it and move forward rather than accept a deal with a five year warranty. If they don't honor it, are we going to sue them for \$500? I don't think we are. I want everybody to be aware that we haven't accepted these sidewalks yet we haven't signed the documents that are necessary to do that. Right now we aren't talking about a District expense we are talking about expense that Standard Pacific is going to have to incur before we officially accept those.

Mr. Popescu stated hopefully, if you decide to go with every joint making sure it is done right we can take two or three bids on it then we will get the lowest cost possible on it. We are conservative at \$11,250.

Mr. Flint stated the \$11,250 assumes that out of the 220 joints that 150 of them have plywood in them. I don't think the Engineer thinks there are 150 that still have plywood but they have been conservative in that cost estimate and hopefully, it would come in less than that. They are assuming \$75 a joint to make the repairs times 150. I received a phone call from Standard Pacific today about this issue because they want to get this issue resolved so they reached out to me. I told them the Engineer was going to be making a presentation to the Board this evening and you were going to discuss it. She stated that her preference would be to come up with a dollar amount that they would pay the District and the District would do the repairs rather than them go through the process of them doing the repairs again. We didn't talk dollar amounts I don't know if they would think \$11,000 is a lot or they would just write the check and move on.

Ms. Greisz stated if we go with the \$11,250 I think we should as long as it costs less than that. My point is we have incurred a lot of costs, the lawyers time, your time, the Engineer's time over their fiasco of getting these sidewalks right. Part of that check should be compensation for some of the costs we have incurred. If we agree to a cost then \$11,250 and we think it is really going to be \$6,000 they should pay us \$11,250 to recover some of the expenses this Board has incurred because they hired somebody who couldn't do the job. Obviously, the contractor who has been working on the sidewalks will not be allowed to bid.

Mr. Popescu stated he wouldn't want to. I have seen a lot of sidewalks in North Port and my company designed over 40 miles of sidewalks in the last six years and I have never seen this problem before. They completely ignored the space and they put plywood, which deteriorated.

Ms. Greisz asked do you think it is reasonable that it is not going to be a matter of what it actually costs us we say we have spent thousands of dollars on legal fees and Engineer fees.

Mr. Eckert stated some of that is a cost of accepting existing conditions and some of it is a result of them not doing it the right way. I would just say if we have an Engineer's estimate and the Board is comfortable with the Engineer's estimate and we believe it is conservative maybe you recoup some and maybe you don't but if you are comfortable with the \$11,250 that is what we go to them with and say this is what we want. They want to be done with this too.

Ms. Greisz stated I say we take the \$11,250 get it fixed and be done with it. Get it done right and that's it.

Mr. Eckert asked do any of the Board members feel differently about that proposal? If not then we would be looking for a motion to authorize staff to offer to Standard Pacific that we

will accept the sidewalks with a payment by them to the District of \$11,250 and then we will deal with the problem after that.

On MOTION by Ms. Gallo seconded by Ms. Greisz with all in favor staff was authorized to offer to Standard Pacific acceptance of the sidewalks upon the payment to the District of \$11,250.

Mr. Popescu stated I heard the discussion about the pool and the ADA requirements. This is a new regulation that was imposed by the feds in 2010 that all public facilities had to be evaluated and a plan of how to correct it would be in place by March 1, 2012, which is what you did you had the report in place.

Mr. Popescu left the meeting at this time.

FIFTH ORDER OF BUSINESS

Unfinished Business Items

A. Approval of Final Direct Collect Agreement with Imagine School at North Port, Inc.

Mr. Flint stated the next item is approval of the final direct collect agreement with Imagine School at North Port, Inc.

Mr. Eckert stated this Board at the last meeting saw the form of that agreement and approved it in form. I have been trying to get with somebody from Imagine School for about six weeks and one of the things I learned is one of the gentlemen I was leaving messages for was no longer there and nobody was checking his messages. I did get a call this afternoon from the attorney for Imagine School regarding the direct collect agreement and they were under a significant misunderstanding in terms of what the District was asking for and what exemptions may apply to them and may not apply to them. His indication to me, which he had not talked to his board yet, was that they would likely not pay a contribution towards O&M assessments and again I have advised this Board that because of a Florida Statute there is an exemption that applies for levying new assessments against them. He indicated to me that he didn't have, at least based on our conversation, a concern about paying the debt assessments moving forward so today was a very good conversation in terms of getting them to understand that we needed to work towards an agreement. Their board meeting is not until the end of the month. Because I felt like I was being ignored on the direct collect agreement but I was getting repeated calls for "give us our easement" that we were going to give them for free, I said no, I want to have a

substantive conversation with you about the direct collect agreement because there was no consideration for giving that easement. Currently, the easement is sitting on my desk and being held.

What I would like to propose to the Board, because I do think they are going to have to take a little bit of time to review the direct collect agreement, would be if the Board is amenable to it and if they are willing to pay their direct collect debt assessment for this year early that I release the easement then we go ahead and negotiate the agreement. Even if they never signed the Direct Collect Agreement doesn't mean we are not going to collect that assessment because you will send them a direct bill. What that agreement does is gets them on the same page on when that is going to be paid and it also prevents us from having to go through a foreclosure if for some reason they don't quite understand their obligations, which is obvious that they don't right now. I want to suggest to the Board that you consider that, I think that does provide some protection to the Board and it also lets them energize their school because right now they need that easement in order to get electric to the gymnasium that they are building. I would be happy to answer any questions the Board has on that.

Ms. Greisz stated one of the reasons we were going to try direct pay was because they seemed to be willing to pay us what they really aren't usually bound to the O&M costs. On your tax bill you get a combination of operations and maintenance and a separate factor of the fee is for the debt service. They are not 100% exempt from all county and city taxes and charges, are they? Are they still going to get a tax bill and if so wouldn't our debt still go on there?

Mr. Eckert responded no, that was what we voted on last time was to send a direct bill to them rather than it go on their county tax bill. There are a lot of reasons for that because they are an institutional property, there is an exemption in the law that says exempt from assessments for special benefit. I view that as not exempting them from the debt assessments that were levied back in 2003 that they bought the property subject to those assessments but I do view that exemption as applying to them for new assessments, which we do new ones every year for O&M. In terms of their exemption they have whatever exemptions from ad valorem that the Florida Legislature gives them. We don't share in that revenue so I didn't investigate that.

Ms. Greisz stated I'm wondering does it make sense to do a direct mailing for the debt.

Mr. Eckert responded yes and that is the intent.

Mr. Flint stated I did get a phone call today from Imagine School looking for the debt service number so there has been some communication and it seems like there is some action on their part.

A resident asked there is a vacant lot next to the gymnasium, which if they were to buy that one also then we would also lose out on that, correct?

Mr. Eckert responded for O&M assessments that is correct, provided they put a facility on it because the statute talks in terms of facilities.

The resident asked what if they put a parking lot on it?

Mr. Eckert responded that would probably qualify as a facility. You have to understand that the Florida Legislature has said you need to tax and assess a charter school just like you do a regular school and that is what we are dealing with but I don't think that exemption applies to impair the rights of the bondholders. When you don't assess them their debt service assessment and you don't pay the bondholders, the bondholders are going to be suing the Board. That is the balance.

The resident asked do they sue them or us?

Mr. Eckert responded us. I think what I would be asking the Board for would be a motion to authorize me to release the easement upon their payment of the 2013/2014 debt service assessment and we will continue to negotiate a form of direct collect agreement for the years moving forward on the debt service.

On MOTION by Mr. Szewczyk seconded by Ms. Greisz with all in favor District Counsel was authorized to release the easement upon payment of the 2013/2014 debt service assessment and to continue to negotiate the form of direct collect agreement for the years moving forward.

B. Approval of Agreement with Imagine School of North Port, Inc. Regarding the Restoration of Easement Area

Mr. Eckert stated we have the restoration agreement. At the last Board meeting the Board approved a form of an easement for FP&L and that is the one that is sitting on my desk but we approved it subject to us entering into a restoration agreement with Imagine School rather than try to negotiate with FP&L on the form of their easement. What you have in front of you is a restoration agreement that has been approved and I believe it has been executed by Imagine

School basically saying if FP&L messes up our land or improvements and doesn't restore them back to the way it should be that they are responsible for doing that. I would be looking for a motion to approve because you never had the benefit of seeing this document because it was created after the last Board meeting.

On MOTION by Ms. Durham seconded by Ms. Stephens with all in favor the restoration agreement with Imagine School of North Port, Inc. regarding restoration of the easement area was approved.

SIXTH ORDER OF BUSINESS

New Business Items

A. Consideration of Agreement with PSA Horticultural to Provide Landscape Consulting and Contract Management

Mr. Flint stated the next item is an item we talked about at the last Board meeting and this is consideration of an agreement with PSA Horticultural to provide landscape consulting and contract management. Tom Picciano with PSA Horticultural is here and in the budget for next year we have included an amount of \$3,300 that includes six inspections and it would be consistent with the proposed landscape maintenance contract that we are currently bidding out. I have included a copy of that agreement in your agenda. It is in the adopted budget, it is contemplated in the contract that the Board would be considering either today or at a future meeting.

On MOTION by Ms. Durham seconded by Ms. Stephens with all in favor the agreement with PSA Horticultural to provide landscape consulting and contract management in the amount of \$3,300 was approved.

B. Consideration of Agreement with Amenity Services Group, Inc. to Provide Amenity Management Services

Mr. Flint stated the next item is consideration of agreement with Amenity Services Group, Inc. The initial agreement that was entered into between the District and Amenity Services Group was for a six month period and as was discussed briefly and you heard some comment under audience comments we do have that item under consideration now for the Board. There is no proposal that was provided in your agenda package.

Mr. Eckert stated I have had a conversation with Mr. Deary about working through some of the concerns that both the public has expressed and concerns the Board has expressed in terms of Vesta's performance so far. What I'm going to suggest is that we have a workshop just to focus on what we really need here and I think Vesta's input would be very important and part of that too is how we can forge a relationship hopefully to move forward with good communication that effectively achieves the results that everybody wants to achieve, which is a well run amenities program and facilities. Roy has indicated to me that he is certainly willing to work with the District understanding that we are going to have that sit down and we are going to talk about how we move forward hopefully, together. I think a workshop setting just focused on that would make sense. While we are doing that and I will let Roy speak for himself but Roy has agreed to go on a month to month basis while we work towards that goal. If it ends up that it doesn't work out after having that workshop then the Board has options they will have to deal with. I think we are at point now where it really can be a learning moment for everybody (1) based on everything that they have from their experience they can teach us and (2) some of the things we can teach them about what our expectations are. With that said I will ask Roy to confirm that in fact they will be willing to go month to month for us for a little while, while we have these conversations and hopefully, be able to find a working relationship together.

Mr. Deary stated I think I can say on behalf of Joe and Mike that I'm humbled to listen to the words of appreciation that were expressed tonight by the residents. It is gratifying and frankly I think it is needed in light of the letter that we sent. I tried to collect my thoughts in listening to everything tonight. I stood in this room six months ago during our presentation to the CDD regarding the possibility of our services being contracted to Lakeside and I said that our company was all about long term relationships and I mentioned that Vesta's very first client we still enjoy a great relationship with after over 20 years. The reason I mention that now is I never would have imagined that we would have reached a point last Friday where I would have sent that letter to the District Manager and the Board where I thought it would possibly be in everybody's best interests for us to leave after six short months. I do agree with District Counsel's comments at the beginning of the meeting that each one of the Supervisors wants what is best for Lakeside I really do believe that. If I didn't believe that I probably wouldn't be up here making these comments. As District Counsel just said Joe, Mike and I are very willing to work through this process for the next few weeks or months. I do not enjoy personal conflict and

it was very hard for me to draft that letter. Madam Chair I regret misspelling your name in that letter. I try to get it right in everything we do including spelling people's names correctly so I apologize for that and I appreciate the gentleman on my behalf pronouncing your name correctly in his comments tonight. I think in the short time we have been here for the most part you folks know that we want to do right by Lakeside and one of my biggest concerns has been as much as I care about Lakeside I care about the people in our company and I know Joe has been trying really hard to get this right and frankly, we were reaching a point where we were getting worn out. I'm hopeful that won't continue and I'm hopeful we can make this work. We will hang in there with you and work with you and I want to be optimistic and see where this goes. Thank you.

Mr. Eckert stated now would be an opportunity if the Board has any comments. I think a workshop focused on this issue and on how the Board interacts with each other and its contractors is a good idea. We can talk about scheduling that but I also don't want to cut off any of the Board members if they have comments.

Ms. Greisz stated I thank Roy for reconsidering and I think that Vesta and Lakeside have a great opportunity to have a great relationship going forward. Oftentimes the greatest relationships develop after there has been a stumble or conflict and you look forward and you grow permanent and you get better. I appreciate everyone who showed up tonight because I think it was important for all the Board to hear people's impression. I have been saying from the beginning we needed the right person onsite it is a fulltime job here and no offense to Joe but his job was never to be here all the time. I think that since Mike with his experience joined us we have all seen a difference, things are changing so I think we are in the right mode and I thank Mike for the suggestion of the workshop, which will be open to the public. I think there is a little confusion as to Vesta's role from their perspective as well as from ours. We have never had this relationship before we changed District Manager, Attorney, everything. I'm certainly looking for consistency moving forward and probably at that workshop we will be talking about how we interact with Vesta as a Board. Thank you to everybody for coming and voicing your opinions. I do believe that this is a great chance and positive move.

Mr. Szewczyk stated Ron Bock made a comment at the last meeting that has just stuck in my head the last 30 days and he posed the question and none of us answered him and it was, are you a hands on Board or not and for the first quite a few months with this sitting Board I felt that

we were not a hands on Board and I thought that was the way it should work. You put the people in the positions and let them do their jobs and I am getting the impression that we as a Board started falling away from that just a little bit and I think we need to get back and I think this workshop will be a positive thing. I think we have the people on board that can do the job and do it right and we should be up here deciding on policy and allowing those people to carry that policy out and I think that is where we need to get.

Ms. Stephens stated I agree with Sharon I think that finally we are going in the right direction. I think Mike is doing a great job he is out there every morning listening to people's complaints, listening to positive and negative and everything in between. I think the people who work here are doing a good job. I see us only going in one direction and that is up. I have been here eight years and we have been through a lot of muck and mire, we sat and listened to the drivel of the Board members, we corrected a lot of stuff and I think this is a very good Board, we get along and are not fighting with each other as we have seen in the past. We have great employees now, we have a great management company, a great lawyer I don't see any problems and as far as the pool lifts it is the law, get over it, that is the bottom line there is nothing you can do about it. We are going in such a positive direction we don't want to screw it up. Please, let's all be on the same page.

