

*Lakeside Plantation  
Community Development District*

*Agenda*

*September 11, 2013*

# AGENDA

# *Lakeside Plantation*

## *Community Development District*

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13574 Village Park Drive, Suite 265, Orlando, FL 32837  
Phone: 407-841-5524 – Fax: 407-839-1526

September 4, 2013

Board of Supervisors  
Lakeside Plantation  
Community Development District

Dear Board Members:

The meeting of the Board of Supervisors of the Lakeside Plantation Community Development District will be held **Wednesday, September 11, 2013 at 7:00 p.m. at the Lakeside Plantation Clubhouse, 2200 Plantation Blvd, North Port, FL.** Following is the advance agenda for the meeting:

1. Roll Call
2. Pledge of Allegiance
3. Audience Comments
4. Supervisor Replies
5. Unfinished Business Items
  - A. Approval of Final Direct Collect Agreement with Imagine School at North Port, Inc.
  - B. Approval of Agreement with Imagine School of North Port, Inc. Regarding the Restoration of Easement Area
6. New Business Items
  - A. Consideration of Agreement with PSA Horticultural to Provide Landscape Consulting and Contract Management
  - B. Consideration of Agreement with Amenity Services Group, Inc. to Provide Amenity Management Services
  - C. Review and Ranking of Proposals to Provide Landscape Maintenance Services and Selection of a Contractor
  - D. Discussion of Proposed Amenity Policies and Revised Room Rental Rate Schedule
  - E. Discussion of City of North Port Zoning Verification Letter
7. Business Administration
  - A. Approval of Minutes of the August 14, 2013 Board of Supervisors Meeting
  - B. Approval of Check Register
  - C. Balance Sheet and Income Statement
8. Staff Reports
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
    - i. Presentation of Action Items List
  - D. Amenities Manager
9. Other Business

10. Supervisor's Requests

11. Adjournment

The fifth order of business is Unfinished Business Items. Section A is the approval of the final direct collect agreement with Imagine School of North Port, Inc. A copy of the agreement is enclosed for your review. Section B is the approval of the agreement with Imagine School of North Port, Inc. regarding the restoration of easement area. A copy of the partially executed agreement is enclosed for your review.

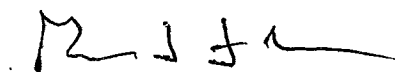
The sixth order of business is New Business Items. Section A is the consideration of agreement with PSA Horticultural to provide landscape consulting and contract management. A copy of the agreement is enclosed for your review. Section B is the consideration of agreement with Amenity Services Group, Inc. to provide amenity management services. A copy of the agreement will be provided under separate cover. Section C is the review and ranking of proposals to provide landscape maintenance services and selection of a contractor. The ranking sheets and bids will be provided under separate cover. Section D is the discussion of the proposed amenity policies and revised room rental rate schedule. A copy of the proposed policy and rate schedule are enclosed for your review. Section E is the discussion of the City of North Port zoning verification letter. A copy of the letter is enclosed for your review.

The seventh order of business is Business Administration. Section A is the approval of the minutes from the August 14, 2013 Board of Supervisors meeting. A copy of the minutes is enclosed for your review. Section B is approval of the check register. A copy of the register and invoices are enclosed for your review. Section C includes the balance sheet and income statement for your review.

The eighth order of business is Staff Reports. Section A is the report from District Counsel and Section B is the report from the District Engineer. There are no back-up materials. Section C is the District Manager's Report including an Action Items List enclosed under Section 1. The Action Items List details the ongoing items being handled by District staff. Section D is the Amenity Manager's Report that is enclosed for your review.

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

Sincerely,



George S. Flint  
District Manager

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

Enclosures



**AGREEMENT BY AND BETWEEN IMAGINE SCHOOL AT NORTH PORT, INC. AND  
LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT REGARDING  
RESTORATION OF THE EASEMENT AREA**

THIS AGREEMENT is made and entered into on this 30 day of August, 2013  
by:

**IMAGINE SCHOOL AT NORTH PORT, INC.**, whose address is 1005 North Glebe  
Road, Suite 610, Arlington, Virginia 22201 (the “**School**”), and

**LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT** (the  
“**District**”), whose address is c/o Governmental Management Services – Central Florida, LLC,  
13574 Village Park Drive, Suite 265, Orlando, Florida 32837.

**WITNESSETH**

**WHEREAS**, the District was established by ordinance of the City Commission of the City  
of North Port, Florida, pursuant to Chapter 190, Florida Statutes, for the purpose of planning,  
financing, constructing, operating and/or maintaining certain infrastructure improvements; and

**WHEREAS**, the School is the owner of certain lands which is located within the  
geographical boundaries of the District; and

**WHEREAS**, the School has asked the District to provide an easement to Florida Power and  
Light Company (“**FPL**”) on, upon, over, under, across and through certain portions of the  
District’s property (the “**Easement Area**”), more particularly described on Exhibit A, attached  
hereto and incorporated herein by this reference (the “**Easement Agreement**”); and

**WHEREAS**, the District approves the grant of the easement to FPL, but requests further  
assurances that in the event that FPL shall fail to perform any restoration, repair, maintenance, or  
other obligations on the Easement Area, that the School shall diligently thereafter restore the  
Easement Area or District lands adjacent thereto to its original condition and grade existing prior  
to such damage; and

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual  
covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged,  
the parties agree as follows:

1. **RECITALS.** The foregoing recitals are true and correct and are incorporated  
herein by reference.
2. **REPAIR AND MAINTENANCE.**



Tallahassee, Florida 32314  
Attn: Michael C. Eckert

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

5. **AUTHORITY.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

6. **ASSIGNMENT.** This Agreement may not be assigned, in whole or in part, by either party except upon the written consent of the other. Any purported assignment without such consent shall be void.

7. **DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, mandamus, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement.

8. **ATTORNEYS' FEES.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

9. **BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

10. **APPLICABLE LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

11. **NEGOTIATION AT ARM'S LENGTH.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

In witness whereof, the parties execute this agreement the day and year first written above.

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, the School and the District have caused this Agreement to be executed as of the day and year first written above.

**WITNESSES:**

Signed, sealed and delivered in the presence of the following witnesses:

“School”

**IMAGINE SCHOOL AT NORTH PORT, INC.,** a Florida non-profit corporation

Shelly Wright  
Print Name: Shelly Wright

By: Robson Powers  
Name: Robson Powers  
Title: President

Mary C. Misura  
Print Name: Mary C. Misura

STATE OF FLORIDA  
COUNTY OF Sarasota

The foregoing instrument was acknowledgment before me this 30<sup>th</sup> day of August, 2013, by Robson Powers, as President of Imagine School at North Port, Inc., a Florida non-profit corporation organized and existing under the laws of the State of Florida. He/She is personally known to me or has produced FL DL as identification.



MARY C. MISURA  
MY COMMISSION # EE 092169  
EXPIRES: June 21, 2015  
Bonded Thru Budget Notary Services

Mary C Misura  
Print Name: Mary C. Misura  
Notary Public, State of Florida  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

“District”

**LAKESIDE PLANTATION  
COMMUNITY DEVELOPMENT  
DISTRICT**, a local unit of special-purpose  
government established pursuant to Chapter  
190, Florida Statutes

Signed, sealed and delivered  
in the presence of:

\_\_\_\_\_  
Print Name: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_,  
2013, by \_\_\_\_\_, as \_\_\_\_\_ of Lakeside  
Plantation Community Development District, a local unit of special-purpose government  
established pursuant to Chapter 190, Florida Statutes. He/She is personally known to me or has  
produced \_\_\_\_\_ as identification.

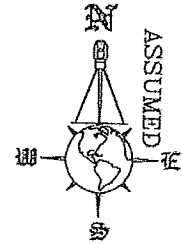
\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Notary Public, State of Florida  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**Exhibit A: Easement Agreement**

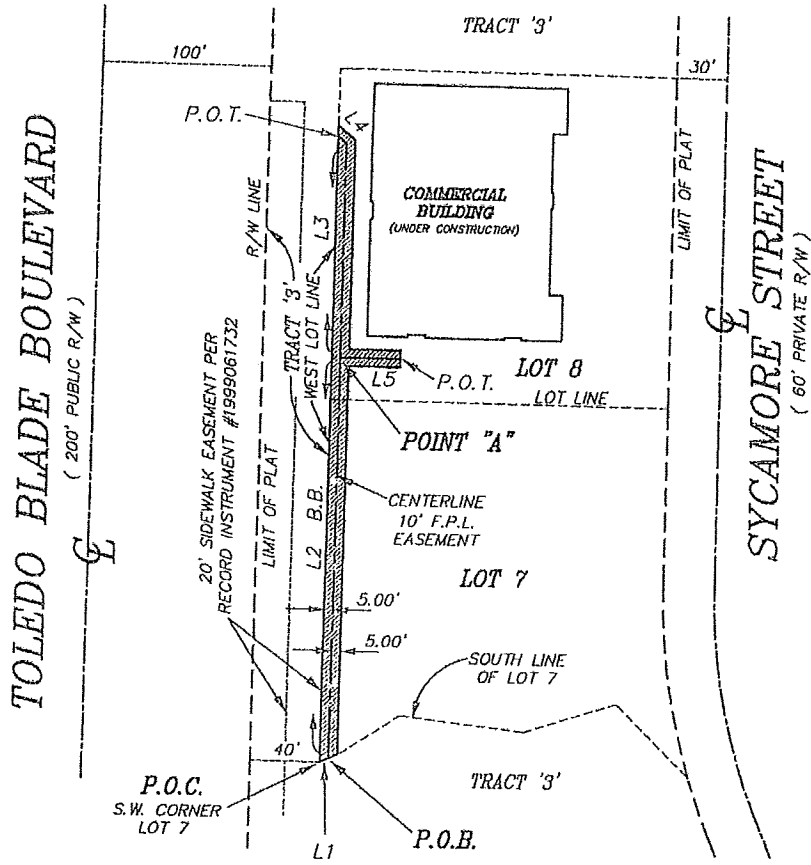
**ABBREVIATION LEGEND**

R/W = RIGHT-OF-WAY  
 NO. = NUMBER  
 P.B. = PLAT BOOK  
 PG. = PAGE  
 SEC. = SECTION  
 TWP. = TOWNSHIP  
 RNG. = RANGE  
 P.O.T. = POINT OF TERMINUS  
 C/L = CENTERLINE  
 P.O.B. = POINT OF BEGINNING  
 P.O.C. = POINT OF COMMENCEMENT  
 O.R.B. = OFFICIAL RECORDS BOOK  
 O.R.I. = OFFICIAL RECORDS INSTRUMENT  
 B.B. = BEARING BASIS  
 P.I.D. = PROPERTY IDENTIFICATION  
 F.P.L. = FLORIDA POWER & LIGHT

"NOT A SURVEY"



SCALE 1" = 100'



LINE	BEARING	DISTANCE
L1	N.65°04'13"E.	5.54'
L2	N.00°31'54"E.	234.70'
L3	N.00°31'54"E.	125.37'
L4	N.49°57'21"W.	6.48'
L5	S.89°28'06"E.	35.10'

**SKETCH & DESCRIPTION OF:**

A TEN FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT, LYING OVER, UNDER AND ACROSS LOT 7 AND LOT 8, LAKESIDE MARKETPLACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 42, PAGES 7 THROUGH 7C, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND LYING FIVE FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7, THENCE ON THE SOUTH LINE OF SAID LOT, N.65°04'13"E., A DISTANCE OF 5.54 FEET FOR A POINT OF BEGINNING OF THE SUBJECT CENTERLINE; THENCE LEAVING SAID SOUTH LINE, AND ON A LINE LYING 5.00 FEET EASTERLY FROM, AND PARALLEL WITH, THE WEST LINE OF SAID LOTS 7 AND 8, N.00°31'54"E., A DISTANCE OF 234.70 FEET TO POINT "A"; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE, N.00°31'54"E., A DISTANCE OF 125.37 FEET; THENCE N.49°57'21"W., A DISTANCE OF 6.48 FEET TO THE WESTERLY LINE OF SAID LOT 8, AND BEING A POINT OF TERMINUS.

THENCE RE-BEGIN AT POINT "A"; S.89°28'06"E., A DISTANCE OF 35.10 FEET TO THE POINT OF TERMINUS.

THE SIDES OF THIS EASEMENT ARE TO BE EXTENDED OR SHORTENED, FOR CLOSURE PURPOSES.

SUBJECT EASEMENT LIES IN SECTION 18, TOWNSHIP 39 SOUTH, RANGE 22 EAST, SARASOTA COUNTY, FLORIDA, CONTAINING 3,966.5 SQUARE FEET, MORE OR LESS.

**NOTES:**

BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF LAKESIDE MARKETPLACE, THE WEST LINE OF LOTS 7 & 8, BEING N.00°31'54"E.

THE SKETCH & DESCRIPTION SHOWN HEREON DOES NOT REPRESENT A BOUNDARY SURVEY.



742 Shamrock Boulevard  
 Venice, Florida 34283  
 (941) 488-9488  
 Fax (941) 497-6186

www.strayersurveying.com

*BGR*

DATE: 7/26/2013

PREPARED FOR: IMAGINE SCHOOL AT NORTH PORT, INC.

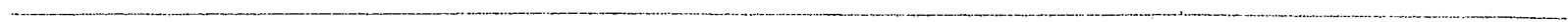
B. GREGORY RIETH  
 FLORIDA SURVEYOR & MAPPER REG'N NO. 5228

"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER" © 2013

P.I.D. #1118-03-0070	DRAWN	B.G.R.	DATE	7/26/13	SCALE
3,966.5 SQUARE FEET	CHECKED	D.P.S.	DATE	7/26/13	FILE NO.
					13-02-39

**SECTION VI**

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# PSA HORTICULTURAL

Landscape Consulting & Contract Management  
"Protecting Your Landscape Investment"

720 Brooker Creek Blvd, Suite 206  
Oldsmar, FL 34677

## AGREEMENT FOR SERVICES

August 16, 2013

**RE: LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT  
NORTH PORT, FLORIDA**

Attn: Mr. George S. Flint  
Governmental Management Services - Central Florida, LLC  
13574 Village Park Drive, Suite 265  
Orlando, Florida 32837

This Agreement made and entered into this \_\_\_\_ day of \_\_\_\_\_ 2013, by and between the Lakeside Plantation Community Development District (herein after sometimes referred to as the "Client") and PSA Horticultural (hereinafter sometimes referred to as PSA).

Whereas, Client wishes to engage PSA as its exclusive agent for providing Horticultural Consulting.

**1. FEES:** PSA will provide the services as described:

### A. LANDSCAPE MAINTENANCE SPECIFICATION DEVELOPMENT

1. Develop Request for Proposal
2. Develop standards and specifications based on Client's needs
3. Administer pre-bid meeting with Contractors
4. Negotiate with vendor if necessary
5. Review bids and submit tabulation summary to client
6. Evaluate bid with client

<i>Total Fee for Specification Development A1-A6</i>	<i>\$3000.00</i>	<i>Accepted: Client Initials _____</i>
<i>Or</i>	<i>Or</i>	<i>Or</i>
<i>Total Fee to Develop standards and specifications only. A2 Only</i>	<i>\$2200.00</i>	<i>Accepted: Client Initials _____</i>

### B. MONTHLY CONTRACT ADMINISTRATION

1. Perform six (6) monthly quantitative landscape inspections over a twelve-month period (including noting pre-existing conditions)
2. Produce report based on inspection results
3. Review report with client and the contractor
4. Approve payment to Contractor

<i>Total Fee for Contract Administration \$3300.00 / Year - \$550.00 Per Inspection</i>	<i>Accepted: Client Initials _____</i>
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**2. TERM:** The term of the Monthly Contract Administration agreement is from \_\_\_\_\_, 2013 through \_\_\_\_\_ 2014.

The fees will remain the same for the duration of this agreement, unless mutually agreed upon by PSA and the Client.

Client and/or PSA may terminate this service agreement with sixty (60) days written notice at any time prior to the expiration of any term, with or without cause at owner's sole and absolute discretion. The written notice must be transmitted by certified mail. The sixty-day notice shall commence on the certified mailing date.

**3. PAYMENT TERMS:** The fees noted above are payable in the following manner:

Upon the signing of this agreement, fifty percent (50%) of *Section A1-A6* or *A2 Only* will be payable to PSA. Upon the completion of the landscape contract bid tabulation, or the landscape contract in case of *A2 Only*, the remaining fifty percent (50%) will be due within 30 days. PSA shall still be paid in full, in the case a vendor is not chosen by the Client.

The fee noted in Section B is payable to PSA within thirty days of the completed monthly landscape inspection. Fee will be five hundred and fifty (\$550.00) dollars per inspection. This fee is in effect for twelve monthly inspections. After the completion of these twelve inspections PSA may

increase its monthly fee up to five (5%) percent. The commencement date of the contract year is to coincide with the first landscape inspection in \_\_\_\_\_, 2013

Late fee of 1.5% per month applies to all past due amounts over thirty days delinquent from the date of the landscape inspection.

4. **SERVICES:** PSA will perform the following services:

**A. PSA SPECIFICATION DEVELOPMENT**

- 1. PSA will develop a Request for Proposal (RFP) document. The document will be sent to qualified landscape maintenance contractors. The RFP will include information about site visits, bidding forms, pricing information, deadlines and delivery information. Specifications and standards developed by PSA and the Client will also be included.
- 2. PSA will develop a customized set of standards and specifications based on the Clients needs and budget. Maintenance for the care of turf, shrubs, trees, annuals and perennials, and the irrigation system will be included. Other entities maintained by the landscape contractor will also be noted when developing the specifications.
- 3. PSA will conduct the bidding process by selecting qualified contractors to bid on the project, conducting an on-site bid meeting, and answering all contractor inquiries regarding any aspects of the specifications or bidding process.
- 4. PSA will review all the bids received from the contractors. A bid tabulation document and other bid forms will be presented to the client for review.
- 5. PSA will assist the Client with reviewing the bid tabulation, and other pertinent information. Assist the Client in selecting the contractor based upon all the data available, including level of experience, references, financial stability, and horticultural expertise. In the event the bids are higher than the Clients anticipated budget, PSA will negotiate with the contractor on behalf of the Client, or by modifying the specifications. Substantial modifications to the specifications will be charged at a cost of one hundred and seventy-five dollars (\$175) per hour.
- 6. PSA will prepare the specifications for execution by assisting in setting up key contacts, billing information, emergency information, and service dates. PSA will meet with the contractor and Client to review the inspection process that PSA will perform monthly.

**B. MONTHLY CONTRACT ADMINISTRATION**

- 1. PSA will perform a monthly quantitative grounds inspection. PSA, the Client, and a representative from the landscape maintenance contractor will perform a thorough inspection of all pertinent landscape areas. The contractor must pass this quantitative inspection with a score of 85% or higher. Lower scoring will result in the contractor having a percentage of their regular monthly payment deducted for unacceptable job performance.
- 2. PSA will produce a report based on the findings from the grounds inspection. PSA will document areas in need of service, or problem areas in writing and /or by digital photographs. The report will be distributed to the Client and the landscape contractor.
- 3. PSA will review the score of the monthly inspection with the client and the contractor. The results of this inspection will determine if the contractor receives his full monthly payment or if a percentage of his payment is permanently withheld.

**5. INDEMNIFICATION:** The Client shall indemnify and hold PSA harmless of and from all expenses, court costs, attorney’s fees, penalties or damages of any kind whatsoever, incurred in connection with the services provided to the Client; in connection with any liability arising out of injuries sustained by any person in or about the property; in connection with any violation of any federal, state or municipal law, regulation or ordinance or any claim for taxes or other charges which may be made against PSA by reason of the services provided to the Client, except when due to gross negligence or malfeasance of PSA

**6. DISPUTE RESOLUTION:** All dispute resolution will be in accordance with the laws of the State of Florida. In the event of any dispute, Client shall have the right to litigate such claims in any state or federal court in Pasco County, Florida and Contractor consents to the exclusive and mandatory venue in such courts.

**7. SIGNATURES:** The parties entering into this Agreement hereby represent that each is an authorized representative, with the authority to enter this Agreement on behalf of their respective companies.

**PSA Horticultural Inc.**

**Lakeside Plantation CDD**

Signature \_\_\_\_\_  
Print Name \_\_\_\_\_  
Title \_\_\_\_\_  
Date Signed \_\_\_\_\_

Signature \_\_\_\_\_  
Print Name \_\_\_\_\_  
Title \_\_\_\_\_  
Date Signed \_\_\_\_\_



*This item will be provided under  
separate cover*

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C

*This item will be provided under  
separate cover*



*Lakeside Plantation*

*2200 Plantation Boulevard*

*North Port, Florida 34289*

*(941) 423-5500*

**RESIDENT FACILITY RESERVATIONS AND  
USE AGREEMENT AND CONDITIONS  
(For Lakeside Residents Only)**

Date Requested \_\_\_\_\_

Purpose of Event \_\_\_\_\_

Organizer Responsible Resident(s) \_\_\_\_\_

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

Street Address \_\_\_\_\_

Telephone \_\_\_\_\_ Email \_\_\_\_\_

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

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

**II. PEOPLE IN ATTENDANCE:**

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

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

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

Number of people in attendance: \_\_\_\_\_

**III. EVENT HOURS:**

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

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

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

Catering: \_\_\_\_\_ Yes, I will hire a professional Caterer

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

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

**VI. ALCOHOL CONSUMPTION: \_\_\_\_\_ YES \_\_\_\_\_ NO**

If yes, Please complete the attached form.

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

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

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

- lakesideplantation 9/5/13 12:20 PM  
Deleted: 8
- lakesideplantation 9/5/13 12:20 PM  
Deleted: 11:00
- lakesideplantation 9/5/13 12:21 PM  
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- lakesideplantation 9/5/13 12:21 PM  
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- VII. ENTERTAINMENT:** Since the Clubhouse Facilities remain open to all residents, the volume and appropriateness of all entertainment must meet the CDD office approval.
- VIII. NO SMOKING:** All rooms at the Lakeside Plantation Clubhouse are designated as smoke free environments....Smoking is prohibited!
- IX. DECORATING:** The Group will be limited to table top and wall decorations (push pins only). Requests for ceiling decorations will be considered and must be pre-approved by the CDD office. No Clubhouse decorations may be removed. No Smoke/Fog machines are permitted. If food is being served, table cloths must be used on all tables.
- X. LIMITED PARKING:** The Group will be restricted to Clubhouse parking. The parking lot is limited to 47 parking spaces and 5 handicapped parking spaces with a maximum capacity of 52 vehicles.
- XI. LIMITED ACCESS:** Participants access must be limited to the area booked for this event. Absolutely no access will be granted to the pool or tennis court areas. Photos may be taken at the gazebo and picnic areas behind the Clubhouse or at the fountains and arbors at the front entrance of the community.

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

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

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

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

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

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

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

(All fees include tax)

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

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

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

- lakesideplantation 9/5/13 11:24 AM  
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**XIV. SPECIAL REQUESTS:** Must be accepted by the CDD Clubhouse/Activities Coordinator. Residents may appeal a denial to the CDD Board.

