

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS MEETING
JANUARY 09, 2013**

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
AGENDA
JANUARY 09, 2013
7:00 PM MEETING**

Lakeside Plantation Clubhouse
Located at 2200 Plantation Boulevard, North Port, Florida 34289

District Board of Supervisors	Chair	Patricia Durham
	Vice Chair	Sharon Greisz
	Supervisor	Jane Gallo
	Supervisor	Camille Stephens
	Supervisor	Joe Szewczyk
District Manager	District Management Services, LL	Peter Altman
District Attorney	Straley & Robin	John Vericker
District Engineer	DMK	Dorian Popescu Sr.

All electronic equipment must be silenced while in the meeting room

The meeting will begin at 7:00 p.m. with the Chair calling the meeting to order followed by the pledge of allegiance.

Section 3 is **AUDIENCE COMMENTS** and provides an opportunity for individuals to comment on agenda items or other items for the good of the community. Additional time may be given for audience comments before the Board takes up each item after hearing the remarks of management and any additional information gathered before the Board takes the item up for consideration. The Audience Comment portion of the agenda is the appropriated time where individuals may comment on matters that concern the District. Each individual is limited to three (3) minutes for such comment. After all of the audience comments are received,

Section 4, SUPERVISOR REPLIES will provide each Supervisor with an opportunity to respond or make comment. This is the section in which the Supervisors may request Staff to provide some level of service to the issues raised by residents or other interested parties.

Section 5, SPECIAL ITEMS allows for agenda items that may include presentations or other matters that had been determined to best be handled at the start of the meeting due to the level of interest of those in attendance at the meeting or to accommodate professionals or vendors who may be in attendance.

Section 6 is called **BUSINESS ITEMS**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and vote. Occasionally, certain items for consideration by the Board within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. .

Section 7 is called **OLD BUSINESS ITEMS**. This section contains items that have been previously discussed and are waiting for resolution or for approval by the District Board of Supervisors and may require discussion, motion and vote.

Section 8, called **BUSINESS ADMINISTRATION – CONSENT ITEMS** contains items that require the review and approval of the District Board of Supervisors as a normal course of business. **Minutes are prepared to summarize the actions of the Board and are time marked to allow for those who desire to listen to audio recordings of the meetings. District Management will assist interested parties in accessing these recordings.** These items are routine in nature and are generally received and/or approved by the Board without debate. If there are any specific items on the consent agenda that any individual Supervisor wants to discuss or address, they will advise the Chair and he/she will pull those items from the consent for separate consideration.

Section 9 is called **STAFF REPORTS**. This section allows the District Manager, Engineer, Attorney to update the Board of Supervisors on any pending issues that provide information to the Board and may require Board action.

Section 10, SUPERVISOR REQUESTS provides each Supervisor with the opportunity to address the Board regarding topics which may be placed on future agendas or for any other communication that the Supervisor chooses. If communication has been received which the chair determines should be included in the meeting book, an additional section entitled **Communication** may be added to the agenda. This section will allow for discussion of any communications from the residents directed to the CDD Board. Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same 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 the appeal is to be based, at their own expense.

AGENDA: The agenda is available from the District's Local Office, and soon after publication to be available for review on the District's website. There shall be an official agenda for every meeting of the Board of Supervisors that will be created by the Chairman and District Manager and distributed seven (7) days in advance of the meeting, which shall determine the order of business conducted at the meeting.

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 on **Wednesday, January 09, 2013 at 7:00 p.m.** at the Lakeside Plantation Clubhouse, located at 2200 Plantation Boulevard, North Port, Florida 34289. The Agenda is included below.

- 1. CALL TO ORDER/ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. AUDIENCE COMMENTS**
- 4. SUPERVISOR REPLIES**
- 5. SPECIAL ITEMS**
- 6. BUSINESS ITEMS**
 - A. Presentation of Proposed Management Model Tab 1
 - B. Resolution 2013-02; Setting Public Hearing on District Rules Tab 2
 - C. Consideration of Equipment Upgrade Tab 3
 - D. Discussion of Financial Matters - Reserves for Replacement Tab 4
 - E. Discussion of Landscape Services Tab 5
- 7. OLD BUSINESS ITEMS**
 - A. Standard Pacific Update..... Tab 6
 - B. Update on Street Resurface..... Tab 7
- 8. BUSINESS ADMINISTRATION – CONSENT ITEMS**
 - A. Consideration of Minutes for the Board of Supervisors Meeting October 10, 2012 Tab 8
 - B. Consideration of Minutes for the Board of Supervisors Meeting November 28, 2012 Tab 9
 - C. Review of Financials Statement Month Ending November 30, 2012..... Tab 10
- 9. STAFF REPORTS**
 - A. District Manager
 - B. District Engineer
 - C. Staff Report
 - i. Amenities Report Tab 11
 - ii. Evening Security and Maintenance Report Tab 12
- 10. SUPERVISOR REQUESTS**
- 11. ADJOURNMENT**

If you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,



Peter Altman
District Manager

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 5680 West Cypress St ♦ Suite A ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

To: Board of Supervisors

From: Peter Altman

Date: January 2, 2013

Re: Presentation of Proposed Management Model

DMS is completing our presentation for this item for the meeting. We are excited about the options that we will be reviewing with you and hope that the New Year brings positive change to the community.

RESOLUTION 2013-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATE, TIME, AND PLACE OF A PUBLIC HEARING AND AUTHORIZING PUBLICATION OF NOTICE OF SAID HEARING FOR THE PURPOSE OF ADOPTING UNIFORM RULES OF PROCEDURE

WHEREAS, Lakeside Plantation Community Development District is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes (hereinafter "F.S."), being situated entirely within Sarasota County, Florida (hereinafter the "District"); and

WHEREAS, the Board of Supervisors of Mirabella Community Development District (hereinafter the "Board") is authorized by Section 190.011(5) to adopt rules and orders pursuant to Chapter 120, F.S.; and

WHEREAS, in accordance with Section 120.54(5), the District must comply with the adoption of Uniform Rules of Procedure as established by the Florida Administration Commission; and

WHEREAS, the District shall adhere to the rulemaking process as outlined in Section 120.54, F.S.;

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

Section 1. A Public Hearing will be held for the adoption of Uniform Rules of Procedure, attached herein as Exhibit A, on _____, at _____, at _____, **located at**
_____.

Section 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, F.S.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 9TH DAY OF JANUARY, 2013.

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

CHAIR

ATTEST:

SECRETARY

**RULES OF PROCEDURE
LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT**

1.0 Organization.

- (1) The Lakeside Plantation Community Development District (the “District”) was created pursuant to the provisions of Chapter 190, Florida Statutes, and was established to provide for the ownership, operation, maintenance, and provision of various capital facilities and services within its jurisdiction. The purpose of these rules (the “Rules”) is to describe the general operations of the District.
- (2) Definitions located within any section of these Rules shall be applicable within all other sections, unless specifically stated to the contrary.

Specific Authority: §§ 190.011(5), 120.53(1)(a), Fla. Stat.

Law Implemented: §§ 190.011(5), 120.53(1)(a), Fla. Stat.

1.1 Board of Supervisors; Officers and Voting.

- (1) Board of Supervisors. The Board of Supervisors of the District (the “Board”) shall consist of five (5) members. Members of the Board must be residents of the State of Florida and citizens of the United States. The Board shall exercise the powers granted to the District.
 - (a) Board members shall hold office for the term specified by Section 190.006, Florida Statutes. If, during the term of office, any Board Member(s) vacates their office, the remaining member(s) of the Board shall fill the vacancies by appointment for the remainder of the term(s).
 - (b) Three (3) members of the Board shall constitute a quorum for the purposes of conducting business and exercising its powers and for all other purposes. However, if three (3) or more vacancies occur at the same time, a quorum is not necessary to fill the vacancies. Action taken by the Board shall be upon a majority vote of the members present, unless otherwise provided in the Rules or required by law.
 - (c) The governing body may remove a Board member for inefficiency, neglect of duty, or misconduct in office only after a hearing and only if he or she has been given a copy of the charges at least 10 days prior to such hearing and has had an opportunity to be heard in person or by counsel.
- (2) Officers. At the first Board meeting held after each election where the newly elected members take office, the Board shall select a Chairman, Vice-Chairman, Secretary, Assistant Secretary, and Treasurer.

- (a) The Chairman must be a member of the Board. If the Chairman resigns from that office or ceases to be a member of the Board, the Board shall select a Chairman, after filling the vacancy. The Chairman serves at the pleasure of the Board. The Chairman shall be authorized to sign checks and warrants for the District, countersigned by the Treasurer or other persons authorized by the Board. The Chairman shall convene and conduct all meetings of the Board. In the event the Chairman is unable to attend a meeting, the Vice-Chairman shall convene and conduct the meeting.
 - (b) The Vice-Chairman shall be a member of the Board and shall have such duties and responsibilities as specifically designated by the Board from time to time. If the Vice-Chairman resigns from office or ceases to be a member of the Board, the Board shall select a Vice-Chairman, after filling the Board vacancy. The Vice-Chairman serves at the pleasure of the Board.
 - (c) The Secretary of the Board serves at the pleasure of the Board and need not be a member of the board. The Secretary shall be responsible for maintaining the minutes of Board meetings and may have other duties assigned by the Board from time to time. The District Manager may serve as Secretary.
 - (d) The Treasurer need not be a member of the Board but must be a resident of Florida. The Treasurer shall perform duties described in Section 190.007(2) and (3), Florida Statutes, as well as those assigned by the Board from time to time. The Treasurer shall serve at the pleasure of the Board.
- (3) Committees. The Board may establish committees of the Board, either on a permanent or temporary basis, to perform specifically designated functions. Committees may include individuals who are not members of the Board. Such functions may include, but are not limited to, contract negotiations, personnel matters, and budget preparation.
 - (4) Record Book. The Board shall keep a permanent record book entitled “Record of Proceedings”, in which shall be recorded minutes of all meetings, resolutions, proceedings, certificates and corporate acts. The Records of Proceedings shall be located at a District Office and shall be available for inspection by the public.
 - (5) Meetings. The Board shall establish each fiscal year, an annual schedule of regular meetings, which shall be submitted to the County and the Florida Department of Community Affairs. All meetings of the Board shall be open to the public in accord with the provisions of Chapter 286, Florida Statutes.

- (6) Voting Conflict of Interest. The Board shall comply with Section 112.3143, Florida Statutes, so as to ensure the proper disclosure of conflicts of interests on matters coming before the Board for a vote. Nothing in this Rule shall prohibit a Board member with a voting conflict of interest from voting on a matter. For the purposes of this section, "voting conflict of interest" shall be governed by Chapters 112 and 190, Florida Statutes, as amended from time to time.
- (a) When a Board member knows the member has a conflict of interest on a matter coming before the Board, the member should notify the Board's Secretary prior to participating in any discussion with the Board on the matter. The member shall publicly announce the conflict of interest at the meeting. This announcement shall appear in the minutes. The member may then vote. The Board's secretary shall prepare a memorandum of voting conflict (Form 8B) which shall then be signed by the Board member, filed with the Board's Secretary, and attached to the minutes of the meeting within fifteen (15) days of the meeting.
- (b) If a Board member inadvertently votes on a matter and later learns they have a conflict on the matter, the member shall immediately notify the Board's Secretary. Within fifteen (15) days of the notification, the member shall file the appropriate memorandum of voting conflict, which will be attached to the minutes of the Board meeting during which the vote on the matter occurred. The memorandum shall immediately be provided to other Board members and shall be read publicly at the next meeting held subsequent to the filing of the written memorandum. The Board member's vote is unaffected by this filing.

Specific Authority: §§ 190.001, 190.011(5), Fla. Stat.

Law Implemented: §§ 190.006, 190.007, 112.3143, Fla. Stat.

1.2 Public Information and Inspection of Records.

- (1) Public Records. All District public records within the meaning of Chapter 119, Florida Statutes, and not otherwise restricted by law, including the "Records of Proceedings", may be copied or inspected at the District Office during regular business hours.
- (2) Copies. Copies of public records shall be made available to the requesting person at a charge of \$.25 per page for one-sided copies and \$.35 per page for two-sided copies if not more than 8 ½ by 14 inches, and for copies of public records in excess of that size at a charge not to exceed the actual cost of reproduction. Certified copies of public records shall be made available at a charge of \$1.00 per page.

Specific Authority: §§ 190.011(5), 120.53, Fla. Stat.

Law Implemented: §§ 190.06, 119.07, 120.53, Fla. Stat.

1.3 Public Meetings, Hearings, and Workshops.

- (1) Notice. Except in emergencies, or as otherwise required by Statute or these Rules, at least seven (7) days public notice shall be given of any non regular public meeting, hearing or workshop of the Board. Public notice shall be given by publication in a newspaper of general circulation in the District and shall state:
 - (a) The date, time and place of the meeting or workshop;
 - (b) A brief description of the nature, subjects and purposes of the meeting, hearing or workshop;
 - (c) The District Office address for the submission of requests for copies of the agenda;
 - (d) Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at 813-873-7300. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, who can aid you in contacting the District Office.
 - (e) A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop 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 the appeal is to be based.
- (2) Agenda. The District Manager, under the guidance of the Chairman or those members of the Board calling for the meeting/hearing/workshop, shall prepare a notice and an agenda of the meeting/hearing/workshop. The notice and agenda shall be available to the public at least seven (7) days before the meeting/hearing/workshop except in an emergency. The agenda may be changed before or at the meeting/hearing/workshop.
 - (a) The District may use the following format in preparing its agenda for its regular meetings:
 - Call to order
 - Roll call
 - Review of minutes
 - Specific items of old business
 - Specific items of new business
 - Staff reports

- (a) District Counsel
- (b) District Engineer
- (c) District Manager

1. Financial Report

Supervisor's requests and comments

Audience questions and comments

Adjournment

- (3) Minutes. The Secretary shall be responsible for keeping the minutes of each meeting of the Board. Minutes shall be corrected and approved by the Board at a subsequent meeting.
- (4) Receipt of Notice. Persons wishing to receive, by mail, notices or agendas of meetings, may so advise the District Manager or Secretary at the District Office. Such persons shall furnish a mailing address in writing and shall be required to pre-pay the cost of the copying and postage.
- (5) Emergency Meetings. The Chairman, or Vice-Chairman if the Chairman is unavailable, may convene an emergency meeting of the Board without first having complied with subsections (1), (2) and (4), to act on emergency matters that may affect the public health, safety, or welfare. Whenever possible, the Chairman shall make reasonable efforts to notify all Board members of an emergency meeting twenty-four (24) hours in advance. Reasonable efforts may include telephone notification. After an emergency meeting, the Board shall publish in a newspaper of general circulation in the District, the time, date, and place of the emergency meeting, the reasons why an emergency meeting was necessary, and a description of the action taken. Whenever an emergency meeting is called, the District Manager shall be responsible for notifying at least one major newspaper of general circulation in the District. Actions taken at an emergency meeting may be ratified by the Board at a regularly noticed meeting subsequently held.
- (6) Public Comment. The Board shall set aside a reasonable amount of time at each regular meeting for public comment. The time for audience comment shall be identified in the agenda. Persons wishing to address the Board are required to notify the Secretary of the Board prior to the "Audience Comment" section on the agenda. At the Board's discretion, each person wishing to address the Board will be given a three (3) minute time limit for their comments, in the interest of time and fairness to other speakers.
- (7) Budget Hearing. Notice of hearing on the annual budget(s) shall be in accord with Section 190.008, Florida Statutes. Once adopted in accord with Section 190.008, Florida Statutes, the annual budget(s) may be amended from time to time by action of the Board. Approval of invoices by the Board in excess of the funds allocated to a particular budgeted line item shall serve to amend the budgeted line item.

- (8) Continuances. Any meeting of the Board or any item or matter included on the agenda for a meeting may be continued without re-notice or re-advertising provided that the continuance is to a specified date, time and location publicly announced at the meeting where the item or matter was included on the agenda.

Specific Authority: §§ 190.055, 190.011(5), 120.53, Fla. Stat.

Law Implemented: §§ 190.007, 190.008, 120.53, 286.0105, 120.54, Fla. Stat.

2.0 Rulemaking Proceedings.

- (1) Commencement of Proceedings. Proceedings held for adoption, amendment, or repeal of a District rule shall be conducted according to the applicable provisions of Chapter 120, Florida Statutes, and these Rules. Rulemaking proceedings shall be deemed to have been initiated upon publication of notice by the District.
- (2) Notice of Rule Development.
 - (a) Except when the intended action is the repeal of a rule, the District shall provide notice of the development of proposed rules by publication of a notice of rule development in a newspaper of general circulation in the District before providing notice of a proposed rule as required by paragraph (3). The notice of rule development shall indicate the subject area to be addressed by rule development, provide short, plain explanation of the purpose and effect of proposed rule, cite the specific legal authority for the proposed rule, and a statement of how a person may promptly obtain a copy of any preliminary draft, if available.
 - (b) All rules shall be drafted in accord with Chapter 120, Florida Statutes.
- (3) Notice of Proceedings and Proposed Rules.
 - (a) Prior to the adoption, amendment, or repeal of any rule other than an emergency rule, the District shall give notice of its intended action, setting forth a short, plain explanation of the purpose and effect of the proposed action; a reference to the specific rulemaking authority pursuant to which the rule is adopted; and a reference to the section or subsection of the Florida Statutes or the Laws of Florida being implemented, interpreted, or made specific. The notice shall include a summary of the District's statement of the estimated regulatory costs, if one has been prepared, based on the factors set forth in Section 120.541(2), Florida Statutes, and a statement that any person who wishes to provide the District with a lower cost regulatory alternative as provided by Section 120.541(1), must do so in writing within twenty-one (21) days after publication of the notice. The notice must state the procedure for requesting a public hearing on the proposed rule unless one is otherwise scheduled. Except when intended

action is the repeal of a rule, the notice shall include a reference both to the date on which and to the place where the notice of rule development that is required by subsection (2) appeared.