Ms. Durham stated this is a very difficult meeting for me but I appreciate everything that has been said. I don't take it personally just as I tried not to take the letter received from Roy personally. I don't think you will find one vendor who would even remotely suggest that I rang their phone and meddled in any business. I have never done anything but be supportive of Joe. Is that true, Joe? We had a conversation about the contract about the proposal and it got a little bit off-key and I knew when we hung up the phone with Mr. Deary he had taken some of my conversation as if I wanted as he said to have the District manage the employees. Nothing could be further from the truth. I wanted and hoped we would at least be able to continue a six-month arrangement with Vesta whereby we could see if we continued moving in the right direction. Up until about six weeks ago even at the last meeting most of the comments were very negative and the community was pretty much up in arms about the way things weren't being handled. I just had hip replacement surgery. I hadn't even been in touch with Vesta or spoken to them until I got some emails with some community concerns and forwarded those on. I'm sorry that Roy left the phone with that impression. Nothing could have been further from the truth. I had no desire

to find us having to struggle through all the stuff again, we were finally getting on an even keel, everything they are saying here that was exactly where I was and I have neighbors and friends who can tell you that was my conversation with them the very day when I got the call from George that the email was coming that is where my conversation was. To the extent that anyone in this community thinks that it was my intent or my plan or my goal for that you won't find an employee here that says I have ever interfered with their employment with Vesta. I just want to make that as clear as I can and again I appreciate your interpretation of our conversation but I'm sorry it came across that way.

Mr. Eckert stated we need to look at a date for a workshop and I know it is in the community's best interest to try to do this as soon as we can. I would like to put together the agenda for the workshop if that is okay with the Board. I need a few days to do that.

It was the consensus of Board and staff to hold the workshop on Thursday, September 26, 2013 at 7:00 p.m.

Mr. Eckert stated I will prepare an agenda and provide that to the Board.

Mr. Flint stated the other thing I would like to suggest to the Board is I don't want to overload that agenda because you do want to focus on the onsite management issue but the amenity policies kind of tie into that discussion. I don't want to distract away from the onsite management issue but you may want to consider that being a two item agenda, one would be the Vesta agreement and the other would be the amenity policies.

Ms. Gallo asked do we have to advertise that workshop?

Mr. Eckert responded we can continue this meeting in progress to do that or it is going to be a workshop where there is no action taken we can go ahead and advertise a workshop. It is not going to matter.

Mr. Flint stated I think it would be better to continue that way you don't incur the expense of the advertisement.

Mr. Eckert stated at the end of this meeting we will continue it to that time and the Vesta agreement is on the agenda so there is no problem continuing.

Mr. Flint stated it appears that items 6B and 6D we will defer to the workshop and at the end of the meeting consider a motion to continue the meeting to another date to address those items.

Ms. Greisz asked if we have comments on the proposed amenity policies should we send those in beforehand?

Mr. Flint responded yes, I think that would be good. We can be working on those. Send them to me and we will circulate it.

C. Review and Ranking of Proposals to Provide Landscape Maintenance Services and Selection of a Contractor

Mr. Flint stated next is review and ranking of proposals to provide landscape maintenance service. At the last meeting the Board directed staff to prepare a bid and issue an RFP for those services. Before the document went out I circulated a set of proposed evaluation criteria and weighting to the Board then we advertised the notice in the newspaper. We had a pre-bid conference the week before last, the bids were due last Friday at 2:00 p.m. it was a sealed bid process and they were all opened at 2:00 p.m. Copies of those proposals were provided to the Board on Monday. We also provided a bid tabulation form on Tuesday and here we are on Wednesday. It is a compressed timeframe because of the advertising and the fact that we were trying to do it in advance of this meeting. I understand there wasn't a lot of time for the Board to thoroughly review and consider those proposals. One option you would have at this point is if you wanted to allow yourselves some additional time to review those you could schedule this for your meeting next month. The current contract with Bloomings extends through February so there isn't an issue of a gap in service or needing to deal with Bloomings contract but that will allow the Board some additional time to review and rank those. You can come to the Board meeting next month with your ranking sheets filled out and have a discussion and either come to a consensus ranking or you can submit your individual ranking scores, I can compile those and come up with a cumulative score and the Board can consider that cumulative score and determine whether it properly represents your viewpoint. Or, if the Board is ready tonight you can deal with it tonight. I'm just trying to provide some additional time and let you know that I don't think another 30 days is going to make a significant difference. You do have your current contractor with a contract that extends through February.

Ms. Greisz stated I'm wondering how the rest of the Board members feel about whittling it down to the top three tonight or is there any justification for making a smaller group.

Mr. Eckert stated my recommendation would be in order to do that you would have to actually rank all of them and you have to do that tonight. By ranking them you have whittled

them down to the top three but once you rank them, you have ranked them so you are there. I think it is more of an all or nothing kind of process.

Ms. Greisz asked if we rank them at the next meeting then would it be the meeting after before the top ones come in? Are we going to interview or do we need to do that?

Mr. Eckert responded no, the process that is in place right now is you are making your decision based on the proposals that have been submitted to you. By delaying it you will give your landscape expert or District Manager an opportunity to check the references that we received as well and be able to come back with a recommendation based on some of those references because experience is one of the point categories and usually people don't give all bad references but it is worth looking at. I think you are going to end up ranking all five unless somebody is non-responsive like failing to include material things in their package.

It was the consensus of the Board to continue the item until the October meeting.

Ms. Durham asked is there any way we can get the result of the reference check so we can take that into consideration as part of our ranking?

Mr. Eckert stated I'm assuming Tom is willing to check the references and he will take notes and those notes will be a public record and he will be able to provide you that he checked all three of these references and all three say they are great or they had this one issue they had to deal with in terms of repeatedly getting them to come back and mow places they missed. Who knows what the references will say, but he will provide that information during the Board meeting to help assist in your rankings.

On MOTION by Ms. Greisz seconded by Mr. Szewczyk with all in favor the ranking of landscape maintenance bids was deferred until the regularly scheduled October meeting.

D. Discussion of Proposed Amenity Policies and Revised Room Rental Rate Schedule

This item deferred to the workshop to take place Thursday, September 26, 2013 at 7:00 p.m.

E. Discussion of City of North Port Zoning Verification Letter

Mr. Flint stated the next item is discussion of the City of North Port zoning verification letter. This is a letter we received a week or so ago and forwarded to Mike as this is a little

unusual. Typically this type of thing would be dealt with by a master homeowners association and the fact that there is an absence of one this has been forwarded to us. I didn't know what to do with it so I provided it to Mike and asked him about it.

Mr. Eckert stated basically the city has asked the CDD to approve the use of a particular parcel that I believe is along the main road. Even though the covenants and restrictions that were filed some time ago seem to indicate the District should have some sort of approval power, you don't. All your powers have to come from Chapter 190, Florida Statutes; that is your charter and for a long time there were no covenant or deed restriction powers for a CDD. Several years ago the legislature changed the law to give CDDs limited powers to enforce deed restrictions. There are a couple requirements that this District has not met in order to be able to enforce those so our response to the city, if you want it to be consistent with law, is we cannot provide you with an approval or disapproval on this issue.

Ms. Greisz asked what do they want to use it for? Is this one of the drainage areas?

Mr. Eckert responded I think it is an auto repair business and the subject property is 1060 Plantation Boulevard.

Mr. Flint stated I'm pretty sure it is the gas station with a Subway.

Ms. Greisz asked what do they want?

Mr. Eckert responded I don't know. It is an interesting thing, I'm not sure who wrote these covenants but they pretended like they could give the CDD more powers than the Florida Legislature could.

Mr. Durham asked if we had a master HOA would that take care of our problem and is that an option this community might have?

Mr. Eckert responded that is a whole different workshop in terms of trying to revive something. One of the things you have to have is an agreement with the original declarant that created the covenants and restrictions and from what I understand that declarant doesn't exist anymore. It would be very difficult to get that type of agreement. That is one of the things we would need not to mention that I don't know that you want to go there. I don't know that this Board wants to be in charge of covenant enforcement.

Ms. Greisz asked if we want to find out what is going on we would probably have to go to the zoning department in North Port to see what they have to say?

Mr. Eckert responded I can try right here to get it on GIS and try to pinpoint the property for you while you talk about other things.

Ms. Greisz asked is this giving us notice that they are allowing somebody to build something or do something there that maybe we want our community to be aware of in case we have objection to it?

Mr. Eckert responded as private property owners within this community if you have an objection you should lodge that to the city.

Ms. Greisz stated but we as a CDD could notify our residents and property owners that this is going on and if you have an objection who to contact.

Ms. Gallo stated if it is the gas station a while ago they wanted to put in one of those gambling things and we found out that they had not paid their taxes and reported that to the city and the city declined them the gambling place. I don't know if it is the gas station but one day I went on realtor.com and I saw the gas station for sale but that was maybe nine months ago. I think we need to find out what piece of property this is.

Ms. Durham stated this is kind of the same story we had with that gas station. We spent an awful lot of money fighting that, the Board tried everything, our legal fees were pretty high from that whole process trying to block it and there was nothing the CDD could do about it. I suspect we are going to be in the same place again.

Ms. Gallo stated if it is the gas station and they still owe taxes the city is not going to give them any kind of a benefit.

Mr. Flint stated the individual Mr. Nick Bullo is apparently the applicant and they want permission from the Lakeside CDD to place an auto repair shop at the end of Plantation Boulevard near the Mobil Station. The issue Counsel brought up is that the CDD Board has no authority to opine on that issue. It is not really something you have jurisdiction over. It may be of interest to the community but it is probably not a CDD issue.

Mr. Eckert stated my concern would be if the Board said no, we don't approve it, and you technically don't have the power to say that you might end up with a problem. Unfortunately, and I agree with your past counsel who dealt with a similar issue that the CDD Board needs to say we don't have the power to approve or disapprove. If that is the will of the Board then a motion to direct George to provide that response to the city would be appropriate.

On MOTION by Ms. Durham seconded by Ms. Stephens with all in favor staff was directed to respond to the City of North Port that the District doesn't have the power to approve or disapprove the request of the city dealing with the zoning verification letter.

SEVENTH ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of the August 14, 2013 Meeting

Mr. Flint stated the next item is approval of the minutes of the August 14, 2013 meeting. Those were provided to you in your agenda. Are there any additions, deletions or corrections to those?

A few amendments were made to the minutes, which will be reflected in the final document.

On MOTION by Ms. Durham seconded by Ms. Stephens with all in favor the minutes of the August 14, 2013 meeting were approved as amended.

B. Approval of Check Register

Mr. Flint stated you also have approval of the check register from August 8th through September 4, 2013 checks 73 through 101 in the amount of \$34,798.48. The detailed register and the invoices are behind the summary. If there are any questions we can discuss those and if not I ask for a motion to approve.

On MOTION by Ms. Durham seconded by Ms. Greisz with all in favor the check register was approved.

C. Balance Sheet and Income Statement

Mr. Flint stated you also have the balance sheet and income statement, the unaudited financials for the District through July 31, 2013. There is no action required but if you have any questions we can discuss those.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There not being any, the next item followed.

B. District Manager

i. Presentation of Action Items List

Mr. Flint stated you have the action items list and many of these items may be discussed under the Amenities Manager's report. I will defer this until Mike gives his report and if there is anything that wasn't on his report that is on here we can talk about it.

C. Amenities Manager

Mr. Howell stated we were talking about the pool lifts and I think we have talked about that enough. If you have any questions just stop me.

Ms. Durham asked do we know when they will be installed?

Mr. Howell stated I have the check for the permits for North Port. The gentleman who is putting the lift in for us took the information for the lifts to North Port to see if they required him to have any other information. He has not yet gotten back to me.

If you have not seen the fitness room go look at it, it is like it should have been the first time. It is great. Don't look at the walls because we are doing some painting. I have a gentleman who has given me a proposal to take the old wallpaper off and paint above the chair rail. We are going to paint below the chair rail. There is another bid on correcting the broke out wall where the bench press is. Once that is fixed and primed we are going to paint it and move the weights against the wall so that can't happen again.

The tennis courts are done if you have not played on the tennis courts and you are a tennis player I think you will be surprised how well they turned out. There are a couple issues we need to correct with Welch Tennis before they are paid but between Milan and I they will get done.

Fountains, thank you for all the calls I appreciate that a lot. It turned out to be food coloring and the fountain was drained, Scott cleaned it out today it should be on and it looks good.

Pool signage: we are in the process of getting all new signage for the pool, also signage for the weight room.

Ms. Greisz asked have you already ordered the signs?

Mr. Howell responded I have approved them, I believe they are made.

Ms. Greisz asked is there anything in the amenities policy that we are going to be talking about that could affect what is on them, such as children under a certain age can't go in the hot tub or something?

Mr. Howell responded basically I copied what is there.

Ms. Greisz asked is it possible to hold off on them until we go through that policy?

Mr. Howell responded I can contact them tomorrow and let them know.

Ms. Greisz stated I think that would be a good move because I have some concerns that I would like to talk about with some of the rules that we have and hear your input as well before we redo all the signs.

Mr. Howell stated okay. As far as the pool furniture we have been cleaning the pool furniture they look like new. There are probably six left that still need to be cleaned. There is one strap on one lounge that is split so we have to replace that. My recommendation on that would be to replace that whole lounge because you are only paying about \$26 less getting it restrapped than if you bought a new one. Some of the chairs that are around the tables are fine, they have been cleaned, we don't need new ones to go around the tables. We do need one additional table that was broken by the wind. I recommend that we replace the existing umbrellas. If we continue to get more wind some of those umbrellas I don't even know if they make them anymore but you are cranking them closed and you reach a certain point and they start opening back up and they don't close all the way. I recommend we go to the 8 foot market umbrellas when you close them they have a tie to close them so the wind is not going to pick it up and maybe hurt somebody.

Pool decking, you have seen the existing pool decking peeling back away from the pool all the way around the pool and spa and it is less than 18" away from the edge of the pool. I recommend that we use the same type decking maybe go with a different color, a royal blue or darker blue to give that 18" border around the pool and spa a little more color. It says 8" border but it is supposed to be an 18" border. It is \$6,800 and it has the footage as well it is approximately 2,850 square feet.