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**XVI. VENDORS/MERCHANDISE:** Any Vendor who will sell or giveaway merchandise must have a copy their business license and insurance on file with the CDD office.

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

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

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

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

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

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

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

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

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

**ACCEPTANCE OF ALL TERMS AND CONDITIONS:**

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

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

---

**Print Name(s)**

**Date**

---

**Signature(s)**

**Date**

**Witnessed by:** \_\_\_\_\_

\_\_\_\_\_ **Copy of valid license to verify age, received**

**LAKESIDE PLANTATION**  
Community Development District

**PROPOSED FEE SCHEDULE – EFFECTIVE 2013**

**Community Center Room Rental Fees:**

*Resident:*

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

Eliminate this section completely

*Non Profit Organizations: Must be registered as such*

<u>Great Room Rental</u>	\$160.50
Refundable Deposit	\$160.50
<u>Library/Multipurpose</u>	\$42.80/Hr.
Refundable Deposit	\$53.50

**Tennis Club Membership Fees:**

Membership Fees

*Family:*

Annual Package (up to 5 people)                      \$550.00

*Single:*

Annual Package    \$400.00

*Seasonal:*

Family	\$360.00
Single	\$260.00

**ADDITIONAL FEES TO BE ADDED**

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

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

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

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**LAKESIDE PLANTATION COMMUNITY**

**DEVELOPMENT DISTRICT**

**AMENITY FACILITIES POLICIES**

**DRAFT**

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

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## DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

“Resident” – shall mean any person or family owning property within the Lake Ashton Community Development District.

### **IDENTIFICATION CARDS**

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

### **NON-RESIDENT ANNUAL USER FEE**

The Annual User Fee for any person not owning real property within the District is \$1,400.00 per year, and this fee shall include privileges for up to two people total. This payment must be paid in full at the time of completion of the Non-Resident Club Member application and the corresponding agreement. This fee will cover membership to all Amenity Facilities for one (1) full year from the date of receipt of payment by the District. Each subsequent annual membership fee shall be paid in full on the anniversary date of application for membership. Such fee may be increased, not more than once per year, by action of the Board of Supervisors, to reflect increased costs of operation of the amenity facilities. This membership is not available for commercial purposes.

### **GUEST POLICIES**

1. All Guests, regardless of age, must register with the office of the Facility Manager prior to using the Amenity Facilities. In the event the Guest is under eighteen (18) years of age, the Resident, Non-Resident Member or Renter inviting the Guest must be present upon registration, unless other arrangements have been made with the Amenity Manager’s office. All Guests under fifteen (15) years of age must also be accompanied at all times while using the Amenity Facilities by a parent or adult Patron over eighteen (18) years of age unless previously authorized by the Amenity Manager. Guests over the age of eighteen (18) must register and may use the Amenity Facilities unaccompanied by Patron.
2. All Guests over the age of eighteen (18) must sign a waiver of liability upon registration at the Amenity Manager’s office.

3. Patrons who have registered a Guest are responsible for any and all actions taken by such Guest. Violation by a Guest of any of these Policies as set forth by the District could result in loss of that Patron's privileges and membership.

### **RENTER'S PRIVILEGES**

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

### **GENERAL FACILITY PROVISIONS**

1. The Board reserves the right to amend, modify, or delete, in part or in their entirety, these Policies when necessary, at a duly-noticed Board meeting, and will notify the Patrons of any changes. However, in order to change or modify rates or fees beyond the increases specifically allowed for by the District's rules and regulations, the Board must hold a duly-noticed public hearing on said rates and fees.
2. All Residents, Non-Resident Members and Renters may be required to present their ID cards in order to gain access to the Amenity Facilities.
3. All hours of operation, including holiday schedules, of the Amenity Facilities will be established and published by the District and Facility Manager.

4. Dogs and all other pets (with the exception of service dogs) are not permitted in the Amenity Facilities. In the event a special event is held, as previously approved by the Facility Manager, and dogs are permitted at the Amenity Facilities as part of the special event, they must be leashed. Patrons are responsible for picking up after all pets and disposing of any waste in a designated pet waste receptacle or an outdoor dumpster as a courtesy to residents.
5. Vehicles must be parked in designated areas. Vehicles and golf carts should not be parked on grass lawns, in any way which blocks the normal flow of traffic or in any way that limits the ability of emergency service workers to respond to situations. The Facility Manager reserves the right to waive this parking restriction in the event overflow parking is needed for a large event.
6. Fireworks of any kind are not permitted anywhere at or on the Amenity Facilities or adjacent areas.
7. Only District employees or employees of the Facility Manager are allowed in the service areas of the Amenity Facilities.
8. Patrons and Guests must present their ID cards or guest passes upon request by staff at any Amenity Facility.
9. The Board of Supervisors (as an entity), the Facility Manager and its staff shall have full authority to enforce these policies. However, the Facility Manager shall have the authority to waive strict application of any of these Policies when prudent, necessary or in the best interest of the District and its Residents. Such a temporary waiver of any policy by the Facility Manager shall not constitute a continuous, ongoing waiver of said policy, and the Facility Manager reserves the right to enforce all of these policies at any time he or she sees fit.
10. All lost or stolen ID cards should be reported immediately to the Facility Manager's office. A fee will be assessed for any replacement cards.
11. Smoking is not permitted at any of the Lakeside Plantation Amenity Facilities except within smoking areas designated by the Facility Manager. The main entrance to the Clubhouse is not a designated smoking area.
12. Disregard for rules or policies may result in expulsion from the Amenity Facilities and/or loss of Amenity Facilities privileges in accordance with the procedures set forth herein.
13. Pool and spa rules that are posted in the appropriate area must be observed.
14. Patrons and their Guests shall treat all staff members with courtesy and respect.

15. Off-road motorbikes/vehicles, excluding golf carts, are prohibited on all property owned, maintained and operated by the District or on any of the Amenity Facilities.
16. The District will not offer childcare services to Patrons or Guests at any of the Amenity Facilities.
17. Skateboarding is not allowed on the Amenity Facilities property at any time.
18. Performances at any Amenity Facility, including those by outside entertainers, must be approved in advance by the Facility Manager.
19. Commercial advertisements shall not be posted or circulated in the Amenity Facilities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenity Facilities property unless approved in writing by the Facility Manager.
20. The Amenity Facilities shall not be used for commercial purposes without written permission from the Facility Manager and the District Manager. The term "commercial purposes" shall mean those activities which involve, in any way, the provision of goods or services for compensation.
21. Firearms or any other weapons are prohibited in the Amenity Facilities during any governmental meetings or functions, including those of the District, and as otherwise prohibited in the Amenity Facilities in accordance with Florida law.
22. The Facility Manager reserves the right to authorize all programs and activities, including the number of participants, equipment and supplies usage, facility reservations, etc., at all Amenity Facilities, except usage and rental fees that have been established by the Board. The Facility Manager also has the right to authorize management-sponsored events and programs to better serve the Patrons, and to reserve any Amenity Facility for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events, cultural programs and social events, etc. Should the District be entitled to any of these revenues based on its established rental or usage fees, the Facility Manager will be required to compensate the District accordingly.
23. Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted at any Amenity Facility.
24. All Patrons shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing the Amenity Facilities, and shall ensure that any minor for whom they are responsible also complies with the same.
25. There shall be no overnight parking in the Amenity Facility parking lot.

**LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY**

1. Each Patron and each Guest assumes sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored on or in any of the Amenity Facilities.
2. Patrons shall be liable for any property damage and/or personal injury at the Amenity Facilities, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, which is caused by the Patron or the Patron's Guest or family member(s). The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses it suffers due to property damage or personal injury caused by a Patron or the Patron's Guest or family member(s).
3. Any Patron, Guest or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the District or its contractors, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged or sponsored by the District, either on or off the Amenity Facilities' premises, shall do so at his or her own risk, and shall hold the Amenity Facilities' owners, the District, the Board of Supervisors, District employees, District representatives, District contractors and District agents, harmless from any and all loss, cost, claim, injury, damage or liability sustained or incurred by him or her, resulting therefrom and/or from any act of omission of the District, or their respective operators, supervisors, employees, representatives, contractors or agents. Any Patron shall have, owe, and perform the same obligation to the District and their respective operators, supervisors, employees, representatives, contractors, and agents hereunder with respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any Guest or family member of such Patron.
4. Should any party bound by these Policies bring suit against the District, the Board of Supervisors or staff, agents or employees of the District, or any Amenity Facility operator or its officers, employees, representatives, contractors or agents in connection with any event operated, organized, arranged or sponsored by the District or any other claim or matter in connection with any event operated, organized, arranged or sponsored by the District, and fail to obtain judgment therein against the District or the Amenity Facilities' operators, officers, employees, representatives, contractors or agents, said party bringing suit shall be liable to the prevailing party (i.e. the District, etc.) for all costs and expenses incurred by it in the defense of such suit, including court costs and attorney's fees through all appellate proceedings.

**GENERAL LAKESIDE PLANTATION AMENITY FACILITY USAGE POLICY**

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

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

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

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

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

## **GENERAL SWIMMING POOL RULES**

### ***NO LIFEGUARD ON DUTY -- SWIM AT YOUR OWN RISK***

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

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

## **SPA RULES**

### ***NO LIFEGUARD ON DUTY -- BATHE AT YOUR OWN RISK***

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

## **SWIMMING POOL: THUNDERSTORM POLICY**

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

## **FITNESS CENTER POLICIES**

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

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

1. Appropriate attire and footwear (covering the entire foot) must be worn at all times in the fitness center. Appropriate attire includes t-shirts, tank tops, shorts, and/or athletic wear (no swimsuits).
2. Each individual is responsible for wiping off fitness equipment after use using antiseptic wipes provided by the District.
3. Use of personal trainers is permitted in the District fitness centers per approval of the Facility Manager.
4. Hand chalk is not permitted to be used in the fitness center.
5. Radios, tape players, MP3 players and CD players are not permitted unless they are personal units equipped with headphones.
6. No bags, gear, or jackets are permitted on the floor of the Fitness Center or on the fitness equipment.
7. Weights or other fitness equipment may not be removed from the fitness center.
8. Please limit use of cardiovascular equipment to thirty (30) minutes and step aside between multiple sets on weight equipment if other persons are waiting.

9. Please be respectful of others. Allow other Patrons and Guests to also use equipment, especially the cardiovascular equipment.
10. Please replace weights to their proper location after use.
11. Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights.
12. Any fitness program operated, established and run by the Facility Manager may have priority over other users of the District fitness centers.

### **GENERAL FACILITY RESERVATION POLICY**

1. Staff will take reservations in advance for the Amenity Facilities. Reservations are on a first come, first served basis and can be made only in person at the Clubhouse by filling out a reservation form.
2. Staff will not accept voice messages left with the Clubhouse Office as a reservation. You must speak to a staff member either on the phone, in person or by e-mail to confirm your reservation.
3. Reservations are available for up to 6 hour increments for all facilities listed in the reservation policy.
4. Late arrivals or no shows: we will hold your reservation for 15 minutes past your scheduled start time before re-assigning the reservation time slot.
5. There are no personal "standing" weekly reservations allowed for the facilities listed in the reservation policy.
6. These policies are subject to change at any time pursuant to action by the Board of Supervisors at a duly noticed District Board Meeting.

### **TENNIS FACILITY POLICIES**

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

1. Proper tennis etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
2. Proper tennis shoes and attire, as determined by the Facility Manager, are required at all times while on the courts. Shirts must be worn at all times.
3. Tennis courts are for Patrons and Guests only. Patrons may invite Guests for play, but shall accompany their Guests and register them properly. The limit is three (3) Guests to a single court.
4. No jumping over nets.
5. Players must clean up after play. This includes "dead" balls, Styrofoam cups, plastic bottles, etc. The goal is to show common courtesy by leaving the court ready for play for Patrons who follow you.
6. Court hazards or damages, such as popped line nails, need to be reported to the Facility Manager or Tennis Professional for repair.

7. Persons using the tennis facility must supply their own equipment (rackets, balls, etc.).
8. The tennis facility is for the play of tennis only. Pets, roller blades, bikes, skates, skateboards and scooters are prohibited at the tennis facility.
9. Beverages are permitted at the tennis facility if they are contained in non-breakable containers with screw top or sealed lids. No food or glass containers are permitted on the tennis courts.
10. No chairs, other than those provided by the District, are permitted on the tennis courts.
11. Lights at the tennis facility must be turned off after use.
12. Guests under the age of eighteen (18) are not allowed to use the tennis facility unless accompanied by an adult Patron.
13. The tennis courts may be reserved by the District for District-sponsored events or functions.
14. If you find it necessary to “bump” other players when it is your turn to play:
  - a) Never attempt to enter someone else’s court before your reservation time.
  - b) Never enter the court or distract players while others are in the middle of a point or game.
  - c) Wait outside the entrance gate and politely inform the players that you have a reservation time.
  - d) Allow players to finish out one more point, and then begin the player changeover for the court.
  - e) If you are bumped from a court and wish to continue play, please notify the Clubhouse office staff and they will do their best to get you on the next available court.
15. When play is completed, players are required to use line brushes to restore the court to good playing condition.
16. Recommendation for peak season – access [reservemycourt.com](http://reservemycourt.com) for court reservations.

### **BASKETBALL FACILITY POLICIES**

1. Basketballs, if available, may be obtained from the Clubhouse office.
2. Proper basketball etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
3. Proper basketball or athletic shoes and attire are required at all times while on the courts. Shirts must be worn.
4. The basketball facility is for the play of basketball only. Pets, roller blades, bikes, skates, skateboards and scooters are prohibited from use at the facility.
5. Beverages are permitted at the basketball facility if they are contained in non-breakable containers with screw top or sealed lids.
6. No chairs, other than those provided by the District, are permitted on the basketball courts.
7. Please clean up court after use.
8. The basketball courts may be reserved by the District for District-sponsored events or functions.

### **HORSESHOES POLICIES**

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

### **BOCCE POLICIES**

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

### **CARD ROOM AND BILLIARDS ROOM POLICIES**

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

### **PAVILION POLICIES**

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

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

### **FISHING POLICY**

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

### **SUSPENSION AND TERMINATION OF PRIVILEGES**

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

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

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

#### **Relating to District's Amenity Facilities Policies:**

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

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

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

**District Suspension and Termination Process:**

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

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





# City of North Port

## Neighborhood Development Services Department

4970 City Hall Boulevard

North Port, Florida 34286

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

(941) 429-7156

Fax: (941) 429-7164

DATE: September 12, 2013

RE: ZVL- Zoning Verification Letter

Mr. Nick Vuolo  
P.O Box 494973  
Port Charlotte, FL. 34949

**Subject Property: 1060 Plantation Blvd, North Port, FL 34289**

To Whom It May Concern:

In response to your request for information regarding the above-referenced property, we have researched our files and present the following:

1. The current zoning classification for the subject property is: Planned Community Development (PCD)

2. According to the zoning ordinances and regulations of this district, the use of the subject property is a:

Permitted Use by City of North Port Unified Land Development Code but applicant must obtain written permission from the (CDD) Lakeside Plantation Community Development District for City approval. See below contact information for the CDD of Lakeside Plantation.

2200 Plantation Boulevard  
North Port, FL. 34289  
Phone: 941-423-5500

Permitted Use by Special Exception Permit (see comments, or attached approval documentation)

Legal Non-Conforming Use (use was existing prior to the adoption of the zoning ordinance/code)

Non-Permitted Use

3. Adjacent property zoning designation:

North: PCD

South: PCD

East: RSF-2 (Residential Single-Family)

West: PCD

4. Conformance: Per current zoning ordinances and regulations applicable to the subject property, the current structure(s) is:

Legal Conforming (complies with, or is otherwise exempt from, applicable zoning regulations, including parking)

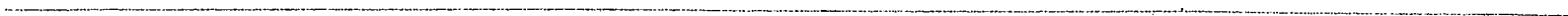
Legal Non-Conforming (does not meet the current zoning requirements due to amendments, re-zoning, variance granted or other changes. See comments)

Grandfathered (developed prior to the adoption of the zoning code/ordinance)

Non-Conforming (see comments)

Comment: \_\_\_\_\_

**SECTION VII**



LAKESIDE PLANTATION  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Lakeside Plantation Community Development District was held Wednesday, August 14, 2013 at 7:00 p.m. at the Lakeside Plantation Clubhouse, 2200 Plantation Boulevard, North Port, Florida.

Present and constituting a quorum were:

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

Also Present were:

George Flint	District Manger
Mike Eckert	District Counsel
Joe Montagna	Amenities Manager
Michael Howell	On-Site Supervisor
Christian Cascone	Imagine Schools
Several Residents	

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order.

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

Mr. Flint led the pledge of allegiance.

Mr. Montagna stated Tanya Harrington resigned last week and we were fortunate enough to find someone with over 25 years of experience in recreational facility management in Maryland, Rhode Island and here in Florida. I would like to present to you Mr. Michael Howell.

Mr. Howell stated I am very happy to be here. What a great place with great possibilities and I'm looking forward to working with you.

Mr. Montagna stated one of the things we wanted to bring to the Board is a change in hours for the facility office hours. Currently the hours of operation for the office are 10:00 a.m.

to 9:00 p.m. and Monday through Friday we would like that to be 9:00 a.m. to 6:00 p.m. After the office is closed at 6:00 p.m. Monday through Friday we will have a facility attendant on staff that will work the 6:00 p.m. to 9:00 p.m. shift to close the facility. Also we are bringing in a new hire, another Michael and he will start next week and he is going to be a facility attendant and also nighttime security. That individual will be working from 6:00 p.m. to 9:00 p.m. then after 9:00 p.m. he will start the security detail and night time maintenance portion of our contract. On the weekends we have adjusted the hours as well. We would like to go until 5:00 p.m. end time on Saturday and Sunday for the office hours. We made an assessment and don't feel that it is necessary to keep the office open until 9:00 p.m. every night but keeping the facility open until 9:00 p.m. is a must. We would like to get feedback from the Board on adjusting the hours and we can implement this and start as soon as next week.

Mr. Flint stated I'm thinking the discussion on the hours and some of the other onsite issues we could take later in the meeting if the Board would like to under the Amenity Manager report section. I think the main point here at the beginning of the meeting was for Joe to introduce Mike and for Mike to introduce himself to the community.

### **THIRD ORDER OF BUSINESS**

#### **Audience Comments**

Several residents expressed their displeasure and concern about people eating at the pool, not following rules, children playing on the fitness equipment, staff should regularly check ID badges, condition of the pavers, and clubhouse, conditions of the ponds, and wanted the Board to enforce the rules and to take action on trimming the palm trees, fill in the landscaping where the oleanders were removed right away and not delay it any longer.

### **FOURTH ORDER OF BUSINESS**

#### **Supervisor Replies**

Ms. Durham stated I think the complaints are legitimate and we have a lot of things in process that you are going to hear about tonight. I believe most of these issues will be addressed through agenda items. This is the first I have heard of the pond.

Mr. Flint stated on the ponds we will get with the lake maintenance contractor and do an inspection of the ponds and make sure they are being maintained properly.

Mr. Szewczyk stated we have rules posted I think the rules are good both out there and in the gym. We need to be walking around working and making sure they are enforced. The clubhouse was also mentioned and we spent a lot of money to fix this place up we can't let it go. The thing about the pavers I was not aware of but we need to look into that a little further.

Ms. Durham stated Mike before you go I can't agree more with the frustration of the Board members. I think all of us independently have spent many hours working and trying to come up with ways of bringing things around to the way they should be. Our former management company quite frankly really didn't service us well. This is a new Board and in this process we brought on an amazing attorney, management company prior to that he had recommended to us the Vesta Amenities Company and we are working with that and I think they are making some big strides for getting things in place here.

## **FIFTH ORDER OF BUSINESS**

### **Unfinished Business Items**

#### **A. Consideration of Landscape Maintenance Issues**

##### **i. Discussion of Revised Scope of Services and Status of Negotiations**

Mr. Flint stated the next item deals with landscape maintenance issues. Item A1 is discussion of revised scope of services and status of negotiations. The District retained a consultant to evaluate the current contract, inspect the property, develop a revised scope of services. They weren't hired in this fiscal year to manage that contract or do ongoing landscape inspections; that was something that was proposed to start on October 1. Joe Montagna and I met with the landscape consultant along with Bloomings and we went through their new revised scope of services, which is very comprehensive and includes all irrigation repair, annuals, mulching, trimming palm trees no matter what size they are, detailing the property 12 times a year. The existing contract had detailing the property 4 times a year, which is totally under what it should be. It didn't include mulching, didn't include annuals, didn't include irrigation inspection. He has come up with a very comprehensive scope of services and how the contract is structured is that they would do monthly inspections. The landscape contractor is graded on the inspection if they pass fine. There may be a punch list and they may still pass if they do not pass the inspection they actually are penalized economically, there will be a deduct from their next payment. That is all part of the agreement that is proposed; when they enter into it they know they are subject to potential penalties if they don't perform. We also know where it is in our best

interests to work with the contractor. We are not in it to make money off of the fines. We are in it to work with them and make sure they are performing.

We took that scope of work, we met with Bloomings and asked them to give us a revised price based on the revised scope of work. Their current contract is somewhere around \$78,000 a year but if you notice in the budget we are projecting to spend \$98,000 because of the mulching and the other things that have been added onto their contract throughout the course of the fiscal year. They came back with a price in excess of \$120,000 for that scope of work. First of all we did some comparisons and tried to determine whether that price was reasonable based on that scope. We had some indication that the number was high. We came back and asked them to give us their best price and they came down to \$105,000. If you notice in the revised budget that I provided you I increased the landscape budget to \$100,000 hoping we would be able to negotiate a contract in that range. The Board can do a couple things. There is a status quo option, which I don't think is an option. The second option would be to enter into an agreement with Bloomings for the \$105,000 that they proposed or the third option would be to solicit proposals and bring those back to you at your September meeting. I do have a fairly strong indication that if you did that you would realize some savings over the Bloomings proposal. If you chose to solicit bids and evaluate those in September of course Bloomings unless the Board says otherwise would be able to submit a bid just like anyone else would. I suggest if you go that route that you move forward with the palm trimming tonight because the price they provided is competitive compared to some other contract prices that we have gotten. I feel comfortable that the price they submitted is reasonable and you can deduct that from the new contract. The new contract requires the palms be trimmed twice a year. If we had them do the palm trimming now we could just include in the first year that contract one palm trimming and deduct that amount so that we not paying for it twice. The other thing is over the last 12 months we have been paying 1/12 a month of an estimated \$7,800 for mulch. They are supposed to mulch in September and I suggest that we ask them to mulch now, trim the palms now but you may want to hold off on planting the areas where the dwarf oleanders were to see if you do change contractors you would want your new contractor to do that planting because it is going to be under warranty and you would like it to be under warranty with the contractor going forward. That is only if you made a change but that way you can have the flexibility. If you did that planting now and if for some reason Bloomings didn't get the contract that warranty would be

hard to enforce on those plants. That is just my thoughts in summary again the Board can provide me direction and ask questions.