- (b) The notice shall be published in a newspaper of general circulation in the District not less than twenty-eight (28) days prior to the intended action. The proposed rule shall be available for inspection and copying by the public at the time of the publication of notice.
 - (c) The notice shall be mailed to all persons named in the proposed rule and to all persons who, at least fourteen (14) days prior to such mailing, have made requests of the District for advance notice of its proceedings. Any person may file a written request with the District Manager to receive notice by mail of District proceedings to adopt, amend or repeal a rule. Such persons must furnish a mailing address and may be required to pay the cost of copying and mailing. Notice will then be mailed to all persons whom, at least fourteen (14) days prior to such mailing, have made requests of the district for advance notice of its proceedings.
- (4) Rule Development Workshops. Whenever requested in writing by any affected person, the District must either conduct a rule development workshop prior to proposing rules for adoption or the District Chairman must explain in writing why a workshop is unnecessary. The District may initiate a rule development workshop but is not required to do so.
- (5) Petitions to Initiate Rulemaking. All petitions for the initiation of rulemaking proceedings pursuant to Section 120.54(7), Florida Statutes, must contain the name, address and telephone number of the Petitioner, specific action requested, specific reason for adoption, amendment, or repeal, the date submitted, and shall specify the text of the proposed rule and the facts showing that the Petitioner is regulated by the District, or has substantial interest in the rulemaking, shall be filed with the District. The Board shall then act on the petition in accordance with Section 120.54(7), Florida Statutes, except that copies of the petition shall not be sent to the Administrative Procedure Committee, and notice may be given in a newspaper of general circulation in the county in which the District is located.
- (6) Rulemaking Materials. After the Publication of the notice to initiate rulemaking, the Board shall make available for public inspection and shall provide, upon request and payment of cost of copies, the following materials:
- (a) The text of the proposed rule, or any amendment or repeal of any existing rules;
 - (b) A detailed written statement of the facts and circumstances justifying the proposed rule;

- (c) A copy of the statement of estimated regulatory costs if required by Section 120.541, Florida Statutes; and
 - (d) The published notice.
- (7) Rulemaking Proceedings – No Hearing. When no hearing is requested and the Board chooses not to initiate a hearing on its own, or if the rule relates exclusively to organization, practice or procedure, the Board may direct the proposed rule be filed with the District Office no less than twenty-eight (28) days following notice. Such direction may be given by the Board either before initiating the rule adoption process or after the expiration of the twenty-one (21) days during which affected persons may request a hearing.
- (8) Rulemaking Proceedings – Hearing. If the proposed rule does not relate exclusively to organization, practice or procedure, the District shall provide (upon request) a public hearing for the presentation of evidence, argument and oral statements, within the reasonable conditions and limitations imposed by the District to avoid duplication, irrelevant comments, unnecessary delay or disruption of the proceedings. Any affected person may request a hearing within twenty-one (21) days after the date of publication of the notice of intent to adopt, amend or repeal a rule.
- (9) Request for a Public Hearing.
- (a) A request for a public hearing shall be in writing and shall specify how the person requesting the public hearing would be affected by the proposed rule. The request shall be submitted to the District within twenty-one (21) days after notice of intent to adopt, amend, or repeal the rule is published as require by law, in accordance with the procedure for submitting requests for public hearing stated in the notice of intent to adopt, amend or repeal the rule.
 - (b) If the notice of intent to adopt, amend, or repeal a rule did not notice a public hearing and the District determines to hold a public hearing, the District shall publish notice of a public hearing in a newspaper of general circulation within the District at least seven (7) days before the scheduled public hearing. The notice shall specify the date, time, and location of the public hearing, and the name, address, and telephone number of the District contact person who can provide information about the public hearing.
 - (c) Written statements may be submitted by any person within a specified period of time prior to or following the public hearing. All timely submitted written statements shall be considered by the District and made part of the rulemaking record.

- (10) Emergency Rule Adoption. The Board may adopt an emergency rule if it finds that immediate danger to the public health, safety, or welfare exists which requires immediate action. Prior to the adoption of an emergency rule, the District Manager shall make reasonable efforts to notify a newspaper of general circulation in the District. Notice of emergency rules shall be published as soon as possible in a newspaper of general circulation in the District. The District may use any procedure which is fair under the circumstances in the adoption of an emergency rule as long as it protects the public interest as determined by the District and otherwise complies with these provisions.
- (11) Negotiated Rulemaking. The District may use negotiated rulemaking in developing and adopting rules pursuant to Section 120.54, Florida Statutes.
- (12) Variances and Waivers. Variances and waivers from District rules may be granted subject to the provisions and limitations contained in Section 120.542, Florida Statutes.

Specific Authority: §§ 190.011(5), 190.011(15), 120.54, 190.035, Fla. Stat.

Law Implemented: §§ 120.54, 190.035(2), Fla. Stat.

3.0 Decisions Determining Substantial Interests.

- (1) Conduct of Proceedings. Proceedings may be held by the District in response to a written request submitted by a substantially affected person within fourteen (14) days after written notice or published notice of District action or notice of District intent to render a decision. Notice of both action taken by the District and the District's intent to render a decision shall state the time limit for requesting a hearing and shall reference the District's procedural rules. If a hearing is held, the Chairman shall designate any member of the Board (including the Chairman), District Manager, District General Counsel, or other person to conduct the hearing.

The person conducting the hearing may:

1. Administer oaths and affirmations;
2. Rule upon offers of proof and receive relevant evidence;
3. Regulate the course of the hearing, including any pre-hearing matters;
4. Enter orders;
5. Make or receive offers of settlement, stipulation, and adjustment.

- (a) The person conducting the hearing shall, within thirty (30) days after the hearing or receipt of the hearing transcript, whichever is later, file a recommended order which shall include a caption, time and place of hearing, appearances entered at the hearing, statement of the issues, findings of fact and conclusions of law, separately stated, and a recommendation for final District action.
- (b) The District shall issue a final order within forty-five (45) days:
 - 1. After the hearing is concluded, if conducted by the Board;
 - 2. After a recommended order is submitted to the Board and mailed to all parties, if the hearing is conducted by persons other than the Board; or
 - 3. After the Board has received the written and oral material it has authorized to be submitted, if there has been no hearing.
- (2) Eminent Domain. After determining the need to exercise the power of eminent domain pursuant to Subsection 190.11(11), Florida Statutes, the District shall follow those procedures prescribed in Chapters 73 and 74, Florida Statutes. Prior to exercising the power of eminent domain, the District shall:
 - (a) Adopt a resolution identifying the property to be taken;
 - (b) If the property is beyond the boundaries of the District, obtain approval by resolution of the governing body of the county if taking will occur in an unincorporated area, or of the municipality if the taking will occur within the municipality.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.011(11), Fla. Stat.

4.0 Purchasing, Contracts, Construction and Maintenance.

- (1) Purpose and Scope. In order to comply with Sections 190.033(1) through (3), 287.055 and 287.017, Florida Statutes, the following procedures and rules are outlined for the purchase of professional services, contract services, and goods, supplies, and materials.

Specific Authority: §§ 190.011(5), Fla. Stat.

Law Implemented: §§ 190.033, Fla. Stat.

4.1 Purchases of Goods, Supplies, and Materials.

- (1) Purpose and Scope. All purchases of goods, supplies, or materials exceeding the amount provided in Section 287.017, Florida Statutes, for CATEGORY FOUR, as such category may be amended from time to time, shall be purchased under the terms of these Rules. Contracts for purchases of “goods, supplies, and materials” do not include printing, insurance, advertising or legal notices.

- (2) Definitions.
 - (a) “Invitation to Bid” is a written solicitation for sealed bids with the title, date and hour of the public bid opening designated specifically and defining the commodity involved. It includes printed instructions prescribing conditions for bidding, evaluation criteria, and provides for a manual signature of an authorized representative.
 - (b) “Request for Proposal” is a written solicitation for sealed proposals with the title, date and hour of the public opening designated and requiring the manual signature of an authorized representative. It may provide general information, applicable laws and rules, statement of work, functional or general specifications, proposal instructions, work detail analysis and evaluation criteria as necessary.
 - (c) “Responsive bid/proposal” means a bid or proposal which conforms in all material respects to the specifications and conditions in the invitation to bid or request for proposal and these Rules, and the cost components of which are appropriately balanced. A bid /proposal is not responsive if the person or firm submitting the bid fails to meet any requirement relating to the qualifications, financial stability, or licensing of the bidder.
 - (d) “Lowest Responsible bid/proposal” means, in the sole discretion of the Board, the bid or proposal (i) submitted by a person or firm capable and qualified in all respects to perform fully the contract requirements and with the integrity and reliability to assure good faith performance, (ii) is responsive to the invitation to bid or request for proposal as determined by the Board, and (iii) is the lowest cost to the District. Minor variations in the bid may be waived by the Board. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids may not be modified after opening.
 - (e) “Goods, supplies, and materials” do not include printing, insurance, advertising, or legal notices.
 - (f) “Purchase” means acquisition by sale, rent lease, lease/purchase or installment sale. It does not include transfer, sale or exchange of goods,

supplies or materials between the District and any federal, state, regional or local governmental entity or political subdivision of the state.

- (g) “Emergency purchases” means a purchases necessitated by a sudden unexpected turn of events (e.g. acts of God, riot, fires, floods, hurricanes, accidents, or any circumstances or cause beyond the control of the Board in the normal conduct of it’s business), where the Board finds that the delay incident to competitive bidding would be detrimental to the interests of the District.

(3) Procedure. When a purchase of goods, supplies, or materials is within the scope of this Rule, the following is appropriate:

- (a) The Board shall cause to be prepare an Invitation to Bid or Request for Proposal, as appropriate.
- (b) The Notice of Invitation to Bid or Request for Proposal shall be advertised at least once in a newspaper of general circulation within the District. The notice shall allow at least seven (7) days for submittal of bids, unless the Board, for good cause, determines a shorter period of time is appropriate.
- (c) The District may maintain lists of persons interested in receiving notices of invitations to bid or requests for proposals. Persons who provide their name and address to the District Manager for inclusion on the list shall receive notices by mail.
- (d) Bids or proposals shall be opened at the time and place noted on the Invitation to Bid or Request for Proposal. Bids and proposals shall be evaluated in accordance with the invitation or request and these Rules.
- (e) The Lowest Responsive and Responsible Bid or Proposal shall be accepted; however, the Board shall have the right to reject all bids, either because they are too high or because the Board determines it is in the best interests of the District. In the event the bids exceed the amount of funds available to or allocated by the District for this purchase, the bids may be rejected. The Board may require bidders to furnish performance and/or other bonds with a responsible surety to be approved by the Board.
- (f) Notice of award or intent to award, including rejection of some or all bids, shall be provided in writing to all bidders by United States Mail, by hand delivery, or by overnight delivery service, and by posting same in the District Office for seven (7) days.
- (g) If only one response to an Invitation to Bid or Request for Proposal is received, the District may proceed with the procurement for goods, supplies or materials. If no response to an Invitation to Bid or Request for

Proposal is received, the District may take whatever steps reasonably necessary in order to proceed with the procurement of goods, supplies, and materials.

- (h) The District may make an emergency purchase without complying with these rules. The fact that an emergency purchase has occurred or is necessary shall be noted in the Minutes of the next Board Meeting.

Specific Authority: §§ 190.011(5), Fla. Stat.

Law Implemented: §§ 190.033, Fla. Stat.

4.2 Contracts for Construction of Authorized Project.

- 1) Scope. All contracts for the construction or improvement of any building, structure or other public construction works authorized by Chapter 190, Florida Statutes, the costs of which are estimated by the District in accordance with generally accepted cost accounting principles to be in excess of the threshold amount for applicability of Section 255.20, Florida Statutes, as that amount may be indexed or amended from time to time, shall be let under the terms of these Rules and comply with the bidding procedures of Section 255.20, Florida Statutes, as the same may be amended from time to time. In the event of conflict between these Rules and Section 255.20, Florida Statutes, the later shall control. A project shall not be divided solely to avoid the threshold bidding requirements.
- 2) Procedure.
 - (a) Notice of Invitation to Bid or Request for Proposal shall be advertised at least once in a newspaper of general circulation in the District. The notice shall allow at least twenty-one (21) days for submittal of sealed bids, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than \$500,000 must be noticed at least thirty (30) days prior to the date for submittal of bids.
 - (b) The District may maintain lists of persons interested in receiving notices of Invitation to Bid or Requests for Proposals. Persons who provide their name and address to the District Office for inclusion on the list shall receive notices by mail.
 - (c) To be eligible to submit a bid or proposal, a firm or individual must, at the time of receipt of its bid or proposal:
 - 1. Hold all required applicable state professional licenses in good standing.
 - 2. Hold all required applicable federal licenses in good standing, if any.

3. If the bidder is a corporation, hold a current and active Florida Corporate Charter or be authorized to do business in Florida in accordance with Chapter 607, Florida Statutes.
4. Meet any special pre-qualification requirements set forth in the bid/proposal specifications.

Evidence of compliance with these Rules may be submitted with the bid or proposal, if required by the District.

- (d) Bids or proposals shall be opened at the time, date and place noted on the Invitation to Bid or Request for Proposals. Bids or proposals shall be evaluated in accordance with the Invitation to Bid or Request for Proposal and these Rules.
- (e) To assist in the determination of the lowest responsive and responsible bidder, the District Representative may invite public presentation by firms regarding their qualifications, approach to the project, and ability to perform the contract in all aspects.
- (f) In determining the lowest responsive and responsible bidder, the District Representative may consider, in addition to factors described in the Invitation or request, the following:
 1. The ability and adequacy of the professional personnel employed by each bidder or proposer.
 2. The past performance of each bidder or proposer for the District and in other professional employment settings.
 3. The willingness of each bidder or proposer to meet time and budget requirements.
 4. The geographic location of each bidder or proposer's headquarters or office in relation to the project.
 5. The recent, current, and projected workloads of the bidder or proposer.
 6. The volume of work previously awarded to each bidder or proposer.
 7. Whether the cost components of each bid or proposal are appropriately balanced.

8. Whether a bidder or proposer is a certified minority business enterprise.
- (g) The Lowest Responsive and Responsible Bid/Proposal shall be accepted; however, the Board shall have the right to reject all bids, either because they are too high or because the Board determines it is in the best interests of the District. The Board may require bidders to furnish performance and/or other bonds with a responsible surety to be approved by the Board. If the Board receives fewer than three (3) responses to an Invitation or Proposal, the Board, may, in its discretion, re-advertise for additional bids without rejecting any submitted bid. In the event the bids exceed the amount of funds available to or allocated by the District for this purchase, the bids may be rejected. Bidders not receiving a contract award shall not be entitled to recover costs of bid preparation or submittal from the District.
 - (h) Notice of the award or intent to award, including rejection of some or all bids, shall be provided in writing to all bidders by United States Mail, or by hand delivery, or by overnight delivery service, and by posting the same in the District Office for seven (7) days.

Specific Authority: §§ 190.011(5), Fla. Stat.

Law Implemented: §§ 190.033; 255.0525, Fla. Stat.

4.3 Contracts for Maintenance Services.

- (1) Scope. All contracts for maintenance of any District facility or project shall be let under the terms of these Rules in the cost exceeds the amount provided in Section 287.017, Florida Statutes, for CATEGORY FOUR, as such category may be amended from time to time by the State of Florida Department of Management Services. The maintenance of these facilities or projects may involve the purchase of contract services and/or goods, supplies or materials as defined herein. Where a contract for maintenance of such a facility or project includes goods, supplies or materials and/or contract services, the District may in its sole discretion, award the contract according to the Rules in this subsection in lieu of separately bidding for maintenance, goods, supplies or materials, and contract services. However, a project shall not be divided solely in order to avoid the threshold bidding requirements.
- (2) Procedure.
 - (a) Notice of Invitation to Bid or request for Proposal shall be advertised at least once in a newspaper of general circulation within the District. The notice shall allow at least seven (7) days for submittal of bids, unless the Board, for good cause, determines a shorter period of time is appropriate.

- (b) The District may maintain lists of persons interested in receiving notices of Invitations to Bid or Requests for Proposals. Persons who provide their name and address to the District Office for inclusion on the list shall receive notices by mail.
- (c) In order to be eligible to submit a bid or proposal, a firm or individual must, at the time of receipt of the bids or proposals:
 - 1. Hold the required applicable state professional licenses in good standing.
 - 2. Hold all required applicable federal licenses in good standing, if any.
 - 3. Hold current and active Florida Corporate Charter or be authorized to do business in Florida in accordance with Chapter 607, Florida Statutes, if the bidder is a corporation.
 - 4. Meet any special pre-qualification requirements set forth in the bid proposal specifications.

Evidence of compliance with these Rules may be submitted with the bid, if required by the District.

- (d) Bids or Proposals shall be opened at the time, date, and place noted on the Invitation to Bid or Request for Proposal. Bids and Proposals shall be evaluated in accordance with the Invitation or Request and these Rules.
- (e) To assist in the determination of the lowest responsive and responsible bidder, the District Representative may invite public presentation by firms or individuals, regarding their qualifications, approach to the project, and ability to perform the contract in all respects.
- (f) In determining the lowest responsive and responsible bidder, the District Representative may consider, in addition to factors described in the Invitation to Bid or Request for Proposal, the following:
 - 1. The ability and adequacy of the professional personnel employed by each bidder or proposer.
 - 2. The past performance of each bidder or proposer for the District and in other professional employment.
 - 3. The willingness of each bidder or proposer to meet time and budget requirements.

4. The geographic location of each bidder or proposer's headquarters or office in relation to the project.
 5. The recent, current, and projected workloads of the bidder or proposer.
 6. The volume of work previously awarded to each bidder or proposer.
 7. Whether the cost components of each bid or proposal are appropriately balanced.
 8. Whether a bidder or proposer is a certified minority business enterprise.
- (g) The Lowest Responsive and Responsible Bid/Proposal shall be accepted; however, the Board shall have the right to reject all bids, either because they are too high or because the Board determines it is in the best interests of the District. The Board may require bidders to furnish performance and/or other bonds with a responsible surety to be approved by the Board. If the Board receives fewer than three (3) responses to an Invitation or Proposal, the Board, may, in its discretion, re-advertise for additional bids without rejecting any submitted bid. In the event the bids exceed the amount of funds available to or allocated by the District for this purchase, the bids may be rejected. Bidders not receiving a contract award shall not be entitled to recover costs of bid preparation or submittal from the District.
- (h) Notice of the award or intent to award, including rejection of some or all bids, shall be provided in writing to all bidders by United States Mail, or by hand delivery, or by overnight delivery service, and by posting the same in the District Office for seven (7) days.

Specific Authority: §§ 190.011(5), Fla. Stat.

Law Implemented: §§ 190.033, Fla. Stat.