Mr. Flint stated it sounds like Mike has a number of recommendations that cost money. I don't know if 30 days is going to make a difference but at the next meeting we could bring the proposals for the furniture, umbrellas, deck and any other items and that would give us a chance

to look at the budget to see where that is going to come from. If the Board is okay and it can wait 30 days I don't know if any of those items are time sensitive.

Mr. Howell stated no.

Ms. Gallo asked do we have money in this year's budget that we can use?

Mr. Flint responded we estimated the current year expenses and whatever we estimated we weren't going to spend we projected carrying forward. If we spend more than what we thought we were going to spend this year we are just taking it out of next year's budget.

Mr. Greisz stated I don't think we want to approve one lounge chair. You have the authority to buy the things that are under what we specifically need to approve and I think it is the bigger things that have the vendor quote.

Mr. Flint stated the umbrellas can run from \$50 to \$400 depending on the type of umbrella so if they are the \$50 ones you can probably do those but if they are the \$400 ones times however many we might want to talk about it.

Mr. Howell stated basically the koi pond is in the same element as what we were talking about. I did get some prices on the picnic tables and that will also go to the next meeting.

Ms. Greisz stated if it is under \$1,000 we have given you pre-approval and there is room in the budget.

Mr. Montagna stated there is but collectively it is over \$1,000 for the picnic tables.

Ms. Durham stated I think it would be nice to get a package price of what we need outside of a chaise lounge.

Mr. Howell stated I can come back and list each one individually and then give you a total.

Ms. Durham stated yes so we can approve it or whatever as a package or pick and choose.

Ms. Greisz stated have a proposal from a vendor who you think is going to be doing the work or where you are buying it from or whatever, including installation and whatever is involved.

Howell stated carpets have been cleaned and they look good, the kitchen has had a makeover as well.

The Cheeseburger in Paradise event was a success as was the wine and cheese event. September 23rd we are trying something different, swap an idea day. We not only have ideas of

our own but we want to get the community involved and give us some ideas of what you would like to see. CVS flu shots are coming up, pot luck dinner on the 14th, ice cream social on the 13th, get involved, have fun, come and see us.

Ms. Gallo stated the TV in the fitness room I was told that they are going to put the TV in the center where the room divides and it would be a smaller TV. Wouldn't it be better to put it back in the corner where it used to be and it could be a bigger one?

Mr. Howell stated I am up for recommendations all the time. Right now my understanding is there is a certain amount of money allotted for the two televisions and I think if we go bigger than 26" for the televisions we will be over our budget with the mounting brackets.

A resident stated the Board voted on \$600 for two 32" televisions and that is on the record.

Mr. Eckert stated if there is a little bit extra expense for the Board to get the size TV you want just entertain a motion to approve it if the Board wants to do that. You are probably talking about a couple hundred dollars as the difference to get what you want. I'm just making the suggestion.

Ms. Stephens asked when you are in the gym are you exercising or watching TV? If you are watching TV then go home don't come here and watch TV. What did people do years ago in a gym when there was no TV? Everybody had an agenda and we just keep spending and spending and someday you are going to be assessed. People want this to look like a resort but do you know what a resort costs? Let's get over it.

Ms. Greisz stated again, I expect you guys to come up with whatever proposal you think fits. Someone recently pointed out to me that we moved some bushes on some medians because of visibility and they feel we have the same problem at the other end of Scarlett and Plantation if you look to the right. I haven't checked it out but we need to check did Bloomings do the palm trimming down there. It looks like you are heading into Cypress Falls but there is a short distance that is ours to maintain.

Mr. Szewczyk stated there is a line of sight problem as I come out and make that left I see the top of the power box and I always think it is a car. You really can't tell. Something needs to be done over there.

Ms. Durham stated I want to go back to the TVs just for clarity. I really like what Mike said if it is a little bit more money and I suggest that you not include in the cost of the TV the

hardware. I think you can get the two TVs for \$300 each for that size then the hardware that you have the freedom to go do. If it is a little bit more in the budget nobody is going to come unglued on you. Does the Board agree with that?

It was the consensus of the Board for staff to proceed as outlined by the Chair.

Mr. Flint stated thanks Mike that was a good report. I appreciate your enthusiasm. I think there were only two items on the action items list that Mike didn't hit on and one was the traffic issue, which Sharon has been working on and I know Mike and you and I will probably have some communication on that issue and I don't know if you want to bring the Board up to speed on that.

Ms. Greisz stated I talked to Lieutenant Arsenault again today and there is still an issue and they don't feel that the current agreement we have with them truly allows them to issue a civil citation such as speeding on our streets or that they can do criminal and he felt that they could enforce parking issues, which they have done. What we are trying to do now is educate them. He told me we had to have the speed limit signs to meet standards of Florida DOT and be certified. He wasn't helpful about how to go about that so we are not sure that is accurate. We are going to pursue it because we do have speeding issues on Plantation and in other areas. We have a lot people parking and blocking the sidewalks, which create a hazard for young and old. Our neighbor is on a walker and now she can't walk down one side of the street because there are always cars and kids on bicycles so I pointed that out to him. They will probably do warnings first time around but it is a dangerous situation. We are still working with them and I will get pricing and see if the Board wants to have any off duty police officers to be here Halloween late to just walk around to have a presence. We had an issue last year.

Mr. Flint stated the other action item is the Quality Door issue and I will make another phone call next week and hopefully get \$200 and we will keep chipping away at it.

NINTH ORDER OF BUSINESS

Other Business

Ms. Durham stated yesterday an A1 Superior Pest truck flew by at a high rate of speed and if one of our staff members could call A1 Superior Pest and let them know and see if they will caution their drivers.

Mr. Montagna stated since he is a District vendor we can make that call.

TENTH ORDER OF BUSINESS

Supervisors Requests

There not being any,

On MOTION by Ms. Gallo seconded by Ms. Stephens with all in favor the meeting was continued to Thursday, September 26, 2013 at 7:00 p.m. in the same location.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

Lakeside Plantation

Community Development District

Summary of Invoices

September 4, 2013 to October 2, 2013

Fund	Date	Check No.'s		Amount
General Fund - GMS-CF, LLC	9/13/13	102	\$	3,215.30
	9/16/13	103-115	\$	15,302.40
	9/18/13	116-120	\$	4,755.94
	9/20/13	121-123	\$	439.09
	9/23/13	124	\$	28,839.72
	9/24/13	125-129	\$	729.65
	9/25/13	130	\$	13,341.99
	10/1/13	131-134	\$	1,154.64
			\$	67,778.73
			\$	67,778.73

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT
9/13/13	00001	9/04/13	7	201309	310-51300-34000					*	2,916.67	
					MANAGEMENT FEES - SEP13							
9/04/13	7	201309	310-51300-35200							*	50.00	
					WEBSITE ADMIN. - SEP13							
9/04/13	7	201309	310-51300-51000							*	.96	
					OFFICE SUPPLIES - SEP13							
9/04/13	7	201309	310-51300-42000							*	14.72	
					POSTAGE - SEP13							
9/04/13	7	201309	310-51300-42500							*	232.95	
					COPIES - SEP13							
					GOVERNMENTAL MANAGEMENT SERVICES							3,215.30 000102
9/16/13	00098	9/11/13	CS091113	201309	310-51300-11000					*	200.00	
					SUPERVISOR FEE - 09/11/13							
9/11/13	CS091113	201309	310-51300-11000							V	200.00-	
					SUPERVISOR FEE - 09/11/13							
					CAMILLE STEVENS **DO NOT USE**							.00 000103
9/16/13	00053	9/11/13	PD091113	201309	310-51300-11000					*	200.00	
					SUPERVISOR FEE - 09/11/13							
					PATRICIA DURHAM							200.00 000104
9/16/13	00115	8/29/13	15639	201308	330-53800-48102					*	523.00	
					STEAM CLEAN-CLBHS-8/29/13							
					EXPRESS CARPET CARE							523.00 000105
9/16/13	00060	9/01/13	09012013	201309	300-15500-10000					*	5,095.00	
					GENERAL/AUTO LIAB.-FY14							
9/01/13	09012013	201309	300-15500-10000							*	7,506.00	
					PROPERTY LIABILITY-FY14							
					FLORIDA MUNICIPAL INSURANCE TRUST							12,601.00 000106
9/16/13	00054	9/11/13	SG091113	201309	310-51300-11000					*	200.00	
					SUPERVISOR FEE - 09/11/13							
					SHARON GREISZ							200.00 000107
9/16/13	00057	9/11/13	JG091113	201309	310-51300-11000					*	200.00	
					SUPERVISOR FEE - 09/11/13							
					JANE GALLO							200.00 000108
9/16/13	00116	8/06/13	4959	201308	330-53800-48102					*	370.00	
					DRAIN LINE-ICE MACHINE							
					MIKE'S PLUMBING LLC							370.00 000109
9/16/13	00033	9/03/13	4312	201308	320-53800-43600					*	142.71	
					2200PLNTATION-CLBHS-AUG13							

LKSD LAKESIDE PLANT TVISCARRA

*** CHECK DATES 09/04/2013 - 10/02/2013 ***

LAKESIDE PLANTATION - GENERAL

BANK A LAKESIDE PLANTATION

CHECK DATE	VEND#	INVOICE.....	DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT	#
9/03/13	43123-15	201308 320-53800-43500									*	52.11		
9/03/13	43123-15	201308 320-53800-43700									*	394.69		
		WATER-TENNIS COURT-AUG13												
		NORTH PORT UTILITIES											589.51	000110
9/16/13	00090	8/29/13 08292013 201308 330-53800-48000									*	6.08		
		SUPP.L-WINE &CHEESE EVENT												
8/29/13	08292013	201308 330-53800-48000									*	3.21		
		SUPPL-WINE &CHEESE EVENT												
		ROBIN CLARK											9.29	000111
9/16/13	00056	9/11/13 JS091113 201309 310-51300-11000									*	200.00		
		SUPERVISOR FEE - 09/11/13												
		JOE SZEWCZYK											200.00	000112
9/16/13	00106	8/29/13 2934679 201308 310-51300-48000									*	74.60		
		NOTICE OF MEETING-09/02/13												
		THE SUN											74.60	000113
9/16/13	00112	8/26/13 1350 201308 320-53800-47000									*	110.00		
		FRONT ENTR.SIGN LIGHT												
		VICTOR BARRETO ELECTRIC LLC											110.00	000114
9/16/13	00114	8/31/13 14531 201308 320-53800-43400									*	225.00		
		CONTAINER-DIRT-08/23/13												
		Z'S DISPOSAL											225.00	000115
9/18/13	00007	9/11/13 1046 201308 330-53800-48101									*	165.16		
		WIPES/TOWELLETTIS												
		ARCHER JANITORIAL & PAPERS SUPPLIES											165.16	000116
9/18/13	00104	8/28/13 49250 201308 330-53800-48102									*	1,355.00		
		INSTALL RUBBER FLOORING												
9/05/13	49389	201309 330-53800-48102									*	104.50		
		RPLC CABLE ON HI/LOW MACH												
		FITNESS LOGIC											1,459.50	000117
9/18/13	00062	9/01/13 06246845 201309 330-53800-48600									*	359.28		
		TEL/INTERNET - SEP13												
		VERIZON FLORIDA LLC											359.28	000118
9/18/13	00051	8/16/13 6032 202 201307 330-53800-48101									*	8.56		
		ICE - 07/17/13												
8/16/13	6032 202	201307 330-53800-48102									*	29.64		
		CLUBHOUSE KEYS - 7/17/13												
		WAL-MART COMMUNITY											38.20	000119

LKSD LAKESIDE PLANT TWISCARRA

CHECK DATE	CHECK VENDOR#	INVOICE DATE	INVOICE YRMO	EXPENSED TO... DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT	#
9/18/13	00052	8/19/13	24010	201308	330-53800-52000			CLEAN COURT/STAND/BROOM	*	2,733.80	2,733.80	000120
9/20/13	00007	9/11/13	1049	201309	330-53800-48101			KITCHEN TOWEL	*	70.60		
9/11/13	1049	201309	330-53800-48900					LINER/SCREEN W/BLOCK	*	142.95		
9/20/13	00055	9/11/13	CS091113	201309	310-51300-11000			SUPERVISOR FEE - 09/11/13	*	200.00	213.55	000121
9/20/13	00048	7/25/13	10332096	201307	320-53800-43300			GAS THRU - 07/23/13	*	12.77		
8/23/13	10332096	201308	320-53800-43300					GAS THRU - 08/21/13	*	12.77		
9/23/13	00028	9/23/13	09232013	201309	300-20700-10000			FY13 DEBT SERVICE ASSES	*	28,839.72	25.54	000123
9/24/13	00058	9/20/13	4507	201308	330-53800-12000			AMENITY CTR MGMT - AUG13	*	7,465.33	28,839.72	000124
9/20/13	4507	201308	330-53800-12000					FAC.MAINT/NIGHT HRS-AUG13	*	5,966.66		
9/20/13	4507	201308	330-53800-12000					AMENITY CTR MGMT - AUG13	V	7,465.33		
9/20/13	4507	201308	330-53800-12000					FAC.MAINT/NIGHT HRS-AUG13	V	5,966.66		
9/24/13	00001	9/18/13	8	201309	310-51300-42000			POSTAGE - 09/10/13	*	25.02	.00	000125
9/24/13	00032	9/04/13	54883-15	201308	320-53800-43400			GARBAGE COLLECTION -AUG13	*	120.00	25.02	000126
9/24/13	00112	9/11/13	1359	201309	330-53800-51000			RPLC GFI BREAKER	*	187.77	120.00	000127
								VICTOR BARRETO ELECTRIC LLC			187.77	000128
								LKSD LAKESIDE PLANT TWISCARRA				