Mr. Szewczyk stated I agree that the palms need to be done. As far as this scope of services it is a lot more detailed than what we had in the past and if Bloomings is not willing to meet at least what we have in the budget then we should go out to bid. You as the management company that is part of your job and Bloomings can submit a bid. We went up from \$78,000 to \$98,000 and \$100,000 and they put in for \$105,000. Do we have a feel if there are companies out there that will come in under \$100,000?

Mr. Flint responded around \$100,000.

Mr. Szewczyk stated I think it is time we bid it and get the palms and mulching taken care of.

Ms. Greisz stated one thing I will point out is we are projected to spend \$96,000 this year on landscaping and although the contract is \$78,000 it is not as big of a difference as it may have sounded. The other thing about Bloomings I think it has been in the last six months we are now on our third or fourth person. I don't know how anything can get done without consistency from the company as to who is in charge and managing this job and knows what needs to be done. Half the time you are trying to train the new person as to what needs to be done. I'm supporting getting bids.

Ms. Durham stated I agree that we need to bid it out but get the work done that needs to be done immediately, the palm trees, mulching, whatever needs to be done.

Mr. Eckert stated one of the things that you get as a benefit from going out to bid, right now because of the amount of the contract you are limited to a one year contract and if you go out to bid you really ought to think about doing a three year contract but you are always going to have a 30 day termination provision. Effectively if somebody is not performing you have a way to deal with that but you also have locked in price for three years. It seems like this one is moving around a lot and that would prevent that game from being played.

Ms. Durham stated the contract they had was never sufficient to do what needed to be done here. What you get is piecemealing. When I read this draft I thought this is amazing because we have never seen anything like this laid out and that is what we paid the gentleman to do for us to come up with the specs to get the bid we needed to have a superior outcome on our property.

**ii. Consideration of Proposal to Trim Clubhouse and Median Palms**

Mr. Flint stated I think I have direction from the Board so I will let Bloomings know that we are going to bid out the services and they are more than welcome to participate in that bid. You do have some proposals in your agenda packet for the palm trimming. I would ask the Board to consider those, one is for around the clubhouse in the amount of \$690 the other is for the median along the boulevard for \$3,195 for a total of \$3,885. Again, I'm comfortable that dollar amount is reasonable based on the number of palm trees. You have 46 palm trees around the clubhouse and 213 palms along the boulevard that exceed 15 feet. As part of bidding it out we would likely realize a savings of this amount in the contract so you wouldn't be paying for it twice. The contract would include the palm trimming but it would only include the second one for the year and not the first.

Mr. Szewczyk moved to approve the proposal from Bloomings to trim 46 palms that are above the 15 foot limit at the clubhouse and parking lot in the amount of \$690 and the proposal for the 213 palms over 15 feet in the medians of the boulevard in the amount of \$3,195 and Ms. Greisz seconded the motion.

Ms. Durham asked is the cost of this part of that projected cost to complete for this year?

Mr. Flint responded I believe it is.

On voice vote with all in favor the motion passed.

**iii. Consideration of Proposals to Replant Median Landscaping Impacted by Line of Sight Remediation**

Mr. Flint asked are we going to defer the replanting of the median until we bid it out and either get a new contractor or a get a new contract with Bloomings?

Ms. Durham stated I think we should take your advice your recommendation on that.

Ms. Greisz asked since we had so many comments from the audience on how it looks how they feel about us waiting and the planting wouldn't occur until probably October.

A few residents strongly voiced their displeasure about the delay.

Mr. Flint stated Option 1 is what they call their Disney option it is kind of a mix of different plants. I'm not sure it really fits in with the landscape but that is the most expensive option at \$7,620. Option 2 is basically an extension of the landscaping they have in place so if there was a row of juniper and they took out the oleander they would extend that juniper to the edge of the sod. The other plantings they would kind of carry the look through that is existing and there is also some St. Augustine grass that would be planted. The third option is replacing all the planted areas with St. Augustine grass it is the least expensive at \$2,250. I'm not sure that would make sense but the middle option, which I have labeled as Option 2 is probably the common sense option, it is the one that is the least risky from a design perspective and would carry forward the existing plantings and just expand those beds. Again, it is up to the Board whether you want to forward at this point or wait 30 days.

Ms. Greisz asked do any of these include planting some flowers out here?

Mr. Flint responded no this is just addressing the medians where the oleanders were taken out.

Ms. Greisz stated that is a separate issue then.

Mr. Flint stated this was mainly to address the line of sight issues that were removed. It wasn't anything around the clubhouse.

Ms. Durham stated dealing with the line of sight issues, what we think we are hearing is consensus based on grumbling at least is they want us to go ahead and get the flowers planted as soon as we get those trees trimmed and then deal with any failure of plants when the time comes if we have plants that don't survive. Is that what the Board is hearing?

The Board was in consensus.

Mr. Flint stated that's a good point. Keep in mind that they are going to need to do the palm trimming first before they do the planting because they are not going to want to work over newly planted material. If it is the will of the Board to move forward then I would ask if one of the options is preferable that a motion be made.

On MOTION by Mr. Szewczyk seconded by Ms. Durham with all in favor Option 2 proposal in the amount of \$3,750 to replant median landscaping was approved the work to commence upon completion of the palm trimming.

Mr. Szewczyk stated we have taken care of the palms, this and the mulch.

Mr. Flint stated the mulch is included; we are paying for that monthly so we are going to ask them to move forward and to do the palm trimming, then the plants, then the mulch.

Ms. Durham stated again, this has been in process it took some time to get it all done. This is what we were left with and I think that is a fair statement with a bid that was insufficient, a contract that was insufficient and I think now we have things working.

Mr. Szewczyk asked did we have a motion to go out to bid?

Mr. Flint responded no, we have a motion for the palm trimming and a motion for the planting. Is there a motion to direct staff to initiate the landscaping bid process?

Mr. Szewczyk stated before we do that we need to discuss that PSA has done a great job coming up with these specs for us; however, I don't know how much further involvement we need. We have Vesta, we have GMS, I don't know how many other inspections we are going to need to pay for on whether the job is good or not. I think we need to discuss PSA's further involvement then that draft would have to be corrected.

Ms. Durham asked let's have a motion then the discussion. Is that okay?

Mr. Flint stated I guess the motion would be to direct staff to bid and there would be discussion about the bid document itself.

Mr. Szewczyk moved to direct staff to bid the landscape maintenance contract and Ms. Durham seconded the motion.
--

Mr. Flint stated the issue of PSA's involvement their annual contract for that is \$3,300. I can tell you that I can't do it for \$3,300. When we do onsite management and we manage landscape and lake contracts for him to do monthly inspections, generate reports, follow-up with the contractor, all the things he is proposing. Also there is potentially some savings here if they are not performing there are going to be deducts against their contract. His argument would be it pays for itself and it wouldn't be an additional expense but it is a \$3,300 expense and is in your proposed budget. Again, it is the Board's decision. I would see it as Vesta's responsibility being onsite to manage those contracts if they are comfortable managing the landscape contract and that is part of their scope of work then I would say leave it out otherwise I would probably say it is not a significant amount of money. I think we would benefit from those monthly inspections from the relationships he has with contractors many of the contractors that are going to bid on

this contract he knows from other communities and because he works with them in other communities he is going to be able to get them to respond because they know they are at risk not only here but elsewhere. For the money and his expertise it may be well served.

Roy Deary stated I could possibly help the Board solve this by saying if District Counsel is convinced it is in our contract we will deduct the \$3,300 from our contract and let the experts do it.

Ms. Greisz stated if it won't cost us anything I think we would be foolish if we didn't do it. I think we need to institutionalize the structure here because this landscaping is our biggest contract other than our staff by far and we have to make sure this work gets done and it gets done right. In the long run you have that policing then you are going to have the contractor know they have an inspector and if they don't do what they are supposed to do they will be fined.

Mr. Eckert stated you have a motion to go out to bid and the secondary issue, which I think we can deal with after that is whether or not to continue to retain the consultant and for what service.

On voice vote with all in favor the motion passed.

Mr. Flint stated we don't have it on the agenda but at this point or we can deal with this at the September meeting as well I can have the PSA Agreement on the agenda for their services. It is in the budget if the Board wants to approve that I can bring the agreement back next month. In the meantime we can look at ASG's contract.

Ms. Durham stated let's do that.

#### **B. Ratification of Gym Flooring and Associated Purchases**

Mr. Flint stated the next item is dealing with the gym flooring and associated purchases. The Board originally approved a not to exceed of \$1,634 for the 8 mm gym flooring. We purchased some of that material after it was received it was determined that we needed additional material so in an effort to move this along the Chair and I communicated with each other and we authorized Joe to move forward with the purchase of some additional materials. I'm asking the Board to ratify that purchase at this time. The original order was \$1,234 and it wasn't for the full \$1,600 and we are asking the Board to ratify an additional \$1,054.86.

Ms. Greisz stated when the room was originally measured it was measured incorrectly and when the company got the measurements they didn't send the right amount of footage that we needed.

On MOTION by Ms. Greisz seconded by Ms. Stephens with all in favor the purchase of the gym flooring from Rubber Flooring, Inc. in the amount of \$1,054.86 was ratified.

Mr. Flint stated the other item is a proposal from Fitness Logic for the installation of the flooring and includes the labor to install the flooring, the labor to move the equipment out of the room and back into the room and tape to install it. The total amount of the proposal is \$1,355. This is a situation where if you want it installed right it makes sense to not try to do it in-house when the in-house staff is not expert in this area. Fitness Logic also has the equipment to be able to move that heavy fitness equipment in and out of that room. Because Fitness Logic has the current maintenance contract with the District Joe solicited a bid from them to do that installation.

Mr. Durham asked how long are we going to be closed and when do you anticipate it being done?

Mr. Montagna responded the anticipated date for this gym to be finished will be the week after the tennis courts are closed. We will talk about that later, the tennis courts will be closed from August 19<sup>th</sup> through the 24<sup>th</sup>. We do not want to close the gym and tennis courts at the same time. This will take three days to complete and we are proposing it be done the following week after the courts, Tuesday, Wednesday and Thursday of that following week. I believe the dates are the 27, 28 and 29<sup>th</sup> of August. The total cost of the flooring and installation is \$1,054 for the second order and the first order was \$1,256 and \$1,355 for installation.

Ms. Greisz stated this is well within the budget, we do have a budget for the gym an annual budget line that we have not spent so far this year so we are not exceeding that budget line.

Mr. Szewczyk stated even though it is in the budget we need to put some sort of safeguard in place so it doesn't happen again. Secondly, ADA compliant, do we know what machines we are going to have to get rid of?

Mr. Montagna responded yes there are two we have to get rid of, the abdominal lift and the cabinet that is in there that will create a lot more space so we can move around the other items to get it ADA compliant.

Ms. Durham stated I guess your point Joe if I heard you is it is not okay to mis-measure and come back and ask us for more. Was that your point?

Mr. Szewczyk responded yes.

Ms. Durham stated I thought it was, I agree.

On MOTION by Ms. Durham seconded by Mr. Szewczyk with all in favor the agreement with Fitness Logic for the installation of the rubber flooring in the amount of \$1,355 was approved.

**C. Status Report on Bond Refinancing Efforts**

Mr. Flint stated I emailed to the Board a short letter from MBS Capital in response for a request of the refinancing effort and you can see from the chart I included in the agenda as well as their short memo. They show you that over the last several months the interest rates have gone from the mid 2% for a 30 year bond to over 4% and as a result of the increase in the interest rates their calculations show there are not adequate savings to justify moving forward with the refinancing at this point. Of course, they are going to continue to monitor interest rates and as those hopefully go back down they will come back to the Board with a proposal to do that.

**SIXTH ORDER OF BUSINESS**

**New Business items**

**A. Consideration of Insurance Proposals for Fiscal Year 2013-2014**

Mr. Flint stated the next item is consideration of insurance proposals for 2013/2014. I apologize for the lateness I had Stacie email copies of the proposals to you and I did bring copies with me as well. Your existing insurance provider is Florida Municipal Insurance Trust, FMIT, they are an arm of the Florida League of Cities. There are only a couple options when it comes to insurance for community development districts. FMIT your current provider has provided a renewal quote of \$10,823 that includes a return of premium of \$1,778. I also have a proposal from Florida Insurance Alliance, which is an insurance cooperative that insures a number of community development districts in the State of Florida. You can see the price is basically the same they are at \$10,536. I have spoken with Florida Insurance Alliance and he doesn't

recommend the District make a change. Again, that is a Board decision. The coverage is comparable and at this point our recommendation would be to stay with FMIT.

On MOTION by Mr. Szewczyk seconded by Ms. Stephens with all in favor staff was authorized to bind the insurance with FMIT.

**B. Consideration of Direct Collect Agreement with Imagine School at North Port, Inc.**

Mr. Flint stated the direct collect agreement I believe we want to hold until after the budget discussion.

Mr. Eckert stated why don't we deal with that issue when we start talking about the budget if that is okay and it will also give an opportunity for the gentleman from the school to come back in as well.

Mr. Flint stated we also have an item that we added to the agenda, item 5H, which deals with a request for an FP&L easement associated with Imagine School and Mike would like to take those two together in conjunction with the budget discussion.

**C. Consideration of Proposals for DVR Replacement**

Mr. Flint stated the next item is consideration of proposals for DVR replacement. We have 16 security cameras in and around the clubhouse. There is a DVR, digital video recorder, that is part of that system and that DVR has failed. We have two proposals in your agenda, one is basically to replace what we have and that is \$1,540 and there is an upgraded option, an analog encoder and the current cameras are analog cameras this upgraded option will still function with the analog cameras but it will give you an option in the future if you ever actually replace the cameras with digital you could replace it with an IP camera, which operates over the internet. Although it is \$3,870 I know there are some concerns with the existing system with the quality of the images that we receive on the existing system. I'm told that this upgraded system will provide better image quality but you are still going to have the same cameras but at least with this system you can upgrade those cameras in the future you are not going to be limited. Right now the DVR is not functioning so we are not able to record any images from the cameras. You can view them in real time but if we ever had to go back and refer to those cameras if there was vandalism or something going on we would not be able to do that at this point.

Ms. Durham stated it would be nice if we had a system that we can actually tell what is going on out there at the pool or whatever. It gives us far better opportunity to see what took place. The previous Board also had discussion of the need to get better cameras but at the time what we had in the office wouldn't have helped it. Now, when we do get ready to upgrade those cameras it will work with Option 2 but not if we just replace what we have.

Ms. Greisz stated I agree we have never really been able to see who is doing what.

Ms. Durham stated we have nothing right now and I think having something is better than nothing but I think we can improve it.

Mr. Szewczyk stated you have done a good job of convincing me that it might be worth it and down the road if we ever do want to replace the cameras.

On MOTION by Ms. Greisz seconded by Ms. Stephens with all in favor staff was authorized to purchase Option 2 the upgraded DVR equipment in the amount of \$3,870.31.

Ms. Greisz stated in our capital program there was budgeted for this year \$15,000 for security issues. I would like to direct our staff to check out cost of cameras. I would like to look at our choices for security versus a nighttime person. I am not convinced we need a nighttime person every single night. I think most of the damage that was done last year was the tennis courts and they are secured with high gates and fences. I know there was a big discussion over a year ago about how bad the cameras were so at least get some pricing on that.

Mr. Flint stated okay, we will follow-up on that and bring some information back to you in September.

**D. Ratification of Pool Pump Replacement**

Mr. Flint stated the pool pump was damaged as a result of lightning and we filed an insurance claim and we received a check back on August 8<sup>th</sup> for \$2,327.57. The total cost was close to \$3,500 and what you have in your agenda to ratify is the cost of the pump itself, there was an impeller that was replaced and some other small items and there is \$1,000 deductible on the insurance policy so we got a check back less the \$1,000 deductible for \$2,327.57. The proposal I'm asking the Board to ratify would be for \$2,500 and that is to remove and replace the pool pump motor, sleeve, seal & gasket, parts, labor and shipping.

On MOTION by Ms. Durham seconded by Ms. Stephens with all in favor the payment to John's Electric Motors in the amount of \$2,500 was ratified.

**E. Discussion of Memorandum Regarding Policy for Public Comment**

Mr. Eckert stated over the last legislative session there was a law passed, the purpose of the law was to make sure that the public had an opportunity to speak at public meetings. This was in response to a Florida Supreme Court case that found that the public had a right to attend public meetings but not a right to speak. This new policy we are presenting to you will ensure that people have the right to speak at the meetings and also establish some limitations and some measures to make sure that we can still have efficient meetings but the people have an opportunity to speak and most importantly have an opportunity to speak at the beginning of the meeting rather than at the end of the meeting so they can comment on any of the agenda items that will come before the Board. Sometimes items come up that aren't on the agenda and this policy also provides that if any new items come up before you vote on them you must allow a period for public comment. Other than that we have time limitations and things like that. I have to say I have never seen a board where we have public comment for every agenda item just simply because it really does slow down the meeting so if people have comments on agenda items they can provide them at the beginning of the meeting you can take them into account when you actually get to that agenda item. Before October 1<sup>st</sup> you will need to adopt a policy that is consistent with the new Florida law. What we have provided is consistent with the new Florida law and I have outlined the main parts of it but again this Board is already doing the right thing under that law by having public comment in the very beginning of the meeting. You are the only District I have that allows that and now all of them will allow that before October 1<sup>st</sup>.

Ms. Durham stated the agenda and our book is online, everything we are going to be talking about you will be able to look at. It should be posted seven days prior to this meeting but always within six days of the meeting so if you will take the time to go online that way you know exactly what is going to be talked about and discussed and can have your comments or questions ready. I think we will probably stay with non-agenda items at the end of the meeting but that we can look at later that is something that is optional. The main thing is you have an opportunity to speak to these items and I agree with Mike our meetings are way too long and it is good to hear

from the audience but we have to figure a way to get through the agenda. In reading the resolution I don't know how we can improve upon it.

Mr. Eckert stated I am looking for a motion to adopt the resolution as presented in your agenda package.

On MOTION by Mr. Szewczyk seconded by Ms. Durham with all in favor the resolution adopting the opportunity to be heard policy was approved.

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

Mr. Flint stated the next item is an item we discussed, we know that we need to review and make changes to the current policies for the clubhouse and the amenities. We also know that we need to review the rental rates for use of the ballroom. I intended to have some drafts of those documents for you this evening but with everything else on the agenda as well as staff changes and those sorts of things we would ask the Board's patience in allowing us to bring those to you at your September meeting. That would still allow us to get those changes in place for the next fiscal year as far as the room rental rates go. That also will give Mike an opportunity to have review and comment and input on any potential policies we may have for the clubhouse. We do have a current set of policies I understand they are probably ten years old there hasn't been significant changes to those policies since that time but I know for example one of the issue that Joe is going to talk with you later this evening about is the hours of operation of the club office. Those sort of items are addressed in that policy and we don't need to wait for that policy to make those sort of administrative changes if the Board is comfortable with that. We will bring that back to you at your September meeting.

**G. Discussion of Hurricane Preparedness Plan**

Mr. Flint stated I included a hurricane preparedness plan in your agenda. It is fairly self explanatory it is not real detailed but addresses the main issues. I use this plan in other communities and I think it is adequate for the needs of this community. It can always be amended or changed but basically it addresses all of the operational items the Board needs to consider whenever there is an approaching storm. The first section deals with activities that are general in nature that are done throughout the year. The second section addresses activities that

would take place 24 hours in advance of the actual event. If there are any comments or questions from the Board if you would like to review this and take it under advisement we can take action at a future meeting or if the Board is comfortable with this plan we could move forward tonight.

Mr. Szewczyk stated my comment basically is I think it would be better if next to each one of these letters we say exactly who is responsible for what step.

Mr. Durham stated staff is responsible for that but I agree with you, who on staff will do that.

Ms. Greisz stated assuming we are going to have procedures that detail that exact issue. A year ago when we had a potential storm coming they were scrambling around here, which shutters go on which windows and I believe they labeled them and did that sort of thing so I would like to make sure that we have a very specific work procedure that identifies who, identifies what, where is everything, what is securing the equipment mean, the privacy screens attached to the fences along the tennis courts need to be rolled up. We really need a detailed one so that next year or this year we have all new staff they can follow it. There is a need to institutionalize these things.

Mr. Flint stated with those comments I will bring this back in September with some of those changes, who is responsible for what. Hurricane shutters I did not take into account in this policy and we can add that and any other items that onsite staff may want to include.

**H. Consideration of Easement Agreement with Florida Power & Light Regarding Construction of Imagine School Gym**

This item taken up later in the meeting.

**SEVENTH ORDER OF BUSINESS**

**Public Hearings**

**A. Public Hearing to Adopt District's Rules of Procedure**

Mr. Flint stated the first item is a public hearing to consider adoption of the District's rules of procedure. Those were provided to you in draft form by District Counsel at a prior meeting and you authorized staff to place the proper notices designating this evening in this location for a public hearing to consider final adoption of those.

On MOTION by Ms. Durham seconded by Ms. Greisz with all in favor the public hearing was opened.

Mr. Flint stated a copy of these proposed rules have been in prior agenda packets, they are in the agenda packet this evening they were also available to anyone who would like to inspect them prior to tonight. They are required to be adopted in a public hearing so I would ask the Board if you want discussion on the rules or if you would like to take public comment first then bring it back for discussion.

Ms. Durham stated see if there is any public comment because I'm ready to move to adopt them.

Mr. Eckert stated one clarification just for the benefit of the audience, the rules of procedure we are talking about are not pool policies and they are not policies dealing with facility rental or anything like that, they are really the internal workings of the District and how we make sure we comply with Florida law when we competitively bid a project or how we conduct our meetings or how we respond to public records requests, for example. Just so you understand what we are actually considering.

There being no public comments the Board then had discussion.

Mr. Szewczyk asked under rule 1.1 on page 3 no. 2 under officers, do we need to make a designation between after each election or in my case where I was nominated by the Board do we need to make some kind of differentiation between a general election and a Board selection?

Mr. Eckert responded no, the term officer as we use it in these rules really relates to are you a Chairman, are you a Vice Chairperson, are you an Assistant Secretary. The other officers that the Board has are a Secretary and Treasurer and usually an Assistant Secretary and Assistant Treasurer from your District Manager's office and those are the officers we are talking about in general. You are a public officer when you get elected but as we use it in these rules we intend that to mean the offices you hold at the Board level.

Ms. Greisz asked this doesn't preclude us from electing officers annually does it?

Mr. Eckert responded no, you can elect officers at any Board meeting you want to.

Ms. Greisz stated this is just telling us that the law says after an election there is a certain timeframe that you have to do it.

Mr. Eckert responded after an election you have to elect officers, they can be the same people to the same positions but you have to go through that process.

Ms. Durham stated also after appointment of an individual.

Mr. Eckert stated correct. At this point in time it would be appropriate for the Board to have a motion adopting the new rules of procedure as presented.

On MOTION by Ms. Durham seconded by Mr. Szewczyk with all in favor the rules of procedure were adopted.