4.4 Purchase of Insurance.

- (1) Scope. The purchases of life, health, accident, hospitalization, legal expense, or annuity insurance, or all or any kind of such insurance for the officers and employees of the District, and for health, accident, hospitalization, and legal expenses upon a group insurance plan by the District, shall be governed by these Rules. Nothing in this Rule shall require the District to purchases insurance.
- (2) Procedure. For a purchase of insurance within the scope of these Rules, the following procedure shall be followed:

- (a) The Board shall cause to be prepared a Notice of Invitation to Bid.
- (b) Notice of Invitation to Bid shall be advertised at least once in a newspaper of general circulation within the District. The notice shall allow at least seven (7) days for submittal of bids, unless the Board, for good cause, determines a shorter period of time is appropriate.
- (c) The District may maintain a list of persons interested in receiving notices of Invitations to Bid. Persons who provide their name and address to the District Office for inclusion on the list shall receive notices by mail.
- (d) Bids shall be opened at the time and place noted in the Invitation to Bid.
- (e) If only one (1) response to an Invitation is received, the District may proceed with the purchase. If no response to an Invitation to Bid is received, the District may take whatever steps are reasonably necessary in order to proceed with the purchase.
- (f) The Board has the right to reject any and all bids and such reservations shall be included in all solicitations and advertisements.
- (g) Simultaneously with the review of the submitted bids, the District may undertake negotiations with those companies which have submitted reasonable and timely bids and, in the opinion of the District, are fully qualified and capable of meeting all services and requirements. Bid responses shall be evaluated in accordance with the specifications and criteria contained in the Invitation to Bid; in addition, the total cost to the District, the cost, if any, to the District Officers, employees, or their dependents, the geographic location of the company's headquarters and offices in relation to the District, and the ability of the company to guarantee premium stability may be considered. A contract to purchase insurance shall be awarded to that company whose response to the Invitation to Bid best meets the overall need of the District, its officers, employees and or dependents.
- (h) Notice of the award or intent to award, including rejection of some or all bids, shall be provided in writing to all bidders by United States Mail, by hand delivery, or by overnight delivery service, and by posting the same in the District Office for seven (7) days.

Specific Authority: §§ 190.011(5), Fla. Stat.

Law Implemented: §§ 112.08, Fla. Stat.

4.5 Procedure for Purchasing Contractual Services.

- (1) Scope. All purchases for contractual services (except for maintenance services) may (but are not required to) be made by competitive Invitation to Bid. If state or federal law prescribes with whom the District must contract, or established the rate of payment, then these Rules shall not apply. A contract involving both goods, supplies, and materials plus contractual services may, in the discretion of the Board, be treated as a contract for goods, supplies, and materials.
- (2) Definitions.
 - (a) “Contractual services” means rendering time and effort rather than furnishing specific goods or commodities. Contractual services do not include legal (including attorneys, paralegals, court reporters and expert witnesses, including appraisers), artistic, auditing, health, or academic program services, or professional services (as defined in Section 287.055(2)(a) Florida Statutes and these Rules) and shall generally be considered the services referenced by Section 287.012(7), Florida Statutes. Contractual services do not include the extension of an existing contract for services if such extension is provided for in the contract terms.
 - (b) “Invitation to Bid” is a solicitation for sealed bids with the contract title, date, and hour of the public bid opening designated specifically. It includes a description of the services sought, applicable terms and conditions, evaluation criteria, including but not limited to price, and provides for a manual signature of an authorized representative.
 - (c) “Request for Proposal” is a solicitation for sealed proposals with the title, date, and hour of the public opening designated and requiring the manual signature of an authorized representative. It provides a statement for services sought, applicable terms and conditions, and evaluation criteria, including but not limited to price. It may provide general information, applicable laws and rules, statement of work, functional or general specifications, proposal instructions, work detail analysis, and evaluation criteria, as necessary.
 - (d) “Responsive bid or proposal” means a bid or proposal which conforms in all material respects to an Invitation to Bid or Request for Proposal and these Rules, and whose cost components are appropriately balanced. A bid or proposal is not responsive if the person or firm submitting the bid or proposal fails to meet any requirement relating to the qualifications, financial stability, or licensing of the bidder or proposer.
 - (e) “Lowest responsible bid or proposal” means, as determined in the sole discretion of the Board, the bid (i) submitted by a person or firm capable

and qualified in all respects to perform fully the contract requirements who has the integrity and reliability to assure good faith performance, (ii) is responsive to the Invitation to Bid or Request for Proposal as determined by the Board, and (iii) is the lowest cost to the District. Minor variations in the bid may be waived by the Board. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids may not be modified after opening.

- (f) “Proposal Most Advantageous to the District” means, as determined in the sole discretion of the Board, the proposal (i) submitted by a person or firm capable and qualified in all respects to perform fully the contract requirements who has the integrity and reliability to assure good faith performance, (ii) the most responsive to the Request for Proposal as determined by the Board, and (iii) which is for a cost to the District deemed reasonable by the Board. Minor variations in the proposal may be waived by the Board. Mistakes in arithmetic extension of pricing may be corrected by the Board. Proposals may not be modified after opening. To assure full understanding of the responsiveness to the solicitation requirements, discussions may be conducted with qualified proposers. The proposers shall be accorded fair and equal treatment prior to the submittal date with respect to any opportunity for discussion and revision of proposals.

- (3) Procedure. When a purchase of contractual services is within the scope of this Rule (and the District has elected to follow this procedure), the following procedure shall be followed:

- (a) The Board shall cause to be prepared a notice of Invitation to Bid or Request for Proposal, as appropriate.
- (b) Notice of Invitation to Bid or Request for Proposal shall be advertised at least once in a newspaper of general circulation in the District and posted in the District office. The notice shall allow at least seven (7) days following the date of publication for submittal of bids or proposals unless the Board, for good cause, determines a shorter period of time is appropriate, which shorter time period shall be specified in the advertisement of the invitation or request.
- (c) The District may maintain a list of persons interested in receiving notices of invitations to bid or requests for proposals. The District shall make a good faith effort to provide written notice, by United States Mail, to persons who provide their name and address to the District office for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with these Rules and shall not be a basis for a protest of any contract award.

- (d) Bids or proposals shall be opened at the time and place noted on the Invitation to Bid and Request for Proposal. Bids and proposals shall be evaluated in accordance with the invitation or request and these Rules.
 - (e) If only one (1) response to an Invitation to Bid or Request for Proposal is received, the District may proceed with the procurement for contractual services from such bidder or proposer. If no response to an Invitation to Bid or Request for Proposal is received, the District may take whatever steps are reasonably necessary in order to proceed with the procurement of the needed contractual services.
 - (f) The Board has the right to reject any or all bids or proposals. The reservation regarding the right to reject shall be included in all solicitations and advertisements. If the bids or proposals exceed the amount of funds available to or allocated by the District for this purchase, the bids or proposals may be rejected. Bidders and proposers not receiving a contract award shall not be entitled to recover any costs of bid or proposal preparation or submittal from the District.
 - (g) The Lowest Responsive and Responsible Bid or Proposal or the most advantageous to the District, as appropriate, may be accepted by the District. The Board may require bidders to furnish bid, performance and/or other bonds with a responsible surety to be approved by the Board.
- (4) Notice. Notice of contract award, including the rejection of some or all bids or proposals, shall be provided in writing to all bidders or proposers by United States Mail, overnight delivery, or by hand delivery, and by posting same in the District Office for seven (7) days.
 - (5) Contract Renewal. Renewal of a contract for contractual services shall be in writing and shall be subject to the same terms and conditions set forth in the initial contract, unless otherwise provided in the initial contract. Renewal shall be contingent upon satisfactory performance evaluations by the District.
 - (6) Contract Manager and Contract Administrator. The Board may designate a representative to function as contract manager, who shall be responsible for enforcing performance of the contract terms and conditions and serve as a liaison with the contractor. The Board may also designate a representative to function as contract administrator, who shall be responsible for maintaining all contract files and financial information. One person may serve as both contract manager and administrator.
 - (7) Emergency Purchase. The District may make an emergency purchase of contractual services without complying with these Rules. The fact that an emergency purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

- (8) Continuing Contract. Nothing in this Rule shall prohibit a continuing contract between a firm or an individual and the District.

Specific Authority: § 190.011(5), Fla. Stat.

Law Implemented: §§ 190.011(3), 190.033, Fla. Stat.

4.6 Procedure Under Consultants' Competitive Negotiations Act.

In order to comply with the requirements of Section 287.055, Florida Statutes (regarding certain types of professional services), the following procedures are outlined for selection of firms or individuals to provide professional services exceeding the thresholds herein described and in the negotiation of such contracts.

(1) Definitions.

- (a) "Professional services" means those services within the scope of the practice of architecture, professional engineering, landscape architecture or registered surveying and mapping, as defined by the laws of Florida, or those performed by any architect, professional engineer, landscape architect or registered surveyor and mapper, in connection with the firm's or individual's professional employment or practice.
- (b) "Project" means that fixed capital outlay study or planning activity when basic construction cost is estimated by the District to exceed the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY FIVE, or for a planning study activity when the fee for professional services is estimated by the District to exceed the threshold amount provided in Section 287.017 for CATEGORY TWO, as such categories may be amended from time to time by the State of Florida Department of Management Services to reflect inflation or other measures.
- (c) A "continuing contract" is a contract for professional services (of a type described above), entered into in accordance with this rule, between the District and a firm whereby the firm provides professional services for the District for work of a specified nature with no time limitation, except that the contract shall provide a termination clause.
- (d) "Emergency purchase" is a purchase necessitated by a sudden unexpected turn of events (e.g., acts of God, riot, fires, floods, hurricanes, accidents or any circumstances or cause beyond the control of the Board in the normal conduct of its business) where the Board decides the delay incident to competitive bidding would be detrimental to the interests of the District.

- (2) Qualifying Procedures. In order to be eligible to submit a bid proposal, a firm must, at the time of receipt of the bid:

- (a) Hold all required applicable state professional licenses in good standing.
- (b) Hold all required applicable federal licenses in good standing, if any.
- (c) If the bidder is a corporation, hold a current and active Florida corporate charter or be authorized to do business in Florida in accordance with Chapter 607, Florida Statutes.
- (d) Meet any prequalification requirements set forth in the project or bid specifications. Qualification standards may include but are not limited to, capability and adequacy of personnel, past record, and experience of the bidding entity.

Evidence of compliance with this Rule may be submitted with the bid, if requested by the District.

- (3) Public Announcement. Prior to a public announcement that professional services are required for a project, the Board shall identify the project as meeting the threshold requirement. Except in cases of valid public emergencies as certified by the Board, the District shall announce each occasion when professional services are required for a project by publishing a notice providing a general description of the project and the method for interested consultants to apply for consideration. The notice shall appear in at least one (1) newspaper of general circulation in the District and in such other places as the District deems appropriate. The District may maintain lists of persons interested in receiving such notices. These persons are encouraged to submit annually statements of qualifications and performance data. Persons who provide their name and address to the District Manager for inclusion on the list shall receive notices by mail. The Board has the right to reject any and all bids, and such reservation shall be included in the public announcement. Bidders not receiving a contract award shall not be entitled to recover any costs of bid preparation or submittal from the District.

- (4) Competitive Selection.

- (a) The Board shall review and evaluate the data submitted in response to the notice described above regarding qualifications and performance ability, as well as any statements of qualifications on file. The Board shall conduct discussions with, and may require public presentation by firms regarding their qualifications, and/or public presentation, select and list the firms, in order of preference, deemed to be the most highly capable and qualified to perform the required professional services, after considering these and other appropriate criteria:

- 1. The ability and adequacy of the professional personnel employed by each firm.

2. Each firm's past performance for the District in other professional employment settings.
3. The willingness of each firm to meet time and budget requirements.
4. The geographic location of each firm's headquarters or office in relation to the project.
5. The recent, current, and projected workloads of each firm.
6. The volume of work previously awarded to each firm.
7. Whether a firm is a certified minority business enterprise.

Nothing in these rules shall prevent the District from evaluating and eventually selecting a firm if less than three (3) responses, including responses indicating a desire not to submit a formal bid on a given project, are received.

- (c) If the selection process is administered by any person other than the full Board, the selection made will be presented to the full Board with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.

(5) Competitive Negotiation.

- (a) After the Board has authorized the beginning of competitive negotiations, the District may begin such negotiations with the firm listed as most qualified to perform the required professional services.
- (b) In negotiating a lump-sum or cost-plus-a-fixed-fee professional contract for more than the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY FOUR, the firm receiving the award shall be required to execute a truth-in-negotiation certificate stating that "wage rates and other factual unit costs supporting the compensation are accurate, complete, and current at the time of contracting." In addition, any professional service contract under which such a certificate is required, shall contain a provision that "the original contract price and any additions thereto, shall be adjusted to exclude any significant sums by which the Board determines the contract price was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs."
- (c) Should the District within twenty-one (21) days be unable to negotiate a satisfactory agreement with the firm determined to be the most qualified at

a price deemed by the District to be fair, competitive, and reasonable then unless modified by the Board, negotiations with that firm shall be terminated and the District shall immediately begin negotiations with the second most qualified firm. If a satisfactory agreement with the second firm cannot be reached within twenty-one (21) days (unless modified by the Board to the contrary) those negotiations shall be terminated and negotiations with the third most qualified firm shall be undertaken.

- (d) Should the District be unable to negotiate a satisfactory agreement with any of the selected firms within twenty-one (21) days (unless modified by the Board to the contrary) additional firms shall be selected by the District, in order of their competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.
 - (e) Once an agreement with a firm or individual is reached, notice of the award or intent to award, including the rejection of some or all bids, shall be provided in writing to all bidders by United States Mail, by hand delivery, or by overnight delivery service, and by posting same in the District office for seven (7) days.
- (6) Continuing Contract. Nothing in this Rule shall prohibit a continuing contract between a firm or an individual and the District.
 - (7) Emergency Purchase. The District may make an emergency purchase without complying with these Rules. The fact that an emergency purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), Fla. Stat.

Law Implemented: §§ 190.011(3), 287.055, 190.033, Fla. Stat.

5.0 Bid Protests Under Consultants' Competitive Negotiations Act.

Notwithstanding any other provision in these Rules, the resolution of any protests regarding the decision to solicit or award a contract for a bid or proposal shall be in accordance with this section.

- (1) Notice. The District shall give all bidders written notice of its decision to award or intent to award a contract (including rejection of some or all bids) by United States Mail, by hand delivery, or by overnight delivery service, and by posting same in the District office for seven (7) days. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Section 5.2 of the Rules of the Mirabella Community Development District shall constitute a waiver of proceedings under those Rules."

- (2) Filing. Any person who is affected adversely by the District's decision or intended decision shall file with the District a notice of protest within seventy-two (72) hours after the posting of the final bid tabulation or after receipt of the notice of the District decision or intended decision, and shall file a formal written protest within seven (7) days after the date of filing of the notice of protest. The notice of protest shall identify the procurement by title and number or any other language that will enable the District to identify it, shall state that the person intends to protest the decision, and shall state with particularity the law and facts upon which the protest is based. With respect to a protest of the specifications contained in an Invitation to Bid or in a Request for Proposals, the notice of protest shall be filed in writing within seventy-two (72) hours after the receipt of notice of the project plans and specifications (or intended project plans and specifications) in an Invitation to Bid or Request for Proposals, and the formal written protest shall be filed within seven (7) days after the date when notice of protest is filed. Failure to file a notice of protest (or failure to file a formal written protest) shall constitute a waiver of all further proceedings.
- (3) Award Process. Upon receipt of a notice of protest which has been timely filed, the District shall stop the bid solicitation process (or the contract and award process) until the subject of the protest is resolved. However, if the District sets forth in writing particular facts and circumstances which require the continuance of the process without delay in order to avoid an immediate and serious danger to the public health, safety, or welfare, the award process may continue.
- (4) Mutual Agreement. The District, on its own initiative or upon the request of a protester, shall provide an opportunity to resolve the protest by mutual agreement between the parties within (7) days (excluding Saturdays, Sundays and legal holidays) upon receipt of a formal written request.
- (5) Proceedings. If the subject of a protest is not resolved by mutual agreement, a proceeding shall be conducted in accordance with the procedural guidelines set forth in Section 3.0.

Specific Authority: §§ 120.57(3), 190.011(5), Fla. Stat.

Law Implemented: §§120.57(3), 190.033, Fla. Stat.

5.1 Protests With Respect To Contracts Awarded Or Bid Documents.

The resolution of any protests regarding Bid Documents or the decision to award a contract for a bid or proposal shall be in accordance with this Section 5.1.

- (1) Notice. The District shall give all bidders or proposers written notice of a decision to award (or reject all bids) by posting the notice in the District office for seven (7) days, with a copy being provided to all submitting firms by United States Mail or by hand delivery. The notice shall include the following statement: "Failure to

file a written protest with the District within seventy-two (72) hours following the receipt of notice of the District's decision to award a contract shall constitute a waiver of any objection to the award of such contract.”

(2) Filing.

(a) Any firm or person who is affected adversely by a District decision to award a contract shall file with the District a written notice of protest within seventy-two (72) hours after receipt of the notice of the District's decision, and shall file a formal written protest with the District within seven (7) calendar days after the date of timely filing the initial notice of protest. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object to or protest the District's decision or contract award. The formal written protest shall state with particularity the facts and law upon which the protest is based.

(b) With respect to a protest regarding the Bid Documents, including specifications or other requirements contained in an Invitation to Bid or in a Request for Proposals, the notice of protest shall be filed in writing within seventy-two (72) hours after the receipt of the proposed project plans and specifications or other contract documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object to or protest with respect to the aforesaid plans, specifications or contract documents.

(3) Award Process. Upon receipt of a timely filed notice of protest, the District shall abate the contract award process until the protest is resolved by final Board action. However, if the District determines particular facts and circumstances require the continuance of the contract award process without delay in order to avoid an immediate and serious danger to the public health, safety, or welfare, the contract award process may continue. In such circumstances, the contract awarded shall be conditioned on the outcome of the protest.

(4) Informal Proceeding. If the Board determines a protest does not involve a disputed issue of material fact, the Board may (but is not obligated to) schedule an informal proceeding to consider the protest. Such informal proceeding shall be at a time and place determined by the Board. Notice of such proceeding shall be posted in the office of the District not less than three (3) calendar days prior to such informal proceeding, with copy being mailed to the protestant and any substantially affected persons or parties. Within fifteen (15) calendar days

following the informal proceeding, the Board shall issue a written decision setting forth the factual, legal and policy grounds for its decision.

- (5) Formal Proceeding. If the Board determines a protest involves disputed issues of material fact or if the Board elects not to use the informal proceeding process provided above (if available), the District shall schedule a formal hearing to resolve the protest in accordance with the procedural guidelines set forth in Section 3.0 above.

Specific Authority: §§ 120.53(5), 190.011(5), Fla. Stat.

Law Implemented: §§ 190.033, Fla. Stat.

5.2 Bid Protests Relating to Any Other Award.

Notwithstanding any other provision in these Rules, the resolution of any protests regarding the decision to solicit or award a contract for a bid or proposal under Sections 4.1, 4.2, or 4.5 shall be in accordance with this Section 5.2.