*** CHECK DATES 09/04/2013 - 10/02/2013 ***
 LAKESIDE PLANTATION - GENERAL
 BANK A LAKESIDE PLANTATION

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	EXPENSED TO.... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT	#
9/24/13	00113	9/01/13 09232013	201309 330-53800-48101		SUBSCRIPTION	*	396.86		
THE WALL STREET JOURNAL									
9/25/13	00058	9/20/13 4507	201308 330-53800-12000		AMENITY CTR MGMT - AUG13	*	7,465.33		
		9/20/13 4507	201308 330-53800-12000		FACILITY MAINT. - AUG13	*	5,966.66		
		9/20/13 4507	201308 330-53800-12000		NIGHTSHIFT HOURS - AUG13	*	90.00		
		9/20/13 4507	201308 330-53800-12000		CREDIT FOR NGHT HRS-AUG13	*	180.00-		
AMENITY SERVICES GROUP, INC.									
10/01/13	00014	8/31/13 1017805A	201308 330-53800-48101		WATER COOLER/SUPPL-AUG13	*	88.64		
CULLIGAN WATER									
10/01/13	00118	8/07/13 08072013	201308 330-53800-48102		COMPUTER REPAIR-08/07/13	*	100.00		
JAMES LANDRY									
10/01/13	00027	9/01/13 13-06385	201309 320-53800-46000		MTHLY LAKE MAINT - SEP13	*	966.00		
LAKE MASTERS AQUATIC WEED CONTROL									
10/01/13	00117	9/23/13 3807-283	201309 330-53800-51000		POOL/SPA SIGNS	*	278.20		
		9/23/13 3807-283	201309 330-53800-51000		POOL/SPA SIGNS	V	278.20-		
SBC SIGNWORKS, INC.									
								.00	000134
TOTAL FOR BANK A							67,778.73		
TOTAL FOR REGISTER							67,778.73		

LKSD LAKESIDE PLANT TWISCARRA

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
9/4/13	7

Bill To
Lakeside Plantation 13574 Village Park Drive Suite 265 Orlando, FL 32837

P.O. No.	Terms	Project

Description	Qty	Rate	Amount
Management Fees September 2013		2,916.67	2,916.67
Website Administration September 2013		50.00	50.00
Office Supplies		0.96	0.96
Postage		14.72	14.72
Copies		232.95	232.95
		Total	\$3,215.30
		Payments/Credits	\$0.00
		Balance Due	\$3,215.30

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: September 11, 2013

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

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

Approved for Payment:


District Manager Signature

9/11/2013
Date

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

Express CARPET CARE

Serving All of Hillsborough County

P.O. Box 110 • Brandon, FL 33509

(813) 684-9799 Telephone/Fax

15639

NAME Casey Plantation
 ADDRESS 2200 Plantation Blvd
 CITY North Port DATE 8-29-13
 PERSON CONTACTED Mike Orment PHONE 941-473-5500
 PO# 941-473-5500

Unit #	Service Required	TOTAL
	Clubhouse Carpets	525.00
	1 Rug	
	Steam Clean +	
	Disinfectant #115	
	830 338-48102	
	OK to Pay!	
	M. L. [Signature]	
Remarks: <u>100MT</u>		Sub Total
		Service Tax
		AMT. DUE <u>525.00</u>

ABOUT FURNITURE MOVING: This is a courtesy, not an obligation... although extreme care is used in handling furniture and bric-a-brac... we cannot assume responsibility for any breakage.

ABOUT CARPET CLEANING: Because of fading, color change, shrinking, dry rot, traffic area wear, manufacturer's defect, and deteriorated material which may disintegrate in the process of cleaning, we cannot assume responsibility for any injuries due to conditions existing prior to cleaning. The very nature of some stains makes it impossible to restore original color or texture. Spotting oxidized rust, liquor, cosmetics, ink, urine stains, etc. is at the customer's risk. Removal of spots are not guaranteed, neither is change in shadings, appearance or texture or loss of pile. We are not responsible for shrinkage or seams pulling apart or carpet pulling off tackstrip, or tackstrip pulling out of the floor.

ABOUT CARPET DYEING: We cannot guarantee results because of problems which cannot be anticipated. We do guarantee the benefits of superior knowledge, experience and ultra-modern professional dyeing methods.

No verbal statements, promises or opinions of our technicians shall be binding.

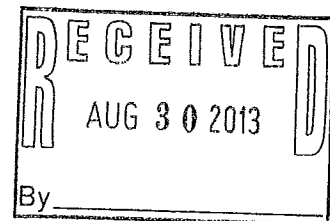
In the event it shall become necessary to collect the herein described sums, or any part thereof, the purchaser agrees to pay all the cost thereof, including reasonable attorneys fees.

PAYMENT IN FULL DUE upon completion of work, unless prior credit arrangements are approved. Past Due Invoices assessed at 1 1/2% per month Finance Charge.

I have read and fully understand the company's limitations as stated above.

Customer: [Signature]

Carpet Technician: [Signature]





Department of Insurance and Financial Services

FLORIDA MUNICIPAL INSURANCE TRUST

RENEWAL QUOTE FOR 2013-2014

Lakeside Plantation Community Development District

FMIT 0906

#60
300-155-120

<u>Coverage</u>	<u>Deductible</u>	<u>Limit</u>	<u>Premium</u>
General/Professional Liability	\$0	\$1,000,000	\$5,003
40% } Automobile Liability	\$0	\$1,000,000	\$92
60% } Property	\$1,000	\$1,599,000	\$7,506

GRAND TOTAL PREMIUM

\$12,601

RETURN OF PREMIUM

\$1,778

REDUCED GRAND TOTAL PREMIUM

\$10,823

- MOVE TP (OCT 13)
- CALCULATE %

The FMIT Board of Trustees has approved a \$8,000,000 return of premium for members that had property coverage in the 2011-2012 Fund Year. The directive of the Board was to return property premium on the renewing members for 2013-2014 that participated in the Trust's property program in 2011-2012. Based on the property premiums paid in 2011-2012 the Lakeside Community Development District can expect \$1,778 in return premium should they elect to renew coverage for the 2013-2014 policy year.

Note: Coverage summaries provided herein are intended as an outline of coverage only and are necessarily brief. In the event of loss, all terms, conditions, and exclusions of actual Agreement and/or Policies will apply.

RECEIVED

AUG 12 2013

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: September 11, 2013

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

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

Approved for Payment:


District Manager Signature

9/11/2013
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: September 11, 2013

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

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

Approved for Payment:


District Manager Signature

9/11/2013
Date

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

JOB INVOICE

gpc wmc@comcast.net

NORTH PORT	ENGLEWOOD	PORT CHARLOTTE	VENICE
426-3880	473-2720	743-1081	483-3719

NORTH PORT		ENGLEWOOD		PORT CHARLOTTE		VENICE	
426-3880		473-2720		743-1081		483-3719	
CUSTOMER ORDER NO						DATE ORDERED	
ORDER TAKEN BY						DATE PROMISE	
BILL TO						PHONE	
ADDRESS						MECHANIC	
CITY						HELPER	
JOB NAME AND LOCATION						☐ DAY WORK ☐ CONTRACT ☐ EXTRA	
DESCRIPTION OF WORK							
QUANTITY	DESCRIPTION OF MATERIAL USED					PRICE	AMOUNT
	Connect Customon Provided						
	Ice making machine						
	To include drain line						
	water line, filter						
	#116						
	330-538-48102						
	Bill job						
	Repairs & Maint.						
	Clubhouse						
HOURS	LABOR				AMOUNT		TOTAL MATERIALS
	MECHANICS						
	HELPERS						TOTAL LABOR
I hereby acknowledge the satisfactory completion of the above described work.						TAX	
TOTAL LABOR						TOTAL	
SIGNATURE						DATE COMPLETED	

SERVICE ADDRESS

2200 PLANTATION BLVD CLUB HOUSE

↑ Please return this upper portion with your payment ↑

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-156052 AUG13	18-29	9/03/13	9/30/13

Rate Class : COMMERCIAL

Last payment amount/date: 133.37 8/13/13

Last Bill Amount	133.37
Payments	133.37 -
Adjustments	.00
BALANCE FORWARD	.00

WA	Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
	7/19/13	8/20/13	32	80000038	1.000	TGAL	498	494
							USAGE FOR 8/12	5.00

Service	Consumption	Charge	Total
WA Base facility chg		38.72	
WA Usage block 1	4.00	14.20	
TOTAL WATER			52.92
SE Base facility chg		66.63	
SE Consumption	4.00	23.16	
TOTAL SEWER			89.79

Total Current Charges	142.71
PAST DUE - MUST PAY NOW	.00
Total Amount Due	142.71

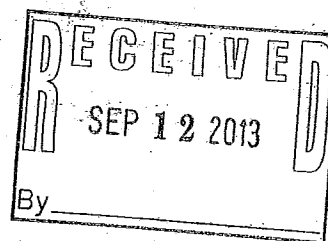
PLEASE MAIL ALL PAYMENTS TO:

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

#53

320 - 538-436

2200 PLANTATION BLVD CLUB AUG13


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

 AFTER HOURS/EMERGENCY
 water or sewer service call
 941.240.8000

SERVICE ADDRESS

2200 PLANTATION BLVD FRONT FOUNT

↑ Please return this upper portion with your payment ↑

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154658 AUG13	18-29	9/03/13	9/30/13

Rate Class : COMMERCIAL

Last payment amount/date: 563.85 8/13/13

Last Bill Amount	563.85
Payments	563.85
Adjustments	.00
BALANCE FORWARD	.00

WA	Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
	7/19/13	8/20/13	32	83717471	1.000	TGAL	1150	1142
							8	
						USAGE FOR	8/12	9.00

Service	Consumption	Charge	Total
WA Base facility chg		16.63	
WA Usage block 1	4.00	14.20	
WA Usage block 2	4.00	21.28	
TOTAL WATER			52.11

Total Current Charges	52.11
PAST DUE - MUST PAY NOW	.00
Total Amount Due	52.11

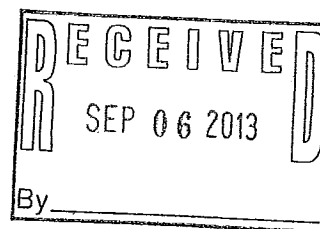
PLEASE MAIL ALL PAYMENTS TO:

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

#33

220-538-435

water front feature AUG13



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

AFTER HOURS/EMERGENCY
water or sewer service call
941.240.8000

SERVICE ADDRESS

2200 PLANTATION BLVD TENNI COURT

↑ Please return this upper portion with your payment ↑

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154656 AUG 13	18-29	9/03/13	9/30/13

Rate Class : COMMERCIAL

Last payment amount/date: 387.23 8/13/13

Last Bill Amount 387.23
 Payments 387.23-
 Adjustments .00
 BALANCE FORWARD .00

Service Period Days Meter Number Mult Units
 WA 7/19/13 8/20/13 32 1100033965 1.000 TGAL

Current Previous Usage
 4994 4935 59
 USAGE FOR 8/12 112.00

Service	Consumption	Charge	Total
WA Base facility chg		75.55	
WA Usage block 1	20.00	71.00	
WA Usage block 2	20.00	106.40	
WA Usage block 3	19.00	141.74	
TOTAL WATER			394.69

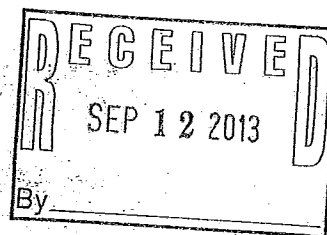
Total Current Charges 394.69
 PAST DUE - MUST PAY NOW .00
 Total Amount Due 394.69

PLEASE MAIL ALL PAYMENTS TO:

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

#33
 390-538-437

WATER-TENNIS COURT AUG 13

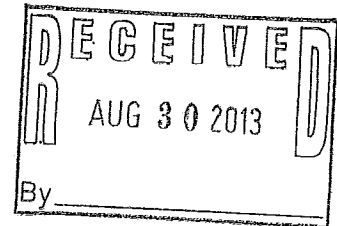
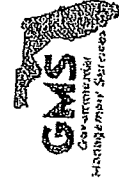


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 and for water restrictions visit www.cityofnorthport.com

AFTER HOURS/EMERGENCY
 water or sewer service call
 941.240.8000

Check Request

#70	District	Lakeside Plantation CSD	Date	8/29/13
	Payable to	Robin Clark		
	Amount Requested	\$16.08	Account Number	330-238-4480
	Requested By	Beth Slack		
	Description of Need	Bread for wine & cheese event		
	Approved By	MICHAEL HOWELL	Signature	<i>Michael Howell</i>
	Received By		Signature	



Wine & Cheese
Publix
 The Shoppes at Price Crossing
 1251 South Toledo Blade Blvd.
 North Port, FL (941) 240-5023
 Store Manager: David Waring

1/2 GGO ITALIAN BR	2.99	F
1/2 MOUNTAIN BREAD	3.09	F
Order Total	6.08	
Sales Tax	0.00	
Grand Total	6.08	
Cash	6.13	
Change	0.05	

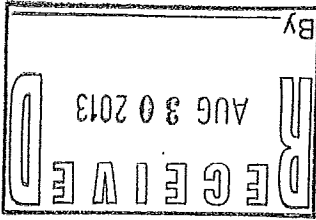
Your cashier was Jessica

08/28/2013 16:40 S1180 R106 9484 C0249

Love to shop here. Love to save here.
 Visit publix.com/save

Publix Super Markets, Inc.

ROBIN



Wine + Cheese
Reimburse Robin
Clark



DOLLAR TREE STORES, INC.

Store# 2071 (941) 743-3300
1825 Tamiami Trail
Port Charlotte FL 33948-1077

DESCRIPTION	QTY	PRICE	TOTAL
NAPKIN 30CT	1	1.00	1.00T
NAPKIN 30CT	1	1.00	1.00T
NAPKIN 30CT	1	1.00	1.00T

Sub Total \$3.00
SALES TAX \$0.21
Total \$3.21
Cash \$10.21
CHANGE =====> \$-7.00

Thank You for Shopping at Dollar Tree
Where Everything's \$1.00
Now Shop On-Line at Dollartree.com

6869 02071 02 022 62074 8/24/13 15:52
Sales Associate:rachelle



Check Request

District #70	Payable to	Amount Requested	Requested By	Description of Need	Approved By	Received By
	hakeside Plantation	3.21	Beth Slack	napkins for wine + cheese	MICHAEL HOWELL	
	Account Number				Signature	Signature
	880 5388-480				Michael Howell	
	Date					
	8/29/13					

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: September 11, 2013

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

#56
JS091113

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

Approved for Payment:


District Manager Signature

9/11/2013
Date

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

The Sun
23170 Harborview Road
Port Charlotte, FL 33980

08/29/13

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

Date: 08/29/13	Ad Taker: AFREEMAN	Agate Lines: 62
Ad Date: 09/02/13	Sales Person: 100	Depth: 6.597
Class: 3126	Words: 255	Inserts: 1
Ad ID: 2934679	Lines: 60	Blind Box:
Account: 297693		
STACIE VANDERBILT LAKESIDE PLANTATION CDD 135 W CENTRAL BLVD SUITE 320 ORLANDO, FL 32801		
Description: 9/11 meeting	Telephone: (407) 841-5524	

Other Charges:	\$0.00	Gross:	\$74.60
Discount:	\$0.00		
Surcharge:	\$0.00	Paid Amount:	- \$0.00
Credits:	\$0.00		
Bill Depth:	6.597	Amount Due:	\$74.60

Publication	Start	Stop	Inserts	Cost
Legal Advertising	09/02/13	09/02/13	✓ 1	\$74.60

invoice

Ad Note:
Submitted by Stacie Vanderbilt

Customer Note:

Legals

#106
310-512-180

Please remit to:

The Sun
23170 Harborview Road
Port Charlotte, FL 33980

We Appreciate Your Business!
Thank You!