On MOTION by Ms. Greisz seconded by Mr. Szewczyk with all in favor the public hearing was closed.

**B. Consideration of Resolution 2013-08 Adopting the Fiscal Year 2014 Budget and Relating to the Annual Appropriations**

Mr. Flint stated the next public hearing is to consider the adoption of the annual budget for Fiscal Year 2014. The Board previously approved a proposed budget by resolution and you set the date, place and time of the public hearing for today. We advertised a 21 and 14 day notice for that public hearing in the local newspaper.

On MOTION by Mr. Szewczyk seconded by Ms. Stephens with all in favor the public hearing was opened.

Mr. Eckert stated we do have an issue regarding the charter school site that we need to discuss and it really does have an impact on our budget so I think we want to deal with that and also we have a gentleman from the charter school here today that has another item he would like to address and I think we take that immediately after the budget.

The first issue is the charter school purchased the property in 2012 and they came to a Board meeting before they purchased the property and the topic of the District's assessments was discussed and it was indicated to the Board at that point in time by the representatives from the charter school that they intended to pay the District's assessments moving forward. We have taken a look at the law as well as the discussion that occurred at that meeting and the background behind that discussion. What we as your District Counsel are comfortable with suggesting to the Board is that you can certify the debt assessment for collection but we think the more appropriate way to deal with the O&M issue is to ask the charter school to pay through a funding agreement an amount equal to that they would otherwise be assessed for O&M. They are going to have to review that and take that back to their Board for them to make some decisions but at this point in

time given the discussions that occurred in 2012 as well as our review of the law, we are not comfortable telling you that you can levy an O&M assessment against that property moving forward.

Ms. Durham asked how much is the O&M with Imagine School?

Mr. Eckert responded O&M is about \$21,000 and the debt service is \$10,000.

Ms. Durham asked they have to pay the debt service, right?

Mr. Eckert responded I believe in reviewing the law when they bought the property it was subject to the debt service and it was not paid off at the closing, which is typically what people would require be done, that was not included in your assessment resolutions that were prepared 10 years ago by someone else so I think the Board can collect the debt service assessment but I think in terms of O&M you are asking the charter school to make a contribution to the District equal to what the O&M would be and it is up to them to decide how they want to handle that issue.

Ms. Stephens asked what are you looking for us to decide tonight?

Mr. Eckert responded I think we are going to go through our budget and explain what needs to be on the assessment roll and what doesn't. I think tonight we are going to be asking you and I have a copy here when we get done with the budget I will pass down to you a slight revision to the direct collect agreement that is in your agenda package, which does exactly what I just said, requires them to make a payment for the debt service and the agreement as I have written it requires them to make a contribution of funds equal to that which could have been assessed against them but again that is going to be up to them on making some decisions on how they want to handle the O&M. I'm just not comfortable based on what I have seen and read and researched telling you right now that you should be levying an O&M assessment against that parcel.

Ms. Durham stated that is based on current law.

Mr. Eckert stated that is based on current law. We can go on to the budget now.

Mr. Flint stated you have a resolution in your agenda that approves the budget for Fiscal Year 2014, the attachment to that resolution is the proposed budget in substantial form as what you saw back in May or June when you approved it. We added some changes to it, we made landscaping a little bigger. You can see on the revenue side that the projected operation and maintenance assessment revenue has been reduced by \$31,251 and I'm rounding here,

approximately \$21,000 of that is O&M assessments attributable to the Imagine School and then there is a portion associated with the cost of collection for the tax collector. If you noticed in the expense budget further down that page there is a line item called tax collector fees and you can see in the current year there was \$9,259 budgeted but there was no expense and the reason is because the tax collector nets it out of what they remit back to the District before we see it so it would be more appropriate to reduce the revenue by that amount versus showing an expense because they don't bill us for it; they net it. We have taken it out of the assessments then we have taken the Imagine School O&M revenue out of the assessments so that is the reduction that you see there. We also recognized the total estimated fund balance that we believe we are going to have on October 1 and you can see it is \$429,000 and the reason we are doing that is in the past that fund balance has not been appropriated it has been out there and reflected on your balance sheet but it has not actually been reflected in your budget or appropriated so we recognize that fund balance and that allows us to transfer a portion of that fund balance into a capital reserve fund so now we set up a separate capital reserve fund that \$75,000 that you budgeted annually is now going into a separate fund and you will see that tracked separately so you know how much you have in the capital reserve and we will go through that in a minute.

On page 2 we increased the landscape maintenance from \$78,000 to \$100,000 and eliminated the irrigation maintenance line for \$2,500 because that is going to be included in the landscape maintenance cost.

We also made a couple minor adjustments to telephone and garbage collection and we increased the utilities for the water meter that is by the tennis courts based on our current experience it looks like we are going to spend in excess of \$11,000 we only had \$8,000 in the budget so we increased that by \$3,000. When we get down to other expenditures we had a capital investment line basically that was the line that you were balancing your budget against and we eliminated that to cover the increase in the landscape maintenance as well as the reduction in the assessments and we have shown a transfer from the capital reserve fund of \$180,993 leaving a general fund operating reserve of \$235,000. That operating reserve is in excess of what you would need for three months. You typically would want to keep at least three months in an operating reserve to cover the time period between the beginning of the fiscal year and when your assessment revenue starts coming in, in December. We balanced the budget

against that line so we have more in there than what we would need for the operating reserve so you do have some cushion for a contingency if you need it.

You will see the narrative descriptions of the specific line items and to the extent there are utility accounts or contracts they are listed there with the amounts.

If you look on page 10 this is the capital reserve budget you will see that there is a transfer in of \$180,993 that you saw from the general fund. There is an additional \$75,000 that is being transferred in that was budgeted. The total is \$256,243 that is projected to be in the capital reserve next fiscal year. I have not indicated any specific expenses. I show the major categories that are in the reserve study, we can go back at any time and identify specific expense categories for that \$256,243 we haven't identified them here. That \$180,993 we show transferred in is based on the amount the reserve study identified as what we should have in place at this point.

Ms. Durham stated it sounds like we are not in bad shape anymore.

Mr. Flint stated we are very tight on the current revenue to current expenses on the general fund we are on the verge of having to use some of the carry forward to balance that budget so we have to look seriously going into Fiscal Year 2015 about whether there needs to be some adjustment to your O&M assessments but at this point you do have adequate operating reserves, you have capital reserves consistent with what the reserve study said you should have in 2014.

I will point out one other item then we can have discussion. The next page is the debt service fund. In this debt service fund for presentation tonight we took the debt out associated with the Imagine School you can see that \$11,280 that shows as a change between the proposed budget as originally approved and what we have tonight as the revised proposed budget. I would ask the Board to add that back in because we are still going to assess them for the debt we are just going to direct bill them. At the time we put this together we weren't sure how the assessments for the school was going to be handled so we took it out of the debt and the general fund. Based on the approach that District Counsel is recommending we would direct bill that and so we would add that back in, which would bring that back up to \$187,185.

We know it is not a perfect document it is a work in progress, we think going forward we can continue to make changes that will make it a better document for the Board and definitely going into 2015 to the extent we need to make changes we can do that as well.

Mr. Eckert stated in all fairness to GMS just so the Board is aware I have been researching this charter school issue up until a couple hours before the meeting so he put together the budget he knew based on the numbers I had previously told him could be included and we need to add that one item back in.

Mr. Flint asked are there any questions on the proposed budget? If not we need to open the floor for public comment. Are there any members of the public that would like to provide comment on the resolution or the proposed budget?

Mr. Manville stated I listened to everything you said but what is the budget for 2014 opposed to what it was in 2013 plus or minus and what percentage?

Mr. Flint responded the current year adopted budget is \$676,554 the proposed budget is \$1,074,985 and the reason for that is we are recognizing \$429,000 in carry forward that was not appropriated in the past. When you compare those numbers you really have to take the beginning fund balance out of that. It is right on target with the current year there is really not a significant difference. The main difference is now we are recognizing the fund balance and appropriating it and putting it into a capital reserve.

Mr. Manville asked Sharon do you agree with all of this?

Ms. Greisz responded yes it is almost the same we did move some things around we have always had the balancing account for capital investment and this year in 2014 it is zero last year it was \$37,000 so we took it out of there and moved it elsewhere. The other big thing to make it very simple is now that reserve that has been started like when we paved Scarlett the \$100,000 came out of that and that is the capital fund and is in a separate area now. That capital on our long-term plan will come out of that so we don't really need this capital investment. There is a lot of movement around in this budget but the bottom line is it is almost right on where we are this year. I think that was the issue George was making, revenue in on a given year and expenses going out every year is darn close so costs are going to keep going up and assessments don't and it is getting closer and closer. For a lot of the Board this is their first budget for some of us as well as for George and I think we are going to get a better handle on it and certainly work on not to ever have to raise assessments but we have built up a nice surplus but we are really balanced as far as money in the door each year and money out the door each year.

Ms. Stephens stated therein lies the problem of when people complain about different things you have to understand just like your own budget at home you only have so much money

to spend and if you keep wanting to do things and improve things eventually we are going to be assessed the bottom line.

Ms. Lewis stated we have been living in a dream world since I have been living here with our annual assessments not going up. As you pointed out Sharon we are cutting it real thin so there is no room for emergencies as I understand it, is it?

Ms. Greisz stated we have estimated this year about \$425,000 surplus, we are moving \$180,000 of that, which is really the reserve and for the first time we are truly designating it as an official reserve, legally and financially, not just saying we have it and moving it separate so we still have a sizeable fund balance surplus of over \$200,000 but part of that you want to have as a reserve.

Ms. Lewis stated I'm still confused and would like the attorney to quote that law to me where Imagine School no longer has to pay by mandate operating and expenses.

Mr. Eckert stated if the question is about the exemption that may or may not be there I will talk to you about that after the meeting if that is okay but if your question is why is staff recommending the Board to directly collect that versus going on the tax roll we found when you deal with educational institutions and folks like that it is better to have a direct collect agreement where they pay one time that is set and fixed in the year rather than have it go on the tax bill and work with them that way. We have done a similar type agreement with the University of Central Florida, University of Florida and folks like that so we are recommending that. The Board can go on the roll if they decide for that property as well, we are just recommending that we think it is better suited for a direct collect agreement.

Ms. Greisz stated if they don't pay we have the right to foreclose.

Mr. Eckert responded right.

Mr. Flint stated there being no other audience comments we will bring it back to the Board for consideration of the resolution. I would ask that the Board acknowledge that the attachment to the resolution does include a change to the debt service fund to add the assessment back in for Imagine School in the amount of \$11,280 otherwise it appears there aren't any other changes to the exhibit. Is there any discussion on the resolution or the budget? If not is there a motion to approve Resolution 2013-08?

On MOTION by Ms. Greisz seconded by Ms. Stephens with all in favor resolution 2013-08 with the amended exhibit was approved.

**C. Consideration of Resolution 2013-09 Imposing Special Assessments and Certifying an Assessment Roll**

Mr. Flint stated the next item while the public hearing is still open you have Resolution 2013-09, which is a resolution imposing assessments. We have a revised resolution that District Counsel has prepared.

Mr. Eckert stated the only difference between what is in your agenda package and what I'm going to pass out to you is it provides for the direct bill assessment for the charter school. That is the only difference.

Mr. Flint stated this resolution is imposing the assessments that were just approved in the budget and there are two exhibits to the resolution, one is the assessment roll that reflects the parcel ID and the per unit amounts and the other is the proposed budget that was just approved.

Ms. Durham stated if I understood you Mike part and parcel of this is the agreement that we would direct bill the Imagine School.

Mr. Eckert responded correct, once we adopt this resolution we will have a form of agreement that is in your package. There is a slight change to that as well, which we will talk about when we get to that but we will deal with that after we adopt this assessment resolution.

Mr. Flint asked are there any members of the public that would like to provide comment on the resolution imposing the assessments associated with the budget that was just adopted? Hearing no audience comment we will bring it back to the Board for consideration of the resolution.

On MOTION by Ms. Durham seconded by Ms. Greisz with all in favor Resolution 2013-09 providing for the direct bill assessment for the charter school was approved.

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

**Direct Collect Funding Agreement**

Mr. Eckert stated as we discussed earlier on we are recommending that the Board approve the form of a direct collect funding agreement with Imagine School. That agreement being presented to you provides for the direct collection of the debt service assessment as well as a contribution equal to the amount that Imagine School would otherwise be assessed for operations and maintenance. This is the suggested approach and again the debt service assessment we have remedies on how to deal with that in the event that it isn't paid and on the contribution aspect we are asking the school to pay that based on the discussions that the Board had in 2012 with them but I'm sure that is something they are going to be reviewing and get back to us on that aspect. I would imagine we will be revisiting this in September in some sort of a final form but for now I'm asking the Board to approve it in substantial form and direct staff and the Chairperson to negotiate with Imagine School on this agreement.

Mr. Greisz stated the final vote on approving the agreement won't be until September.

Mr. Eckert stated I'm sure this is going to change some between now and your September meeting when Imagine School has an opportunity to review it and they have not had any significant opportunity to review it.

Ms. Greisz stated what we are doing now is giving you the authority to move forward with it but it is still not a done deal until we vote on the final agreement.

Mr. Eckert stated for purposes of being consistent with your resolution you just adopted I think approving this agreement in substantial form and authorizing us to negotiate something to bring back to you at the September meeting would be appropriate.

<p>On MOTION by Ms. Durham seconded by Ms. Greisz with all in favor the direct collect funding agreement with Imagine School was approved in substantial form and District Counsel and the Chair were authorized to negotiate with Imagine School and bring back the final document to the September meeting for final Board approval.</p>
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### **FP&L Easement**

Mr. Eckert stated today we have a representative of Imagine School here. We received an email earlier this week regarding a request they have for the CDD to grant an easement over a parcel of land that they have. I brought copies of their request and the proposed easement to pass out to the Board. Again, this is going to be one of those things that we are going to have to

approve in substantial form. I know they have some time constraints and they need to get moving on it but at the same time I have reviewed the form of easement and it talks about overhead and underground and I'm told it is just going to be underground. The form needs to change. We will work with them on that but at this point in time I would like to ask the representative from Imagine School to introduce himself and formally make the request that you have for the Board.

Mr. Cascone stated I am development director with Imagine School. I recently jumped into this I have been working around the southeastern U.S. and have been with Imagine for several years but just recently came into North Port, I'm actually out of Orlando. The project as you can see is moving along pretty good and is almost done so we are getting ready to get that gym ready for the kids. One of the things that have come up and is pretty standard for the projects we develop in terms of easements this is a 10 foot wide FP&L having construction underground that is being done. One of the requirements is that our Board sign for a portion of the FP&L easement and the other is for Lakeside Plantation. I think that is ready to be recorded this week so we can get the school open on time.

Mr. Eckert stated the only issue and again we just recently got this document is making sure that (1) it is underground and (2) isn't there a sidewalk that might be impacted by this and we have to make sure the sidewalk isn't cut and then filled with asphalt as we often see. I would ask the Board if the Board is in favor or granting an easement, it is over your land, to authorize staff to work with Imagine to have an acceptable form of easement approved and give the authority to the Chairperson to sign off on that final form. Again, we are talking about a fairly small strip of land, undevelopable land that we have for them to be able to use. Again, I would be happy to answer any questions the Board has and I'm sure the representative would be as well.

Mr. Cascone stated the only thing I will say is this is from FP&L and they kind of make the rules we are sort of at their mercy. I would say that FP&L has to be in that conversation and we will do everything within our power to be sure that it is done the way it is supposed to be done.

Mr. Eckert stated just to be clear in the event that we can't get FP&L to change their document we may be asking Imagine School to provide some assurances for the remediation that it gets done the right way and that can be part of the motion in terms of a side agreement with

them. We don't have asphalt replacing concrete, it is ugly and nobody wants it. I think Imagine School will work with us on that.

Mr. Cascone stated yes no doubt.

Mr. Eckert stated just to be clear what I'm asking the Board for would be to authorize staff and the Chairperson to execute an easement to allow for the FP&L utilities to go underground within our property and to get that done between now and the next meeting and it sounds like it needs to be done sooner than that.

On MOTION by Ms. Greisz seconded by Ms. Stephens with all in favor District staff and the Chairperson were authorized to execute an easement to allow for the FP&L utilities to go underground within District property.

**EIGHTH ORDER OF BUSINESS**

**Business Administration**

**A. Approval of the Minutes of the June 12, 2013 and June 24, 2013 Board of Supervisors Meetings**

Mr. Flint stated we have approval of the minutes of the June 12, 2013 and June 24, 2013 meetings. Those were included in your agenda packet. Are there any additions, deletions or corrections to those? I did get a couple from the Chair that will be made a part of the final document.

On MOTION by Ms. Durham seconded by Mr. Szewczyk with all in favor the minutes of the June 12, 2013 meeting were approved as amended.

Mr. Flint stated you have the June 24<sup>th</sup> minutes. There were a few amendments that will be made a part of the final document.

On MOTION by Mr. Szewczyk seconded by Ms. Durham with all in favor the minutes of the June 24, 2013 meeting were approved as amended.

Ms. Durham stated I want to say thank you. I don't remember a meeting in the last three years that we have not had to go through painful corrections. I want to thank you for an outstanding job.

**B. Approval of Check Register**

Mr. Flint stated next is approval of the check register. You have checks 1 through 72 in the amount of \$91,171.19 and there was a check issued by DMS for \$884.72, the detailed register is behind the summary and we also included copies of all the invoices behind the register. If there are any questions on the check register or the invoices we can discuss that at this point.

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

**C. Balance Sheet and Income Statement**

Mr. Flint stated we also provided you with the unaudited financial reports through June 30<sup>th</sup>. You have the combined balance sheet and the statements of revenue and expenditures for each of the funds. There is no action required by the Board but if you have any questions on the financials we can discuss those.

**D. Approval of Fiscal Year 2014 Meeting Schedule**

Mr. Flint stated each year the Board needs to approve an annual meeting schedule. We included a proposed advertisement that would include the same date, time and place, the second Wednesday of each month at 7:00 p.m. in this location. That notice shows the specific dates for each month. The Board could choose to change these, choose to meet on an as needed basis. This is following your existing meeting time and location if the Board is okay with this date and time you can approve this proposed notice.

On MOTION by Mr. Szewczyk seconded by Ms. Greisz with all in favor the Fiscal Year 2014 meeting schedule was approved.

**A. District Counsel**

Due to technical problems about 10 minutes of the meeting was not recorded and the recording picked up during the attorney's report.

Mr. Eckert stated when you read the technical assistance memorandum the IRS was taking objection to the structure of that particular CDD, which would never have any residents and what we have here is a resident controlled Board so we don't have the same issue. I want the Board to know that as you read articles in the newspaper about the Villages you are in no way similarly situated where you have to worry about that.

**B. District Engineer**

Mr. Flint stated the Engineer isn't here this evening but I did meet with the Engineer prior to this meeting to discuss the sidewalks and the Towns neighborhood concerns that were raised. The Board had previously agreed to accept those and those documents have been prepared but they have not been executed. Subsequent to you taking that action there were some concerns expressed by a resident in the Towns about some condition issues on those sidewalks so prior to executing those documents I have met with the Engineer they are going to take another look at that. If there are issues that have been identified that weren't previously identified our recommendation is going to be that we accept them but we ask Standard Pacific to fund the cost of the repair.

Mr. Eckert stated Standard Pacific wanted this to happen and unfortunately they took about a month to get approval of the documents back to us, which we got after we learned that there may be some additional concerns. Rather than keep telling them to go back and fix something a particular way let's tell them in order for us to sign these we have to do this work and here is what it is going to cost, you need to pay the cost of that and then we will accept them and take care of it. We have been asking them to do it and they apparently have been making attempts but not to our satisfaction. I would rather just end that and move on. That is really up to the Board whether or not you want to do that.

Ms. Stephens stated I have a three page list of all the imperfections.

Mr. Eckert stated maybe I need Board direction on this because if it is a question of defective installation or a safety hazard that is one level of remediation. If there are marks on the sidewalk that really aren't safety type issues or major aesthetic issues then you need to tell me if you want to push back on that. The reason I say that is because one of the pictures I received of defects I can't see it so we need to determine the level of what we are asking them to do. Again, I don't want to ask them to do anything more. I want us to go through, price out what we need to do to get it done the right way and tell them we will take your sidewalks and your roads, give us a check for this amount so we can fix them.

Ms. Durham stated I like that idea.

Mr. Flint stated I think also we need to keep in mind these sidewalks are 10 years old they are not going to be pristine perfect, there are going to be imperfections. The main thing we should be concerned about at this point is safety issues and construction defects. To the extent there are trip hazards or other things that would cause some concern we should address those but it may not include replacing a panel it may only include grinding the edge of it so that the trip hazard is not there. I think we have to exercise some level of reasonableness here but the Board ultimately would provide direction on that. My understanding in talking with the site inspector who worked on behalf of the District on that it was a very frustrating process that the contractor that Standard Pacific hired was not actually a concrete contractor, they were a roofing contractor and he rejected the work at least three times and they came back and every time there were probably over 100 issues he identified so there may be some additional issues. They are going to be out here on Friday looking at those again we can talk about it again in September.

Ms. Durham stated one of my issues with all of this has been the extraordinary charges from our Engineers as we have gone through each of these steps and if you go back and look at our invoices much of it is a result of these bad sidewalks. I don't know how we can even go back and have that conversation. What is it really costing us, not just for repairs but for the Engineers that keep going back?

Mr. Eckert stated I think you can ask but I don't think they have an obligation to, the other thing you can say is no thanks we don't want them. I don't recommend that because I don't think that is good for the community but I think you are going to eat those engineering fees and that is just going to be part of the due diligence in making sure you get the best you can.

Ms. Durham stated let's get this resolved and not have the Engineers come back over and over again. If they do repairs if we were to go that route then once again we are bringing the Engineers back to check that out and if we get a contractor to do it maybe staff can handle that without bringing the Engineer back to say they are good.

Mr. Eckert stated I understand.

### **C. District Manager**

#### **i. Presentation of Action Items List**

Mr. Flint stated I put together an action items list that is intended to track some of the major follow-up items that have been identified by the Board in the past. We have the tennis court refurbishment I think Joe indicated to you earlier that their work is scheduled to begin on August 18<sup>th</sup>.

Evaluating the pool deck and recommending options for repair that is in process and with Mike on board he is going to assist with that. They have met with at least one contractor and looked at that area. I also noted that the reserve study referenced that there was a 20 year warranty on that decking that was installed in 2007. We are trying to track down the contractor and whether that warranty is something we can take advantage of.

Installing the ice machine has been completed.

We revised the budget to include a capital reserve.

Evaluating options for replacing pool furniture. They have been cleaned recently and Joe did get prices for re-powder coating and re-strapping the existing furniture as well as prices for new furniture.

Traffic enforcement: Sharon was working on that issue and I did provide a copy of an interlocal agreement between the CDD and North Port. I don't know if there is any report on that issue at this point.