- (1) Notice. The District shall give all bidders written notice of its decision to award or intent to award a contract—including rejection of some or all bids—by United States Mail, by hand delivery, or by overnight delivery service, and by posting same in the District office for seven (7) days.
- (2) Filing. Any person who is affected adversely by the District's decision or intended decision shall file with the District a notice of protest in writing within seventy-two (72) hours after the posting of the final bid tabulation or after receipt of the notice of the District decision or intended decision, and shall file a formal written protest within seven (7) days after the date of filing of the notice of protest. The formal written protest shall state with particularity facts and law upon which the protest is based. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of all further proceedings.
- (3) Award Process. Upon receipt of a notice of protest which has been timely filed, the District shall stop the bid solicitation process or the contract and award process until the subject of the protest is resolved. However, if the District sets forth in writing particular facts and circumstances which require the continuance of the process without delay in order to avoid an immediate and serious danger to the public health, safety, or welfare, the award process may continue.
- (4) Mutual Agreement. The District, on its own initiative or upon the request of a protester, shall provide an opportunity to resolve the protest by mutual agreement between the parties within five (5) days (excluding Saturdays, Sundays and legal holidays) of receipt of a formal written protest.

- (5) Hearing. If the subject of a protest is not resolved by mutual agreement, the District shall hold a proceeding in accordance with the procedural guidelines set forth in Section 3.0.

Specific Authority: §§ 190.011(5), Fla. Stat.

Law Implemented: §§ 190.033, Fla. Stat.

6.0 Design-Build Contract Competitive Proposal Selection Process.

- (1) Scope.

The District may utilize design/build contracts for any public construction project for which the Board determines that use of such contract is in the best interest of the District. When letting a design/build contract, the District shall use the following procedure:

- (2) Procedure.

- (a) The District shall utilize a design criteria professional meeting the requirements of section 287.055(2)(K) when developing a design criteria package, evaluating the responses or bids submitted by design-build firms, and determining compliance of the project construction with the design criteria package. The design criteria professional may be an employee of the District or may be retained using Section 4.5, Procedure under Consultants' Competitive Negotiations Act.
- (b) A design criteria package for the construction project shall be developed and sealed by the design criteria professional. The package shall include concise, performance-oriented drawings or specifications of the project, and shall include sufficient information to put interested firms on notice of substantially all of the requirements of the project. If the project utilizes existing plans, the design criteria professional shall create a design criteria package by supplementing the plans with project specific requirements, if any. All design criteria packages shall require firms to submit information regarding the qualifications, availability, and past work of the firms, including the partners and members thereof.
- (c) The Board, in consultation with the design criteria professional, shall establish the standards and procedures for the evaluation of design-build proposals based on price, technical, and design aspects of the project, weighted for the project.
- (d) After a design criteria package and the standards and procedures for evaluation of proposals have been developed, competitive proposals from qualified firms shall be solicited, pursuant to the design criteria by the following procedure:

1. A Request for Proposals shall be advertised at least once in a newspaper of general circulation in the County in which the District is located. The notice shall allow at least seven (7) days for submittal of proposals, unless the Board, for good cause, determines a shorter period of time is appropriate.
2. The District may maintain qualification information, including: capabilities, adequacy of personnel, past record, experience, whether the firm is a certified minority business enterprise as defined by the Florida Small and Minority Business Assistance Act of 1985, and other factors, on design-build firms. Such firms shall receive a copy of the request for proposals by mail.
3. In order to be eligible to submit a proposal: a firm must, at the time of receipt of the proposals:
 - (a) Hold the required applicable state professional license in good standing, as defined by 287.055(2)(h);
 - (b) Hold all required applicable federal licenses in good standing, if any;
 - (c) Hold a current and active Florida corporate charter or be authorized to do business in Florida in accordance with Chapter 607, Florida Statutes, if the bidder is a corporation;
 - (d) Meet any special prequalification requirements set forth in the design criteria package.

Evidence of compliance with these Rules may be submitted with the bid, if required by the District.

- (e) The board shall select no fewer than three (3) design-build firms as the most qualified, based on the information submitted in the response to the request for proposals, and in consultation with the design criteria professional, shall evaluate their proposals based on the evaluation standards and procedures established prior to the solicitation of requests for proposal.
- (f) The board shall negotiate a contract with the firm ranking the highest based on the evaluation standards, and shall establish a price which the board determines is fair, competitive, and reasonable. Should the board be unable to negotiate a satisfactory contract with the firm considered to be the most qualified at a price considered by the board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the second

most qualified firm, based on the ranking by the evaluation standards. Failing accord with the second most qualified firm, the board must terminate negotiations. The board shall then undertake negotiations with the third firm. Should the board be unable to negotiate a satisfactory contract with any of the selected firms, the board shall select additional firms in order of their rankings based on the evaluation standards and continue negotiations until an agreement is reached.

- (g) After the board contracts with a firm, the firm shall bring to the Board for approval, detailed working drawings of the project.
 - (h) The design criteria professional shall evaluate the compliance of the project construction with the design criteria package, and shall provide the Board with a report of the same.
- (3) Emergency Purchase. The Board may, in case of public emergency, declare an emergency and immediately proceed with negotiations with the best qualified design-build firm available at the time. The fact that an emergency purchase has occurred shall be noted in the minutes of the next board meeting.

Specific Authority: §§ 190.011(5), Fla. Stat.

Law Implemented: §§ 190.033; 255.20, Fla. Stat.

7.0 Effective Date.

These Rules shall be effective _____, 20_____, except that no election of officers required by these Rules shall be required until after the next regular election for the Board of Supervisors.

POSSIBLE COPY MACHINES

Brief Overview
with price
points

Brother® MFC-9325cw Color Laser All-in-One Printer



- ▣ Price Point: 499.99
- ▣ Wifi ready.
- ▣ 4-1 features, scan, fax ect..
- ▣ Usb ports, for flash drive uploads.

Brother® MFC-9325cw Color Laser All-in-One Printer

- ❑ Specs and details: 4-in-1: print, copy, scan, fax
- ❑ Prints up to 19 ppm black, 19 ppm color (mfr specs)
- ❑ Network ready; Wireless 802.11b/g, Ethernet and Hi-Speed USB 2.0 connectivity
- ❑ Up to 600 x 2400 dpi resolution
- ❑ Adjustable 250 sheet capacity paper tray for letter or legal size paper and a single-sheet manual feed slot for envelopes
- ❑ 35 page Auto Document Feeder
- ❑ Prints up to 8.5" x 14"
- ❑ USB Direct Interface to print from or scan to your USB flash memory drive or print from your PictBridge-enabled camera
- ❑ High-quality color scanning up to 19200 x 19200 dpi (interpolated) resolution
- ❑ PCL6, BR-Script3 emulations
- ❑ 33.6 Kbps Super G3 fax
- ❑ 64MB RAM, expandable to 576MB
- ❑ 15.7"H x 16.9"W x 19.3"D, 50.5 lbs
- ❑ One year limited warranty
- ❑ USB cable sold separately

Brother® MFC-9125cn Color Laser All-in-One Printer



- ▣ Price point 399.99\$

Brother® MFC-9125cn Color Laser All-in-One Printer Specs and Details

- ❑ 4-in-1: print, copy, scan, fax
- ❑ Prints up to 19 ppm black, 19 ppm color (mfr specs)
- ❑ Network ready; Ethernet and Hi-Speed USB 2.0 connectivity
- ❑ Up to 600 x 2400 dpi resolution
- ❑ Adjustable 250 sheet capacity paper tray for letter or legal size paper and a single-sheet manual feed slot for envelopes
- ❑ 35 page Auto Document Feeder
- ❑ Prints up to 8.5" x 14"
- ❑ PCL6, BR-Script3 emulations
- ❑ Scan to E-mail, Image, OCR, File, FTP, Network Folder (CIFS)
- ❑ 33.6 Kbps Super G3 fax
- ❑ 64MB RAM, expandable to 576MB
- ❑ 15.7"H x 16.9"W x 19.3"D, 50.5 lbs
- ❑ One year limited warranty
- ❑ USB cable sold separately

HP HEWCE864A LJ PRO M475DW MFP Laser All-in-One Printer



▣ Price Point: 679.99\$

HP HEWCE864A LJ PRO M475DW MFP Laser All-in-One Printer Feature and specs



THIS
PRODUCT
HAS:



PRINT



FAX



SCAN



COPY



WIRELESS



TOUCHSCREEN



WEB-CONNECTED



HP ePRINT



AIRPRINT

- Built-in Wireless Printing
- Built-in Wired Networking
- Two-sided Printing
- Memory Card Slots
- Color LCD Screen
- Expandable Memory
- High-capacity Paper Tray
- Auto Document Feeder

Samsung CLX-6260FD Color Multifunction Laser Printer



▣ Price Point: 599.99\$

Samsung CLX-6260FD Color Multifunction Laser Printer

Feature and Specs



- ❑ 4-in-1 Multifunction Printer
- ❑ Our newly refined polymerized toner has smaller and more uniform particles than conventional toner, giving lines extra definition, tones more graduation and color more impact
- ❑ With the power of two cores the device can process your work files simultaneously and the 512MB memory (expandable to 1 GB) ensures even multiple users sending large print jobs get spooled
- ❑ 4-lin LCD display and intuitive compass navigation give you quick and easy access to all the powerful features of the device
- ❑ print right from a USB memory key, or scan from the device and take your [documents](#) on the go
- ❑ integrated keypad and built-in support, you can print sensitive or confidential data securely
- ❑ Its innovative polymerized toner requires lower fusing temperatures, the instant fusing technology saves warm up time before first print, and our new Dual CPU make it one of the most energy efficient devices around today

HP Laserjet Pro 200 M276nw Color All-in-One Printer



▣ Price Point: 449.99

HP Laserjet Pro 200 M276nw Color All-in-One Printer Features and Specs

- Streamline office tasks with a wireless-enabled color MFP that provides touchscreen access to business apps. Print from virtually anywhere with HP ePrint. Boost productivity with versatile scan, fax, and copy options.
- 4-in-1: print, copy, scan, fax
- Prints up to 14 ppm black, 14 ppm color (mfr specs)
- Network ready; Ethernet 10/100Base-TX, USB 2.0 and WiFi 802.11 b/g/n connectivity
- Up to 600 x 600 dpi resolution
- Prints up to 8.5" x 14"
- Monthly duty cycle of up to 30,000 pages
- 150-sheet input tray
- 125-sheet output bin
- 35-sheet (ADF) automatic document feeder
- Use apps and a color touchscreen to access and print from the Web- even scan to online storage sites
- Print documents affordably; Get the same black cost per page as a black-only [HP LaserJet printer](#)
- Reduce energy use with HP Auto-On/ Auto-Off Technology
- Install in only a few minutes-there's no CD required with HP Smart Install
- 33.6 kbps fax speed
- 256 MB RAM
- Dimensions 16.3" H x 17.7" W x 18.7 D
- One-year warranty

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 5680 West Cypress St ♦ Suite A ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

To: Board of Supervisors

From: Peter Altman

Date: January 2, 2013

Re: Discussion of Financial Matters – Reserve for Replacement

This item has been listed to allow the Board to provide direction regarding the establishment of reserves for the purpose of renewing and replacing major capital assets of the community.

Bloomings

Landscape & Turf Management, Inc.



Lakeside Plantation C.D.D. Landscape Management Schedule Winter 2013

JANUARY 2013	
Services	Week of Service:
Mow, Line Trim, Blow	Week of 3 rd , 16 th , 30 th
Hard Edge	Week of 3 rd , 16 th , 30 th
Bed Edge	Week of 3 rd , 16 th , 30 th
Trash Pickup	Week of 3 rd , 16 th , 30 th
Fertilize Turf	Week of 30 th
Fertilize Shrubs	Week of 30 th
Insecticide Shrubs	A/N
Weed Control turf	N/A
Weed Beds	Week of 3 rd , 16 th , 30 th
Prune Shrubs	N/A
Prune Palms	A/N
Weed Roads	Week of 3 rd , 16 th , 30 th
Insecticide Turf	A/N
Irrigation Inspection	Week of 16 th

FEBRUARY 2013	
Services	Week of Service:
Mow, Line Trim, Blow	Week of 13 th , 27 th
Hard Edge	Week of 13 th , 27 th
Bed Edge	Week of 13 th , 27 th
Trash Pickup	Week of 13 th , 27 th
Fertilize Turf	N/A
Fertilize Shrubs	N/A
Insecticide Shrubs	A/N
Weed Control turf	Week of 20 th
Weed Beds	Week of 13 th , 27 th
Prune Shrubs	N/A
Prune Palms	A/N
Weed Roads	Week of 13 th , 27 th
Insecticide Turf	A/N
Irrigation Inspection	Week of the 20 th

MARCH 2013	
Services	Week of Service:
Mow, Line Trim, Blow	Week of 13 th , 27 th
Hard Edge	Week of 13 th , 27 th
Bed Edge	Week of 13 th , 27 th
Trash Pickup	Week of 13 th , 27 th
Fertilize Turf	N/A
Fertilize Shrubs	N/A
Insecticide Shrubs	A/N
Weed Control turf	N/A
Weed Beds	Week of 13 th , 27 th
Prune Shrubs	N/A
Prune Palms	A/N
Weed Roads	Week of 13 th , 27 th
Insecticide Turf	A/N
Irrigation Inspection	Week of 20 th

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 5680 West Cypress St ♦ Suite A ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

To: Board of Supervisors, Peter Altman
From: Toni L Young, Service Coordinator
Date: January 02, 2013
Re: Standard Pacific Homes – Sidewalk Gaps Repair Update

Standard Pacific has completed the Sidewalk Gaps Repair and the work is in the process of being inspected by the District Engineer for compliance. The area where the sidewalks are not completed remains an issue of contention for StanPac, as they have advised that the development requirements will cause the new owner to install sidewalks upon completion of each townhome. The Board's interest in getting the Sidewalks completed ahead of construction was based on concern over the length of time that it could take before the properties would be developed. We have been advised by StanPac, that the new owners are expected to move forward sooner rather than later. The Board will need to consider if the Sidewalk completion now is still a requirement for StanPac. Reference to email chains are attached for the Board to review.

From: Dorian Popescu [<mailto:dpopescu@dmkassoc.com>]
Sent: Wednesday, January 02, 2013 6:23 AM
To: 'Debi Hudrlik'
Cc: Peter Altman; Larry Allen
Subject: RE: Towns at Lakeside

Ms. Hudrlik, Larry Allen, our Construction Manager, will review the work this week. Dorian

From: Debi Hudrlik [<mailto:DHudrlik@stanpac.com>]
Sent: Thursday, December 27, 2012 8:36 AM
To: Dorian Popescu
Subject: RE: Towns at Lakeside

Dorian, our contractor should have all of these repairs completed by Friday. You can inspect the site next week if your schedule permits and advise if repairs are acceptable so we can forward the deed for execution to the CDD. Thank you and please advise ASAP. Happy New Year.

From: Dorian Popescu [<mailto:dpopescu@dmkassoc.com>]
Sent: Thursday, December 13, 2012 11:09 AM
To: 'Peter Altman'; Debi Hudrlik
Cc: 'LakesidePlantation'; Karl W. Kokomoor
Subject: RE: Towns at Lakeside

Mr. Altman, Ms. Hudrlik, Attached, as requested, is the list of the 134 deficient expansion joints location and proposed remedies within the Towns at Lakeside development. Please let me know if you have any questions.

Sincerely,
Dorian Popescu P.E.
Senior Vice President
DMK Associates

From: Peter Altman [<mailto:paltman@dms-us.com>]
Sent: Tuesday, December 11, 2012 1:19 PM
To: Debi Hudrlik
Cc: dpopescu@dmkassoc.com; LakesidePlantation
Subject: RE: Towns at Lakeside

Mr. Popescu has the list and I trust will be able to send it on to you.

From: Debi Hudrlik [<mailto:DHudrlik@stanpac.com>]
Sent: Tuesday, December 11, 2012 9:35 AM
To: Peter Altman
Subject: Towns at Lakeside
Importance: High

Hi Peter, we need the list of 124 addresses in the Towns at Lakeside where sidewalk gap repairs are deemed appropriate. Please send over immediately so we can contract this work. I also left you a voice message regarding this matter. Thanks for your immediate attention.

Debora L. Hudrlik, AMS
Standard Pacific Homes
405 N. Reo Street, Suite 330
Tampa, Florida 33609
813-288-7742 Phone
813-288-7747 Fax
DHudrlik@stanpac.com

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 5680 West Cypress St ♦ Suite A ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

To: Board of Supervisors, Peter Altman

From: Toni L Young, Service Coordinator

Date: January 02, 2013

Re: Street Resurfacing Update

Sunland Paving has completed the paving per the contract. The District Engineer had made an inspection and a punch list of items to be completed or corrected. We have been advised that punch list has been completed by Sunland Paving and the District Engineer will inspect the work this week. Upon confirmation that all is in compliance the final payment will be issued to Sunland Paving.

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

October 10, 2012 Minutes of Meeting

Minutes of Regular Board of Supervisors Meeting

The Regular Board of Supervisors Meeting of the Lakeside Plantation Community Development District was held on Wednesday, **October 10, 2012 at 7:00 p.m.**, at the Lakeside Plantation Clubhouse, located at 2200 Plantation Boulevard, North Port, Florida 34289.

1. Call to Order

Mr. Altman called the regular meeting of the Board of Supervisors of the Lakeside Plantation Community Development District to order on Wednesday, **October 10, 2012 at 7:00p.m.**

Board Members Present and constituting a quorum:

Jane Gallo	Chair
Bill Capozzi	Vice Chair
Bob Babik	Supervisor
Patricia Durham	Supervisor
Joe Szewczyk	Supervisor

Also Present:

Peter Altman	District Manager, District Management Services, LLC
Dorian Popescu	District Engineer
Larry Allen	District Engineer

A. Review of Meeting Guidelines - Rules of Civility

B. Roll Call

C. Pledge of Allegiance

Supervisor Gallo led the pledge.

Supervisor Gallo turned the meeting over to Vice Chair Capozzi.

2. OLD BUSINESS

A. DMK- Larry Allen- Repaving Project

Mr. Altman questioned Larry Allen regarding his opinion on the repaving project. Mr. Altman advised that he had taken a tour of the streets with the Engineer before the meeting and the findings that the streets were due for a resurfacing were provided. The public commented on the need or lack of need for the resurfacing.

(02:09:10)

MOTION TO:	Accept the Sunland proposal of \$115,995 if the price would still be honored by the vendor.
MADE BY:	Supervisor Babik
SECONDED BY:	Supervisor Gallo
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/2 Motion passed Opposed by Supervisors Durham and Szewczyk

47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87

B. Bloomings Contract Review

Mr. Altman related his understanding that Bloomings was still not willing to include the irrigation repairs in their contract price. Bloomings representative suggested willingness to include.

(02:02:57)

MOTION TO:	Table Contract to next meeting.
MADE BY:	Supervisor Szewczyk
SECONDED BY:	Supervisor Durham
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 Motion passed

Supervisor Durham provided an update of her negotiated price for sod replacements.