NOTICE OF MEETING
LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT

The regular meeting of the Board of Supervisors of the *Lakeside Plantation Community Development District* will be held on **Monday, September 11, 2013 at 7:00 PM at the Lakeside Plantation Clubhouse, 2200 Plantation Blvd., North Port, FL 34289**. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 13574 Village Park Drive, Suite 265, Orlando, FL 32837. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

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

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

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

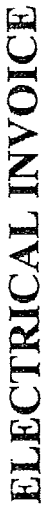
George S. Flint
Governmental
Management Services
Central Florida, LLC
District Manager

Publish: September 2, 2013
297693 2934679

RECEIVED

SEP 13 2013

Governmental Management Services-
Central Florida, LLC



RECEIVED
AUG 30 2013
By _____

[illegible]

TOTAL MATERIAL COST

#112

520-238-4170

ELECTRICAL INVOICE

Bill To: Lake Side Plantation	Phone: 341 423 554	Date: 8/26/15
2200 Plantation BLVD		
N. Bc7 FL 342 88		
Contact: m17a		

DESCRIPTION OF WORK

checked Ford Rec. found no
problem.
Checked front entrance sign light
found flooded electronic parts and
needs to be relocated and replaced.

100-443887-100

INSTALLERS	HOURS	RATE	AMOUNT
VICTOR B	1	75.-	75.-
CHARIS	1	35.-	35.-
Material Pick Up			
Service Fee			
TOTAL LABOR			110.-

Total Materials	—
Total Labor	110 —
TOTAL DUE	110 —

Please Make Checks Payable To: Victor Barreto

Z's Disposal

21238 Hubbard Avenue
Port Charlotte, FL 33952
941-380-9308

Invoice

Date	Invoice #
8/31/2013	14531

Bill To
Lakeside Plantation 13574 Village Park Dr. Ste. 265 Orlando, FL 32837

P.O. No.	Terms	Job Location
	Due on receipt	Tennis Courts

Item	Quantity	Description	Rate	Amount
20 Yd. DEL	1	Container Delivery 08/19/13	0.00	0.00
20 Yd. FNL	1	Container Empty - Final Dirt 08/23/13	225.00	225.00
#114 320-528-4134 <i>Garbage</i> <i>M. L. Corbett</i>				
Thank you for your business.			Total	
			\$225.00	

RECEIVED
SEP 13 2013
By _____

#17
330-828-189

ARCHER Janitorial & Paper Supplies
 220 S. McCut Rd. Unit 25 - Englewood, NJ 07624
 Phone Number: (908) 423-2224 Fax Number: (908) 424-0175

***** PACKING SLIP INVOICE 1046**

TO: **Lavette Rossiter 1379**
 2200 Peachtree St. N.
 Atlanta, GA 30309
 (404) 423-6800

ITEM	DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL PRICE
1	TOILET PAPER	155.18	0.00	155.18
2	TOILET PAPER	155.18	0.00	155.18
3	TOILET PAPER	155.18	0.00	155.18
4	TOILET PAPER	155.18	0.00	155.18
5	TOILET PAPER	155.18	0.00	155.18
6	TOILET PAPER	155.18	0.00	155.18
7	TOILET PAPER	155.18	0.00	155.18
8	TOILET PAPER	155.18	0.00	155.18
9	TOILET PAPER	155.18	0.00	155.18
10	TOILET PAPER	155.18	0.00	155.18
11	TOILET PAPER	155.18	0.00	155.18
12	TOILET PAPER	155.18	0.00	155.18
13	TOILET PAPER	155.18	0.00	155.18
14	TOILET PAPER	155.18	0.00	155.18
15	TOILET PAPER	155.18	0.00	155.18
16	TOILET PAPER	155.18	0.00	155.18
17	TOILET PAPER	155.18	0.00	155.18
18	TOILET PAPER	155.18	0.00	155.18
19	TOILET PAPER	155.18	0.00	155.18
20	TOILET PAPER	155.18	0.00	155.18
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94	TOILET PAPER	155.18	0.00	155.18
95	TOILET PAPER	155.18	0.00	155.18
96	TOILET PAPER	155.18	0.00	155.18
97	TOILET PAPER	155.18	0.00	155.18
98	TOILET PAPER	155.18	0.00	155.18
99	TOILET PAPER	155.18	0.00	155.18
100	TOILET PAPER	155.18	0.00	155.18

TOTAL 155.18
GRAND TOTAL 155.18

Sergey Andreyev

Fitness Logic

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



Invoice

Date	Invoice #
8/28/2013	49250

Bill To
Lakeside Plantation 2200 Plantation Blvd, North Port, FL 34289

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

P.O. Number		Terms	Rep	Work Order #	Completed
		Net 10	FB	47245	8/27/2013
Item Code	Description	Quantity	Price Each	Amount	
Installation	Installation of Rubber	1	880.00	880.00	
Labor	Equipment Move	1	450.00	450.00	
Equipment	Tape	1	25.00	25.00	
#104 B30-538-48182 RECEIVED SEP 13 2013 By _____ OK To PAY! <i>M. L. Z...</i>					
Thank you for your business. Invoices over 30 Days will incur 1.5% Interest per month				Subtotal	\$1,355.00
				Sales Tax (7.0%)	\$0.00
				Total	\$1,355.00

Fitness Logic

3011 Alt. 19

Palm Harbor, FL 34683

727-784-4964 - Fax 727-784-0223

e-mail fitlogic@aol.com

Quote

Date	Quote #
8/6/2013	19245

Name / Address
Lakeside Plantation 2200 Plantation Blvd, North Port, FL 34289



		P.O. No.	Terms	Rep
			Net 10	RR
Item	Description	Qty	Rate	Total
Installation	Installation of Rubber	1	880.00	880.00
Labor	Equipment Move	1	450.00	450.00
Equipment	Tape	1	25.00	25.00
Thank you for the opportunity to quote. The above prices are valid for 30 days from quote.		Subtotal		
		Sales Tax (7.0%)		
		Total		

A Deposit of 20% is Required on the Sale of Equipment.

Signature: Patricia M. Misha

Date: 8-14-2013

Fitness Logic

3011 Alt. 19

Palm Harbor, FL 34683

727-784-4964 - Fax 727-784-0223

e-mail fitlogic@aol.com



Invoice

Date	Invoice #
9/5/2013	49389

Bill To
GMS - Lakeside Plantation 13574 Villages Park Dr. Suite 265 Orlando, FL 32837

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	SLB	47296	9/4/2013

Item Code	Description	Quantity	Price Each	Amount
Parts	Cable	1	65.00	65.00
Labor	Replaced Cable on Magnum Hi/Low machines.	0.5	79.00	39.50
#104 330-538-18102 RECEIVED SEP 09 2013 By _____				

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

Subtotal \$104.50

Sales Tax (7.0%) \$0.00

Total \$104.50



Manage Your Account
at verizon.com/businessbillview

Phone Number
941-423-5501

Account Number
15 4331 0624684505 03

^{SEP 13} Billing Date
9/1/2013

Quick Bill Summary for

LAKESIDE PLANTATION COMMUNIT

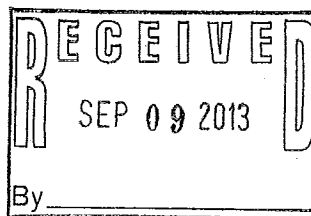
Previous Balance	\$359.52
Payment Received Aug 28	-\$359.52
Balance Forward	\$0.00

New Charges

Verizon Solutions for Business	(See pg 3)	\$220.99
TV Additional Services		\$39.96
Internet Additional Services		\$19.96
Specials and Promotions		-\$11.97
Taxes, Governmental Surcharges and Fees		\$44.21
Verizon Surcharges and Other Charges & Credits		\$46.13
Total New Charges Due by September 25, 2013		\$359.28
Total Amount Due by September 25, 2013		\$359.28

#62

330 538-486
TEL/INTERNET - SEP13



Direct Payment Enrollment	Online Billing & Payment	Questions about your bill?
verizon.com/businessbillpay	verizon.com/businessbillview	verizon.com or 1-800-483-5700



Phone Number
941-423-5501

Account Number
15 4331 0624684505 03

Date Due
9/25/13

Page
2 of 4

How to Reach Us

Payment arrangements	verizon.com/onlinehelp	1-800-483-1807	8 am -- 6 pm M-F
Billing questions	www.verizon.com/onlinehelp	1-800-483-5700	8 am -- 5:30 pm M-F
Repair	www.verizon.com/repair	1-800-483-2000	24 hours a day
To order services	www.verizon.com/storefront	1-800-483-5000	8 am -- 5:30 pm M-F
Are you moving?	verizon.com/	1-800-483-5000	8 am -- 5:30 pm M-F
Online billing	verizon.com/businessbillview		24 hours a day
Pay By Phone Service*		1-800-345-6563	24 hours a day

Account Information

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).

Disconnection of Basic Local Service

You must pay \$199.88 to avoid disconnection of your basic local service.

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.

Late Payment Charges

To avoid a late payment charge of 1.5% or \$7.00, whichever is greater, full payment must be received before Oct 2, 2013.

Correspondence

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

Local Franchise Authority - FiOS TV

Your FCC Community ID is: FL1334.

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.

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.



Phone Number
941-423-5501

Account Number
15 4331 0624684505 03

Date Due
9/25/13

Page
3 of 4

**Verizon Solutions for Business
Includes:**

• Solutions Bundle Line 2 Yr	65.00
• Voice Line	
• Calling Features	
• Unlimited Nationwide Calling	
• 1 Additional Line Unlimited	50.00
• 1 Additional Line	35.00
• FiOS TV Extreme HD	60.00
• FiOS Internet 50M/25M	54.99
• Online Promotional Credit	-5.00
• Additional Line Promotion	-35.00
• Promotional Bundle Credit	-4.00
	\$220.99

Questions?

Visit verizon.com or call
1-800-483-5700

Additional Services

Additional Services include items you
selected that are not included in your
bundle.

Verizon Online Account

0138844153479

Breakdown of Charges

Sep 1 – Sep 30

Verizon Solutions for Business

Verizon Solutions for Business	264.99
Online Promotional Credit thru Feb 1, 2015	-5.00
Additional Line Promotion thru Feb 1, 2015	-35.00
Promotional Bundle Credit thru Feb 1, 2015	-4.00
Total Verizon Solutions for Business	\$220.99

TV Additional Services

HD Set Top Box Rental 4 @ 9.99	39.96
Total TV Additional Services	\$39.96

Internet Additional Services

Google Apps 3 @ 3.99 Aug 19 – Sep 18	11.97
Data Protection Aug 19 – Sep 18	7.99
Total Internet Additional Services	\$19.96

Specials and Promotions

Google Apps for First 3 Users Aug 19 – Sep 18	-11.97
Total Specials and Promotions	-\$11.97

Taxes, Governmental Surcharges and Fees

Federal Excise Tax	.85
FL Local Communications Services Tax	15.79
FL State Gross Receipts Tax	6.31
FL State Communications Services Tax	16.63
Telecommunications Relay Service	.33
County 911 Funding Fee	1.50
FL State and Local Sales Tax	2.80
Total Taxes, Governmental Surcharges and Fees	\$44.21

Verizon Surcharges and Other Charges & Credits

Federal Universal Service Fee	6.79
Federal Subscriber Line and Access Recovery Charge	28.23
Regulatory Recovery Fee – Federal	.08
Regional Sports Network Fee	2.42
VLD Carrier Cost Recovery Charge	.84
VLD Long Distance Administrative Charge	2.22
VLD Long Distance Access Charge	5.55
Total Verizon Surcharges and Other Charges & Credits	\$46.13



Phone Number

941-423-5501

Account Number

15 4331 0624684505 03

Date Due

9/25/13

Page

4 of 4

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.

You Can Block Third Party Billing to Your Verizon Bill.

For more information, visit verizon.com/blocking or call us at the number listed on your bill.



RECEIVED

**Walmart®
Community Card**

LAKESIDE PLANTATION CDD AUG 21 2013 Visit us at walmart.com/credit
Account Number: 6032 2020 1028 8471 AUG 13 Customer Service: 1-877-294-1086

Summary of Account Activity		Payment Information	
Previous Balance	\$805.08	New Balance	\$579.77
- Payments	\$271.51	Amount Past Due	\$533.57
+ Purchases/Debits	\$38.20	Total Minimum Payment Due	\$579.77
+ Interest Charges	\$8.00	Payment Due Date	09/11/2013
New Balance	\$579.77		
Credit Limit	\$3,000		
Available Credit	\$2,420		
Statement Closing Date	08/16/2013		
Days in Billing Cycle	31		

Transaction Summary				
Tran	Post	Reference Number	Description of Transaction or Credit	Amount
07/17	07/17	P9273006A01RQLZFE	WLMRT - PORT CHARLOTTE PORT CHARLOTT FL	\$8.56
07/17	07/17	P9273006A01RQLZFN	WLMRT - PORT CHARLOTTE PORT CHARLOTT FL	\$29.64
08/16	08/16		TOTAL FOR AUTHORIZED BUYER NO 01	\$38.20
07/18	07/18	P9273006E01EYZNYT	*LATE CHARGE*	\$8.00
			PAYMENT - THANK YOU	(\$271.51)

Late Charge Summary			
Annual Percentage Rate	Balance Subject to Late Charge	Late Charge	
18.00%	\$533.57	\$8.00	

Cardholder News and Information

YOUR ACCOUNT HAS 2 PAYMENTS DUE. PLEASE MAIL THE MINIMUM PAYMENT DUE TODAY. PLEASE DISREGARD IF PAYMENT HAS ALREADY BEEN MAILED.

#51

50.27

PAYMENT DUE BY 5 P.M. (ET) ON THE DUE DATE.

NOTICE: We may convert your payment into an electronic debit. See reverse for details, Billing Rights and other important information.