Ms. Greisz stated they did start additional enforcement but I have not seen any speed enforcement. They believe the first thing is to show up and they have been talking to people about parking illegally and that sort of thing. I will follow-up some more. We still have a speeding problem and it is dangerous in certain areas. They were talking about them being our roads and not their roads and can they really write citations and they have that old short agreement so I will get on their case.

Mr. Eckert stated from my perspective as District Counsel that agreement is fine. If they want it beefed up in some way to give them extra permission to be here we can do it.

Mr. Flint stated the amenity polices rate schedule indicated we would bring that to you at your September meeting.

Replanting the medians: you approved this evening.

Imagine School: we dealt with that this evening.

Quality Doors refund: I did make a phone call to Quality Doors left a message for the owner. I didn't get a return phone call but a \$200 check did show up here last week. I think they still owed us \$800 and now they owe us \$600 because we have the \$200. We will keep working on that.

I know Joe is working on the Koi pond and gazebo issue, the fitness room.

We received the pool lifts and there are issues with permitting that we are working through right now. The pool lifts are onsite. Onsite staff is continuing to work on that issue.

Landscape contract: we are going to be bidding that out.

We will be trimming the palm trees.

The bond refinancing you got an update on tonight.

Is there anything else we want to add?

Ms. Stephens asked why did we pay the City of North Port for the permit \$130 for the lifts when Aquatics was supposed to pay for it?

Mr. Flint stated we haven't actually paid the \$130 yet. We cut the check because we were going to apply for the permit. We are still holding the check because the permit has not been applied for but the agreement with the contractor didn't include permitting. We have gotten involved in that side of it and it has become a quagmire.

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

Mr. Montagna stated I have been asked to look at the Koi ponds along with the gazebo. We had a couple vendors come out to address the Koi pond issues. We met with one yesterday and he is going to be getting us a quote and one actually came out today and was able to get the Koi pond back up and running again and he gave us a quote to get it operational. It is a Board decision and we do feel that a lot of money went to building that Koi pond years ago and we would like to see it back up and running and in good shape. It is a beautiful feature for your

property. The quote we received was \$3,800 to redo the filters and get the water fountain back working again, the aeration system in there as well. At this point we get at least the other quote back from the first vendor that came out and if he can do more for less we will go with that one. If you want we can table this until the September meeting and you give us some direction once we get all the quotes in for the Koi pond.

Ms. Greisz asked that quote was just for fixing the pond itself. We cut out all the overgrown grasses, so we have to replace some stands, do we have to buy fish? What do we need?

Mr. Montagna stated that does not include restocking of any fish or anything like that. Those are added expenses that will come later on. Just to get it aesthetically pleasing to the eye, get all the algae growth, get all the stones replaced, the water fountain, the overgrown areas and get it back to the way it was possibly two years ago but you would still have stocking fees for the fish and everything and that is totally up to the Board if they want to go that route.

Going on to the gazebo the missing slats have been replaced and the bridge out back has been taped off due to the hazard since the water level has risen up to the bottom and once the water starts to subside we can reopen that as well as pressure wash it and getting the bridge in workable order. As far as the gazebo it just needs pressure washing and Mike has it on the agenda items for maintenance items daily, weekly and monthly to be addressed.

As you know the refurbishment of the tennis courts is going to be next week August 19<sup>th</sup> through the 24<sup>th</sup> and Milan is here tonight to go over an estimate for some equipment that we would like to pass out to the Board and he will be able to elaborate a little bit more on this quote.

Mr. Fiser stated as everybody knows we are going to have the courts refurbished next week by Welch Tennis and I have had a good relationship with that company for about 20 years. I had spoken to them in regards to their past records because we didn't have many here about how long it has been since we have done that. The total resurfacing should be scheduled every five years or so and they can't remember when we have ever had that done since the year 2000 so it has been a long time that it has been over due. A lot of the equipment that is out there is the original equipment. I have an estimate and I have been able to work with them on some discounts on shipping as well since they are coming over and bringing big trucks they are able to save us \$400 on the shipping and just add this equipment onto the bulk of what they are bringing over to resurface the courts. A lot of clubs after somebody is finished playing they redo the

courts but we have our residents do the courts after they are finished with play. That is what the drag brooms are, there are four courts, there are two for each court, one for each half. That goes hand in hand with the line master that gets the clay off the lines so there are 8 drag brooms and 8 line masters. The windsocks show you which way the wind is blowing and that is a minimal cost and the poles. Also we don't have drinking fountains out there so there are coolers out there that are replaced daily with water and ice. That is the stand they are all rusted out that we place the coolers upon and there is one in between each two courts. The garbage cans on the side for trash is a minimal estimate as well. I recommend we take advantage of the discounts right now and the shipping that we are able to save the \$400 and include that with the resurfacing of the courts.

Mr. Flint asked what is the timing on this as far as the Board needing to make a decision? You are saying it is going to be done in conjunction with something else being delivered?

Mr. Fiser responded yes they are coming in on Monday to refurbish the courts so the delivery would be Monday as well.

Ms. Greisz stated it is clear the equipment needs to be replaced. I think the decision is when and what he is saying is if we can do it now it is \$400 off shipping.

Ms. Durham stated I yield to Sharon and Joe on this and whatever they decide I am good with but I'm not good with seeing an estimate dated 7/29 that doesn't make it into our book in time for our meeting because that is more than a two week lead.

Mr. Montagna stated it is dated the 29<sup>th</sup> because originally we had gotten the pricing from Welch Tennis and it included the shipping and he was able to negotiate the shipping to be included. They didn't change the date that is why it is still 7/29. We wanted to get this in as soon as we could but we wanted it to reflect the discount.

Ms. Durham stated it could have been emailed to the Board so just make the attempt in the future. I will go with Joe and Sharon's recommendation.

Mr. Szewczyk stated I recommend we go ahead with this. Those courts are looking so good compared to the way they were and I want to thank Milan for that.

On MOTION by Mr. Szewczyk seconded by Ms. Greisz with all in favor the purchase of tennis equipment was approved.
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Mr. Montagna stated the front fountains were another area of concern. We noticed the lights around the fountains were tripping so we called out a leak detection company to figure out

if the lights were tripping by the GFI and we are waiting for the leak detection company to give their final report on that. They were called out last week.

For the amenity activities we have going on it has been a little bit slow with the summer months but we are planning on getting new events on the calendar and Mike has a lot of programming and events planning with his 25 years of experience in recreational facility management so we are looking forward to seeing different items that he is going to bring to this community including field trips

I want to go over the pool deck and patio furniture. The pool deck we were able to get a couple quotes. Mike came up with a good idea since a lot of the pitting on the pool deck is around the edges of the pool instead of replacing the whole pool deck, which we recently found out might have a 20 year warranty if we can find the company that did it, we came up with an idea of a decorative trim 18" around the pool deck and spa. We got a quote today for \$6,700 and if you were to go with a brick color around the pool deck it would be an additional \$1,900. We would like to talk to some other vendors because we feel it is way too much to do this type of job.

Mike has directed staff to clean the patio furniture this week and you see a big difference; however, I was asked to price it out two different ways, to re-strap the furniture and powder coat and to price new furniture. For 28 lounge chairs, 32 regular chairs, 8 tables and 8 umbrellas to re-strap and powder coat is \$8,150. You can get brand new everything for \$8,800 so it is almost worth it to go brand new. We suggest keep letting us do the maintenance on the furniture and see how it is and come back to the September meeting and if you feel that new furniture is needed we can recommend that at that time.

Also some picnic tables in the tennis court area have been removed that were an eyesore and a safety issue. We priced picnic tables, polymer plastic opposed to wood, the picnic tables for the picnic area range from \$650 to \$710; however, the wooden tables will cost about \$230 per table so our suggestion would be if the Board decides to go forward and get new picnic tables go with the wooden ones and replace them every three years and with preventative maintenance on the picnic tables they can last longer than that. No need to spend extra if you don't have to.

Ms. Greisz asked do we have an activities fund account?

Mr. Montagna responded yes in the budget the activities account is \$19,000 for the year for activities, events like this and everything.

Mr. Flint stated we currently have about \$20,000 in that account.

Ms. Greisz stated before we make decisions on replacing some of this furniture I would like to see a multi-year plan. I was going to bring it up later and revisit the capital reserve fund because it is in there, there is expectation to replace so much equipment and furniture every year and we need to get a handle on that and be doing it otherwise we get stuck doing it all at one time. Like this year mechanical equipment phased replacements that was in there for \$17,000 there is other furniture and stuff in here. I just think we need to get a bigger handle on all of this. The leg was rusted through on the picnic table and if someone sits on it you are going to have someone hit their head on that cement. There are a lot of things that are really wearing out and we are going to get stuck with big bills piecemeal over the next year or so.

Mr. Montagna stated a lot of these items are beyond refurbishment at this point.

Ms. Durham stated I think this is an issue we talked about needing a long term plan and when we were talking earlier this evening about pool furniture, etc. let's not do anything until we know what we want to do overall, a plan, a color scheme, something that we know what we are working with. I don't know what it takes to get there because we can't chat about it outside this meeting.

Ms. Greisz asked is it fair to request Mike to have some sort of evaluation of all of our amenities furniture and equipment? I don't mean the big infrastructure but all the furniture and come up with a plan that says these are critical, these are not critical, maybe the pool furniture doesn't look great but it will last another year or six months and meanwhile we should do the ones that are worn out. We need to look at this because we are going to do exactly what we have done with the landscaping, every meeting we spend a little bit more on it and a little bit more on it.

Mr. Montagna stated throwing good money after bad. Mike will get a handle on that by the next meeting and it will give him a month to assess.

Ms. Greisz stated it could be the meeting after if you need more time.

Ms. Durham asked can you do that by next month or do you need two months?

Mr. Howell responded one month is good.

Ms. Greisz asked what is the condition of the spa? I keep hearing the spa is working then not working, what is the story?

Mr. Howell stated right now there is at least one jet that isn't working; sometimes it does but most of the time it does not. We are in the process of getting the pool company to come out to look at it to assess it and fix the problem.

Mr. Flint stated also the reserve study was done in 2010 and they just sent me an email wanting to know if we want to revise it. You do want to revise that document every few years. It might be something we look at doing but we don't need to discuss it tonight but I thought I would mention that. The reserve study has major categories it doesn't have fine details so within the framework of that reserve study I think a lot of things the District has been paying out of their operating account could be paid out of your capital reserve and would be eligible to be funded from that and free up some money in your general fund.

Ms. Durham asked you are not suggesting we should be looking at doing that in the near future though?

Mr. Flint responded it is just an option it would probably be something you want to budget maybe we will look at doing that in 2015 because it is several thousand dollars to revise it.

Ms. Greisz asked do you think you could ask them for the spreadsheets so that we could print them out so they are legible?

Mr. Flint responded I think I have them in a larger size. The ones I have fold out they are the large size so they are much more legible. We can make copies of them full size.

Ms. Greisz stated that would be wonderful. Joe, I know there were concerns we had Zumba in here and people giving swim lessons. I thought Vesta was going to bring them under their umbrella or charge a fee or something. Whatever happened with that? We haven't gotten to that yet?

Mr. Montagna responded the only fees that we are charging now are on the tennis side where Milan is actually doing lessons and giving back 10% to the District. As far as the Zumba and swimming instructions that has not been done. We just have their information on file; they were vendors actually working with the District long before we got here. We need to get a handle on that as far as making sure the 10% does go back to the District for all the instructions they do here and using the facilities.

Ms. Greisz stated some people feel having a Zumba instruction here as long as anybody can come it is an amenity that the CDD is supporting and being provided but I think we have to

get better managed. Board members got an email from a swim instructor who was told she couldn't do it compounded by the fact that she was joined with a special needs child and the child was screaming and yelling so I think we have to have policies.

Mr. Montagna stated since you brought that up the same swim instructor that had the situation is requesting that she could possibly teach a couple days during the last week of August for an hour session to special needs children here in the community, actual residents of the community. I promised her I would bring it in front of the Board and let that be your decision whether you want her to do that. She is not charging for these lessons they would be free of charge so she tried to explain that there would be no money coming back to the District, however, it is the Board's decision whether they let this individual instruct three days that last week in August.

Mr. Eckert stated if I could weigh in on this issue, I think in the event that you are going to allow anybody to come in and give lessons that is really the level of discussion we need to have. If you are going to let people come in and do lessons you let them come in and do lessons, but it can't be based on specifics of the particular lessons. You need to have a policy that applies to all folks who are coming in to give lessons.

Ms. Greisz stated I would like to see a policy. I think it is an operation decision whether or not she is getting paid for it. We don't have a policy in place yet you need to make a call.

Mr. Montagna stated that is also going to come with the amenity policies when we review those. As it stands right now there is nothing in place that would prevent her from coming in and doing that if a mother of a child that is a resident here requested this person to come in and teach these lessons.

Ms. Durham stated I don't even know that the question would be any different if I'm out there with my child and someone is helping him or her learn how to swim I don't see where there is an issue. The previous situation did not involve a special needs child but that is another story. I know what she said but that wasn't the case. The other thing was none of the students and there wasn't a parent, none of them were residents and they had not gone through management and that was the issue to have cleared through you guys and have the releases before they started. They are under our auspices. My issue is there is no Board action at least I wouldn't think so if I bring my kid to the pool with some expert who is my guest and they are going help me teach my child to swim. I don't know that we have any say about to start with.

Ms. Greisz stated I think you have a say if they become interruptive with yelling and screaming. The Board discussed many months ago a concern that people were using our facilities to make a living and therefore we need to get a handle on it and decide and set a policy as to how that is going to work. Because everybody was surprised to hear the Zumba teacher doesn't pay anything to rent the space then the argument can be well this is part of the function of the CDD and we are providing an amenity to our staff so we don't want to charge her. We need the policy.

Ms. Durham stated Joe that is one of the things from the get go that we have been looking to you for. We need it done we need to have it done, not when we are going to do it. I suggest next month all of that is included and where we are in the policies. Don't make us wait until we get to this meeting to see what you have.

Mr. Montagna stated it will be in the agenda package for next month. Going back to the lady with her request for the swim instructions the last week of August is it okay to let her give those free lessons?

Mr. Eckert stated I think Joe what I'm hearing from the Board is that if a resident brings a guest in to help teach their child to swim that is not a Board issue unless it somehow violates your guest policy. In the event somebody becomes disruptive you need to enforce the policies you have on the books.

Mr. Montagna stated very good. Let's go back to the office hours that we presented at the beginning of the meeting that you have in front of you. We made an assessment of the office hours that are currently in place with the 10:00 a.m. start. We are looking to revise the office hours Monday through Friday 9:00 a.m. to 6:00 p.m. where you would have office personnel staff member, administrative assistant, sitting in the office answering phone calls, answering walk-in questions, signing people up for events and so on and so forth. Mike the Manager would also be here onsite roaming around more as a Field Manager and also the Saturday and Sunday hours would change a little bit too we are looking at 9:00 a.m. to 5:00 p.m. for office hours on Saturday and Sunday 12:00 p.m. to 5:00 p.m. currently it is 12:00 p.m. to 6:00 p.m. Keep in mind the hours for the amenity center would still be open until 9:00 p.m. so there would be a secondary employee, a facility attendant, there to cover 6:00 p.m. to closing. This is strictly for the office hours. We are looking for the Board to ratify the hours and possibly allow us to start this.

Ms. Durham asked will you elaborate on the security part and give us a complete picture?

Mr. Montagna stated we recently hired an individual who will be working nighttime security and maintenance to replace the young man who was here before, Serge, and his duty will be to come in at 6:00 p.m. work until the facility is closed and at that time at 9:00 p.m. then he goes into the function of nighttime security and maintenance and he is there as a deterrent to make sure if anyone came into the pool area or came to the basketball court or try to enter the tennis courts he could deter them from entering and also contact local law enforcement if needed. That is one portion of the contract for us that we bill you separately. You are only being billed for what is being used on the nighttime security and maintenance. Anything after 9:00 p.m. that is what you are being billed for. That one person would work the 6:00 p.m. to 9:00 p.m. and continue through until the shift is over.

Ms. Durham asked how many days?

Mr. Montagna responded four days a week.

Ms. Greisz asked what does the person do from 6:00 p.m. to 9:00 p.m.?

Mr. Montagna stated 6:00 p.m. to 9:00 p.m. is a facility attendant, going around the pool making sure that everybody has their access cards and they are actually residents or possibly here with a guest pass. They are tidying up the area, cleaning up the bathrooms and making sure that people on the basketball courts and in the general area do actually belong and are Lakeside residents.

Ms. Greisz stated we have that now. The changes, which I think is a great idea to start earlier.

Ms. Durham stated the other thing is after 6:00 p.m. nobody will be collecting for events, etc.

Mr. Montagna stated the nighttime crew will not reopen the office to answer phones or collect for events. That would have to be conducted the next day at 9:00 a.m. when we reopen the office.

If everyone is in agreement we can implement this and start as soon as next week.

Ms. Greisz asked there is no additional cost?

Mr. Montagna responded no additional cost. There is some staff changing as far as part timers now have been moved to full time. Beth has come back. It was easy for us because she was already a Vesta employee so didn't have to run her through all the drug testing and

prescreening. She accepted the position and is a fulltime administrative assistant right now under Mike for 40 hours a week. We also brought on another gentleman also named Mike.

On MOTION by Ms. Stephens seconded by Mr. Szewczyk with all in favor the new hours of operation for the clubhouse were approved.

**TENTH ORDER OF BUSINESS**

**Other Business**

There not being any, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Supervisors Requests**

There not being any,

On MOTION by Ms. Durham seconded by Mr. Szewczyk with all in favor the meeting adjourned at 10:30 p.m.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman



# Lakeside Plantation Community Development District

## Summary of Invoices

August 8, 2013 to September 4, 2013

Fund	Date	Check No.'s	Amount
General Fund - GMS-CF, LLC	8/16/13	73-76	\$ 14,104.33
	8/21/13	77-82	\$ 3,919.18
	8/27/13	83-90	\$ 9,461.44
	9/3/13	91-101	\$ 7,313.53
			<hr/>
			\$ 34,798.48
			<hr/>
			\$ 34,798.48

....INVOICE.....  
DATE INVOICE YRMO DPT ACC# SUB SUBCLASS

.....EXPENSED TO...  
VENDOR NAME

STATUS

AMOUNT

.....CHECK.....  
AMOUNT #

8/16/13	00058	8/12/13	3940	201307	330-53800-12000			*	7,465.33	
					AMENITY CTR MGMT - JUL13					
8/16/13	00058	8/12/13	3940	201307	330-53800-12000			*	5,966.66	
					FAC.MAINT/NIGHT HRS-JUL13					

8/16/13	00106	7/22/13	2918831	201307	310-51300-48000			*	211.38	13,431.99
					NOT.OF PUB.HEARING-7/22/13					000073
					THE SUN					

8/16/13	00062	8/01/13	06246845	201308	330-53800-48600			*	359.52	
					TEL./INTERNET - AUG13					

8/16/13	00018	7/31/13	07312013	201307	330-53800-52000			*	95.37	
					TENNIS-MNT SUPPLIES					
					VERIZON FLORIDA LLC					359.52

8/16/13	00018	7/31/13	07312013	201307	330-53800-52000			*	95.37	
					TENNIS-MNT SUPPLIES					
					MILAN FISER					101.44

8/21/13	00055	8/14/13	CS081413	201308	310-51300-11000			*	200.00	
					SUPERVISOR FEE - 08/14/13					
					CAMILLE STEPHENS					200.00

8/21/13	00053	8/14/13	PD081413	201308	310-51300-11000			*	200.00	
					SUPERVISOR FEE - 08/14/13					
					PATRICIA DURHAM					200.00

8/21/13	00001	8/01/13	4	201308	310-51300-34000			*	2,916.67	
					MANAGEMENT FEES - AUG13					
					201308 310-51300-35200				50.00	

8/01/13	4	8/01/13	4	201308	310-51300-51000			*	.54	
					WEBSITE ADMIN. - AUG13					
					201308 310-51300-51000				11.70	

8/01/13	4	8/01/13	4	201308	310-51300-42000			*	11.70	
					OFFICE SUPPLIES - AUG13					
					201308 310-51300-42000				6.15	

8/01/13	4	8/01/13	4	201308	310-51300-42500			*	6.15	
					POSTAGE - AUG13					
					201308 310-51300-42500				14.12	

8/15/13	5	8/15/13	5	201308	310-51300-42000			*	14.12	
					COPIES - AUG13					
					201308 310-51300-42000				2,999.18	000079

8/21/13	00054	8/14/13	SG081413	201308	310-51300-11000			*	200.00	
					SUPERVISOR FEE - 08/14/13					
					SHARON GREISZ					200.00

8/21/13	00054	8/14/13	SG081413	201308	310-51300-11000			*	200.00	
					SUPERVISOR FEE - 08/14/13					
					GOVERNMENTAL MANAGEMENT SERVICES					2,999.18

8/21/13	00054	8/14/13	SG081413	201308	310-51300-11000			*	200.00	
					SUPERVISOR FEE - 08/14/13					
					SHARON GREISZ					200.00

8/21/13	00054	8/14/13	SG081413	201308	310-51300-11000			*	200.00	
					SUPERVISOR FEE - 08/14/13					
					GOVERNMENTAL MANAGEMENT SERVICES					2,999.18

8/21/13	00054	8/14/13	SG081413	201308	310-51300-11000			*	200.00	
					SUPERVISOR FEE - 08/14/13					
					SHARON GREISZ					200.00

LKSD LAKESIDE PLANT TVISCARRA

\*\*\* CHECK DATES 08/08/2013 - 09/04/2013 \*\*\*      LAKESIDE PLANTATION - GENERAL      BANK A LAKESIDE PLANTATION

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	...CHECK... AMOUNT	#
8/21/13	00032	8/02/13	54883-15	201307	320-53800-43400			NORTH PORT SOLID WASTE DISTRICT	*	120.00	120.00	000081
			GARAGE COLLECTION -JUL13									
8/21/13	00056	8/14/13	JS081413	201308	310-51300-11000			JOE SZEWczyk	*	200.00	200.00	000082
			SUPERVISOR FEE - 08/04/13									
8/27/13	00003	7/31/13	191902	201307	330-53800-48300			A-1 SUPERIOR PEST CONTRL, INC	*	150.00	150.00	000083
			PEST CONTROL - 07/30/13									
8/27/13	00010	8/01/13	2013-014	201308	320-53800-46400			MTHLY LANDSCAPE MNT-AUG13	*	6,458.00	6,458.00	
8/01/13		8/01/13	2013-014	201308	320-53800-46400			MTHLY MULCH FEE - AUG13	*	637.50	637.50	
8/14/13		8/14/13	2013-015	201308	320-53800-46600			REMOVE DWARF OLEANDER	*	600.00	600.00	
8/27/13	00111	8/24/13	08242013	201308	300-36900-10200			BLOOMINGS LANDSCAPE & TURF MGMT, INC	*	214.00	214.00	000084
			DEPOSIT RETURN									
8/27/13	00104	8/19/13	49042	201308	330-53800-48102			ERIN CASTILLO	*	223.92	223.92	000085
			RPLC CONSOLE FACE & SEAT									
8/27/13	00110	8/22/13	08222013	201308	300-10100-10100			FITNESS LOGIC	*	50.00	50.00	000086
			PETTY CASH									
8/27/13	00027	8/01/13	13-05623	201308	320-53800-46000			LAKESIDE PLANTATION CDD	*	966.00	966.00	000087
			MTHLY LAKE MAINT. - AUG13									
8/27/13	00018	8/13/13	08132013	201308	330-53800-52000			LAKE MASTERS AQUATIC WEED CONTROL	*	13.50	13.50	000088
			REIMB.-COOLER									
8/13/13		8/13/13	08132013	201308	330-53800-52000			MILAN FISER	*	1.52	1.52	000089
			REIMB.-OPEN/CLOSE SIGN									
8/27/13	00041	8/03/13	121162	201308	330-53800-48400			SECURITY ALARM CORP.	*	147.00	147.00	000090
			ALARM MONIT.-AUG13 -OCT13									