(02:01:52)

MOTION TO:	Move forward with the sod replacement as presented.
MADE BY:	Supervisor Durham
SECONDED BY:	Supervisor Szewczyk
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 Motion passed

C. Standard Pacific Update

Dorian Popescu addressed the issue of the Standard Pacific street conditions. Mr. Altman reported that the only items remaining to be resolved were the signage modifications and the missing links of sidewalks in the uncompleted area. Discussion of the options to ask Standard Pacific to provide funds to the District or for them to complete the work occurred.

(02:00:05)

MOTION TO:	Get prices from Beckman for the sidewalk and also to get prices for the resurface of the signs as described by Supervisor Capozzi and have DMS work with Standard Pacific to resolve.
MADE BY:	Supervisor Capozzi
SECONDED BY:	Supervisor Szewczyk
DISCUSSION:	None.
RESULT:	Called to Vote: Motion PASSED 5/0 Motion passed

88 **D. Consideration of Audit Committee recommendations**

89 The Audit Committee Meeting was not held as the notice provisions were raised as an issue.

90
91 A discussion followed regarding the response of the District's Attorney to the question of the
92 appropriate manner of providing minutes for input from the Board in advance of CDD Meetings. The
93 Board postponed approvals to allow Mr. Altman to provide Attorney's response.

94
95 **(02:40:59)**

MOTION TO:	Reschedule Audit Committee Meeting for the next meeting and place advertisement within one week.
MADE BY:	Supervisor Babik
SECONDED BY:	Supervisor Gallo
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 Motion passed

103
104 **3. BUSINESS ADMINISTRATION**

105 **A. Consideration of Meeting Minutes**

106 Mr. Altman read aloud the reply from John Vericker regarding the minutes.

107
108 **(01:52:32)**

MOTION TO:	Follow legal advice to use summary minutes and include a short summary of the issue/discussion.
MADE BY:	Supervisor Babik
SECONDED BY:	Supervisor Gallo
DISCUSSION:	None.
RESULT:	Called to Vote: Motion Passed 4/1 Motion passed Supervisor Durham opposed

116
117 **(01:44:42)**

MOTION TO:	Approve May 10, 2012 Meeting Minutes
MADE BY:	Supervisor Babik
SECONDED BY:	Supervisor Gallo
DISCUSSION:	None.
RESULT:	Called to Vote: Motion Passed 5/0 Motion passed

129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169

B. Consideration of Meeting Minutes June 14, 2012

(01:43:26)

MOTION TO:	Approve June 14, 2012 Meeting Minutes
MADE BY:	Supervisor Gallo
SECONDED BY:	Supervisor Babik
DISCUSSION:	None.
RESULT:	Called to Vote: Motion Passed 5/0 Motion passed Supervisor Durham opposed

C. Consideration of Meeting Minutes August 9, 2012

(01:43:12)

MOTION TO:	Approve August 9, 2012 Meeting Minutes
MADE BY:	Supervisor Babik
SECONDED BY:	Supervisor Szewczyk
DISCUSSION:	None.
RESULT:	Called to Vote: Motion PASSED 5/0 Motion passed

D. Consideration of Meeting Minutes August 30, 2012

(01:42:00)

MOTION TO:	Approve August 30, 2012 Meeting Minutes
MADE BY:	Supervisor Babik
SECONDED BY:	Supervisor Szewczyk
DISCUSSION:	None.
RESULT:	Called to Vote: Motion PASSED 4/1 Motion passed unanimously Supervisor Durham opposed

E. Consideration of Audit Meeting Minutes September 13, 2012

(01:41:03)

MOTION TO:	Approve August 30, 2012 Audit Meeting Minutes
MADE BY:	Supervisor Babik
SECONDED BY:	Supervisor Gallo
DISCUSSION:	Supervisor Gallo request changes to be made on line 58 to read Have DMS Advertise & Invite Vendors
RESULT:	Called to Vote: Motion PASSED 5/0 Motion passed

170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210

F. Consideration of Meeting Minutes September 13, 2012

(01:36:20)

MOTION TO:	Approve September 13, 2012 Meeting Minutes as corrected.
MADE BY:	Supervisor Gallo
SECONDED BY:	Supervisor Szewczyk
DISCUSSION:	Scratch the times. Line 83 move to line 97. Line 96 check for motion status.
RESULT:	Called to Vote: Motion PASSED 4/1 Motion passed Supervisor Durham opposed

G. DMS Contract

The Board discussed the desire to possibly get proposals for Management Services after the new Board was constituted. It was determined to move ahead with the DMS contract as it included a 60 day notice provision.

(01:31:29)

MOTION TO:	Approve DMS Contract
MADE BY:	Supervisor Babik
SECONDED BY:	Supervisor Gallo
DISCUSSION:	None.
RESULT:	Called to Vote: Motion PASSED 5/0 Motion passed

4. NEW BUSINESS

5. STAFF REPORTS

A. Staff Reports

The Board discussed who was covering the night shifts and the annual cost as well as the budget impact.

(00:20:04)

MOTION TO:	Motion to Keep Night Shift
MADE BY:	Supervisor Gallo
SECONDED BY:	Supervisor Capozzi
DISCUSSION:	None Further.
RESULT:	Called to Vote: Motion PASSED 5/0 Motion passed

211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239
240
241
242
243
244
245
246
247
248
249
250
251

(01:14:36)

MOTION TO:	Motion to Accept Tanya Harrington's Report
MADE BY:	Supervisor Durham
SECONDED BY:	Supervisor Gallo
DISCUSSION:	Maintenance Report. Play Ground and Gates Open and Exercise Equipment need of Repair.
RESULT:	Called to Vote: Motion PASSED 5/0 Motion passed

(00:10:07)

MOTION TO:	Have Supervisor Szewczyk Work with Staff on Fixing or Repairing the Exercise Equipment at a Price not to Exceed \$5000.
MADE BY:	Supervisor Capozzi
SECONDED BY:	Supervisor Durham
DISCUSSION:	None.
RESULT:	Called to Vote: Motion PASSED 5/0 Motion passed

B. District Counsel

C. District Engineers Report

D. District Manager

E. Financial Statements through July 31, 2012

(00:09:33)

MOTION TO:	Table the Financial Statements to the next Meeting
MADE BY:	Supervisor Durham
SECONDED BY:	Supervisor Babik
DISCUSSION:	None Further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed

252
253
254
255
256
257
258
259
260
261
262
263
264
265
266
267
268
269
270
271
272
273
274
275
276
277
278
279
280
281
282
283
284
285
286
287
288
289
290
291
292
293
294
295

F. Financial Statements Through August 31, 2012

(00:09:30)

MOTION TO:	Table the Financial Statements to Continue next Meeting
MADE BY:	Supervisor Durham
SECONDED BY:	Supervisor Babik
DISCUSSION:	None Further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed

6. SUPERVISOR COMMENTS AND REQUESTS

Supervisor Durham thanked Supervisor Babik for his services to the community.

7. AUDIENCE COMMENTS ON NON AGENDA ITEMS

8. ADJOURNMENT

(0:00:14)

MOTION TO:	Adjourn the meeting
MADE BY:	Supervisor Durham
SECONDED BY:	Supervisor Gallo
DISCUSSION:	None Further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

296 ***These minutes were done in summary format.***

297
298 ****Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is***
299 ***advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and***
300 ***evidence upon which such appeal is to be based.***

301 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on
302 _____.

303
304
305
306
307 _____

308 **Signature**

309 _____

310 **Printed Name**

311

312 **Title:**

- 313 **Secretary**
314 **Assistant Secretary**

315

316

317

318

319

320

321

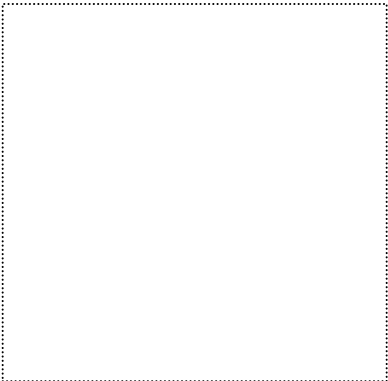
322

323

324

325

326



Printed Name

Title:

- Chairman**
 Vice Chairman

Recorded by Records Administrator

Signature

Date

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

November 28, 2012 Minutes of Meeting

Minutes of Regular Board of Supervisors Meeting and Audit Committee

The Regular Board of Supervisors Meeting and Audit Committee of the Lakeside Plantation Community Development District were held on Wednesday, **November 28, 2012 at 7:00 p.m.**, at the Lakeside Plantation Clubhouse, located at 2200 Plantation Boulevard, North Port, Florida 34289.

1. Call to Order

Mr. Altman called the regular meeting of the Board of Supervisors and Audit Committee of the Lakeside Plantation Community Development District to order on Wednesday, **November 28, 2012 at 7:00 p.m.**

Board Members Present and constituting a quorum:

Patricia Durham	Chair
Camille Stephens	Supervisor
Bob Babik	Supervisor
Jane Gallo	Supervisor
Joe Szewcyk	Supervisor

Also Present:

Peter Altman	District Manager, District Management Services, LLC
Dorian Popescu	District Engineer

2. Roll Call

He also stated that Supervisor Greisz was out of the country and would not be attending the meeting.

3. Pledge of Allegiance

Mr. Altman announced to the public that the Board was to evaluate the audit proposals at the meeting. He asked the public to sign up and address the Board after the meeting if any questions or concerns.

4. Re-Organization

The Board asked Mr. Altman to state all the rolls that each Board member delegates. He also stated the rolls of the CDD plays with the public.

A. Appointment of District Officers Resolution 2013-01

The Board discussed what the Chairman and DMS roll is within the District to the public. The Board and Mr. Altman discussed what the Board wanted from DMS in managing the District. The Board had questions and concerns on what the onsite employees roll was in the District and salaries.

Supervisor Durham went over with the Board on how the invoices where placed in the book and some were not correct and suggested to have that changed. She had question to Mr. Altman on regards to mistakes and how they should be handled. Mr. Altman discussed that when/if DMS

48 does something incorrect on the invoice the Board are not charge. When mistakes do happen
49 then it will be correct right away with any of the Venders.
50 Mr. Altman discussed with the Board to wait on appointing District officers till all five Board
51 members are present. Supervisor Szewczyk suggested waiting till all the Board members are all
52 present. After further discussion the Board decided to proceed with the appointing of officers.
53 The Board nominated Supervisor Durham as Chair.

54
55 **(00:27:06)**

MOTION TO:	Nominate Supervisor Durham as Chair.
MADE BY:	Supervisor Durham
SECONDED BY:	Supervisor Gallo
DISCUSSION:	None Further.
RESULT:	Called to Vote: Motion PASSED 4/0 Motion passed

62
63 The Board nominates Supervisor Szewcyk as Vice Chair. Supervisor Szewcyk withdrew due to
64 personal reasons. The Board then nominated Supervisor Greiz to be Vice Chair. Supervisor
65 Stephens opposed.

66
67 **(00:28:22)**

MOTION TO:	Nominate Supervisor Greiz as Vice Chair.
MADE BY:	Supervisor Gallo
SECONDED BY:	Supervisor Szewcyk
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/1 Motion passed Opposed Supervisor Stephens

74
75 Mr. Altman went over Resolution 2013-01; Appointing of District Officers.

76
77 **(00:29:50)**

MOTION TO:	Approve Resolution 2013-0; Appointing of District Officers.
MADE BY:	Supervisor Szewcyk
SECONDED BY:	Supervisor Gallo
DISCUSSION:	None further.
RESULT:	Called to Vote: Motion PASSED 4/0 Motion passed

85
86
87

88 Mr. Altman went over the Standard Pacific updates and advised that Mr. Popescu would check
89 on the sidewalks and that the signs are up to code. Mr. Popescu discussed the sidewalks cracks
90 with the Board. He communicated with the city and state with regards to the sidewalks and they
91 found seventy-four joints that need to be corrected. Mr. Popescu inspector found one hundred
92 and fourteen joints all together, which were more than half an inch that will need to be corrected.
93 He went over the process of fixing the cracks with the Board and answered questions they had.
94 Mr. Popescu opinion is to have Standard Pacific fix the cracks when the new sidewalks are put in
95 and felt they would have no problem in doing so.
96 Mr. Altman went over the street signs in the District and advised that they are grandfathered in
97 and will not have to replace the signs at this time.
98

99 **5. Supervisors Request and Audience Comments on Agenda Items**

100 Mr. Altman turned the attention for audience comments.

101 The audience had questions regard to where the driveway and sidewalk meet and how that would
102 look when completed. Mr. Popescu commented on how the driveway and sidewalk would come
103 together. Mr. Altman suggested to the Board to approve Standard Pacific in putting in the
104 sidewalks with repair on the cracks.
105

106 **(00:48:23)**

107 MOTION TO:	Approve Standard Pacific Putting in the Sidewalks 108 with Correction of the Cracks.
109 MADE BY:	Supervisor Gallo
110 SECONDED BY:	Supervisor Durham
111 DISCUSSION:	None Further.
112 RESULT:	Called to Vote: Motion PASSED 113 4/0 Motion passed

114
115 Supervisor Durham called to recess before audit committee.
116

117 Mr. Altman called Audit Committee Meeting to come to order. He discussed the proposals with
118 the Board. Supervisor Gallo asked the audience to join in and listen to the comments of the
119 Board. Mr. Altman suggested a motion to set a ranking. The Board agreed McDirmit Davis as
120 first in ranking and Grau & Associates in second.
121

122 **(00:16:01)**

123 MOTION TO:	Accept Ranking McDirmit as First and Grau & 124 Associates in Second.
125 MADE BY:	Supervisor Szewczyk
126 SECONDED BY:	Supervisor Gallo
127 DISCUSSION:	None Further.
128 RESULT:	Called to Vote: Motion PASSED 129 4/0 Motion passed

130 Mr. Altman called the audit meeting complete.

131

132 Mr. Altman announced continued of regular Board meeting to come to order.

133 .

134 **6. BUSINESS ADMINISTRATION**

135 **A. Consideration of Meeting Minutes October 10, 2012**

136 Supervisor Durham did not accept the motion due to the minutes not accurate. The Board agreed
137 to table the meeting minutes.

138

139

(00:01:31)

140

MOTION TO: Table the Meeting Minutes October 10, 2012.

141

MADE BY: Supervisor Durham

142

SECONDED BY: Supervisor Szewczyk

143

DISCUSSION: None Further.

144

RESULT: Called to Vote: Motion PASSED

145

4/0 Motion passed

146

147

B. Review of Financials Statement Month Ending July 31, 2012

148 Supervisor Durham suggested having an acquaintance of hers to attend the next meeting to assist
149 on the financials. Mr. Altman advised the Board that no motion is needed regards to the
150 financials. The financials where for them to review each month. Supervisor Durham suggested
151 the financials be in different order to view. Mr. Altman suggested having that on the agenda for
152 the next meeting to discuss.

153 Mr. Altman advised that the District made \$73,000 in revenue due to the \$7,500 rebate from the
154 county. The Board made no motion regards to the financial statement.

155

156

C. Review of Financials Statement Month Ending August 31, 2012

157

D. Review of Financials Statement Month Ending September 30, 2012

158

159

E. Consideration of the Selection for Audit Seats

160 Supervisor Szewczyk went over the audits and the ranking with the Board. He stated that
161 McDirmit ranked first, Grau & Associate second and then Stuart Angelo & Company. Mr.
162 Altman advised the Board to make a motion to accept an audit committee. The Board agreed to
163 accept Grau & Associates.

164

165

(00:09:56)

166

MOTION TO: Accept Grau & Associates as Audit Committee.

167

MADE BY: Supervisor Szewczyk

168

SECONDED BY: Supervisor Gallo

169

DISCUSSION: None Further.

170

RESULT: Called to Vote: Motion PASSED

171

4/0 Motion passed

172 **7. OLD BUSINESS**

173 **A. Discussion of RFP's for Management Services**

174 The Board discussed with Mr. Altman about getting RFP's for new management company.
175 Supervisor Szewczyk asked Mr. Altman to give a guide line on what manager company should
176 go by. Mr. Altman advised the Board that he would like the opportunity to stay as management
177 for the District and the Board to direct him. Supervisor Durham expressed concern on how DMS
178 is managed. She had some concerns regard to November 2011 emails that where sent between
179 Mr. Capozzi and Mr. Babik. She and Mr. Altman discussed further the concerns.
180 Supervisor Durham also had concerns on how DMS distributes the money between all the staff.
181 Supervisor Szewczyk stated that the only concerned the Board should have is how much is paid
182 to DMS each year not how DMS handles pay outs to the employees. Mr. Altman suggested the
183 onsite employees to be employed by the Board and not DMS. Supervisor Gallo advised the
184 Board that keeping the onsite employees to DMS protects them on law suit from employees.
185 The Board discussed how long it would take a bid for a new management company. Mr. Altman
186 advised the Board that the onsite employees are concern about employment. The Board
187 discussed the Florida statues. Mr. Altman advised the Board to know what they are wanting from
188 a management company before getting bids. The Board discussed further regards DMS staying
189 the management company for the district. They agreed to work with Mr. Altman with an open
190 mind and move forward.

191
192 **B. Update on Blooming Contract**

193 Mr. Altman stated that Blooming did not put in writing in time for the meeting book with regards
194 to sprinkler heads being maintained. He did receive the Blooming contract in via the mail and
195 stated the sixty day termination clause. The Board moved to approve the contract with addends.

196
197 **(00:58:07)**

MOTION TO:	Approved Blooming Contract with Addends.
MADE BY:	Supervisor Szewczyk
SECONDED BY:	Supervisor Durham
DISCUSSION:	None Further.
RESULT:	Called to Vote: Motion Passed 4/0 Motion passed

204
205 **C. Update on Street Resurface**

206 Mr. Altman informed the Board and audience members that resurfacing starts the following day and
207 not to park on the streets. Supervisor Durham suggested to have this posted on the community
208 website. Mr. Altman advised that he will have the District engineer update on the progress.

209
210
211
212
213
214
215

216 **8. NEW BUSINESS**

217 **A. Reconsideration of Board Policy Regarding Participation in Board Meetings**

218 Mr. Altman went over with the Board the policy and advises that the state discourage not having
219 a Board member to attend via the phone. He also stated that the Board can decide either way.
220 Supervisor Durham suggested that for Board member that were out of town could via the phone
221 to attend the meeting. She recommended on making arrangement in advanced or the beginning
222 of the meeting.

223

224

(01:10:23)

MOTION TO:	Reinstate the Current Policy to Attend Meetings via the Phone on Case by Case Bases.
MADE BY:	Supervisor Durham
SECONDED BY:	Supervisor Szewczyk
DISCUSSION:	None Further.
RESULT:	Called to Vote: Motion PASSED 3/1 Motion passed

232

233 **B. Discussion on Halloween Related District Issues per Supervisor Stephens Request**

234 Supervisor Stephens informed the Board that Halloween yard ornaments were broken and
235 thrown into neighbor's windows. The Board discussed hiring an off duty officers to cover during
236 that time for next year.