LAKESIDE PLANTATION
CDD

AUTHORIZED BUYER #: 01000

ACCOUNT #: 6032 2020 1028 8471

P.O. #:

INVOICE#: 004695

DATE OF SALE #: 071713

STORE #: 00003349

TRANSACTION #: 4695

AUTHORIZATION #: 017000

REGISTER #: 2

<u>S.K.U</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>PRICE</u>	<u>EXT. PRICE</u>
045342402	10 LB BAG ICE	4.000	EA	2.0000	8.00
SUB \$8.00		TAX \$0.56		TOTAL INVOICE	\$8.56
				CREDITS TOTAL	\$0.00
				BALANCE DUE	\$8.56

LAKESIDE PLANTATION
CDD

AUTHORIZED BUYER #: 01000

ACCOUNT #: 6032 2020 1028 8471

P.O. #:

INVOICE#: 007358

DATE OF SALE #: 071713

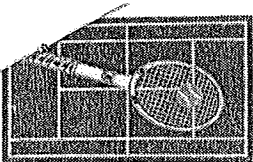
STORE #: 00003349

TRANSACTION #: 7358

AUTHORIZATION #: 017236

REGISTER #: 95

<u>S.K.U</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>PRICE</u>	<u>EXT. PRICE</u>
057045575	KW1-03 CELESTIAL KEY	6.000	EA	2.7700	16.62
057045577	KW1-04 SUNFLOWER	4.000	EA	2.7700	11.08
SUB \$27.70		TAX \$1.94		TOTAL INVOICE	\$29.64
				CREDITS TOTAL	\$0.00
				BALANCE DUE	\$29.64



Invoice

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

Date	Invoice #
8/19/2013	24010

Bill To
Lakeside Plantation 2200 Plantation Blvd. North Port FL 34289

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

Terms	Due Date	PO #	Sales Rep	Ship Via	Ship Date
Net 30	9/18/2013	Milan	Shannon Wilder		8/19/2013

Notes

Quantity	Units	Description	Options	Unit Price	Amount
8	ea	Drag Broom	Model: Hand Bristle: Fine	162.49	1,299.92
		Drag Broom Discount (makes each one \$148.99)		-108.00	-108.00
8	ea	Line Master (Fine). Special! (regular price is \$144.49)	Bristle: Fine	134.49	1,075.92
2	ea	Windsok	Size: 8"x24" Style: Two Panels	29.00	58.00
2	ea	48" Fiberglass Windsok Pole		10.00	20.00
2	ea	Cooler Stand	Color: Green	122.99	245.98
2		Clean Court Complete - Green		38.49	76.98
1		Quoted Shipping & Handling - WindSoks		15.00	15.00
1		Delivery to Hernando, Citrus, Charlotte, Orange, Lee, Collier		50.00	50.00

Thank you for your business.	Total	\$2,733.80
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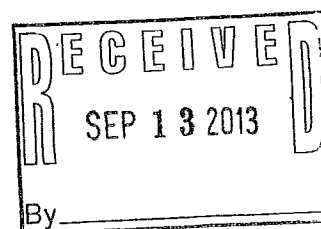
Interest at the rate of 1.5% per month will be charged on all past due accounts.
Returns Subject to Restocking Fee.

#52

880-538-520

OK To Pay!

M. L. Fiser



ARCHER Janitorial & Paper Supplies

2828 S. McCall Rd. Unit 38 - Englewood, FL 34224
Phone Number: (941) 473-2224/Fax Number: (941) 460-0175

◆◆◆ INVOICE 1049

TO: Lakeside Plantation CDD
2200 Plantation Blvd.
North Port, FL 34286
(941) 423-5500 Attn: Bill Capozzi

DATE	CUST NO.	SALESPERSON	TERMS
9/11/13	1238	Jaime	Net 10 Days
			Price good until Sep/2013

QTY	DESCRIPTION	PER UNIT	TOTAL
2cs	LD Can-Liner 38X58 1.2Mil/Blk (100)	41.75	83.50
1cs	Windsoft Kitchen Towel 100sht, 2ply, 30roll		32.95 *
1cs	LD Can-Liner 33X39 6Mil/Wht. (150)		29.80
1cs	Windsoft Multifold Towel White (4000)		37.65 *
1cs	Urinal Screen w/Block (12/Cherry)		29.65
Please make checks payable to:			SUBTOTAL 213.55
ARCHER Janitorial & Paper Supplies Tax rate 7%			0.00
2828 S. McCall Rd. Unit 38 Englewood, FL 34224			SHIPPING / HANDLING
Phone: (941) 473-2224			PAYMENTS
			AMOUNT DUE 213.55

7
530-538-48101
+ general
\$40.60

230-538-489
Janitorial
\$142.95

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: September 11, 2013

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

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

Approved for Payment:


District Manager Signature

9/11/2013
Date

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

PLEASE REMIT PAYMENT TO:

CUSTOMER INVOICE



PEOPLES GAS

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

A

ACCOUNT NUMBER

10332096

AMOUNT NOW DUE

12.77

THIS MONTH'S CHARGE
DUE BEFORE

08/15/13

PAYABLE UPON RECEIPT

011114 10332096 000001277

LAKESIDE PLANTATION COMMUNITY DEV
DMS
5680 W CYPRESS ST STE 5680A
TAMPA FL 33607WRITE IN AMOUNT
PAID ON THIS ACCOUNTPLEASE 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.



PEOPLES GAS

POST OFFICE BOX 31017
TAMPA, FL 33631-3017

1-877-832-6747

AMOUNT NOW DUE

12.77

THIS MONTH'S CHARGE
DUE BEFORE

08/15/13

ACCOUNT NUMBER

10332096

AVERAGE DAILY
THERM USAGEJUL 13 0.0
JUL 12 0.0SERVICE 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 *****

--SERVICE PERIOD-- TO	NUMBER OF DAYS	STATEMENT DATE
07/23/13	33	07/25/13

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

METER NUMBER	METER READS PRES - PREV	=	CCF	-----FACTORS----- X BTU X CONVER	=	THERMS USED
RHE73410	274 274	0	1.0340	1.00000	0.0	0.0
TOTAL THERMS =						0.0

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

RESIDENTIAL SERVICE 1 (RS1)		
PREVIOUS BALANCE		12.77
PAYMENT		12.77-
CUSTOMER CHARGE		12.00
DISTRIBUTION	0.0 THMS @ 0.33637	0.00
PGA	0.0 THMS @ 0.80106	0.00
TOTAL GAS CHARGES		12.00
TAXES AND FEES		
FRANCHISE FEE		.77
LOCAL TAX		
STATE TAX		
GROSS RECEIPTS TAX		
TOTAL TAXES AND FEES		0.77
THIS MONTH'S CHARGE		12.77
TOTAL BALANCE DUE		12.77

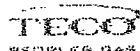
NEXT SCHEDULED
READ DATE

08/21/13

TO PAY BY PHONE, DIAL 1-877-729-2747 OR, VISIT OUR WEBSITE AT www.peoplesgas.com
(PAY-2PGS)

WHEN PAYING BY CREDIT CARD OR E-CHECK A CONVENIENCE FEE WILL APPLY.

1-00



10332096

25.54

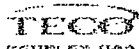
CUSTOMER INVOICE

09/15/13

CALCULATED RECEIPT

011114 10332096 000002554

LAKESIDE PLANTATION COMMUNITY DEV
DMS
5680 W CYPRESS ST STE 5680A
TAMPA FL 33607



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

POST OFFICE BOX 31017
TAMPA, FL 33631-3017

1-877-832-6747

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

25.54

THIS MONTH'S BILLING DATES

--SERVICE PERIOD--
TO OF DAYS STATEMENT DATE

08/21/13 29 08/23/13

09/15/13

THIS MONTH'S METER INFORMATION

10332096

METER METER READS
NUMBER PRES 1 PREV = CCF X BTU X CONVER = THERMS USED

RHE73410 274 274 0 1.0330 1.00000 0.0

TOTAL THERMS = 0.0

THIS MONTH'S BILLING INFORMATION

AUG 13 0.0
AUG 12 0.0

RESIDENTIAL SERVICE 1 (RS1)
PREVIOUS BALANCE 12.77
PAYMENT 0.00
CUSTOMER CHARGE 12.00
DISTRIBUTION 0.0 THMS @ 0.33637 0.00
PGA 0.0 THMS @ 0.80106 0.00
TOTAL GAS CHARGES 12.00
TAXES AND FEES
FRANCHISE FEE .77
LOCAL TAX
STATE TAX
GROSS RECEIPTS TAX
TOTAL TAXES AND FEES 0.77
THIS MONTH'S CHARGE 12.77

TOTAL BALANCE DUE 25.54

12.77 WAS PAST DUE ON 08/15/13

09/20/13

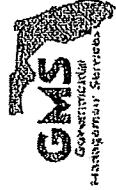
TO PAY BY PHONE, DIAL 1-877-728-2747 OR, VISIT OUR WEBSITE AT www.peoplesgas.com
(PAY-2PGG)
WHEN PAYING BY CREDIT CARD OR E-CHECK, A CONVENIENCE FEE WILL APPLY

#48
320-535-433

GAS TRAIL - 8/21/13

Check Request # 24

District	<u>Lakeside Plantation</u>	Date	<u>9/23/13</u>
Payable to	<u>Lakeside Plantation c/o WBank</u>		
Amount Requested	<u>\$ 28,839.72</u>	Account Number	<u>300-207-1</u>
Requested By	<u>J. Viscardi</u>		
Description of Need	<u>FY13 Debt Service Assessments</u>		
Approved By	<u>A. Herrera</u>	Signature	
Received By		Signature	



GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
9/18/13	8

Bill To
Lakeside Plantation 13574 Village Park Drive Suite 265 Orlando, FL 32837

1

P.O. No.	Terms	Project

Description	Qty	Rate	Amount
Postage 310 013-420		25.02	25.02
		Total	\$25.02
		Payments/Credits	\$0.00
		Balance Due	\$25.02

NORTH PORT SOLID WASTE DISTRICT



SERVICE ADDRESS			
2200 PLANTATION BLVD SWD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
54883-159826	55-55	9/04/13	9/30/13

Total Current Charges 120.00
 PAST DUE - MUST PAY NOW 6.20
 Total Amount Due 126.20



LAKE SIDE PLANATATION CDD
 C/O GOVERNMENTAL MGT SVCS-CF
 13574 VILLAGE PARK DR STE 265
 ORLANDO FL 32837-7696

☐ CHECK HERE FOR CHANGE
 OF ADDRESS ON REVERSE SIDE

000054883000159826000000126201

36

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

SERVICE ADDRESS 2200 PLANTATION BLVD SWD

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
54883-159826AUG	55-55	9/04/13	9/30/13

Rate Class : COMMERCIAL WASTE
 Last payment amount/date: 120.00 8/28/13

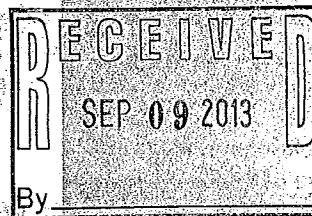
Last Bill Amount 240.00
 Payments 240.00-
 Adjustments 6.20
 BALANCE FORWARD 6.20

Service	Consumption	Charge	Total
GB AUTOMATED CONTAINER	7/31/13 8/30/13	48.00	
GB ADDITIONAL CONTAINERS	7/31/13 8/30/13	72.00	
TOTAL COMMERCIAL GARBAGE			120.00

Total Current Charges 120.00
 PAST DUE - MUST PAY NOW 6.20
 Total Amount Due 126.20

PLEASE MAIL ALL PAYMENTS TO:
 North Port Utilities PO Box 511130 Punta Gorda, FL 33951-1130

#32
 320-538-7134
 Garbage Collection AUG 13



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.



Victor Barreto Electric LLC
4176 Symco Ave.
North Port, FL 34286
941-809-8045

LC#ER13014625

Lehman

Contact:

[illegible]

1359
201

Total Materials	42.77
Total Labor	145. —
TOTAL DUE	187.77

Please Make Checks Payable to: Victor Barreto

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TERM 1 Year	Newsstand + Digital \$16.72/week		YOU PAY \$7.63/week	YOU SAVE 54%
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REPLY BY 09/23/13

☐ Charge my credit card for \$396.86

☐ AmEx ☐ Master Card ☐ Visa ☐ Discover

Card No. _____ Exp. _____

☐ Enclosed is my check for \$396.86 payable to The Wall Street Journal

Email: _____
(Required for digital access and service updates)

Sales tax included

LAKE SIDE PLANTATION CDD

~~BELLI CAPOZZI~~

2200 PLANTATION BLVD

NORTH PORT, FL 34289-9472



061208761693JP003600003744000039686 00000000000000000000000000000007

Detach here and return top portion with your credit card information or check in the envelope provided.

JORG2005V6 JFD33

Account Number: 061208761693

Dear Bill J Capozzi,

Although it's only been a few weeks since your last issue of The Journal, we feel it's never too early to reconnect with a valued subscriber.

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The Wall Street Journal, Subscriber Services

OK to pay

113
330-538-4810

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Supplies

M. L. Fawell

For faster service, call us toll free at 1-800-Journal (1-800-568-7625)

Invoice

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

Invoice #
Date

4507
9/20/2013

Terms
Due Date

#58

Bill To

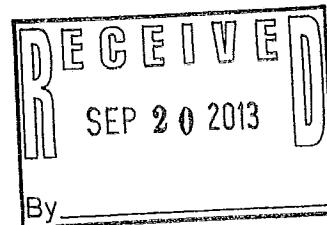
Lakeside Plantation C.D.D.