LKSD LAKESIDE PLANT TWISCARRA

\*\*\* CHECK DATES 08/08/2013 - 09/04/2013 \*\*\* LAKESIDE PLANTATION - GENERAL BANK A LAKESIDE PLANTATION

CHECK DATE	VEND#	DATE	INVOICE	EXPENSED TO...	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK....#
9/03/13	00010	8/28/13	2013-017	201308 320-53800-46700						BLOOMINGS LANDSCAPE & TURF MGMT, INC	*	134.50	134.50 000091
9/03/13	00020	8/26/13	04126-05	201308 320-53800-43000							*	619.14	
9/03/13	00066	8/26/13	57421-67	201308 320-53800-43100							*	1,421.61	
9/03/13	00073	8/26/13	84595-15	201308 320-53800-43200						FLORIDA POWER & LIGHT COMPANY	*	758.08	2,798.83 000092
9/03/13	00037	8/29/13	6	201308 330-53800-48101						FIRE / WATERPROOF SAFE	*	350.00	
9/03/13	00066	8/16/13	71833	201307 310-51300-31500						GOVERNMENTAL MANAGEMENT SERVICES	*	957.79	350.00 000093
9/03/13	00039	8/28/13	08282013	201308 330-53800-48000						HOPPING GREEN & SAMS	*	56.22	957.79 000094
9/03/13	00044	8/26/13	6035 517	201307 330-53800-48200						JOE MONTAGNA	*	1,935.16	56.22 000095
9/03/13	00106	8/21/13	2930697	201308 310-51300-48000						RAPID SECURITY SOLUTIONS, LLC	*	114.95	1,935.16 000096
9/03/13	99999	9/03/13	VOID CHECK	201309 000-00000-00000						WTR/NAPKIN/GLOVE-08/15/13	*	167.55	
										REV.MINS/AGRMNT/MTG-JUL13	*	282.50	282.50 000097
										INST.-SURV.SYSTEM-50% DEP	*	155.81	
										BUFFET EVENT - 08/15/13	*	113.22	155.81 000098
										SAM'S CLUB	*	.00	113.22 000099
										OFFICE SUPPLIES -07/02/13	*		
										STAPLES CREDIT PLAN	*		
										REQ.FOR PROPOSAL-08/23/13	*		
										THE SUN	C		
										*****INVALID VENDOR NUMBER*****			.00 000100

LKSD LAKESIDE PLANT TWISCARRA

LAKESIDE PLANTATION - GENERAL  
BANK A LAKESIDE PLANTATION

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO...	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
9/03/13	00051	7/10/13	6032	202	201307	330	53800	48102		BULBS - 07/03/13	*	5.96	
		7/10/13	6032	202	201307	330	53800	48000		ICE CREAM SOCIAL-07/03/13	*	14.93	
		7/10/13	6032	202	201307	330	53800	48101		NAPKIN/PLATE/CRMR-7/03/13	*	14.22	
		7/10/13	6032	202	201307	330	53800	48200		RECEIPT BOOK - 07/03/13	*	7.88	
		7/10/13	6032	202	201307	330	53800	48101		SODA/COFFEE - 07/08/13	*	17.10	
		7/10/13	6032	202	201307	330	53800	48102		TRASH BAGS/CLEANER-7/8/13	*	42.00	
		7/10/13	6032	202	201307	330	53800	48000		PIZZA NIGHT - 07/10/13	*	45.80	
		7/10/13	6032	202	201307	330	53800	48101		ICE/PLATES/BOWLS-07/10/13	*	17.42	
		7/10/13	6032	202	201306	330	53800	48000		FAMILY FUN - 06/16/13	*	131.75	
		7/10/13	6032	202	201306	330	53800	48000		WINE & CHEESE - 06/17/13	*	92.00	
		7/10/13	6032	202	201306	330	53800	48200		OFFICE SUPP/PAPER-6/19/13	*	7.94	
		7/10/13	6032	202	201306	330	53800	48000		WINE & CHEESE - 06/19/13	*	17.70	
		7/10/13	6032	202	201306	330	53800	48101		ICE - 06/19/13	*	8.00	
		7/10/13	6032	202	201306	330	53800	48000		ICE CREAM SOCIAL-06/21/13	*	4.97	
		7/10/13	6032	202	201306	330	53800	48101		SODA/WATER/ICE-06/21/13	*	16.96	
		7/10/13	6032	202	201306	330	53800	48101		BATTERIES/ICE-06/24/13	*	25.11	
		7/10/13	6032	202	201306	330	53800	48000		PIZZA NIGHT - 06/26/13	*	43.28	
		7/10/13	6032	202	201306	330	53800	48101		ICE - 06/26/13	*	6.00	
		7/10/13	6032	202	201306	330	53800	48000		PIZZA NIGHT - 6/26/13	*	10.48	

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WAL-MART COMMUNITY  
TOTAL FOR BANK A 34,798.48  
TOTAL FOR REGISTER 34,798.48  
-----  
529.50 000101

LKSD LAKESIDE PLANT TWISCARRA

# Amenity Services Group, Inc.

1021 Oak St.  
Jacksonville, FL 32204

# Invoice

DATE	INVOICE #
8/12/13	3940

<b>BILL TO</b>
Lakeside Plantation C.D.D. c/o Governmental Mgmt Svcs-CF, LLC 13574 Village Park Drive, Ste 265 Orlando, FL 32837

TERMS	DUE DATE
Net 30	9/11/13

DESCRIPTION	QTY	RATE	AMOUNT
Amenity Center Management Services for the Lakeside Plantation Amenity Center		7,465.33	7,465.33 ✓
Facility Maintenance Services for the Lakeside Plantation Amenity Center		5,299.91	5,299.91
Facility Maintenance Services - Nightshift hours	44.45	15.00	666.75
Covers the month of July 2013		0.00	0.00
<p>#58 380-538-120 AMENITY CTR MGMT - JUL 13 * FAC. MNT / NIGHT HRS - JUL 13</p>			
<b>Total</b>			\$13,431.99

Phone #
904-355-1831

<b>RECEIVED</b>
AUG 12 2013
By _____

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

07/22/13

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

Date: 07/22/13	Ad Taker:AFREEMAN	Agate Lines: 90
Ad Date: 07/25/13	Sales Person:100	Depth: 9.5
Class: 3124	Words: 392	Inserts: 2
Ad ID: 2918831	Lines: 85	Blind Box:
Account: 297693		
<b>STACIE VANDERBILT</b> <b>LAKESIDE PLANTATION</b> <b>13574 VILLAGE PARK DRIVE</b> <b>SUITE 265</b> <b>ORLANDO, FL 32837</b>		
Description: 8/14 budget hearing Telephone: (407) 841-5524		

Other Charges:	\$0.00	Gross:	\$211.38
Discount:	\$0.00		
Surcharge:	\$0.00	Paid Amount:	- \$0.00
Credits:	\$0.00		
Bill Depth:	9.5	Amount Due:	\$211.38

Publication	Start	Stop	Inserts	Cost
Legal Advertising	07/25/13	08/01/13	✓ 2	\$211.38

# invoice

Ad Note:  
 Submitted by Stacie Vanderbilt

#104  
 910-513-480

Customer Note:

Legals

**RECEIVED**

AUG 07 2013

Governmental Management Services-  
 Central Florida, LLC

Please remit to:

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

We Appreciate Your Business!  
 Thank You!

**NOTICE OF PUBLIC HEARING TO  
 CONSIDER THE  
 ADOPTION OF THE FISCAL YEAR  
 2013/2014 BUDGET; AND NOTICE  
 OF REGULAR BOARD OF SUPER-  
 VISORS' MEETING FOR THE  
 LAKESIDE PLANTATION  
 COMMUNITY DEVELOPMENT  
 DISTRICT**

The Board of Supervisors of the Lakeside Plantation Community Development District will hold a public hearing on August 14, 2013 at 7:00 p.m. at the Lakeside Plantation Clubhouse, 2200 Plantation Blvd., North Port, FL 34289 for the purpose of hearing comments and objections on the adoption of the budget(s) of the District for Fiscal Year 2013/2014. A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. In addition, the Board will hear public comment and objections relative to the levy of a non ad valorem assessment pursuant to Florida Law for the purpose of funding operations and maintenance and principal and interest expenses of the District.

A copy of the agenda and budget (s) may be obtained at the offices of the District Manager, 13574 Village Park Drive, Suite 265, Orlando, FL 32837, during normal business hours.

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

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

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

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based

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

Publish: ?????  
 297693 2918831



Manage Your Account at [verizon.com/businessbillview](http://verizon.com/businessbillview) Phone Number 941-423-5501 Account Number 15 4331 0624684505 03 Billing Date 8/1/2013

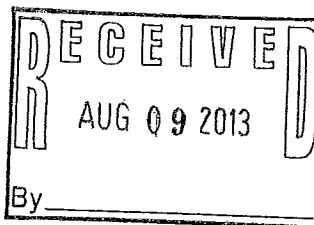
## Quick Bill Summary for LAKESIDE PLANTATION COMMUNIT

Previous Balance	\$359.09
Payment Received Jul 31	-\$359.09
<b>Balance Forward</b>	<b>\$0.00</b>

### New Charges

Verizon Solutions for Business	(See pg 3)	\$220.99
TV Additional Services		\$39.96
Internet Additional Services		\$19.96
Specials and Promotions		-\$11.97
Taxes, Governmental Surcharges and Fees		\$44.24
Verizon Surcharges and Other Charges & Credits		\$46.34
<b>Total New Charges Due by August 25, 2013</b>		<b>\$359.52</b>
<b>Total Amount Due by August 25, 2013</b>		<b>\$359.52</b>

#62  
330-558-486  
TELE/INTERNET - AUG 13



Direct Payment Enrollment <a href="http://verizon.com/businessbillpay">verizon.com/businessbillpay</a>	Online Billing & Payment <a href="http://verizon.com/businessbillview">verizon.com/businessbillview</a>	Questions about your bill? <a href="http://verizon.com">verizon.com</a> or 1-800-483-5700
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Phone Number  
941-423-5501

Account Number  
15 4331 0624684505 03

Date Due  
8/25/13

Page  
2 of 4

### How to Reach Us

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

## Account Information

### Payment by Check

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

### Disconnection of Basic Local Service

You must pay \$200.12 to avoid disconnection of your basic local service.

### Closed Captioning Questions and Concerns?

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

### Late Payment Charges

To avoid a late payment charge of 1.5% or \$7.00, whichever is greater, full payment must be received before Sep 1, 2013.

### Correspondence

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

### Local Franchise Authority - FiOS TV

Your FCC Community ID is: FL1334.

### Service Providers

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

### Bankruptcy Information

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



Phone Number  
941-423-5501

Account Number  
15 4331 0624684505 03

Date Due  
8/25/13

Page  
3 of 4

**Verizon Solutions for Business Includes:**

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

**Questions?**

Visit [verizon.com](http://verizon.com) or call  
1-800-483-5700

**Additional Services**

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

**Verizon Online Account**

0138844153479

**Breakdown of Charges**

Aug 1 – Aug 31

**Verizon Solutions for Business**

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

**TV Additional Services**

HD Set Top Box Rental 4 @ 9.99	39.96
<b>Total TV Additional Services</b>	<b>\$39.96</b>

**Internet Additional Services**

Google Apps 3 @ 3.99 Jul 19 – Aug 18	11.97
Data Protection(1 Email Account) Jul 19 – Aug 18	7.99
<b>Total Internet Additional Services</b>	<b>\$19.96</b>

**Specials and Promotions**

Google Apps for First 3 Users Jul 19 – Aug 18	-11.97
<b>Total Specials and Promotions</b>	<b>-\$11.97</b>

**Taxes, Governmental Surcharges and Fees**

Federal Excise Tax	.86
FL Local Communications Services Tax	15.81
FL State Gross Receipts Tax	6.30
FL State Communications Services Tax	16.64
Telecommunications Relay Service	.33
County 911 Funding Fee	1.50
FL State and Local Sales Tax	2.80
<b>Total Taxes, Governmental Surcharges and Fees</b>	<b>\$44.24</b>

**Verizon Surcharges and Other Charges & Credits**

Federal Universal Service Fee	6.67
Federal Subscriber Line and Access Recovery Charge	28.56
Regulatory Recovery Fee – Federal	.08
Regional Sports Network Fee	2.42
VLD Carrier Cost Recovery Charge	.84
VLD Long Distance Administrative Charge	2.22
VLD Long Distance Access Charge	5.55
<b>Total Verizon Surcharges and Other Charges &amp; Credits</b>	<b>\$46.34</b>



Phone Number  
941-423-5501

Account Number  
15 4331 0624684505 03

Date Due  
8/25/13

Page  
4 of 4

## Need-to-Know Information

### Customer Proprietary Network Information (CPNI) Notice

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

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

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

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

### Know What's Below. Call Before You Dig.

August 11 -- or 8-11 Day -- is a good reminder to call before you dig. Call 811 to have your lines marked before any digging project. It's FREE -- and it can prevent injury and service interruption.


### You Can Block Third Party Billing to Your Verizon Bill.

For more information, visit [verizon.com/blocking](http://verizon.com/blocking) or call us at the number listed on your bill.

### Carrier Cost Recovery Charge Rate Change

Effective September 21, 2013, the Carrier Cost Recovery Charge that applies to long distance customers will increase from \$0.28 per line to \$0.36 per line. This Verizon surcharge defrays the costs that Verizon Long Distance and Verizon Enterprise Solutions pay to support interstate Telecommunications Relay Service, government number administration, local number portability and other fees assessed by the FCC.

Check Request

District	Lakeside Plantation	Date	7/31/13
#18 Payable to	MILAN FISKE	Account Number	330-638-520
Amount Requested	95.37		
Requested By	Jaye Hargrave		
Description of Need	Texas Ball Reimbursement - 7/21/13		
Approved By		Signature	
Received By		Signature	

Check Request

District Lakeside Recreation  
#18 Payable to MURRAY FISER  
Amount Requested 10.07  
Requested By Tanya Harrington  
Description of Need ICE REIMBURSEMENT

Date 7/31/31  
Account Number 001-330-538-520

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

Signature \_\_\_\_\_  
Signature \_\_\_\_\_

# Attendance Confirmation for BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: August 14, 2013

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

#50  
8/14/13

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

Approved for Payment:

  
District Manager Signature

8/14/2013  
Date

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

# Attendance Confirmation for BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: August 14, 2013

	Name	In Attendance Please ✓	Fee Involved Yes / No
#53 D081413	1 Patricia Durham	✓	Yes (\$200)
	2 Sharon Greisz	✓	Yes (\$200)
	3 Jane Gallo		Yes (\$200)
	4 Camille Stephens	✓	Yes (\$200)
	5 Joe Szewczyk	✓	Yes (\$200)

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

Approved for Payment:

  
District Manager Signature

8/14/2013  
Date

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

GMS-Central Florida, LLC

1001 Bradford Way  
Kingston, TN 37763

# Invoice

Date	Invoice #
8/1/13	4

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

#1

P.O. No.	Terms	Project

Description	Qty	Rate	Amount
Management Fees August 2013 310-513-310		2,916.67	2,916.67
Website Administration August 2013 310-513-352		50.00	50.00
Office Supplies 310-513-510		0.54	0.54
Postage 310-513-120		11.70	11.70
Copies 310-513-125		6.15	6.15
		<b>Total</b>	\$2,985.06
		<b>Payments/Credits</b>	\$0.00
		<b>Balance Due</b>	\$2,985.06

GMS-Central Florida, LLC

1001 Bradford Way  
Kingston, TN 37763

# Invoice

Date	Invoice #
8/15/13	5

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

#1

P.O. No.	Terms	Project

Description	Qty	Rate	Amount
Postage 310-515-420		14.12	14.12
<b>Total</b>			\$14.12

Payments/Credits	\$0.00
<b>Balance Due</b>	\$14.12

# Attendance Confirmation for BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: August 14, 2013

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

#51  
608/14/13

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

Approved for Payment:

  
District Manager Signature

8/14/2013  
Date

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

**SERVICE ADDRESS** 2200 PLANTATION BLVD SWD

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
54883-159826	55-55	8/02/13	8/30/13

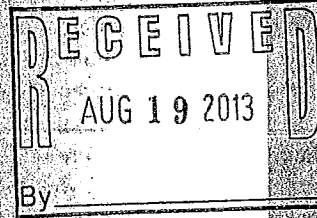
Last Bill Amount 120.00  
 Payments .00  
 Adjustments .00  
 BALANCE FORWARD 120.00

Rate Class : COMMERCIAL WASTE  
 Last payment amount/date: 120.00 6/26/13

Service	Consumption	Charge	Total
GB AUTOMATED CONTAINER	6/28/13 7/31/13	48.00	
GB ADDITIONAL CONTAINERS	6/28/13 7/31/13	72.00	
TOTAL COMMERCIAL GARBAGE			120.00

Total Current Charges 120.00  
 PAST DUE - MUST PAY NOW ~~120.00~~ PND  
 Total Amount Due 240.00

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



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

NORTH PORT SOLID WASTE DISTRICT, 4970 CITY HALL BLVD. NORTH PORT, FLORIDA 34286-4100

#32  
 320-322-424  
 GARBAGE COLLECTION - July 13

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

District Name: Lakeside Plantation CDD

Board Meeting Date: August 14, 2013

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

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

Approved for Payment:

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

8/14/2013  
Date

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

# INVOICE

7/31/2013

## A-1 Superior Pest Control

RECEIVED

AUG 02 2013

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

**BILL TO**

C/O DISTRICT MANAGEMENT SERVICES  
MR. STEVEN CONNOLLY  
5680 W. CYPRESS STREET STE 5680A  
TAMPA, FL 33607-

**SERVICE**

Lakeside Plantation Comm.  
  
2200 Plantation Blvd.  
North Port FL 34289

Service	PO # / Terms	Invoice	Completed	Amount	Tax	Total	Credits
Pest Control - 7/26/13		191902	7/30/2013	\$150.00	\$0.00	\$150.00	

**PLEASE REMIT: \$150.00**

HS

630-588-483

## A-1 Superior Pest Control

A-1 Superior Pest Control  
40 Tamiami Trail, Port Charlotte FL 33953  
(941) 624-2111

Please complete THIS portion and return with payment. Thank you.

Service: Pest Control  
Account Key: 2112

Please Remit: \$150.00



RECEIVED  
AUG 12 2013  
By @GMS-CF



# Invoice

5824 Bee Ridge Rd #165, Sarasota, FL 34233

Date Invoice #

8/1/2013 2013-01425

**Bill To:**

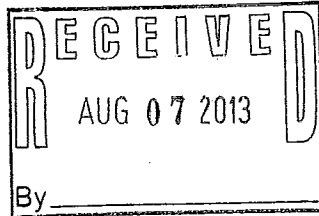
Lakeside Plantation CDD  
c/o Governmental Management Services  
13574 Village Park Drive  
Suite 265  
Orlando, FL 32837

Due Date 8/31/2013

Terms

Net 30

Description	Qty	Rate	Amount
Month of August			
Monthly Grounds Maintenance Fee MONTHLY LANDSCAPE MINT - AUG 13		6,458.00	6,458.00
Monthly Mulch Fee MONTHLY MULCH FEE - AUG 13		637.50	637.50
#10 320-538-464			



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

Total	\$7,095.50
Payments/Credits	\$0.00
Balance Due	\$7,095.50

Phone # (941) 927-9765 Fax # (941) 929-9356 E-mail carla@bloomingslandscape.com  
Web Site www.bloomingslandscape.com



# Invoice

5824 Bee Ridge Rd #165, Sarasota, FL 34233

Date Invoice #  
8/14/2013 2013-01524

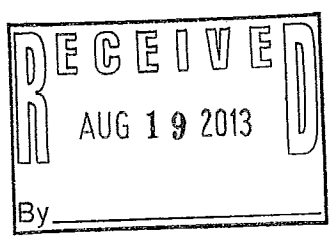
Bill To:

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

Due Date 8/14/2013

Terms Due on receipt

Description	Qty	Rate	Amount
Remove all Dwarf Oleander along Plantation Blvd Labor <i>8/10-5/31-4/6/13</i>		600.00	600.00



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

Total	\$600.00
Payments/Credits	\$0.00
Balance Due	\$600.00

Phone # (941) 927-9765 Fax # (941) 929-9356 E-mail [carla@bloomingslandscape.com](mailto:carla@bloomingslandscape.com)  
 Web Site [www.bloomingslandscape.com](http://www.bloomingslandscape.com)

LAKESIDE PLANTATION COMMUNITY  
DEVELOPMENT DISTRICT

RENTAL DEPOSIT

#11

Resident: ERIN CASTILLO  
2393 PECAN DRIVE  
NORTH PORT, FL 34289

300-369-102

Date of Event: August 24, 2013

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

Rental Agreement – Lakeside Plantation

Deposit – Deposit in the amount of TWO HUNDRED FOURTEEN (214.00)  
Is required by the time the reservation is approved. A refund will be given if there is no  
apparent damage to the facility, clean-up was completed and all instructions, including  
capacity and parking requirements, were followed. To receive a full refund of the deposit,  
the following must be completed:

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

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

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

Beth A. Steele  
(Staff Signature initiating request to return deposit)

8-24-13  
(Date)

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

8/27/13  
(Date)

# Fitness Logic

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



# Invoice

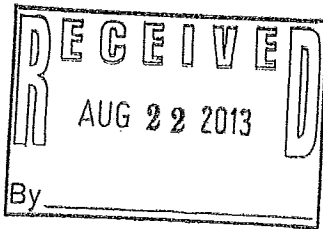
Date	Invoice #
8/19/2013	49042

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

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

P.O. Number	#144	Terms	Rep	Work Order #	Completed
		Net 10	CRM	47110	8/16/2013

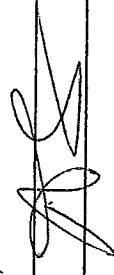
Item Code	Description	Quantity	Price Each	Amount
Parts	Console Face <i>230 528 48102</i>	1	48.00	48.00
Parts	Seat Pad	1	68.92	68.92
Shipping	Shipping and Handling	1	28.00	28.00
Labor	Replaced Console Face and Seat Pad on True Recumbent Bike Model# Z7 Serial# 06-70RZ2178J.	1	79.00	79.00



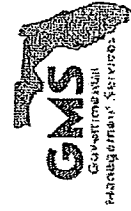
Thank you for your business.  
 Invoices over 90 Days will incur 1.5% Interest per month.