237

238 **9. STAFF REPORTS**

239 **A. Staff Reports**

240 **i. Amenities Report**

241 The Board discussed the broken TV in the Clubhouse. Mr. Altman suggested to the Board to
242 authorize him to purchase a new TV. The Board agreed to allow Mr. Altman to purchase a TV
243 not exceeding \$2,000 budget. The Board also agreed to purchase a seventy inch TV.

244

245

(01:18:47)

MOTION TO:	Allow Mr. Altman to Purchase a seventy inch TV not exceeding \$2,000 Budget.
MADE BY:	Supervisor Durham
SECONDED BY:	Supervisor Szewczyk
DISCUSSION:	None Further.
RESULT:	Called to Vote: Motion PASSED 4/0 Motion passed

253

254 Supervisor Szewczyk suggested training the staff for the maintenance and up keep of the new
255 tennis court. The company that is installing the courts offers training up to four hours for \$65 per
256 hour. The Board agrees to approve the staff training.

257

258
259
260
261
262
263
264
265
266
267
268
269
270
271
272
273
274
275
276
277
278
279
280
281
282
283
284
285
286
287
288
289
290
291
292
293
294
295
296
297
298
299
300

(01:21:09)

MOTION TO:	Approve Tennis Court Training for Staff not to exceed four hours at \$65 per Hour.
MADE BY:	Supervisor Szewczyk
SECONDED BY:	Supervisor Durham
DISCUSSION:	None Further.
RESULT:	Called to Vote: Motion PASSED 4/0 Motion passed

Supervisor Durham suggested additional decoration at the front entrance around the fountains. She recommended adding to the Christmas budget to place more decorations. The Board agreed to have an additional budget not exceeding \$500 for staff to work with the decorating designer to add more decoration in the front entrance.

(01:23:40)

MOTION TO:	Approve additional decoration be Placed In front Entrance not Exceeding \$500 Budget.
MADE BY:	Supervisor Durham
SECONDED BY:	Supervisor Szewczyk
DISCUSSION:	None Further.
RESULT:	4/0 Called to Vote: Motion PASSED

ii. Evening Security Report

iii. Maintenance Report

Mr. Altman stated that maintenance will be changing locks on the fitness center door.

iv. Thank You Letter from Jo Misheck

The Board read the letter that was received by Jo giving praise to the on site employees.

B. District Counsel

C. District Engineers Report

D. District Manager

6. SUPERVISOR COMMENTS AND REQUESTS

7. AUDIENCE COMMENTS ON NON AGENDA ITEMS

301 **8. ADJOURNMENT**

302
303
304
305
306
307
308
309
310
311
312
313
314
315
316
317
318
319
320
321
322
323
324
325
326
327
328
329
330
331
332
333
334
335
336
337
338
339
340
341
342
343

(01:28:30)

MOTION TO:	Adjourn the Meeting
MADE BY:	Supervisor Durham
SECONDED BY:	Supervisor Szewczyk
DISCUSSION:	None Further.
RESULT:	Called to Vote: motion PASSED
	4/0 - Motion passed unanimously

**Please note the entire meeting is available on disc.*

**These minutes were done in summary format.*

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Printed Name

Title:

- Secretary
- Assistant Secretary

Signature

Printed Name

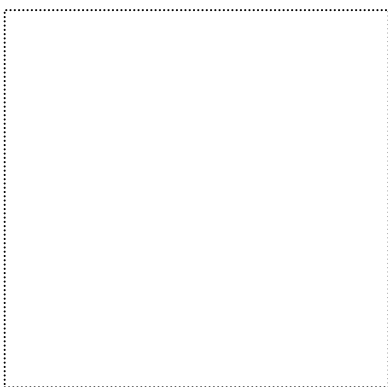
Title:

- Chairman
- Vice Chairman

Recorded by Records Administrator

Signature

Date



Lakeside Plantation Community Development District

Financial Statements
(Unaudited)

Period Ending
November 30, 2012



District Management Services, LLC
5680 W. Cypress Street ~ Suite A ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

Lakeside Plantation Community Development District

Balance Sheet

As of 11/30/2012

(In Whole Numbers)

	General Fund	Debt Service Fund	General Fixed Assets Account Group	General Long-Term Debt Account Group	TOTAL
Assets					
Cash	45,460	0	0	0	45,460
Investments--Current	715,108	22,241	0	0	737,348
Accounts Receivable	85	0	0	0	85
Prepaid Items	1,377	0	0	0	1,377
Due From Other Funds	0	82,669	0	0	82,669
Amount Available In Debt Service Fund	0	0	0	104,910	104,910
Amount To Be Provided Debt Service	0	0	0	1,805,090	1,805,090
Fixed Assets	0	0	8,040,406	0	8,040,406
Total Assets	762,030	104,910	8,040,406	1,910,000	10,817,345
Liabilities					
Accounts Payable	10,352	0	0	0	10,352
Accrued Expenses Payable	0	0	0	0	0
Deferred Revenue	0	0	0	0	0
Due To Other Funds	82,669	0	0	0	82,669
Revenue Bonds Payable--Long Term	0	0	0	1,910,000	1,910,000
Total Liabilities	93,021	0	0	1,910,000	2,003,021
Fund Equity & Other Credits Contributed Capital					
Investment In General Fixed Assets	0	0	8,040,406	0	8,040,406
Fund Balance--Reserved	0	92,587	0	0	92,587
Fund Balance--Unreserved	469,295	0	0	0	469,295
Net Changes In Fund Balances For Year	199,714	12,323	0	0	212,037
Total Fund Equity & Other Credits Contributed Capital	669,009	104,910	8,040,406	0	8,814,324
Total Liabilities & Fund Equity	762,030	104,910	8,040,406	1,910,000	10,817,345

Lakeside Plantation Community Development District

Income Stmt - GF

General Fund - 001

From 10/1/2012 Through 11/30/2012

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Budget Percent Remaining
Revenues				
Special Assessments - Service Charges				
Operations & Maintenance Assmts-Tax Roll	651,844	274,034	377,810	57.96%
Interest Earnings				
Interest Earnings	700	59	641	91.63%
Other Miscellaneous Revenues				
Clubhouse Rentals	3,000	535	2,465	82.16%
Activities	9,000	1,001	7,999	88.87%
Tennis Club	12,000	7,595	4,405	36.70%
Total Revenues	676,544	283,223	(393,321)	(58.14)%
Expenditures				
Legislative				
Supervisor Fees	9,000	1,800	(7,200)	(80.00)%
Financial & Administrative				
District Manager	45,500	7,583	(37,917)	(83.33)%
District Engineer	7,000	795	(6,205)	(88.64)%
Disclosure Report	1,000	0	(1,000)	(100.00)%
Trustees Fees	2,000	2,333	333	16.66%
Audit Fees	8,000	0	(8,000)	(100.00)%
Arbitrage Rebate Calculation	1,200	0	(1,200)	(100.00)%
Postage, Phone, Faxes, Copies	300	0	(300)	(100.00)%
Public Communications	500	0	(500)	(100.00)%
General Liability Insurance	6,000	1,228	(4,772)	(79.53)%
Legal Advertising	1,000	200	(800)	(79.98)%
Dues, Licenses & Fees	185	202	17	9.18%
Other Current Charges	1,200	0	(1,200)	(100.00)%
Legal Counsel				
District Counsel	12,000	816	(11,184)	(93.19)%
General Maintenance				
Personnel Services	151,000	28,350	(122,650)	(81.22)%
Roadway Maintenance	10,000	0	(10,000)	(100.00)%
Common Area Renewal & Replacement	20,000	0	(20,000)	(100.00)%
Street Lighting	18,000	100	(17,900)	(99.44)%
Lawn Service/Landscaping-Contractual	78,000	14,915	(63,085)	(80.87)%
Plant Replacement Program	12,000	0	(12,000)	(100.00)%
Irrigation Maintenance	2,500	0	(2,500)	(100.00)%
Lake Maintenance	12,000	1,932	(10,068)	(83.90)%
Lake Bank Restoration	10,000	0	(10,000)	(100.00)%
Entrance Feature - Electric	8,500	1,101	(7,399)	(87.04)%
Entrance Feature-Utilities/Water	2,000	47	(1,953)	(97.62)%
Entrance Feature - Repairs/Maint.	2,000	0	(2,000)	(100.00)%

Lakeside Plantation Community Development District

Income Stmt - GF

General Fund - 001

From 10/1/2012 Through 11/30/2012

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Budget Percent Remaining
Misc. Tools, Equipment & Supplies	2,400	22	(2,378)	(99.08)%
Clubhouse/Pool/Tennis Courts				
Clubhouse - Activities	19,000	3,144	(15,856)	(83.45)%
Clubhouse - Licenses/Fees	600	2	(598)	(99.66)%
Clubhouse - General Supplies	4,000	1,405	(2,595)	(64.88)%
Clubhouse - Maintenance	10,000	1,802	(8,198)	(81.97)%
Clubhouse - Renewal & Replacements	5,000	400	(4,600)	(92.00)%
Clubhouse - Office Supplies	1,200	283	(918)	(76.45)%
Clubhouse - Pest Control	900	324	(576)	(64.00)%
Clubhouse - Security	2,000	271	(1,729)	(86.45)%
Clubhouse - AED	300	0	(300)	(100.00)%
Clubhouse - Telephone & Internet	3,500	779	(2,721)	(77.74)%
Clubhouse - Exercise Equipment	7,000	0	(7,000)	(100.00)%
Clubhouse - Furniture	3,000	0	(3,000)	(100.00)%
Clubhouse - Janitorial Supplies	3,000	29	(2,971)	(99.03)%
Clubhouse/Tennis - Electric	12,500	2,284	(10,216)	(81.72)%
Clubhouse - Gas	200	26	(174)	(87.23)%
Club/Pool - Waste Removal/Refuse	1,600	120	(1,480)	(92.50)%
Clubhouse/Pool - Water & Sewer	3,000	644	(2,356)	(78.54)%
Pool - Electric	21,000	2,806	(18,194)	(86.63)%
Pool - Furniture	5,000	0	(5,000)	(100.00)%
Pool - Maintenance	6,000	1,704	(4,296)	(71.60)%
Tennis Court - Maintenance	4,000	947	(3,053)	(76.31)%
Tennis Court - Programs	2,000	0	(2,000)	(100.00)%
Tennis Court - Water	7,000	1,525	(5,475)	(78.21)%
Other Expenses				
Property Insurance	10,000	1,899	(8,101)	(81.00)%
Tax Collector Fees	9,259	0	(9,259)	(100.00)%
Capital Improvements	37,200	1,691	(35,509)	(95.45)%
Reserves	75,000	0	(75,000)	(100.00)%
Total Expenditures	676,544	83,509	593,035	87.66%
Subtotal: Rev Over / (Under) Exp	0	199,714	(199,714)	0.00%
Total: Revenues Over / Under Expenditures	0	199,714	(199,714)	0.00%

Lakeside Plantation Community Development District

Statement of Revenues and Expenditures

Debt Service Fund - 200

From 10/1/2012 Through 11/30/2012

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Budget Percent Remaining
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assmts-Tax Roll	187,185	78,693	108,492	57.95%
Interest Earnings				
Interest Earnings	0	2	(2)	0.00%
Total Revenues	<u>187,185</u>	<u>78,696</u>	<u>(108,490)</u>	<u>(57.96)%</u>
Expenditures				
Debt Service Payments				
Miscellaneous	5,830	0	(5,830)	(100.00)%
Interest Payments	131,355	66,373	(64,983)	(49.47)%
Principal Payments	50,000	0	(50,000)	(100.00)%
Total Expenditures	<u>187,185</u>	<u>66,373</u>	<u>120,813</u>	<u>64.54%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>12,323</u>	<u>(12,323)</u>	<u>0.00%</u>
Exc of Rev./Other Sources Over Expend./Other Uses	<u>0</u>	<u>12,323</u>	<u>(12,323)</u>	<u>0.00%</u>

**Lakeside Plantation Community Development District
Reconcile Cash Accounts**

Reconciliation Date: 11/30/2012

Cash Account: 10101 Cash-BB&T Operating A/C

Bank Balance	51,178.74
Less Outstanding Checks/Vouchers	8,960.68
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	42,218.06
Balance Per Books	<u>42,218.06</u>
Unreconciled Difference	<u><u>0.00</u></u>

Lakeside Plantation Community Development District
Reconcile Cash Accounts
Outstanding Checks/Vouchers

Reconciliation Date: 11/30/2012

Cash Account: 10101 Cash-BB&T Operating A/C

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2904	3/1/2012	System Generated Check/Voucher	50.00	Mike Stewart
3040	5/18/2012	System Generated Check/Voucher	35.00	Domain Registry of America
3263	11/9/2012	System Generated Check/Voucher	200.00	Joe Szewczyk
3266	11/20/2012	System Generated Check/Voucher	795.00	DMK Associates
3271	11/27/2012	System Generated Check/Voucher	478.70	Straley & Robin
3272	11/27/2012	System Generated Check/Voucher	132.63	Venice Gondolier Sun
3274	11/30/2012	System Generated Check/Voucher	173.85	Archer Janitorial & Paper Supplies
3275	11/30/2012	System Generated Check/Voucher	7,095.50	Bloomings Landscape & Turf Management, Inc.
Outstanding Checks/Vouchers			8,960.68	



RECEIVED
DEC 05 2012

LAKESIDE PLANTATION CDD
5680 W CYPRESS ST STE A
TAMPA FL 33607-1775

Your consolidated statement

For 11/30/2012

Contact us



BBT.com



(800) BANK-BBT or
(800) 226-5228

Traveling for Business? Pack Travel Insurance!

Travel is essential to many businesses. Prospects are met. Deals are negotiated. Contracts are signed.

But what if something goes wrong? What if an employee becomes ill and cannot travel? Or all flights are cancelled? Travel mishaps can make a challenging situation seem even worse.

Protect your business development investment with travel insurance, whether it's one key trip or many trips throughout the year.

Visit BBT.com/travel2 today to learn more and get a quote.

© 2012 Branch Banking and Trust Company. BB&T Insurance Services, Inc., is a wholly owned subsidiary of Branch Banking and Trust Company. Insurance products are not a deposit; not FDIC insured; not insured by any federal government agency; not guaranteed by the bank.

Summary of your accounts

ACCOUNT NAME	BALANCE(\$)	DETAILS ON
BASIC PUBLIC FUND CHECKING	51,178.74	page 1
PUBLIC FUND MONEY RATE SAVINGS	714,713.42	page 2
COMMUNITY CHECKING	2,755.08	page 2
Total checking and money market savings accounts	\$768,647.24	

Checking and money market savings accounts

■ BASIC PUBLIC FUND CHECKING

Account summary

Your previous balance as of 10/31/2012	\$79,196.82
Checks	- 28,333.08
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 315.00
Your new balance as of 11/30/2012	= \$51,178.74

Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)
11/21	3239	200.00	11/06	3247	347.85	11/06	3250	147.00
11/08	*3243	275.00	11/05	3248	11,316.67	11/06	3251	337.50
11/02	*3246	140.92	11/08	3249	100.00	11/06	3252	12.77

continued

■ BASIC PUBLIC FUND CHECKING

DATE	CHECK #	AMOUNT(\$)
11/05	3253	240.17
11/06	3254	39.00
11/13	3255	524.09
11/13	3256	1,261.92
11/13	3257	1,080.77
11/14	3258	966.00

DATE	CHECK #	AMOUNT(\$)
11/16	3259	561.51
11/16	3260	20.18
11/16	3261	491.71
11/14	3262	85.18
11/26	*3264	169.00
11/26	3265	81.01

DATE	CHECK #	AMOUNT(\$)
11/21	*3267	7,275.00
11/26	3268	95.37
11/30	3269	120.00
11/30	3270	1,690.96
11/28	*3273	753.50

* indicates a skip in sequential check numbers above this item

Total checks = \$28,333.08

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
11/09	OVERDRAFT FEE REFUND	315.00

Total deposits, credits and interest

= \$315.00



RECEIVED
NOV 05 2012

LAKESIDE PLANTATION CDD
5680 W CYPRESS ST STE A
TAMPA FL 33607-1775

Your consolidated statement

For 10/31/2012

Contact us



(800) BANK-BBT or
(800) 226-5228

Give The Perfect Gift!

There's nothing like knowing you've given the perfect gift. With the BB&T Visa® Gift Card, you can be confident your family, friends, clients or employees can purchase whatever they want, whenever they want.

- Available from \$25 to \$500
- Can be used wherever Visa® is accepted
- Great for any gift giving occasion

Visit BBT.com/giftcard for more information.

Cards are issued by BB&T Financial, FSB, a subsidiary of BB&T Corporation. Member FDIC.