Description	Quantity	Rate	Amount	Tax Code
Amenity Center Management Services for the Lakeside Plantation Amenity Center - covers the month of August 2013	330-538-120	7,465.33	7,465.33	-Not Taxable-
Facility Maintenance Services for the Lakeside Plantation Amenity Center - covers the month of August 2013	330-538-120	5,966.66	5,966.66	-Not Taxable-
Facility Maintenance Services - Nightshift hours for the month of August 2013 HRS - Aug 13	6	15.00	90.00	-Not Taxable-
Facility Maintenance Services - Credit for hours not covered by staff for the month of August 2013	-12	15.00	-180.00	-Not Taxable-

Total

\$13,341.99

HOV





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 08/31/2013 PAY THIS AMOUNT \$88.64 ACCOUNT NUMBER 1017805

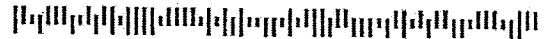
PAY BY DATE: SEP 15 AMOUNT PAID \$

ADDRESSEE:

LAKEVIEW 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: LAKEVIEW PLANTATION

DATE	QUANTITY	DESCRIPTION	REF	PREVIOUS BALANCE	AMOUNT	BALANCE
08/13/2013	1.00	Payment	000068		-162.63	0.00
08/14/2013	6.00	DRINKING WATER	800274451		30.00	30.00
08/14/2013	1.00	DELIVERY CHARGE	800274451		1.00	31.00
08/28/2013	1.00	CONE CUPS CADDY PACK	800276660		17.99	48.99
08/28/2013	6.00	DRINKING WATER	800276660		30.00	78.99
08/28/2013	1.00	DELIVERY CHARGE	800276660		1.00	79.99
08/31/2013	1.00	COOK & COLD COOLER	800276660		8.65	88.64

Service 09/01-09/30

Pay on-line at: www.culligansarasota.com

RECEIVED
SEP 16 2013
By _____

OK To PAY
M. L. [Signature]

Balance Due \$88.64

Next Deliveries: 09/16/13 09/30/13 10/14/13 10/28/13

CULLIGAN WATER
1099 ENTERPRISE CT
NORTH VENICE, FL 34275-3621
(941) 485-7526
SERVICE ADDRESS:
LAKEVIEW PLANTATION
2300 PLANTATION BLVD
NORTH PORT FL 34289

STATEMENT DATE 08/31/2013 ACCOUNT NUMBER 1017805 NAME LAKEVIEW PLANTATION

100

426-1526
NORTH PORT FL (34287)

Name LAKESIDE PLANTATION ☐ C.O.D. ☐ CHARGE
Address _____ Phone 423-5500
City _____ State _____ Zip _____

QUAN	PART NO.	DESCRIPTION	PRICE	AMOUNT
		Computer		
		repair		
SERVICES PERFORMED		TIME START	TOTAL MATERIAL	
WENT BY ADJ. BRUNSON (IT) AS		TIME FINISH	LABOR AND SERVICE	100
NECESSARY			TAX	
KENT CORNER SEEMS TO HAVE		HOURS	DEL. CHARGE OR MILEAGE	
THAT FEELS RIGHT. THANK YOU...				
DATE COMPLETED 7/7		CASH ON COMPLETION OF WORK TOTAL 100		

hereby accept above performance, and charges, as being satisfactory and acknowledge that equipment has been left in good condition.

CUSTOMER'S SIGNATURE

Adams
3-584

TECHNICIAN'S SIGNATURE

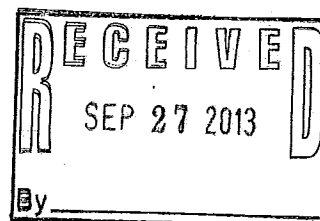
THANK YOU Service Order

#118

330-538-48106

9-27-13

OK'D
10 PM



Lake Masters Aquatic Weed Control, Inc.
P.O. Box 2300
Palm City, FL 34991
Toll Free: 1-877-745-5729
Fax: 772-220-6603 Local: 772-220-2224

Invoice

DATE	INVOICE #
9/1/2013	13-06385

BILL TO
LAKESIDE PLANTATION CDD C/O GMS 13574 VILLAGE PARK DRIVE, STE 265 ORLANDO, FL 32837

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

QUANTITY	DESCRIPTION	RATE	AMOUNT
	Monthly Service-Treatment of Waterways & Canals as per map #27 <i>820-588-460</i> <i>MONTHLY LAKE MAINT. - SEP13</i> <i>OK TO PAY</i> <i>M. L. F...</i> RECEIVED SEP 03 2013 By _____	966.00	966.00
Thank you for your business.		Payments/Credits	\$0.00
		Balance Due	\$966.00

C

Lakeside Plantation

Community Development District

Unaudited Financial Reporting
August 31, 2013

**Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT**

**COMBINED BALANCE SHEET
August 31, 2013**

	<u>GENERAL</u>	<u>DEBT SERVICE</u>	<u>TOTALS</u>
ASSETS			
<u>CASH:</u>			
OPERATING ACCOUNT	\$ 99,705	\$ -	\$ 99,705
DEBIT CARD ACCOUNT	2,684	-	2,684
MONEY MARKET ACCOUNT	472,455		472,455
ACTIVITIES ACCOUNT	1,582		1,582
<u>INVESTMENT - OPERATIONS:</u>			
INVESTMENT- SBA FUND A	306	-	306
INVESTMENT - SBA FUND B	89	-	89
<u>INVESTMENT - BONDS:</u>			
RESERVE FUND	-	7,997	7,997
REVENUE FUND	-	55,642	55,642
PREPAID EXPENSES	4,203	-	4,203
DUE FROM GENERAL FUND	-	28,840	28,840
DUE FROM OTHER	600	-	600
DEPOSITS	752	-	752
TOTAL ASSETS	<u>\$ 582,376</u>	<u>\$ 92,478</u>	<u>\$ 674,854</u>
LIABILITIES & FUND BALANCES			
LIABILITIES			
ACCOUNTS PAYABLE	\$ 26,965	\$ -	\$ 26,965
DUE TO DEBT SERVICE	28,840	-	28,840
TOTAL LIABILITIES	<u>\$ 55,804</u>	<u>\$ -</u>	<u>\$ 55,804</u>
FUND BALANCES			
RESTRICTED FOR DEBT SERVICE	\$ -	\$ 92,478	\$ 92,478
RESTRICTED FOR CAPITAL PROJECTS	-	-	-
UNASSIGNED	\$526,571	-	526,571
TOTAL FUND BALANCES	<u>\$ 526,571</u>	<u>\$ 92,478</u>	<u>\$ 619,050</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$ 582,376</u>	<u>\$ 92,478</u>	<u>\$ 674,854</u>

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending August 31, 2013

	Adopted Budget	Prorated Budget Thru 08/31/13	Actual Thru 08/31/13	Variance
REVENUE				
Tennis Club	\$ 12,000	\$ 11,000	\$ 11,261	\$ 261
Activities	9,000	8,250	8,554	304
Clubhouse Rentals	3,000	2,750	3,683	933
Miscellaneous	0	0	1,487	1,487
Interest Earnings	700	642	257	(385)
Operations & Maintenance Assessments	651,844	651,844	654,036	2,192
TOTAL REVENUE	\$ 676,544	\$ 674,486	\$ 679,277	\$ 4,792
EXPENDITURES				
ADMINISTRATIVE				
Supervisor Fees	\$ 9,000	\$ 8,250	\$ 11,200	\$ (2,950)
District Manager	45,500	41,708	39,968	1,740
District Engineer	7,000	6,417	10,809	(4,392)
Disclosure Report	1,000	1,000	1,000	0
Trustee Fees	2,000	2,000	1,785	215
Audit Fees	8,000	8,000	5,800	2,200
Arbitrage Rebate Calculation	1,200	1,100	0	1,100
Postage, Phone, Fax, Copies	300	275	782	(507)
Public Communications	500	458	757	(298)
General Liability Insurance	6,000	6,000	3,836	2,164
Legal Advertising	1,000	917	1,407	(490)
Dues, Licenses & Fees	185	185	200	(15)
Other Current Charges	1,200	1,100	1,838	(738)
Property Insurance	10,000	10,000	6,728	3,272
Tax Collector Fees	9,259	9,259	0	9,259
Website Design/Administration	0	0	110	(110)
District Counsel	12,000	11,000	22,523	(11,523)
Office Supplies	0	0	43	(43)
TOTAL ADMINISTRATIVE	\$ 114,144	\$ 107,669	\$ 108,785	\$ (1,116)
OPERATIONS				
Personnel Services (Management Contract)	\$ 151,000	\$ 138,417	\$ 152,054	\$ (13,638)
Road & Street Repairs & Maintenance	10,000	9,167	0	9,167
Common Area Renewal & Maintenance	20,000	18,333	700	17,633
Street Light/Decorative Light	18,000	16,500	597	15,903
Landscape Maintenance - Contract	78,000	71,500	72,317	(817)
Landscape Maintenance - Other	0	0	17,112	(17,112)
Plant Replacement Program	12,000	11,000	600	10,400
Irrigation Maintenance	2,500	2,292	555	1,737
Lake Maintenance	12,000	12,000	10,626	1,374
Lake Bank Restoration	10,000	10,000	2,125	7,875
Electric Utility Services - Entrance Feature	8,500	7,792	6,778	1,014
Water Utility Services - Entrance Feature	2,000	1,833	1,034	800
Repairs & Maintenance - Entrance Feature	2,000	1,833	6,192	(4,359)
Miscellaneous Tools, Equipment	2,400	2,200	0	2,200
Landscape Inspection Services	0	0	1,100	(1,100)
TOTAL OPERATIONS	\$ 328,400	\$ 302,867	\$ 271,789	\$ 31,078

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending August 31, 2013

	Adopted Budget	Prorated Budget Thru 08/31/13	Actual Thru 08/31/13	Variance
CLUBHOUSE				
Activities	\$ 19,000	\$ 17,417	\$ 18,267	\$ (850)
Licenses/Fees	600	550	616	(66)
General Supplies	4,000	3,667	13,492	(9,825)
Maintenance	10,000	9,167	12,592	(3,425)
Renewal & Replacement	5,000	4,583	551	4,032
Office Supplies	1,200	1,100	1,331	(231)
Pest Control	900	825	919	(94)
Security	2,000	1,833	3,895	(2,062)
AED	300	275	0	275
Telephone & Internet Services	3,500	3,208	4,154	(946)
Exercise Equipment	7,000	6,417	0	6,417
Furniture	3,000	2,750	100	2,650
Janitorial Supplies	3,000	2,750	1,632	1,118
Electric Utility Services - Clubhouse	12,500	11,458	14,812	(3,353)
Gas Utility	200	183	153	30
Garbage Collection	1,600	1,467	1,545	(78)
Water Utility Services - Clubhouse	3,000	2,750	3,139	(389)
Electric Utility Services - Pool	21,000	19,250	15,142	4,108
Pool Furniture	5,000	4,583	0	4,583
Pool Maintenance - Other	6,000	5,500	11,154	(5,654)
Tennis Courts - Maintenance	4,000	3,667	14,947	(11,281)
Tennis Courts - Programs	2,000	1,833	2,186	(353)
Water Utility Services - Tennis Courts & Pool	7,000	6,417	8,367	(1,951)
TOTAL CLUBHOUSE	\$ 121,800	\$ 111,650	\$ 128,994	\$ (17,344)
OTHER EXPENDITURES				
Capital Investment	\$ 37,200	\$ 37,200	\$ 132,537	\$ (95,337)
Reserves	75,000	75,000	0	75,000
TOTAL OTHER EXPENDITURES	\$ 112,200	\$ 112,200	\$ 132,537	\$ (20,337)
TOTAL EXPENDITURES	\$ 676,544		\$ 642,105	
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	\$ -		\$ 37,172	
FUND BALANCE, BEGINNING	\$ -		\$ 489,399	
FUND BALANCE, ENDING	\$ -		\$ 526,571	

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE SERIES 1999
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending August 31, 2013

	Adopted Budget	Prorated Budget Thru 08/31/13	Actual Thru 08/31/13	Variance
REVENUE				
Assessments-On Roll	\$ 187,185	\$ 187,185	\$ 182,627	\$ (4,559)
Interest Income	0	0	10	10
TOTAL REVENUE	\$ 187,185	\$ 187,185	\$ 182,637	\$ (4,548)
EXPENDITURES				
Interest - 11/1	\$ 64,809	\$ 64,809	\$ 66,373	\$ (1,564)
Principal - 5/1	50,000	50,000	50,000	0
Interest - 5/1	66,546	66,546	66,373	174
TOTAL EXPENDITURES	\$ 181,355	\$ 181,355	\$ 182,745	\$ (1,390)
OTHER FINANCING SOURCES				
Other Debt Service Cost	\$ 5,830	\$ -	\$ -	\$ -
TOTAL OTHER FINANCING SOURCES (USES)	\$ 5,830	\$ -	\$ -	\$ -
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	\$ -	\$ -	\$ (108)	
FUND BALANCE, OCTOBER 1	\$ -	\$ -	\$ 92,587	
FUND BALANCE, ENDING	\$ -	\$ -	\$ 92,478	

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	\$ 7,595	\$ -	\$ -	\$ 539	\$ -	\$ -	\$ 1,058	\$ 146	\$ -	\$ 1,599	\$ 324	\$ -	\$ 11,261
Activities	1,001	0	2,441	1,738	930	0	1,598	216	0	220	410	0	8,554
Clubhouse Rentals	535	0	1,791	224	0	0	717	148	0	0	268	0	5,683
Miscellaneous	400	0	285	0	0	0	2	0	0	0	800	0	1,487
Interest Earnings	35	24	32	25	20	20	19	21	21	20	20	0	257
Operations & Maintenance Assessments	1	274,034	201,732	19,890	39,877	10,402	23,326	8,595	61,575	10,382	4,222	0	654,036
TOTAL REVENUE	\$ 9,567	\$ 274,057	\$ 206,281	\$ 22,416	\$ 40,827	\$ 10,422	\$ 26,721	\$ 9,126	\$ 61,596	\$ 12,220	\$ 6,043	\$ -	\$ 679,277

EXPENDITURES													
ADMINISTRATIVE													
Supervisor Fees	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 600	\$ 2,000	\$ 1,000	\$ 800	\$ 800	\$ -	\$ 11,200
District Manager	3,792	3,792	3,792	3,792	3,792	3,792	3,792	3,792	3,792	2,926	2,917	0	39,968
District Engineer	540	2,193	0	1,768	0	1,513	1,258	1,592	1,945	0	0	0	10,809
Disclosure Report	0	0	0	1,000	0	0	0	0	0	0	0	0	1,000
Trustee Fees	0	0	0	0	500	0	0	0	1,285	0	0	0	1,785
Audit Fees	0	0	0	0	0	4,500	1,300	0	0	0	0	0	5,800
Arbitrage Rebate Calculation	0	0	0	0	0	0	0	0	0	0	0	0	0
Postage, Phone, Fax, Copies	0	0	0	0	214	453	218	(218)	0	83	32	0	782
Public Communications	0	0	0	0	0	207	0	0	549	0	0	0	757
General Liability Insurance	1,251	0	(1,168)	1,251	0	1,251	0	0	1,251	0	0	0	3,836
Legal Advertising	435	0	0	233	0	0	0	0	71	480	188	0	1,407
Dues, Licenses & Fees	0	0	200	0	0	0	0	0	0	0	0	0	200
Other Current Charges	714	(315)	0	874	0	224	0	0	340	0	0	0	1,838
Property Insurance	1,877	0	(778)	1,877	0	1,877	0	0	1,877	0	0	0	6,728
Tax Collector Fees	0	0	0	0	0	0	0	0	0	0	0	0	0
Website Design/Administrative	0	0	0	0	0	0	0	0	0	35	75	0	110
District Counsel	2,821	0	59	978	3,025	1,978	633	7,901	4,170	958	0	0	22,523
Office Supplies	0	0	0	0	0	0	0	0	0	42	1	0	43
TOTAL ADMINISTRATIVE	\$ 12,430	\$ 6,669	\$ 3,105	\$ 12,772	\$ 8,530	\$ 16,795	\$ 7,800	\$ 15,068	\$ 16,279	\$ 5,325	\$ 4,012	\$ -	\$ 108,785