<b>Subtotal</b>	\$223.92
<b>Sales Tax (7.0%)</b>	\$0.00
<b>Total</b>	\$223.92

Check Request

# 110	District	LAKESIDE PLANTATION CDD	Date	8-22-2013
	Payable to	LAKESIDE PLANTATION CDD		
	Amount Requested	\$20.00	Account Number	0015300-101-101
	Requested By	MELISSA SMITH		
	Description of Need	PARTY CASH		PARTY CASH
	Approved By		Signature	
	Received By		Signature	

Send to back



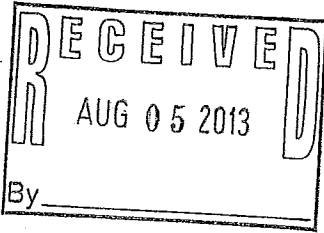
Lake Masters Aquatic Weed Control, Inc.  
 P.O. Box 2300  
 Palm City, FL 34991  
 Toll Free: 1-877-745-5729  
 Fax: 772-220-6603 Local: 772-220-2224

# Invoice

DATE	INVOICE #
8/1/2013	13-05623


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

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

QUANTITY	DESCRIPTION	RATE	AMOUNT
	Monthly Service-Treatment of Waterways & Canals as per map	966.00	966.00
	<p>#27</p> <p>SR0 538-460</p> <p>MONTHLY LAKE MAINT. - AUG 13</p> <p><i>(HOLD)</i></p>		
			

Thank you for your business.	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$966.00

Check Request

#18	District	Lakeside Plantation	Date	8/13/13
	Payable to	Milan Fisen	Account Number	890 2898-020
	Amount Requested	13.50		
	Requested By			
	Description of Need			
	Approved By	George Funt	Signature	
	Received By		Signature	

Check Request

#18 District	Lakeside Plantation	Date	8/13/13
Payable to	Milan Fiser	Account Number	538-520
Amount Requested	1,52		
Requested By			
Description of Need	open / closed sign		
Approved By	George Flinst	Signature	[Signature]
Received By		Signature	

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



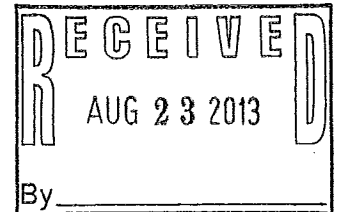
Invoice Number **121162**  
 Sale Date 7/24/2013  
 Due Date 8/3/2013

Lakeside Plantation CDD  
 Care Of: GMS  
 13574 Village Park, Suite 265  
 Orlando, FL 32837

Description	Qty	Price	Net	Tax	Total
CSID: 2564 Monitoring-Commercial-Fire-Basic For: Lakeside Plantation-F at 2200 Plantation Blvd. North Port, FL 34286 Period Covered: 08/01/2013 to 10/31/2013 inclusive.	3	\$28.00	\$84.00	\$0.00	\$84.00
CSID: 2582 Monitoring-Commercial-Security-Basi For: Lakeside Plantation at 2200 Plantation Blvd. North Port, FL 34289 Period Covered: 08/01/2013 to 10/31/2013 inclusive.	3	\$21.00	\$63.00	\$0.00	\$63.00

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

# 41  
 330-538-484  
 ALARM MONITORING - AUG 13 - OCT 13  
 (Handwritten notes and circled '41')



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

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

Customer : Lakeside Plantation CDD



Acct. Bal. \$147.00 Amount Remitted   
 Payment Method Check  Check Number

Invoice Number 121162  
 Bill Payer ID: 11765  
 (Primary) CSID:  
 Date Remitted

Charge\*  Card Number   
 Name On Card

Billing Zipcode   
 Exp Date   
 Card ID

Signature

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

Inv No. 121162



# Invoice

5824 Bee Ridge Rd #165, Sarasota, FL 34233

Date *8/28/2013* Invoice # *2013-01734*

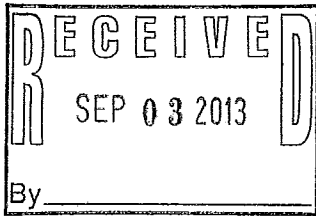
**Bill To:**

*Lakeside Plantation CDD  
 c/o Governmental Management Services  
 13574 Village Park Drive  
 Suite 265  
 Orlando, FL 32837*

**Due Date 8/28/2013**

*Terms Due on receipt*

Description	Qty	Rate	Amount
August Irrigation Inspection			
Repairs completed during inspection			
.75" Spiral Elbow	1	2.00	2.00
.5" Spiral Elbow	3	1.50	4.50
PGP Rotor	2	20.00	40.00
.5" Swing Joint Pipe	2	1.00	2.00
6" Popup	3	9.00	27.00
.5" PVC Fitting	3	2.00	6.00
Nozzle	2	2.00	4.00
Tree Bubbler	1	9.00	9.00
Drip Tube	32	1.00	32.00
Drip Fitting	8	1.00	8.00



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

<b>Total</b>	\$134.50
Payments/Credits	\$0.00
<b>Balance Due</b>	\$134.50

Phone # *(941) 927-9765* Fax # *(941) 929-9356* E-mail *carla@bloomingslandscape.com*  
 Web Site *www.bloomingslandscape.com*



/ 27

56481 551704126055864419160000

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

B 5,8 5517 4



AUTO \*\*CO 3773  
1 140290

LAKESIDE PLANTATION  
COMMUNITY DEVELOPMENT DIST  
13574 VILLAGE PARK DR STE 265  
ORLANDO FL 32837-7696

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

FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001



Account number	Total amount you owe	New charges due by	Amount enclosed
04126-05586	\$619.14	Sep 16 2013	\$619.14

### Your electric statement

Account number: 04126-05586 AUG13

For: Jul 24 2013 to Aug 26 2013 (33 days)

Customer name: LAKESIDE PLANTATION

Statement date: Aug 26 2013

Service address: 2200 PLANTATION BLVD # FNTN-AUG13

Next meter reading: Sep 25 2013

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
571.44	571.44 CR	0.00	0.00	619.14	\$619.14	Sep 16 2013

#### Meter reading - Meter 6N25462

Current reading	11305
Previous reading	- 05163
kWh used	6142

#### Energy usage

	Last Year	This Year
kWh this month	6013	6142
Service days	30	33
kWh per day	200	186

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

Customer charge:	\$7.13
Fuel:	\$181.56
( \$0.029560 per kWh)	
Non-fuel:	\$371.66
( \$0.060510 per kWh)	

**Enroll now in Budget Billing by paying \$564.81 in 1 payment by the due date instead of \$619.14**  
Your bill will be about the same each month & year-round.  
Learn more at: [www.FPL.com/companybb](http://www.FPL.com/companybb).

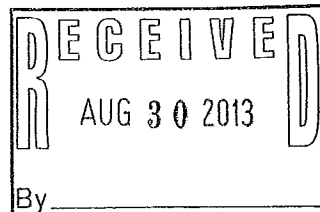
Amount of your last bill	571.44
Payment received - Thank you	571.44 CR
Balance before new charges	\$0.00 ✓

New charges (Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS)	
Electric service amount	560.35**
Storm charge	8.60
Gross receipts tax	14.59
Franchise charge	35.60
<b>Total new charges</b>	<b>\$619.14</b>

**Total amount you owe \$619.14**

# 20  
320-528-1130

- Payment received after **November 14, 2013** is considered **LATE**; a late payment charge of 1% will apply.
- The Florida Public Service Commission approved a quarterly storm charge adjustment. The slight decrease will apply to your bill beginning Sept. 1. Visit [www.FPL.com/rates](http://www.FPL.com/rates) to learn more about the charges on your bill.



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



2 140290 / 27 120333 5517574216743981612410000

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

B 5,8 5517 8

LAKESIDE PLANTATION COMM  
DEVELOPMENT DIST  
13574 VILLAGE PARK DR STE 265  
ORLANDO FL 32837-7696

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

FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

Account number	Total amount you owe	New charges due by	Amount enclosed
57421-67439	\$1,421.61	Sep 16 2013	\$1,421.61

**Your electric statement**

Account number: 57421-67439 **AUG 13**

For: Jul 24 2013 to Aug 26, 2013 (33 days)

Customer name: LAKESIDE PLANTATION COMM

Statement date: Aug 26 2013

Service address: 2206 PLANTATION BLVD # CLBHS **AUG 13**

Next meter reading: Sep 25 2013

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
1,364.59	1,364.59 CR	0.00	0.00	1,421.61	\$1,421.61	Sep 16 2013

**Meter reading - Meter 6LL6205**

Current reading 54804  
Previous reading - 53396  
kWh constant x 10  
kWh used **14080**

Demand reading 5.31  
kW constant x 10.00  
Demand kW **53**

**Energy usage**

	Last Year	This Year
kWh this month	9820	14080
Service days	30	33
kWh per day	327	426

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

Customer charge: \$18.63  
Fuel: \$416.20  
( \$0.029560 per kWh)  
Non-fuel: \$277.65  
( \$0.019720 per kWh)  
Demand: \$579.82  
( \$10.94 per kW)

#20  
520-588-431

**Enroll now in Budget Billing by paying \$1,203.33  
in 1 payment by the due date instead of \$1,421.61  
Your bill will be about the same each month & year-round.  
Learn more at: [www.FPL.com/companybb](http://www.FPL.com/companybb).**

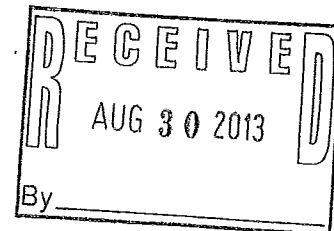
Amount of your last bill 1,364.59  
Payment received - Thank you 1,364.59 CR  
Balance before new charges \$0.00 ✓

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

Electric service amount 1,292.30\*\*  
Storm charge 14.08  
Gross receipts tax 33.50  
Franchise charge 81.73  
Total new charges \$1,421.61

**Total amount you owe \$1,421.61**

- Payment received after **November 14, 2013** is considered **LATE**; a late payment charge of 1% will apply.
- The Florida Public Service Commission approved a quarterly storm charge adjustment. The slight decrease will apply to your bill beginning Sept. 1. Visit [www.FPL.com/rates](http://www.FPL.com/rates) to learn more about the charges on your bill.



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



3 140290 / 27

5517845951507178085700000

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

B 5,8 5517 7

LAKESIDE PLANTATION COMM  
DEVELOPMENT DIST  
13574 VILLAGE PARK DR STE 265  
ORLANDO FL 32837-7696

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

FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

Account number	Total amount you owe	New charges due by	Amount enclosed
84595-15071	\$758.08	Sep 16 2013	\$ 758. <sup>08</sup>

### Your electric statement

Account number: 84595-15071 *AUG 13*

For: Jul 24 2013 to Aug 26 2013 (33 days)  
Customer name: LAKESIDE PLANTATION COMM  
Service address: 2200 PLANTATION BLVD # POOL-*AUG 13*

Statement date: Aug 26 2013  
Next meter reading: Sep 25 2013

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
558.61	558.61 CR	0.00	0.00	758.08	\$758.08	Sep 16 2013

#### Meter reading - Meter 6L17180

Current reading 20122  
Previous reading - 12947  
kWh used 7175

Demand reading 29.49  
Demand kW 29

**Energy usage**

	Last Year	This Year
kWh this month	10136	7175
Service days	30	33
kWh per day	337	217

Amount of your last bill 558.61  
Payment received - Thank you 558.61 CR  
Balance before new charges \$0.00

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

Electric service amount 689.47\*\*  
Storm charge 7.17  
Gross receipts tax 17.86  
Franchise charge 43.58  
Total new charges \$758.08

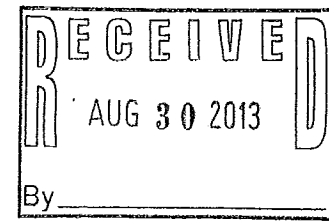
**Total amount you owe \$758.08**

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

Customer charge: \$18.63  
Fuel: \$212.09  
( \$0.029560 per kWh)  
Non-fuel: \$141.49  
( \$0.019720 per kWh)  
Demand: \$317.26  
( \$10.94 per kW)

- Payment received after **November 14, 2013** is considered **LATE**; a late payment charge of 1% will apply.
- The Florida Public Service Commission approved a quarterly storm charge adjustment. The slight decrease will apply to your bill beginning Sept. 1. Visit [www.FPL.com/rates](http://www.FPL.com/rates) to learn more about the charges on your bill.

*#20  
520-522-432*



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

GMS-Central Florida, LLC

1001 Bradford Way  
Kingston, TN 37763

# Invoice

Date	Invoice #
8/29/13	6

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

#1

P.O. No.	Terms	Project

Description	Qty	Rate	Amount
Fire and waterproof safe 330-535-48101		350.00	350.00
<b>Total</b>			\$350.00

<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$350.00

# Hopping Green & Sams

Attorneys and Counselors

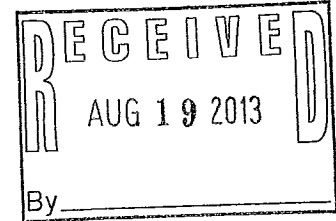
119 S. Monroe Street, Ste. 300  
P.O. Box 6526  
Tallahassee, FL 32314  
850.222.7500

===== STATEMENT =====

August 16, 2013

Lakeside Plantation Community Development District  
c/o GMS, LLC  
13574 Village Park Drive, Suite 265  
Orlando, FL 32837

Bill Number 71833  
Billed through 07/31/2013



#66  
310-513-315

**General Counsel/Monthly Meeting**

**LPCDD 00001 MCE**

**FOR PROFESSIONAL SERVICES RENDERED**

07/16/13	MCE	Follow-up with Schlosser regarding road conveyance.	0.10 hrs
07/18/13	DSC	Review correspondence regarding assessments.	0.20 hrs
07/19/13	MCE	Confer with Flint and Durham regarding Imagine Schools.	0.30 hrs
07/19/13	DSC	Analyze issues regarding Imagine Schools.	0.30 hrs
07/22/13	MCE	Review police agreement.	0.30 hrs
07/24/13	MCE	Research Imagine School issues and contacts.	0.60 hrs
07/26/13	MCE	Called Matthews with Imagine Schools and left second message.	0.00 hrs
07/29/13	KEM	Prepare letter to clerk regarding recording disclosure.	0.40 hrs
07/30/13	KEM	Review meeting minutes.	0.10 hrs
07/31/13	MCE	Review meeting minutes and provide comments; prepare for board meeting; confer with Flint.	0.80 hrs

Total fees for this matter \$867.50

**DISBURSEMENTS**

Copying Charges	2.50
Recording Fees	78.00
United Parcel Service	9.79
Total disbursements for this matter	\$90.29

**MATTER SUMMARY**

Scott, Darby K.	0.50 hrs	225 /hr	\$112.50
Ibarra, Katherine E. - Paralegal	0.50 hrs	145 /hr	\$72.50
Eckert, Michael C.	2.10 hrs	325 /hr	\$682.50

=====

TOTAL FEES	\$867.50
TOTAL DISBURSEMENTS	\$90.29
<b>TOTAL CHARGES FOR THIS MATTER</b>	<b>\$957.79</b>

**BILLING SUMMARY**

Scott, Darby K.	0.50 hrs	225 /hr	\$112.50
Ibarra, Katherine E. - Paralegal	0.50 hrs	145 /hr	\$72.50
Eckert, Michael C.	2.10 hrs	325 /hr	\$682.50

TOTAL FEES	\$867.50
TOTAL DISBURSEMENTS	\$90.29
<b>TOTAL CHARGES FOR THIS BILL</b>	<b>\$957.79</b>

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

Check Request

District	<u>Lakeside</u>	Date	<u>8/28/13</u>
Payable to	<u>Plantation CDD</u>	Account Number	<u>380-538-490</u>
Amount Requested	<u>Joe Montagna</u>		
Requested By	<u>#56-22</u>		
Description of Need	<u>Joe Montagna</u>		
	<u>Reimbursement for purchases for wine/cheese</u>		
	<u>and Jimmy Buffet event</u>		
Approved By	<u>George S. Flish</u>	Signature	<u>[Signature]</u>
Received By		Signature	





**Rapid Security Solutions, LLC**  
 1920 Northgate Blvd. # A9  
 Sarasota, FL 34234  
 Tel: 941.219.4190  
 Fax: 941.866.0439

# Invoice

Invoice Number <b>6066</b>	Date <b>8/19/2013</b>
Customer Number <b>10087</b>	Due Date <b>8/19/2013</b>

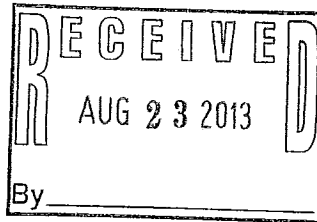
To: **Lakeside Plantation CDD**  
**C/O GMS-Central Florida, LLC**  
**13574 Village Park Drive, Suite 265**  
**Orlando, FL 32837**

Remit To: **Rapid Security Solutions, LLC**  
**1920 Northgate Blvd. Ste A9**  
**Sarasota, FL 34234**

Amount Enclosed: \_\_\_\_\_ **Net Due: \$1,935.16** *Detach And Return Top Portion With Your Payment*

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Lakeside Plantation CDD	10087	0	8/19/2013	8/19/2013

Quantity	Description	Rate	Amount
0.50	Lakeside Plantation CDD, 2200 Plantation Drive Northport, FL Installation of Video Surveillance System	3,870.31	1,935.16
		<b>Subtotal:</b>	<b>\$1,935.16</b>
	Tax		0.00
	Payments/Credits Applied		0.00
		<b>Invoice Balance Due:</b>	<b>\$1,935.16</b>



#37  
330-258-484

\*\*\*\*\*  
 Please Remember To Test Your Systems Monthly!      RSS Service (941) 219-4190      Press Option 2

Date	Invoice #	Description	Amount	Balance Due
8/19/2013	6066	50% Deposit on System Installation	\$1,935.16	\$1,935.16

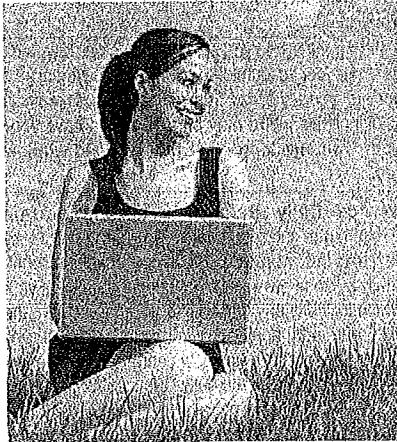


**Rapid Security Solutions, LLC**  
 1920 Northgate Blvd. # A9  
 Sarasota, FL 34234  
 Tel: 941.219.4190  
 Fax: 941.866.0439



# Go paperless.

Less waste, less clutter.



Going paperless does more than help the environment. It's also a secure way to manage your account.

### 3 easy steps to go paperless today:

- Visit [SamsClub.com/credit](http://SamsClub.com/credit)
- Enroll in paperless statements for your Sam's Club® Business Credit card
- Receive e-notifications when your statement is ready to view online

Visit [SamsClub.com/credit](http://SamsClub.com/credit) to get started!

## Sam's Club® Credit

LAKESIDE PLANTATION

Account Number: 7715 0901 1476 2388

Visit us at [samsclub.com/credit](http://samsclub.com/credit)

Member Service: 1-800-203-5764

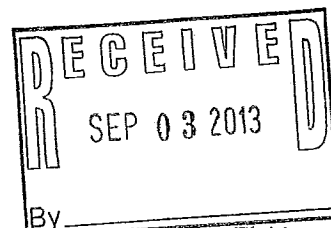
1-2

Summary of Account Activity	
Previous Balance	\$189.96
- Payments	\$189.96
+ Purchases/Debits	\$282.50
<b>New Balance</b>	<b>\$282.50</b>
Credit Limit	\$1,500.00
Available Credit	\$0.00
Statement Closing Date	08/27/2013
Days in Billing Cycle	31

Payment Information	
New Balance	\$282.50
Total Minimum Payment Due	\$50.00
Payment Due Date	09/21/2013
#39	

Transaction Summary				
Tran Date	Post Date	Reference Number	Description of Transaction or Credit	Amount
08/15	08/15	P9280007601B0FANT	MURDOCK CIR PT CHARLOTTE FL	\$282.50
			TOTAL FOR AUTHORIZED BUYER NO 42	\$282.50
08/11	08/11	P9280007101NNJ28R	PAYMENT - THANK YOU	(\$189.96)

Interest Charge Calculation					
Your Annual Percentage Rate (APR) is the annual interest rate on your account.					
Type of Balance	Expiration Date	ANNUAL PERCENTAGE RATE	Balance Subject to Interest Rate	Interest Charge	Balance Method
Regular Purchases	N/A	29.90% (v)	\$0.00	\$0.00	2D
(v) = variable rate					



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

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

MEMBER SERVICE: For Account Information log on to [samsclub.com/credit](http://samsclub.com/credit). This account is not registered. The authentication code is: 5ESO083. Or call toll-free 1-800-203-5764.

LAKESIDE PLANTATION

ACCOUNT #: 7715 0901 1476 2388

DATE OF SALE #: 130815

P.O. #:

INVOICE #: 006619

AUTHORIZATION #: 000747

CLUB #: 6445

REFERENCE #: P9280007601B0FANT

TRANSACTION #: 6619

REGISTER #: 8

1-2

S.K.U	DESCRIPTION	QUANTITY	UNIT	PRICE	EXT. PRICE
003690853	TOMATO 6CT	2.000	EA	\$4.9900	\$9.98
003694846	GREASED LIGHTNING	1.000	EA	\$8.6800	\$8.68
003709279	YOS GOURMET SAUCE	1.000	EA	\$6.6800	\$6.68
003911521	VIBRANT CUPS	1.000	EA	\$8.3800	\$8.38
004703443	GLOVES DISPOSABLE	1.000	EA	\$5.9800	\$5.98
004847620	AEROSOL TOPPING	1.000	EA	\$7.6600	\$7.66
005108776	DIET PEPSI	1.000	EA	\$9.9800	\$9.98
005152734	VANITY FAIR NAPKIN	1.000	EA	\$8.4800	\$8.48
005199081	CHOOSE ANY 2	1.000	EA	\$5.9800	\$5.98
005618687	RASPBERRIES	2.000	EA	\$2.9800	\$5.96
005907990	FUDGE BROWNIE	2.000	EA	\$9.1800	\$18.36
020202533	FULL STEAMTABLE PAN	1.000	EA	\$8.4800	\$8.48
020731371	SILVER T ANGUS BEEF	4.000	EA	\$16.9800	\$67.92
020732823	MH GROUND COFFEE	2.000	EA	\$7.9800	\$15.96
021546070	BIC ATLANTIS	1.000	EA	\$5.9700	\$5.97
021653393	#10SECURITY ENVELOPE	1.000	EA	\$6.5400	\$6.54
021762641	MM HALF AND HALF	1.000	EA	\$7.5800	\$7.58
021800881	ROMAINE HEARTS	1.000	EA	\$3.9800	\$3.98
022779025	ZEPHYRHILLS	1.000	EA	\$4.8800	\$4.88
023151856	HMB- WHITE- CS- 4"	4.000	EA	\$2.5600	\$10.24
027420671	COLESLAW	5.000	EA	\$1.8900	\$9.45
027993752	WINDEX COMPLETE	1.000	EA	\$9.9800	\$9.98
029114968	SMALL SERVING TONGS	1.000	EA	\$4.2800	\$4.28
030884353	MM SPRAY BOTTLES	1.000	EA	\$5.6800	\$5.68
031429974	AAA 24 PACK	1.000	EA	\$12.4800	\$12.48
031443172	EURO POM	2.000	EA	\$6.9800	\$13.96
031483479	SAMS INSTANT SAVINGS	1.000	EA	\$1.0000	\$1.00
<b>SUB \$282.50</b>		<b>TAX \$0.00</b>		<b>TOTAL INVOICE</b>	<b>\$282.50</b>
				<b>CREDITS TOTAL</b>	<b>\$0.00</b>
				<b>BALANCE DUE</b>	<b>\$282.50</b>

**RECEIVED**  
 AUG 26 2013  
 By \_\_\_\_\_



that was easy!