Summary of your accounts

ACCOUNT NAME	BALANCE(\$)	DETAILS ON
BASIC PUBLIC FUND CHECKING	79,196.82	page 1
PUBLIC FUND MONEY RATE SAVINGS	363,963.72	page 2
COMMUNITY CHECKING	824.98	page 2
Total checking and money market savings accounts	\$443,985.52	

Checking and money market savings accounts

■ BASIC PUBLIC FUND CHECKING

Account summary

Your previous balance as of 09/28/2012	\$20,215.51
Checks	- 49,231.71
Other withdrawals, debits and service charges	- 317.00
Deposits, credits and interest	+ 108,530.02
Your new balance as of 10/31/2012	= \$79,196.82

Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)
10/12	3186	50.00	10/01	3205	126.53	10/01	3210	11,316.67
10/24	*3196	200.00	10/01	3206	1,110.00	10/31	3211	220.50
10/09	*3200	200.00	10/01	3207	546.40	10/11	3212	259.41
10/02	*3203	300.00	10/01	3208	402.36	10/09	3213	6,025.00
10/02	3204	64.00	10/01	3209	246.90	10/12	3214	521.32

continued
79

■ BASIC PUBLIC FUND CHECKING

DATE	CHECK #	AMOUNT(\$)
10/12	3215	1,165.57
10/12	3216	998.98
10/10	3217	123.00
10/09	3218	224.51
10/10	3219	1,054.40
10/10	3220	12.77
10/09	3221	42.08
10/15	3222	85.00
10/15	*3222	150.00
10/16	3223	15,969.50

DATE	CHECK #	AMOUNT(\$)
10/17	3224	69.56
10/16	3225	966.00
10/18	3226	120.00
10/18	3227	664.65
10/18	3228	30.22
10/18	3229	139.92
10/15	3230	843.50
10/16	3231	285.23
10/16	3232	797.10
10/22	3233	200.00

DATE	CHECK #	AMOUNT(\$)
10/22	3234	152.00
10/23	3235	200.00
10/22	3236	540.00
10/24	3237	200.00
10/25	3238	110.09
10/22	*3240	99.90
10/24	3241	200.00
10/25	3242	1,429.50
10/30	*3244	259.82
10/30	3245	509.32

* indicates a skip in sequential check numbers above this item

Total checks = \$49,231.71

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
10/12	OVERDRAFT ITEM FEE (\$35/ITEM) 35	105.00
10/15	OVERDRAFT ITEM FEE (\$35/ITEM) 35	105.00
10/16	OVERDRAFT FEE (\$35/ITEM)	105.00
10/22	SERVICE CHARGE	2.00

Total other withdrawals, debits and service charges = \$317.00

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
10/05	COUNTER DEPOSIT	535.02
10/05	COUNTER DEPOSIT	1,655.00
10/16	BB&T BUSINESS ONLINE TRANSFER TRANSFER FROM CHECKING 10-16-12	100,000.00
10/31	COUNTER DEPOSIT	400.00
10/31	COUNTER DEPOSIT	5,940.00

Total deposits, credits and interest = \$108,530.02

■ PUBLIC FUND MONEY RATE SAVINGS

Account summary

Your previous balance as of 10/31/2012	\$363,963.72
Checks	- 0.00
Other withdrawals, debits and service charges	- 2,000.00
Deposits, credits and interest	+ 352,749.70
Your new balance as of 11/30/2012	= \$714,713.42

Interest summary

Interest paid this statement period	\$23.51
2012 Interest paid year-to-date	\$699.12
Interest rate	0.05%
Annual percentage yield (APY) earned	0.07%
On 11/15/2012 the interest rate changed from 0.10% to 0.05%	

Other withdrawals, debits and service charges

DATE	DESCRIPTION		AMOUNT(\$)
11/29	BB&T BUSINESS ONLINE TRANSFER TRANSFER TO CHECKING	11-29-12	2,000.00
Total other withdrawals, debits and service charges			= \$2,000.00

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
11/20	TAX DIST BARBARA FORD LAKESIDE PLANTATION	84,666.54
11/30	TAX DIST BARBARA FORD LAKESIDE PLANTATION	268,059.65
11/30	INTEREST PAYMENT	23.51
Total deposits, credits and interest		= \$352,749.70

▪ PUBLIC FUND MONEY RATE SAVINGS

Account summary

Your previous balance as of 09/30/2012	\$464,268.00
Checks	- 0.00
Other withdrawals, debits and service charges	- 100,340.00
Deposits, credits and interest	+ 35.72
Your new balance as of 10/31/2012	= \$363,963.72

Interest summary

Interest paid this statement period	\$34.94
2012 interest paid year-to-date	\$675.61
Interest rate	0.10%
Annual percentage yield (APY) earned	0.10%

Other withdrawals, debits and service charges

DATE	DESCRIPTION		AMOUNT(\$)
10/16	BB&T BUSINESS ONLINE TRANSFER TRANSFER TO CHECKING	10-16-12	100,000.00
10/22	BB&T BUSINESS ONLINE TRANSFER TRANSFER TO CHECKING	10-22-12	340.00
Total other withdrawals, debits and service charges			= \$100,340.00

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
10/30	TAX DIST BARBARA FORD LAKESIDE PLANTATION	0.78
10/31	INTEREST PAYMENT	34.94
Total deposits, credits and interest		= \$35.72

**Lakeside Plantation Community Development District
Reconcile Cash Accounts**

Reconciliation Date: 11/30/2012

Cash Account: 10107 Cash - BB& T - Petty Cash

Bank Balance	2,755.08
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	2,755.08
Balance Per Books	<u>2,755.08</u>
Unreconciled Difference	<u><u>0.00</u></u>

Lakeside Plantation CDD
Cash On Hand
G.L# 10107
11/30/12

Activity Date	Description	Balance	Transaction
09/30/12	Starting Balance	\$ 737.99	\$ 737.99
10/01/12	LTM Party	\$ 713.06	\$ (24.93)
10/10/12	Exxon Mobil	\$ 708.07	\$ (4.99)
10/19/12	Walmart	\$ 658.49	\$ (49.58)
10/22/12	Transfer from checking	\$ 998.49	\$ 340.00
10/22/12	Publix	\$ 915.41	\$ (83.08)
10/22/12	Doughboys	\$ 909.98	\$ (5.43)
10/26/12	Exxon Mobil	\$ 901.98	\$ (8.00)
10/29/12	Batteries Plus	\$ 824.98	\$ (77.00)
11/16/12	Smart Sign	\$ 763.08	\$ (61.90)
11/19/12	Exxon Mobil	\$ 755.08	\$ (8.00)
11/29/2012	Transfer from checking	\$ 2,755.08	\$ 2,000.00
Total:		\$ 2,755.08	\$ 2,755.08

■ COMMUNITY CHECKING

Account summary

Your previous balance as of 10/31/2012	\$824.98
Checks	- 0.00
Other withdrawals, debits and service charges	- 69.90
Deposits, credits and interest	+ 2,000.00
Your new balance as of 11/30/2012	= \$2,755.08

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
11/16	BB&T CHECK CARD PURCHASE SMARTSIGN 11-13 718-797-1900 NY 9150	61.90
11/19	BB&T CHECK CARD PURCHASE EXXONMOBIL 9741 11-17 NORTH PORT FL 9150	8.00
Total other withdrawals, debits and service charges		= \$69.90

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
11/29	BB&T BUSINESS ONLINE TRANSFER TRANSFER FROM CHECKING 1	2,000.00
Total deposits, credits and interest		= \$2,000.00

BB&T Cash Rewards

ACCOUNT NUMBER ENDING	STATUS	AS OF	EARNED BALANCE(\$)
*****4899	Active	00/00	

Logon to BB&T OnLine to find the latest cash back offers from participating retailers.



■ COMMUNITY CHECKING

Account summary

Your previous balance as of 09/28/2012	\$737.99
Checks	- 0.00
Other withdrawals, debits and service charges	- 253.01
Deposits, credits and interest	+ 340.00
Your new balance as of 10/31/2012	= \$824.98

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
10/01	BB&T CHECK CARD PURCHASE LTM PARTY - PT. CH 09-28 PT. CHARLOTTE FL 9143	24.93
10/10	BB&T CHECK CARD PURCHASE EXXONMOBIL 9741 10-08 NORTH PORT FL 9150	4.99
10/19	BB&T CHECK CARD PURCHASE-PIN 10-19-12 WAL-MART SUPER C 9143 0721 WAL-SAMS PORT CHARLOTT FL	49.58
10/22	BB&T CHECK CARD PURCHASE DOUGHBOYS 10-19 PORT CHARLOTT FL 9143	83.08
10/22	BB&T CHECK CARD PURCHASE-PIN 10-21-12 NORTH PORT FL 9143 PUBLIX SUPER MAR 1251 S	5.43
10/26	BB&T CHECK CARD PURCHASE EXXONMOBIL 9741 10-24 NORTH PORT FL 9150	8.00
10/29	BB&T CHECK CARD PURCHASE BATTERIES PLUS #45 10-26 PORT CHARLOTT FL 9150	77.00

Total other withdrawals, debits and service charges = \$253.01

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
10/22	BB&T BUSINESS ONLINE TRANSFER TRANSFER FROM CHECKING	340.00

Total deposits, credits and interest = \$340.00

BB&T Cash Rewards

ACCOUNT NUMBER ENDING	STATUS	AS OF	EARNED BALANCE(\$)
*****4899	Active	00/00	

Logon to BB&T OnLine to find the latest cash back offers from participating retailers.

AMENDMENT TO THE COMMERCIAL BANK SERVICES AGREEMENT

The following change is being made to the Commercial Bank Services Agreement. Except as expressly revised by this Amendment, the terms and conditions of your Agreement with BB&T remain unchanged. If you have any questions about this change, contact your local BB&T financial center, your relationship manager, or call 1-800-BANK BBT (1-800-226-5228).

EFFECTIVE OCTOBER 29, 2012

C. RULES APPLICABLE TO ALL ACCOUNTS

32. USE OF YOUR ACCOUNT.

Under this section, the following sentence is added to the end of the paragraph:

If you hold an account that has been collateralized by the Bank with securities, letters of credit or other assets, upon account withdrawal, you relinquish any claim on the collateral associated with the withdrawn balances.

**Lakeside Plantation Community Development District
Reconcile Cash Accounts**

Reconciliation Date: 11/30/2012

Cash Account: 10102 Cash-BB&T Activities A/C

Bank Balance	484.38
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	484.38
Balance Per Books	<u>484.38</u>
Unreconciled Difference	<u><u>0.00</u></u>

LAKESIDE PLANTATION CDD
 ACTIVITIES ACCT
 5680 W CYPRESS ST STE A
 TAMPA FL 33607-1775

RECEIVED
 DEC 05 2012

Your account statement

For 11/30/2012

Contact us



BBT.com



(800) BANK-BBT or
 (800) 226-5228

Traveling for Business? Pack Travel Insurance!

Travel is essential to many businesses. Prospects are met. Deals are negotiated. Contracts are signed.

But what if something goes wrong? What if an employee becomes ill and cannot travel? Or all flights are cancelled? Travel mishaps can make a challenging situation seem even worse.

Protect your business development investment with travel insurance, whether it's one key trip or many trips throughout the year.

Visit BBT.com/travel2 today to learn more and get a quote.

© 2012 Branch Banking and Trust Company. BB&T Insurance Services, Inc., is a wholly owned subsidiary of Branch Banking and Trust Company. Insurance products are not a deposit; not FDIC insured; not insured by any federal government agency; not guaranteed by the bank.

■ BASIC PUBLIC FUND CHECKING

Account summary

Your previous balance as of 10/31/2012	\$924.14
Checks	- 439.76
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 0.00
Your new balance as of 11/30/2012	= \$484.38

Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)
11/09	2249	320.00	11/23	2250	26.09	11/27	2251	93.67
Total checks								= \$439.76



864-02-01-00 50368 0 C 001 29 50 004
 LAKESIDE PLANTATION CDD
 ACTIVITIES ACCT
 5680 W CYPRESS ST STE A
 TAMPA FL 33607-1775

RECEIVED
 NOV 05 2012

Your account statement

For 10/31/2012

Contact us



BBT.com



(800) BANK-BBT or
 (800) 226-5228

Give The Perfect Gift!

There's nothing like knowing you've given the perfect gift. With the BB&T Visa® Gift Card, you can be confident your family, friends, clients or employees can purchase whatever they want, whenever they want.

- Available from \$25 to \$500
- Can be used wherever Visa® is accepted
- Great for any gift giving occasion

Visit BBT.com/giftcard for more information.

Cards are issued by BB&T Financial, FSB, a subsidiary of BB&T Corporation. Member FDIC.

■ BASIC PUBLIC FUND CHECKING

Account summary

Your previous balance as of 09/28/2012	\$2,061.54
Checks	- 2,136.40
Other withdrawals, debits and service charges	- 2.00
Deposits, credits and interest	+ 1,001.00
Your new balance as of 10/31/2012	= \$924.14

Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)
10/01	28	300.00	10/02	2243	720.00	10/29	2247	200.00
10/03	* 2241	117.00	10/29	* 2245	175.18	10/29	2248	200.00
10/02	2242	350.00	10/31	2246	74.22			

* indicates a skip in sequential check numbers above this item

Total checks = \$2,136.40

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
10/22	SERVICE CHARGE	2.00
Total other withdrawals, debits and service charges		= \$2.00

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
10/02	DEPOSIT	287.00
10/02	DEPOSIT	423.00
10/31	DEPOSIT	36.00
10/31	DEPOSIT	255.00
Total deposits, credits and interest		= \$1,001.00

Lakeside Plantation CDD
Investments - SBA Account
G/L #15103
11/30/12

Date	Account	Ending Balance
11/30/12	Ending Balance - State Board of Administration	182.33
11/30/12	Ending Balance - Florida Prime	211.95

Total 394.28



RECEIVED

DEC 07 2012



State Board of Administration
Local Government Surplus Funds Trust Fund
Participant Statement

Page 1 of 1

11/1/2012 - 11/30/2012

LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
5680 W CYPRESS STREET SUITE A
TAMPA, FL 33607

Participant Return: 0.28 %

Date	Transaction Type	Description	Amount	Balance
11/1/2012	BEGINNING BALANCE			209.37
11/6/2012	TRANSFER IN	RETURN OF FUNDS FROM LGIP B	2.53	211.90
11/30/2012	EARNED INCOME	INTEREST	0.05	211.95
	Totals:		2.58	211.95



State Board of Administration
LOCAL GOVERNMENT SURPLUS TRUST FUNDS INVESTMENT POOL
PARTICIPANT STATEMENT OF ACCOUNT
FROM 12/1/2007 TO 11/30/2012
FUND B
(formerly known as LGIP-B)

Page 2 of 3

LAKESIDE PLANTATION, COMMUNITY DEVELOPMENT DISTRICT

<u>Date</u>	<u>Transaction Type</u>	<u>Description</u>	<u>Amount</u>	<u>Balance</u>
11/04/2010	TRANSFER OUT	DISTRIBUTION TO LGIP	(\$3.89)	\$283.05
12/07/2010	TRANSFER OUT	DISTRIBUTION TO LGIP	(\$3.22)	\$279.83
12/22/2010	TRANSFER OUT	DISTRIBUTION TO LGIP	(\$16.60)	\$263.17
01/06/2011	TRANSFER OUT	DISTRIBUTION TO LGIP	(\$3.33)	\$259.84
02/07/2011	TRANSFER OUT	DISTRIBUTION TO LGIP	(\$4.11)	\$255.73
03/04/2011	TRANSFER OUT	DISTRIBUTION TO LGIP	(\$3.28)	\$252.45
04/06/2011	TRANSFER OUT	DISTRIBUTION TO LGIP	(\$3.69)	\$248.76
05/06/2011	TRANSFER OUT	DISTRIBUTION TO LGIP	(\$3.69)	\$245.07
06/07/2011	TRANSFER OUT	DISTRIBUTION TO LGIP	(\$3.11)	\$241.96
07/06/2011	TRANSFER OUT	DISTRIBUTION TO LGIP	(\$3.33)	\$238.63
08/04/2011	TRANSFER OUT	DISTRIBUTION TO LGIP	(\$4.22)	\$234.41
09/08/2011	TRANSFER OUT	DISTRIBUTION TO LGIP	(\$3.24)	\$231.17
10/05/2011	TRANSFER OUT	DISTRIBUTION TO LGIP	(\$3.48)	\$227.69
11/04/2011	TRANSFER OUT	DISTRIBUTION TO LGIP	(\$3.44)	\$224.25
12/06/2011	TRANSFER OUT	DISTRIBUTION TO LGIP	(\$2.66)	\$221.59
01/06/2012	TRANSFER OUT	DISTRIBUTION TO LGIP	(\$3.13)	\$218.46
02/07/2012	TRANSFER OUT	DISTRIBUTION TO LGIP	(\$2.32)	\$216.14
03/05/2012	TRANSFER OUT	DISTRIBUTION TO LGIP	(\$2.84)	\$213.30
04/05/2012	TRANSFER OUT	DISTRIBUTION TO LGIP	(\$3.19)	\$210.11
05/04/2012	TRANSFER OUT	DISTRIBUTION TO LGIP	(\$3.82)	\$206.29
06/06/2012	TRANSFER OUT	DISTRIBUTION TO LGIP	(\$5.11)	\$201.18
07/05/2012	TRANSFER OUT	DISTRIBUTION TO LGIP	(\$3.95)	\$197.23
08/06/2012	TRANSFER OUT	DISTRIBUTION TO LGIP	(\$3.26)	\$193.97
09/07/2012	TRANSFER OUT	DISTRIBUTION TO LGIP	(\$3.73)	\$190.24
10/04/2012	TRANSFER OUT	DISTRIBUTION TO LGIP	(\$5.38)	\$184.86
11/06/2012	TRANSFER OUT	DISTRIBUTION TO LGIP	(\$2.53)	\$182.33



State Board of Administration
LOCAL GOVERNMENT SURPLUS TRUST FUNDS INVESTMENT POOL
PARTICIPANT STATEMENT OF ACCOUNT
FROM 12/1/2007 TO 11/30/2012
FUND B
(formerly known as LGIP-B)

LAKESIDE PLANTATION, COMMUNITY DEVELOPMENT DISTRICT

<u>Date</u>	<u>Transaction Type</u>	<u>Description</u>	<u>Amount</u>	<u>Balance</u>
11/30/2012	PRINCIPAL BALANCE		<u>\$182.33</u>	<u>\$182.33</u>
	% of Ownership:	0.00007243 %		
	Ending NAV Balance:*	\$177.62		
	Unrealized Gain (Loss):	(\$4.71)		
DISCLOSURE				
	Total NAV Fund B:	\$245,219,095.31		
	Reserve Account:	<u>\$0.00</u>		
	Total NAV for participants:	<u>\$245,219,095.31</u>		

* Ending NAV balance represents your share of the Fund B NAV available for participants.
For further information regarding the Reserve Account, please reference our website.