OPERATIONS													
Personnel Services (Management Contract)	\$ 13,550	\$ 14,800	\$ 14,550	\$ 14,550	\$ 12,894	\$ 14,550	\$ 13,994	\$ 13,432	\$ 13,432	\$ 12,869	\$ 13,432	\$ -	\$ 152,054
Road & Street Repairs & Maintenance	0	0	0	0	0	0	0	0	0	0	0	0	0
Common Area Renewal & Maintenance	0	0	0	450	0	250	0	0	0	0	0	0	700
Street Light/Decorative Light	0	0	0	0	0	487	0	0	0	0	110	0	597
Landscape Maintenance - Contract	638	7,820	7,096	7,096	7,096	7,096	7,096	7,096	7,096	7,096	7,096	0	72,317
Landscape Maintenance - Other	14,851	653	400	1,289	291	128	0	0	0	0	0	0	17,112
Plant Replacement Program	0	0	0	0	0	0	0	0	0	0	600	0	600
Irrigation Maintenance	152	0	0	0	32	32	204	0	0	0	135	0	555
Lake Maintenance	966	966	966	966	966	966	966	966	966	966	966	0	10,626
Lake Bank Restoration	0	0	0	0	0	0	0	0	2,125	0	0	0	2,125
Electric Utility Services - Entrance Feature	1,045	577	553	613	557	561	554	560	567	571	619	0	6,778
Water Utility Services - Entrance Feature	50	27	20	24	24	20	20	208	564	52	52	0	1,034
Repairs & Maintenance - Entrance Feature	360	0	5,460	0	0	105	0	107	160	0	0	0	6,192
Miscellaneous Tools, Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0
Landscape Inspection Services	0	0	0	0	0	0	0	1,100	0	0	0	0	1,100
TOTAL OPERATIONS	\$ 31,112	\$ 24,842	\$ 29,044	\$ 24,987	\$ 21,860	\$ 24,195	\$ 22,834	\$ 23,284	\$ 24,554	\$ 22,066	\$ 23,009	\$ -	\$ 271,789

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES & EXPENDITURES

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
CLUBHOUSE													
Activities	\$ 2,261	\$ 440	\$ 5,363	\$ 2,160	\$ 2,234	\$ 1,880	\$ 1,422	\$ 294	\$ 910	\$ 378	\$ 927	\$ -	\$ 13,267
Licenses/Fees	0	0	0	289	0	0	0	0	0	327	0	0	616
General Supplies	1,133	3,298	2,469	2,165	441	266	379	378	1,730	460	772	0	13,492
Maintenance	398	1,763	1,154	1,073	35	339	756	593	471	1,850	4,159	0	12,592
Renewal & Replacement	0	0	0	0	0	0	0	307	0	0	244	0	551
Office Supplies	225	0	296	0	87	109	0	33	8	171	402	0	1,331
Pest Control	150	150	0	150	0	150	0	150	19	150	0	0	919
Security	844	147	0	4	147	415	0	147	0	110	2,082	0	3,895
AED	0	0	0	0	0	0	0	0	0	0	0	0	0
Telephone & Internet Services	519	0	520	0	259	764	582	432	359	359	360	0	4,154
Exercise Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0
Furniture	0	0	0	0	0	0	0	0	0	0	100	0	100
Janitorial Supplies	0	348	0	810	0	0	263	0	0	0	211	0	1,632
Electric Utility Services - Clubhouse	2,427	1,022	1,044	1,121	1,127	1,207	1,271	1,644	1,161	1,365	1,422	0	14,812
Gas Utility	26	13	13	13	13	13	13	13	13	13	13	0	153
Garbage Collection	240	120	120	120	120	120	120	120	120	120	225	0	1,545
Water Utility Services - Clubhouse	1,156	152	143	180	210	363	416	0	243	133	143	0	3,139
Electric Utility Services - Pool	2,080	1,725	1,629	1,693	1,636	1,707	1,318	1,141	897	559	758	0	15,142
Pool Furniture	0	0	0	0	0	0	0	0	0	0	0	0	0
Pool Maintenance - Other	285	894	902	2,090	220	773	2,186	765	534	2,505	0	0	11,154
Tennis Courts - Maintenance	878	923	16	1,772	96	1,673	0	218	944	5,677	2,749	0	14,947
Tennis Courts - Programs	221	0	425	580	480	480	0	0	0	0	0	0	2,186
Water Utility Services - Tennis Courts & Pool	701	964	581	780	704	691	1,088	1,283	793	387	395	0	8,367
TOTAL CLUBHOUSE	\$ 13,543	\$ 11,959	\$ 14,675	\$ 15,000	\$ 7,809	\$ 10,951	\$ 9,814	\$ 7,518	\$ 8,201	\$ 14,564	\$ 14,961	\$ -	\$ 128,994
OTHER EXPENDITURES													
Capital Investment	\$ 6,390	\$ -	\$ 115,995	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,480	\$ (2,328)	\$ -	\$ 132,537
Reserves	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL OTHER EXPENDITURES	\$ 6,390	\$ -	\$ 115,995	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,480	\$ (2,328)	\$ -	\$ 132,537
TOTAL EXPENDITURES	\$ 63,475	\$ 43,470	\$ 162,819	\$ 52,760	\$ 38,199	\$ 51,942	\$ 40,448	\$ 45,870	\$ 49,035	\$ 54,435	\$ 39,654	\$ -	\$ 642,105
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	\$ (53,908)	\$ 230,587	\$ 43,463	\$ (30,344)	\$ 2,628	\$ (41,519)	\$ (13,727)	\$ (36,743)	\$ 12,561	\$ (42,215)	\$ (33,611)	\$ -	\$ 37,172

Date Received	Dist	Gross Assessments Received	Discounts/Penalties	Commissions Paid	Interest Income	Net Amount Received		General Fund 77.69%	Debt Svc Fund 22.31%	Total 100%
10/1/12	ADJ	\$ (3,975.61)	\$ -	\$ -	\$ -	\$ (3,975.61)	\$ -	\$ (3,975.61)	\$ (3,975.61)	
10/30/12	14	\$ -	\$ -	\$ -	\$ 0.78	\$ 0.78	\$ 0.61	\$ 0.17	\$ 0.78	
11/20/12	1	\$ 89,660.56	\$ 3,704.68	\$ 1,289.34	\$ -	\$ 84,666.54	\$ 65,777.65	\$ 18,888.89	\$ 84,666.54	
11/30/12	2	\$ 283,480.99	\$ 11,339.21	\$ 4,082.13	\$ -	\$ 268,059.65	\$ 208,256.22	\$ 59,803.43	\$ 268,059.65	
12/11/12	3	\$ 254,067.13	\$ 10,159.33	\$ 3,658.62	\$ -	\$ 240,249.18	\$ 186,650.20	\$ 53,598.98	\$ 240,249.18	
12/28/12	4	\$ 20,471.02	\$ 763.03	\$ 295.62	\$ -	\$ 19,412.37	\$ 15,081.52	\$ 4,330.85	\$ 19,412.37	
1/31/13	5	\$ 26,752.88	\$ 802.61	\$ 389.25	\$ 40.55	\$ 25,601.57	\$ 19,889.92	\$ 5,711.65	\$ 25,601.57	
2/28/13	6	\$ 53,259.95	\$ 1,149.77	\$ 781.65	\$ -	\$ 51,328.53	\$ 39,877.27	\$ 11,451.26	\$ 51,328.53	
3/29/13	7	\$ 13,756.63	\$ 163.24	\$ 203.90	\$ -	\$ 13,389.49	\$ 10,402.33	\$ 2,987.16	\$ 13,389.49	
4/26/13	8	\$ 30,476.96	\$ 11.48	\$ 456.98	\$ 16.41	\$ 30,024.91	\$ 23,326.43	\$ 6,698.48	\$ 30,024.91	
5/30/13	9	\$ 11,231.93	\$ -	\$ 168.48	\$ -	\$ 11,063.45	\$ 8,595.22	\$ 2,468.23	\$ 11,063.45	
6/21/13	10	\$ 80,463.81	\$ -	\$ 1,206.96	\$ -	\$ 79,256.85	\$ 61,574.85	\$ 17,682.00	\$ 79,256.85	
7/19/13	11	\$ 13,546.31	\$ -	\$ 203.19	\$ 19.75	\$ 13,362.87	\$ 10,381.65	\$ 2,981.22	\$ 13,362.87	
8/23/13	12	\$ 4,222.13	\$ -	\$ -	\$ -	\$ 4,222.13	\$ 4,222.13	\$ -	\$ 4,222.13	
						\$ -	\$ -	\$ -	\$ -	
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Totals		\$ 877,414.69	\$ 28,093.35	\$ 12,736.12	\$ 77.49	\$ 836,662.71	\$ 654,035.99	\$ 182,626.72	\$ 836,662.71	

SECTION VII

C

Lakeside Plantation CDD Action Items

Item #	Meeting Assigned	Action Item	Assigned To:	Date Due	Status	Comments
1	6/12/13	Evaluate Pool Deck and Recommend Options for Repair	Montagna		In Process	
2	6/12/13	Evaluate Options for Repair/Replacement of Pool Furniture	Montagna		On Hold	
3	6/24/13	Evaluate Condition of Koi Pond & Gazebo	Montagna		In Process	
4	6/24/13	Paint Walls, Install Flooring and Plexiglass in Fitness Room	Montagna		In Process	
5	6/24/13	Install Pool Lifts for Pool and Spa	Montagna		In Process	
6	6/24/13	Traffic Enforcement Issues	Greisz/Flint		In Process	
7	6/24/13	Amenity Policies and Rate Schedule	Flint/Montagna		In Process	On 10/9/13 Agenda
8	6/24/13	Bond Refinancing	Flint/Eckert/MB S		On Hold	
9	6/24/13	Imagine Schools Issue	Eckert/Flint		Completed	
10	8/14/13	Bid Landscape Services	Flint/PSA		In Process	Scheduled for 10/9/13 Agenda
11		Quality Doors Refund Issue	Flint		In Process	

Lakeside Plantation



September, 2013

■ Amenities

■ Maintenance

Monthly Events

We have a good calendar for the month of October. On the 8th we have Coffee & Muffins and Seniors Cake & Coffee Night on the 11th.

On the 14th we have National Dessert Day Pot Luck. Come join us and bring your favorite Dessert to share. Ladies Lunch is on the 17th at 12 noon and Pizza Night on the 18th from 6 to 7pm.

Having Trivia Night on the 21st from 6 to 8 pm Community vs. Community.

Wine and Cheese was another successful event for the month of September.

We had over 50 people. Keep an eye out for the Wine and Cheese in October. It's on October 23rd from 7 to 9 pm. Blood Drive on the 24th from 10:30 to 1:30. On the 26th we are having Halloween Festival from 11 to 1 for the kids to come and decorate their pumpkin and that night we are having an adult Halloween Party from 7 to 10pm with a band. It's \$12 per person.

To end the month we are having Red Ribbon Awareness for Kids on the 28th and National Candy Corn Day on the 30th where you can come in and guess how many candy corns are in a jar. If your guess is the closes you can will the jar of candy corn. Come write down your guess and win!

Maintenance

We have started taking off the wallpaper in the Weight Room. Then we will be painting it. After all the painting and fixing is completed we then will put up the new T V's. It's going to look nice.

We moved some plants around, cleaned the front of the Clubhouse and brought in some new plants by the front door as well as dressed up the island with benches and plants.

Pressured washed the sidewalks on each side of the Clubhouse and the foyer going into the lower bathrooms.

Mike Howell
Facility Manager
Lakeside Plantation

From: Michael Howell <Michael.Howell@vestaforyou.com>
Subject: Quotes for maintenance projects
Date: October 3, 2013 3:11:18 PM EDT
To: "Gflint@govmgtsvc.com" <Gflint@govmgtsvc.com>
Cc: "Joe Montagna (joevob@gmail.com)" <joevob@gmail.com>, Beth Slack <Beth.Slack@vestaforyou.com>

George,

- I have received a quote for aluminum down spouts for the front of the clubhouse from Ken Violette, Inc. who is a State Certified General Contractor. I do believe that with the guttering in place it would solve the problem of rust on the front driveway and front concrete. Price is \$380.00.
- Quote from Victor Barreto Electric LLC is for the lights out at the Fountains. Remove the box, Transformer and wiring that is below grade. Extend the conduit and wiring above grade. Install weather resistant box and a new 300 watt transformer for the sign. Labor & Materials = \$750.00.
- Quote from Derrek J. DeRosso of Gulf Atlantic Fencing, Inc. of a total of 384' of bottom rail to be added to existing tennis court fence, tighten approximately 38' section of mesh, replace (2) 10' high posts, and add ties to fence as needed. Posts to be 2 1/2" and rails 1 5/8". Total price is \$2,695.00.
- Quote from Blanco and Sons Construction Inc. for the pool decking around the Spa and Pool. 1) Remove and dispose of all rubberized material Measured 2' back from edge of pool and spa. 2) Back grind a wedge behind brick to allow new material to be flush with brick. 3) Prep remaining area for new rubberized material.
4) Install new rubberized material around perimeter of pool and spa. 5) Color is to be Dark Blue.
6) Pool will be closed for 2 1/2 days. 800 square feet = \$6,800.00.
- The last quote is from Aramark and this quote is for outside mats and a kitchen mat to help keep the outside of the clubhouse and the kitchen floor areas clean.
Not a must but I do suggest the mats for cosmetic appearance and cleanliness. 5 scraper mats, 3X 5, 6 standard mats 3 X 4, 4 standard mats 4 X 6 and 1 steady step splash 3 X 5. All mats are picked up and replaced once a week. \$54.00 per week.

Thanks George,

Michael Howell
Facilities Manager