11:08 AM
12/18/12
Accrual Basis

Lakeside Plantation CDD
Profit & Loss by Job
November 2012

	Adult Halloween	Casino Trip	Clubhouse Supplies	Coffee & Muffins
Income				
Income for Events	255.00	0.00	0.00	0.00
Total Income	255.00	0.00	0.00	0.00
Expense				
Clubhouse Supplies	0.00	0.00	24.66	0.00
Events	0.00	320.00	0.00	42.86
Total Expense	0.00	320.00	24.66	42.86
Net Income	255.00	-320.00	-24.66	-42.86

11:08 AM
12/18/12
Accrual Basis

**Lakeside Plantation CDD
Profit & Loss by Job
November 2012**

	<u>Ice Cream Social</u>	<u>Pizza Night</u>	<u>Wine & Cheese</u>	<u>TOTAL</u>
Income				
Income for Events	0.00	36.00	0.00	291.00
Total Income	<u>0.00</u>	<u>36.00</u>	<u>0.00</u>	<u>291.00</u>
Expense				
Clubhouse Supplies	0.00	0.00	0.00	24.66
Events	34.83	156.78	247.76	802.23
Total Expense	<u>34.83</u>	<u>156.78</u>	<u>247.76</u>	<u>826.89</u>
Net Income	<u>-34.83</u>	<u>-120.78</u>	<u>-247.76</u>	<u>-535.89</u>

2:21 PM

11/15/12

Accrual Basis

Lakeside Plantation CDD
Profit & Loss by Job
October 2012

	<u>Activity Supplies</u>	<u>Adult Halloween</u>	<u>Coffee & Muffins</u>	<u>Kid's Halloween</u>	<u>Luau</u>	<u>Pizza Night</u>	<u>Service Charge</u>
Income							
Income for Events	0.00	0.00	0.00	0.00	666.00	44.00	0.00
Total Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>666.00</u>	<u>44.00</u>	<u>0.00</u>
Expense							
Activities	175.18	40.54	36.11	21.87	0.00	27.71	0.00
Dollar Tree	0.00	151.31	0.00	0.00	0.00	0.00	0.00
Events	0.00	400.00	0.00	138.80	0.00	83.08	0.00
Service Charge	0.00	0.00	0.00	0.00	0.00	0.00	2.00
Total Expense	<u>175.18</u>	<u>591.85</u>	<u>36.11</u>	<u>160.67</u>	<u>0.00</u>	<u>110.79</u>	<u>2.00</u>
Net Income	<u>-175.18</u>	<u>-591.85</u>	<u>-36.11</u>	<u>-160.67</u>	<u>666.00</u>	<u>-66.79</u>	<u>-2.00</u>

2:21 PM
11/15/12
Accrual Basis

Lakeside Plantation CDD
Profit & Loss by Job
October 2012

	<u>Tennis Welcome</u>	<u>Wine & Cheese</u>	<u>TOTAL</u>
Income			
Income for Events	0.00	0.00	710.00
Total Income	<u>0.00</u>	<u>0.00</u>	<u>710.00</u>
Expense			
Activities	29.78	208.47	539.66
Dollar Tree	0.00	0.00	151.31
Events	0.00	0.00	621.88
Service Charge	0.00	0.00	2.00
Total Expense	<u>29.78</u>	<u>208.47</u>	<u>1,314.85</u>
Net Income	<u><u>-29.78</u></u>	<u><u>-208.47</u></u>	<u><u>-604.85</u></u>

**Lakeside Plantation CDD
Tax Revenue Totals
11/30/2012**

Fund	Revenues	Total Revenues	32510/32520 Balances	Proof
General - 001	274,033.58	274,033.58	274,033.58	-
Debt Service - 200	78,693.39	78,693.39	78,693.39	-

LAKESIDE PLANTATION CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2013, TAX YEAR 2012

	Dollar Amounts	Fiscal Year 2013 Percentages	
Net O&M	651,844.00	77.69%	0.776900
Net DS	187,185.31	22.31%	0.223100
Net Total	839,029.31	100.00%	1.000000

Date Received	Amount Received	77.69%	77.69%	22.31%	22.31%	Proof	Date Transferred	Payments
		Raw Numbers Operations Revenue	Rounded Operations Revenue	Raw Numbers 2006 Debt Service Revenue	Rounded 2006 Debt Service Revenue			
10/30/2012	0.78	0.61	0.61	0.17	0.17	-		
11/20/2012	84,666.54	65,777.43	65,777.43	18,889.11	18,889.11	-		
11/30/2012	268,059.65	208,255.54	208,255.54	59,804.11	59,804.11	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
TOTAL	352,726.97	274,033.58	274,033.58	78,693.39	78,693.39	-		
Net Total on Roll	839,029.31		651,844.00		187,185.31			
Collection Surplus / (Deficit)	(486,302.34)		(377,810.42)		(108,491.92)			

BOND DEBT SERVICE

Lakeside Plantation CDD
1999 Bonds

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bond Balance	Total Bond Value
11/01/2011						1,955,000	1,955,000
05/01/2012	45,000	6.950%	67,936.25	112,936.25		1,910,000	1,910,000
11/01/2012			66,372.50	66,372.50	179,308.75	1,910,000	1,910,000
05/01/2013	50,000	6.950%	66,372.50	116,372.50		1,860,000	1,860,000
11/01/2013			64,635.00	64,635.00	181,007.50	1,860,000	1,860,000
05/01/2014	55,000	6.950%	64,635.00	119,635.00		1,805,000	1,805,000
11/01/2014			62,723.75	62,723.75	182,358.75	1,805,000	1,805,000
05/01/2015	60,000	6.950%	62,723.75	122,723.75		1,745,000	1,745,000
11/01/2015			60,638.75	60,638.75	183,362.50	1,745,000	1,745,000
05/01/2016	60,000	6.950%	60,638.75	120,638.75		1,685,000	1,685,000
11/01/2016			58,553.75	58,553.75	179,192.50	1,685,000	1,685,000
05/01/2017	65,000	6.950%	58,553.75	123,553.75		1,620,000	1,620,000
11/01/2017			56,295.00	56,295.00	179,848.75	1,620,000	1,620,000
05/01/2018	70,000	6.950%	56,295.00	126,295.00		1,550,000	1,550,000
11/01/2018			53,862.50	53,862.50	180,157.50	1,550,000	1,550,000
05/01/2019	75,000	6.950%	53,862.50	128,862.50		1,475,000	1,475,000
11/01/2019			51,256.25	51,256.25	180,118.75	1,475,000	1,475,000
05/01/2020	80,000	6.950%	51,256.25	131,256.25		1,395,000	1,395,000
11/01/2020			48,476.25	48,476.25	179,732.50	1,395,000	1,395,000
05/01/2021	85,000	6.950%	48,476.25	133,476.25		1,310,000	1,310,000
11/01/2021			45,522.50	45,522.50	178,998.75	1,310,000	1,310,000
05/01/2022	95,000	6.950%	45,522.50	140,522.50		1,215,000	1,215,000
11/01/2022			42,221.25	42,221.25	182,743.75	1,215,000	1,215,000
05/01/2023	100,000	6.950%	42,221.25	142,221.25		1,115,000	1,115,000
11/01/2023			38,746.25	38,746.25	180,967.50	1,115,000	1,115,000
05/01/2024	110,000	6.950%	38,746.25	148,746.25		1,005,000	1,005,000
11/01/2024			34,923.75	34,923.75	183,670.00	1,005,000	1,005,000
05/01/2025	115,000	6.950%	34,923.75	149,923.75		890,000	890,000
11/01/2025			30,927.50	30,927.50	180,851.25	890,000	890,000
05/01/2026	125,000	6.950%	30,927.50	155,927.50		765,000	765,000
11/01/2026			26,583.75	26,583.75	182,511.25	765,000	765,000
05/01/2027	135,000	6.950%	26,583.75	161,583.75		630,000	630,000
11/01/2027			21,892.50	21,892.50	183,476.25	630,000	630,000
05/01/2028	140,000	6.950%	21,892.50	161,892.50		490,000	490,000
11/01/2028			17,027.50	17,027.50	178,920.00	490,000	490,000
05/01/2029	155,000	6.950%	17,027.50	172,027.50		335,000	335,000
11/01/2029			11,641.25	11,641.25	183,668.75	335,000	335,000
05/01/2030	165,000	6.950%	11,641.25	176,641.25		170,000	170,000
11/01/2030			5,907.50	5,907.50	182,548.75	170,000	170,000
05/01/2031	170,000	6.950%	5,907.50	175,907.50			
11/01/2031					175,907.50		
	1,955,000		1,664,351.25	3,619,351.25	3,619,351.25		

Lakeside Plantation Community Development District
 Check/Voucher Register - Check Register - Operating
 10101 - Cash-BB&T Operating A/C
 From 10/1/2012 Through 11/30/2012

Check ...	Check Date	Vendor Name	Transaction Description	Check Amount
3210	10/1/2012	District Management Services, LLC	Contractual Services Oct	11,316.67
3211	10/4/2012	Climate Control Refrigeration & Ai...	Water Fill Valve Replacement	220.50
3212	10/4/2012	Comcast Communications	Cable & Internet Service thru 10/23	259.41
3213	10/4/2012	District Management Services, LLC	Semi Monthly Staffing Svcs Oct	6,025.00
3214	10/4/2012	Florida Power & Light Company	Electric Service thru 09/24	521.32
3215	10/4/2012	Florida Power & Light Company	Electric Service thru 09/24	1,165.57
3216	10/4/2012	Florida Power & Light Company	Electric Service thru 09/24	998.98
3217	10/4/2012	Ken Tyner Electric Inc.	Timer Switch Replacement	123.00
3218	10/4/2012	Staples Credit Plan	Misc Supplies thru 09/11	224.51
3219	10/4/2012	Straley & Robin	Prof. Services thru 09/15	1,054.40
3220	10/4/2012	TECO Peoples Gas	Gas Service thru 09/20	12.77
3221	10/4/2012	Welch Tennis Courts, Inc.	Score Tube	42.08
3222	10/11/2012	A-1 Superior Pest Control, Inc.	Pest Control 09/28	150.00
3223	10/11/2012	Bloomings Landscape & Turf Man...	Landscape Installations	8,874.00
	10/11/2012	Bloomings Landscape & Turf Man...	Landscape Maintenance Oct	6,458.00
	10/11/2012	Bloomings Landscape & Turf Man...	Mulch Maintenance Oct	637.50
3224	10/11/2012	Culligan Water Conditioning of N...	Drinking Water & Cups Delivery	69.56
3225	10/11/2012	Lake Masters Aquatic Weed Cont...	Waterway Management Oct	966.00
3226	10/11/2012	North Port Solid Waste District	Waste Removal Sept	120.00
3227	10/11/2012	North Port Utilities	Water Service thru 09/21	664.65
3228	10/11/2012	North Port Utilities	Water Service thru 09/21	30.22
3229	10/11/2012	North Port Utilities	Water Service thru 09/21/12	139.92
3230	10/11/2012	Rapid Security Solutions, LLC	Video Surveillance Installation	843.50
3231	10/11/2012	Sparkle Brite Pool of North Port, ...	Pool Chemicals Oct	285.23
3232	10/11/2012	Welch Tennis Courts, Inc.	CoarseBlend Clay & HydroBlend	797.10
3233	10/19/2012	Bob Babik	Supervisor Fees 10/10	200.00
3234	10/19/2012	Bloomings Landscape & Turf Man...	Irrigation Inspection Sept	152.00
3235	10/19/2012	William Capozzi	Supervisor Fees 10/10	200.00
3236	10/19/2012	DMK Associates	Prof. Services thru 09/30	540.00
3237	10/19/2012	Patricia Durham	Supervisor Fees 10/10	200.00
3238	10/19/2012	Florida Department of Revenue	Sales Tax Sept	110.09
3239	10/19/2012	Jane Gallo	Supervisor Fees 10/10	200.00
3240	10/19/2012	Pitco Ind, Inc.	Safety Grips	99.90
3241	10/19/2012	Joe Szewczyk	Supervisor Fees 10/10	200.00
3242	10/19/2012	US Bank	Legal Expenses thru 08/31	1,429.50
3243	10/26/2012	Air Conditioning Experts	Filter Replacement	275.00

Lakeside Plantation Community Development District
 Check/Voucher Register - Check Register - Operating
 10101 - Cash-BB&T Operating A/C
 From 10/1/2012 Through 11/30/2012

Check ...	Check Date	Vendor Name	Transaction Description	Check Amount
3244	10/26/2012	Comcast Communications	Cable & Internet thru 11/23	259.82
3245	10/26/2012	Home Depot Credit Services	Misc Clubhouse Maint. Supplies thru 10/04	509.32
3246	10/26/2012	Venice Gondolier Sun	Notice of Audit Service Proposals 10/04	67.50
	10/26/2012	Venice Gondolier Sun	Notice of Board Meeting 09/28	73.42
3247	11/1/2012	Archer Janitorial & Paper Supplies	Misc. Cleaning Supplies	347.85
3248	11/1/2012	District Management Services, LLC	Contractual Services Nov	11,316.67
3249	11/1/2012	H&H Signs, Inc.	Electric Polarity Repair on LED's	100.00
3250	11/1/2012	Security Alarm Corp.	Alarm Monitoring 11/01-01/31/13	147.00
3251	11/1/2012	Straley & Robin	Prof. Services thru 10/15	337.50
3252	11/1/2012	TECO Peoples Gas	Gas Service thru 10/22	12.77
3253	11/1/2012	Wal-Mart Community	Misc. Supplies thru 10/15	240.17
3254	11/1/2012	Welch Tennis Courts, Inc.	Black Tyraps	39.00
3255	11/8/2012	Florida Power & Light Company	Electric Service thru 10/25	524.09
3256	11/8/2012	Florida Power & Light Company	Electric Service thru 10/25	1,261.92
3257	11/8/2012	Florida Power & Light Company	Electric Service thru 10/25	1,080.77
3258	11/8/2012	Lake Masters Aquatic Weed Cont...	Water Management Treatment Nov	966.00
3259	11/8/2012	North Port Utilities	Water Service thru 10/19	561.51
3260	11/8/2012	North Port Utilities	Water Service thru 10/19	20.18
3261	11/8/2012	North Port Utilities	Water Service thru 10/19	491.71
3262	11/8/2012	Sam's Club	Luau Supplies 10/27	85.18
3263	11/9/2012	Joe Szewczyk	Supervisor Fees 08/30	200.00
3264	11/20/2012	Babe's Plumbing, Inc.	Toilet Tank Repair	169.00
3265	11/20/2012	Culligan Water Conditioning of N...	Drinking Water, Cups Delivery	81.01
3266	11/20/2012	DMK Associates	Prof. Services thru 10/26	795.00
3267	11/20/2012	District Management Services, LLC	Semi Monthly Staffing Services Nov	7,275.00
3268	11/20/2012	Milan M. Fiser	Reimbursement for Tennis Balls	95.37
3269	11/27/2012	North Port Solid Waste District	Auto Containers Nov	120.00
3270	11/27/2012	Patrick Allen	High Chain Link Fence Install	1,690.96
3271	11/27/2012	Straley & Robin	Prof. Services thru 04/15	478.70
3272	11/27/2012	Venice Gondolier Sun	Notice of Audit Committee Meeting 10/29	132.63
3273	11/27/2012	Welch Tennis Courts, Inc.	Fence & Lock Attachment	526.00
	11/27/2012	Welch Tennis Courts, Inc.	Mesh Windscreen	227.50
3274	11/30/2012	Archer Janitorial & Paper Supplies	Supplies- Glass Cleaner	173.85
3275	11/30/2012	Bloomings Landscape & Turf Man...	Landscape Maintenance Nov 2012	6,458.00

Lakeside Plantation Community Development District

Check/Voucher Register - Check Register - Operating

10101 - Cash-BB&T Operating A/C

From 10/1/2012 Through 11/30/2012

<u>Check ...</u>	<u>Check Date</u>	<u>Vendor Name</u>	<u>Transaction Description</u>	<u>Check Amount</u>
	11/30/2012	Bloomings Landscape & Turf Man...	Mulching Nov 2012	<u>637.50</u>
Report Total				<u><u>83,109.28</u></u>



Lakeside

Plantation Amenities
Report for November
and December, 2012

TO: Peter Altman
FROM: Tanya Harrington
DATE: December 26, 2012
RE: Amenities Report for Lakeside Plantation

November Events:

1. Flu Shots 11/02/2012

Signed Up- 6
Attended-6
Budgeted-\$0.00
Purchases-\$0.00
CDD Profit/**Loss**-

2. Coffee and Muffins 11/07/2012

Signed Up-15
Attended- 20
Budgeted-35.00
Purchases-\$42.86
Income-\$0.00
CDD Profit/**Loss**- \$42.86 (\$7.86 **over** budget)

3. Ebay Training 11/8/2012

Signed Up-3
Attended-2
Budgeted-\$ 0.00
Purchases-\$ 0.00
Income-\$0.00
CDD Profit/**Loss**

4. Casino Trip Immokalee Trip 11/14/2012

Signed Up-15
Attended-15

Budgeted-\$0.00
Purchases-\$320.00
Income-\$240.00 (Have credit with North Port Travel for 4 trips next time)
CDD Profit/**Loss** -\$0.00 (including credit)

6. Ladies Luncheon 11/15/2012

Signed Up-27
Attended-30
Budgeted- \$0.00
Purchases-\$ 0.00
Income-\$0.00
CDD Profit/**Loss** -\$0.00

5. Ice Cream Social 11/16/2012

Signed Up-25
Attended-25
Budgeted-\$50.00
Purchases-\$34.83
Income-\$0.00
CDD Profit/**Loss**-34.83 (\$15.17 **under** budget)

6. Breakfast Pot-Luck 11/19/2012

Signed Up - 16
Attended-14
Budgeted-\$0.00
Purchases-\$0.00
Income - \$0.00
CDD Profit/**Loss**-\$0.00

7. Wine & Cheese (Swearing in Ceremony) 11/20/2012

Signed Up – 90

Attended – 65
Budgeted-\$250.00
Purchases- \$247.76
Income - \$0.00
CDD Profit/**Loss** – \$247.76 (\$2.24 **under** budget)

8. Pizza Night 11/26/2012

Signed Up –25
Attended –16
Budgeted – \$100.00
Purchases – \$156.71
Income –\$64.00
CDD Profit/**Loss** –\$92.78 (\$7.22 **under** budget)

December Events

1. Pizza Night 12/07/2012

Signed Up –25
Attended –25
Budgeted – \$50.00
Purchases – \$158.36
Income –\$100.00
CDD Profit/**Loss** –\$58.36 (\$8.36 **over** budget)

2. Kid's Craft Holiday Cookies 12/09/2012

Signed Up –9
Attended –9
Budgeted – \$30.00
Purchases – \$22.62
Income –\$0.000
CDD Profit/**Loss** –\$22.62 (\$7.38 **under** budget)

3. Coffee & Muffins 12/12/2012

Signed Up –8

Attended –15

Budgeted – \$30.00

Purchases – \$32.21

Income –\$0.00

CDD Profit/Loss –\$32.21 (\$2.21 **over** budget)

4. Ice Cream Social 12/14/2012

Signed Up –30

Attended 35

Budgeted – \$35.00

Purchases – \$27.96

Income –\$0.00

CDD Profit/Loss –\$27.96 (\$7.04 **under** budget)

5. Ladies Luncheon Holiday Event 12/17/2012

Signed Up –27

Attended –32

Budgeted – \$100.00

Purchases – \$105.81

Income –\$0.00

CDD Profit/Loss –\$105.81 (\$5.81 **over** budget)

6. Holiday Wine & Cheese 12/19/2012

Signed Up –90

Attended –95

Budgeted – \$400.00

Purchases – \$423.06

Income –\$0.00

CDD Profit/Loss –\$423.06 (\$23.06 **over** budget)

The rest of December is still in progress at the time of this report.

After we have enjoyed an extremely busy Holiday season, we are looking forward to moving into the new year and enjoying all the events and activities to come. We have a busy schedule for January and we have been finalizing all of the Valentine's plans for February. The office staff enjoy planning all the events and activities held at Lakeside, we would also like to encourage all residents if they have any events or activities they would like to see held here to please notify us and we will sure try to make it happen.

I like to send out a "Thank You" to all who helped decorating Lakeside for the Holiday Season. Sue Martin, Neil and Joan Sutton, Lisa Cantillo and of course Bill Gage and Andrey for all of their help and support.

Lakeside Plantation



**December,
2012**

NIGHTSHIFT

■ **Security/Maintenance**

Report

We have had a change in employment with the nightshift. Andrey has moved up into the daytime maintenance position replacing James Eastwood, and of course Serge has been handling the vacant office hours since Virginia left. We are currently interview potential candidates to fill in our evening security position.