Customer Service:  
 staples.accountonline.com

Account Inquiries:  
 1-800-767-1291 Fax 1-801-779-7425

#44

Account Statement  
 Commercial Account  
 LAKESIDE PLANTATION CDD

Account Number: 6035-5178-730-18600113

Summary of Account Activity	
Previous Balance	\$626.41
Payments	-\$574.99
Credits	-\$0.00
Purchases	+\$98.99
Debits	+\$0.00
FINANCE CHARGES	+\$5.40
Late Fees	+\$0.00
New Balance	\$155.81

Payment Information	
Current Due	\$25.00
Past Due Amount	+ \$0.00
Minimum Payment Due	= \$25.00
Payment Due Date	09/10/13

Credit Line	\$750
Credit Available	\$594
Closing Date	08/16/13
Next Closing Date	09/15/13
Days in Billing Period	31

Send Notice of Billing Errors and Customer Service Inquiries to:  
 STAPLES CREDIT PLAN  
 PO Box 790449, St. Louis, MO 63179-0449

**What's on your  
new billing  
statement?**

Everything you need to know about your account is here:  
 account number, payments, fees, contact information and more.

Please see enclosed sample for additional information on how to  
 read your statement.

WOLTD

TRANSACTIONS			
Trans Date	Location/Description	Reference #	Amount
07/02	OFFICE SUPPLIES PUTNAM CT	P9194006F00XS1A0A	\$ 98.99
PAYMENTS, CREDITS, FEES AND ADJUSTMENTS			
07/23	PAYMENT - THANK YOU	P9194006Q09R77VTG	\$ 574.99
08/16	FINANCE CHARGE		\$ 5.40

- 330-238-482

NOTICE: SEE REVERSE SIDE FOR IMPORTANT INFORMATION Page 1 of 6 8 ST 9 This Account is Issued by Citibank, N.A.  
 Please detach and return lower portion with your copy of to insure proper credit. Retain upper portion for your records.

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

**08/21/13**

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

Date: 08/21/13	Ad Taker:AFREEMAN	Agate Lines: 76
Ad Date: 08/23/13	Sales Person:100	Depth: 8.056
Class: 3114	Words: 303	Inserts: 1
Ad ID: 2930697	Lines: 79	Blind Box:

Account: 297693	
<b>STACIE VANDERBILT</b> <b>LAKESIDE PLANTATION</b> <b>13574 VILLAGE PARK DRIVE</b> <b>SUITE 265</b> <b>ORLANDO, FL 32837</b>	
Description: Landscape Maintenance Services	Telephone: (407) 841-

Other Charges:	\$0.00	Gross:	\$113.22
Discount:	\$0.00		
Surcharge:	\$0.00	Paid Amount:	- \$0.00
Credits:	\$0.00		
Bill Depth:	8.056	Amount Due:	\$113.22

Publication	Start	Stop	Inserts	Cost
-------------	-------	------	---------	------

Legal Advertising	08/23/13	08/23/13	✓ 1	\$113.22
-------------------	----------	----------	-----	----------

**invoice**

Ad Note:  
 Submitted by Stacie Vanderbilt

Customer Note:

Legals

#106  
 310 513-480

**RECEIVED**

AUG 29 2013

Governmental Management Services-  
 Central Florida, LLC  
 Please remit to:

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

We Appreciate Your Business!  
 Thank You!

**LAKESIDE PLANTATION**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**NOTICE OF SOLICITATION FOR**  
**REQUEST FOR**  
**PROPOSALS**  
**LANDSCAPE MAINTENANCE SERVICES**  
**SARASOTA COUNTY, FLORIDA**

Notice is hereby given that the Lakeside Plantation Community Development District (referred to here-in as the "District" or the "Owner") requests proposals to provide landscape maintenance services (Request for Proposals 2013-101) including, but not limited to, maintenance of turf, trees, shrubs, ground cover, and irrigation, as more specifically set forth in the bid documents.

The bid documents will be available for public inspection and may be obtained beginning Friday, August 23, 2013 at 10:00 AM, from the District Manager's office, located at 13574 Village Park Drive, Suite 265, Orlando, FL 32837, or by contacting George Flint at 407-841-5524.

Firms desiring to provide services for this project must submit seven (7) copies of the required proposal no later than Friday, September 6, 2013 AT 2:00 PM at the Office of the District Manager, located at 13574 Village Park Drive, Suite 265, Orlando, FL 32837 ATTN: George Flint, at which time proposals will be publically opened. Proposals must be submitted in a sealed envelope pursuant to the bid documents. Proposals received after the time and date stipulated above will be returned unopened to the Proposer.

**A non-mandatory pre-proposal conference will be held on Friday, August 30, 2013 AT 3:00 PM at the Lakeside Plantation Clubhouse located at 2200 Plantation Blvd., North Port, FL 34289.**

Evaluation of proposals will be conducted in accordance with the process described in the bid documents. The District reserves the right to reject any and all proposals with or without cause, to waive minor technical errors and informalities, or to accept the proposal which, in its judgment, is in the best interest of the District.

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

Publish: August 23, 2013  
 297693 2930697



**Walmart®  
Community Card**

LAKESIDE PLANTATION GDD  
Account Number: 6032 2020 1028 8471

Visit us at [walmart.com/credit](http://walmart.com/credit)  
Customer Service: 1-877-294-1086

Summary of Account Activity	
Previous Balance	REC'D - 7-25-13 <del>-\$271.51</del>
+ Purchases/Debits	\$529.50
+ Interest Charges	\$4.07
<b>New Balance</b>	<b>\$805.08</b>
Credit Limit	\$3,000
Available Credit	\$2,194
Statement Closing Date	07/16/2013
Days in Billing Cycle	30

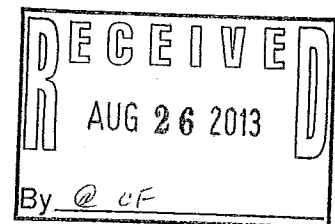
Payment Information	
New Balance	\$805.08
Amount Past Due	\$271.51
Total Minimum Payment Due	\$805.08
Payment Due Date	08/11/2013

# 51

Transaction Summary				
Tran Date	Post Date	Reference Number	Description of Transaction or Credit	Amount
06/15	06/17	P92730059018WHLQ2	WLMRT - PORT CHARLOTTE PORT CHARLOTT FL	\$131.75 ✓
06/17	06/17	P9273005B019SXT76	WLMRT - PORT CHARLOTTE PORT CHARLOTT FL	\$92.00 ✓
06/19	06/19	P9273005E01ARZQ8R	WLMRT - PORT CHARLOTTE PORT CHARLOTT FL	\$33.64 ✓
06/21	06/21	P9273005F01BTFW20	WLMRT - PORT CHARLOTTE PORT CHARLOTT FL	\$21.93 ✓
06/24	06/24	P9273005J01D7ML4V	WLMRT - PORT CHARLOTTE PORT CHARLOTT FL	\$25.11 ✓
06/26	06/26	P9273005M01E646A4	WLMRT - PORT CHARLOTTE PORT CHARLOTT FL	\$49.28 ✓
06/26	06/26	P9273005M01E6469J	WLMRT - PORT CHARLOTTE PORT CHARLOTT FL	\$10.48 ✓
07/03	07/03	P9273005W01HNJETD	WLMRT - PORT CHARLOTTE PORT CHARLOTT FL	\$42.99 ✓
07/08	07/08	P9273006001L2GXTG	WLMRT - PORT CHARLOTTE PORT CHARLOTT FL	\$59.10 ✓
07/10	07/10	P9273006301M0EX3R	WLMRT - PORT CHARLOTTE PORT CHARLOTT FL	\$63.22
07/16	07/16		TOTAL FOR AUTHORIZED BUYER NO 01	\$529.50
			*LATE CHARGE*	\$4.07

Late Charge Summary			
Annual Percentage Rate	Balance Subject to Late Charge	Late Charge	
18.00%	\$271.51	\$4.07	

**Cardholder News and Information**  
YOUR ACCOUNT HAS 2 PAYMENTS DUE. PLEASE MAIL THE MINIMUM PAYMENT DUE TODAY. PLEASE DISREGARD IF PAYMENT HAS ALREADY BEEN MAILED.



1-2  
4/26/13  
4/15/13

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

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

LAKESIDE PLANTATION CDD					
ACCOUNT #: 6032 2020 1028 8471			AUTHORIZED BUYER #: 01000		
INVOICE#: 001996			DATE OF SALE #: 061713		P.O. #:
TRANSACTION #: 1996			AUTHORIZATION #: 017419		STORE #: 00003349
			REGISTER #: 4		
S.K.U	DESCRIPTION	QUANTITY	UNIT	PRICE	EXT. PRICE
011798256	UNDERWOOD HAM SPREAD	3.000	EA	1.5800	4.74
011909569	GARLIC BULK 30# CASW	0.140	EA	3.5000	0.49
012832156	DT PEPSI 12Z 24T	1.000	EA	5.9800	5.98
036538557	GV CREAM CHEESE BRIK	3.000	EA	1.9800	5.94
040151640	CELERY 24CT ADU	1.000	EA	1.5800	1.58
042805915	CRRT WHL ORG 1# CABH	1.000	EA	0.9400	0.94
043034919	HOLLAND SMOKED GOUDA	1.000	EA	3.9800	3.98
048005963	SMF LARGE 12 A EGG	1.000	EA	1.8800	1.88
050036930	DOFINO HAVARTI PLN	1.000	EA	4.9800	4.98
050463084	GV VEG OIL 48 FO	1.000	EA	2.8400	2.84
052670602	ONION GRN 2CT BOS	1.000	EA	1.1000	1.10
053914625	DELI MUENSTER CHUNK	1.000	EA	5.6800	5.68
055319543	BC FAM FDG BROWNIE	1.000	EA	1.5000	1.50
058128948	BELL HH RED MP	1.000	EA	1.6800	1.68
062160792	SESAME ITALIAN	1.000	EA	1.6800	1.68
062544913	EVERYTHING ITALIAN	1.000	EA	1.6800	1.68
063531685	IRISH DUBLINER CHUNK	1.000	EA	5.4800	5.48
063855109	LA FE PASTRY DOUGH	4.000	EA	1.2800	5.12
067750772	SWNSN PREM WHT CHKN	2.000	EA	2.7400	5.48
073165535	CS MF APPLE 21OZ	2.000	EA	2.7800	5.56
078582554	ZUCCHINI ORG SGL HM	1.000	EA	1.8800	1.88
079600606	GV VEGTB CRISPS	1.000	EA	1.7800	1.78
080052064	829 B/S BREAST	1.000	EA	6.4800	6.48
083603038	TRISCUIT CRCKD PEPR	1.000	EA	2.5000	2.50
085478925	JINGOS PARM GARLIC	1.000	EA	2.5800	2.58
085650753	APL SMK GRUY CHS BR	1.000	EA	3.4800	3.48
088825063	GRN BEANS 28# LB HM	0.790	EA	1.8800	1.49
088857191	BELL 3CT STOP MP	1.000	EA	3.5000	3.50
<b>SUB \$92.00</b>		<b>TAX \$0.00</b>		<b>TOTAL INVOICE</b>	<b>\$92.00</b>
				<b>CREDITS TOTAL</b>	<b>\$0.00</b>
				<b>BALANCE DUE</b>	<b>\$92.00</b>

ACCOUNT #: 6032 2020 1028 8471

P.O. #:

INVOICE#: 001094

DATE OF SALE #: 061513

STORE #: 00003349

TRANSACTION #: 1094

AUTHORIZATION #: 015277

REGISTER #: 6

<u>S.K.U</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>PRICE</u>	<u>EXT. PRICE</u>
035671258	NTH FAM BF FRANK 3#	3.000	EA	12.9800	38.94
036383368	LITTLE HUG ASST	3.000	EA	2.9800	8.94
038349653	HEINZ SWT SQZ RELISH	1.000	EA	1.2800	1.28
038380666	PLCHMN YLW MUSTARD	1.000	EA	1.4400	1.44
044322277	DASANI .5LT 24PK	1.000	EA	3.9800	3.98
050026624	HNZ KETCHUP TWIN 50	1.000	EA	5.9600	5.96
057079327	HZ SWEET SQZ RELISH	1.000	EA	2.5000	2.50
061800552	GV TEA SWEET GAL	4.000	EA	2.2800	9.12
065510121	DC GRAN SGR PACKETS	1.000	EA	1.9200	1.92
066801986	GV HOT DOG BUNS	9.000	EA	1.3800	12.42

5404 0015 BEH

3 7 16 130716

D PAGE 2 of 5

9273 2000 N122 01DH5404

67659

S.K.U	DESCRIPTION	QUANTITY	UNIT	PRICE	EXT. PRICE
075606691	MT REESES	1.000	EA	3.4800	3.48
077621327	SEASNL BLND 32OZ CF	1.000	EA	7.0000	7.00
081687752	CHOC CHUNK COOKIE	1.000	EA	3.4800	3.48
085113251	GV WAVY POTATO CHP	4.000	EA	2.9800	11.92
086961651	*CHC SALT CRML CKIE	1.000	EA	3.4800	3.48
088298068	MS TC 90 RED CHECK	1.000	EA	3.9700	3.97
089174564	STRAWBERRY BITE	1.000	EA	2.9800	2.98
089174566	MILK CHOCOLATE CHIP	1.000	EA	2.9800	2.98
089174567	BROWNIE BITE W MINT	1.000	EA	2.9800	2.98
089174569	BROWBITEWPBC	1.000	EA	2.9800	2.98
<b>SUB \$131.75</b>		<b>TAX \$0.00</b>		<b>TOTAL INVOICE</b>	<b>\$131.75</b>
				<b>CREDITS TOTAL</b>	<b>\$0.00</b>
				<b>BALANCE DUE</b>	<b>\$131.75</b>
<b>LAKESIDE PLANTATION CDD</b>					
<b>ACCOUNT #: 6032 2020 1028 8471</b>			<b>AUTHORIZED BUYER #: 01000</b>		
<b>INVOICE #: 004319</b>			<b>P.O. #:</b>		
<b>TRANSACTION #: 4319</b>			<b>DATE OF SALE #: 061913</b>		
			<b>STORE #: 00003349</b>		
			<b>AUTHORIZATION #: 019852</b>		
			<b>REGISTER #: 14</b>		
S.K.U	DESCRIPTION	QUANTITY	UNIT	PRICE	EXT. PRICE
045342402	10 LB BAG ICE	4.000	EA	2.0000	8.00
083169783	BRIGHT PAPER	2.000	EA	3.9700	7.94
088363000	PURPL BEVNAP 30CT	2.000	EA	0.9700	1.94
089103868	MIXED BOUQUET D SB	2.000	EA	7.8800	15.76
<b>SUB \$33.64</b>		<b>TAX \$0.00</b>		<b>TOTAL INVOICE</b>	<b>\$33.64</b>
				<b>CREDITS TOTAL</b>	<b>\$0.00</b>
				<b>BALANCE DUE</b>	<b>\$33.64</b>
<b>LAKESIDE PLANTATION CDD</b>					
<b>ACCOUNT #: 6032 2020 1028 8471</b>			<b>AUTHORIZED BUYER #: 01000</b>		
<b>INVOICE #: 008326</b>			<b>P.O. #:</b>		
<b>TRANSACTION #: 8326</b>			<b>DATE OF SALE #: 062113</b>		
			<b>STORE #: 00003349</b>		
			<b>AUTHORIZATION #: 021178</b>		
			<b>REGISTER #: 2</b>		
S.K.U	DESCRIPTION	QUANTITY	UNIT	PRICE	EXT. PRICE
027545566	COKE 12Z24T	1.000	EA	5.9800	5.98
045342402	10 LB BAG ICE	3.000	EA	2.0000	6.00
082731200	AQUAFINA 16.9OZ 32PK	1.000	EA	4.9800	4.98
087033150	CR RF VANILLA PAIL	1.000	EA	4.9700	4.97
<b>SUB \$21.93</b>		<b>TAX \$0.00</b>		<b>TOTAL INVOICE</b>	<b>\$21.93</b>
				<b>CREDITS TOTAL</b>	<b>\$0.00</b>
				<b>BALANCE DUE</b>	<b>\$21.93</b>

LAKESIDE PLANTATION  
CDD

AUTHORIZED BUYER #: 01000

ACCOUNT #: 6032 2020 1028 8471

P.O. #:

INVOICE#: 006626

DATE OF SALE #: 062413

STORE #: 00003349

TRANSACTION #: 6626

AUTHORIZATION #: 024034

REGISTER #: 14

<u>S.K.U</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>PRICE</u>	<u>EXT. PRICE</u>
042190052	DUR ALK AA8	3.000	EA	6.3700	19.11
045342402	10 LB BAG ICE	3.000	EA	2.0000	6.00
<b>SUB \$25.11</b>		<b>TAX \$0.00</b>		<b>TOTAL INVOICE</b>	<b>\$25.11</b>
				<b>CREDITS TOTAL</b>	<b>\$0.00</b>
				<b>BALANCE DUE</b>	<b>\$25.11</b>

LAKESIDE PLANTATION CDD						AUTHORIZED BUYER #: 01000
ACCOUNT #: 6032 2020 1028 8471			P.O. #:			
INVOICE#: 000359		DATE OF SALE #: 062613		STORE #: 00003349		
TRANSACTION #: 359		AUTHORIZATION #: 026305		REGISTER #: 2		
S.K.U	DESCRIPTION	QUANTITY	UNIT	PRICE	EXT. PRICE	
011788730	WB ITALIAN 24FO	1.000	EA	3.2800	3.28	
037478408	HVR ORIG RANCH 24FO	1.000	EA	3.3600	3.36	
045342402	10 LB BAG ICE	3.000	EA	2.0000	6.00	
059152102	TOM GRAPE PT15CT PCB	1.000	EA	2.3800	2.38	
059985132	NYTT SEASOND CROUTON	1.000	EA	1.3600	1.36	
071098506	SLD ROMAINE 18OZ MS	5.000	EA	3.5800	17.90	
072448847	DX UL 10 1/16" 40CT	1.000	EA	3.9700	3.97	
072448853	DX UL 20OZ BOWL 24CT	1.000	EA	2.4700	2.47	
078329791	CUCUMBER BULK HM	1.000	EA	0.6800	0.68	
089103868	MIXED BOUQUET D SB	1.000	EA	7.8800	7.88	
SUB \$49.28		TAX \$0.00		TOTAL INVOICE	\$49.28	
				CREDITS TOTAL	\$0.00	
				BALANCE DUE	\$49.28	
LAKESIDE PLANTATION CDD						AUTHORIZED BUYER #: 01000
ACCOUNT #: 6032 2020 1028 8471			P.O. #:			
INVOICE#: 000362		DATE OF SALE #: 062613		STORE #: 00003349		
TRANSACTION #: 362		AUTHORIZATION #: 026254		REGISTER #: 2		
S.K.U	DESCRIPTION	QUANTITY	UNIT	PRICE	EXT. PRICE	
053636010	MARBLE SL LOAF CAKE	1.000	EA	3.2400	3.24	
063079358	CHOCOLATE CHIP CKIES	1.000	EA	2.0000	2.00	
063079362	PEANUT BUTTER CKIES	1.000	EA	2.0000	2.00	
070459880	STRWBR SWRL LOAF CK	1.000	EA	3.2400	3.24	
SUB \$10.48		TAX \$0.00		TOTAL INVOICE	\$10.48	
				CREDITS TOTAL	\$0.00	
				BALANCE DUE	\$10.48	

ACCOUNT #: 6032 2020 1028 8471

P.O. #:

INVOICE#: 000856

DATE OF SALE #: 070313

STORE #: 00003349

TRANSACTION #: 856

AUTHORIZATION #: 003617

REGISTER #: 14

S.K.U	DESCRIPTION	QUANTITY	UNIT	PRICE	EXT. PRICE
011807911	COOL WHIP 16OZ	1.000	EA	2.6700	2.67
058311986	GV CRMR FRNCHVAN	1.000	EA	2.3800	2.38
059050318	2 PT CL RECEIPT	1.000	EA	7.8800	7.88
060675441	40W BLNT TIP DECO 6P	2.000	EA	2.9800	5.96
069154238	GV HORIZONTAL SANDWCH	2.000	EA	2.9700	5.94
071897882	LOL HLF&HLF PC 24CT	1.000	EA	2.4800	2.48
073783548	1CT RND TC RAV RED	1.000	EA	1.4700	1.47
078521537	CM 4CELL SUGAR	1.000	EA	2.9800	2.98
081615543	WHITE 2CT TC	1.000	EA	1.9700	1.97
088836148	7" PLATE FLAG	1.000	EA	1.4700	1.47
088836156	LUNCH NAPKIN FLAG	1.000	EA	1.4700	1.47
088950403	PATRIOTIC BQT GF	1.000	EA	3.8800	3.88
089625488	MS 2PK CAKE PAN BLU	1.000	EA	2.4400	2.44
SUB \$42.99		TAX \$0.00		TOTAL INVOICE	\$42.99
				CREDITS TOTAL	\$0.00
				BALANCE DUE	\$42.99

LAKESIDE PLANTATION  
CDD

AUTHORIZED BUYER #: 01000

ACCOUNT #: 6032 2020 1028 8471

P.O. #:

INVOICE#: 003215

DATE OF SALE #: 070813

STORE #: 00003349

TRANSACTION #: 3215

AUTHORIZATION #: 008232

REGISTER #: 14

S.K.U	DESCRIPTION	QUANTITY	UNIT	PRICE	EXT. PRICE
039472328	409 APC SPRAY 32OZ	1.000	EA	2.9800	2.98
061777562	DT PEPSI 12OZ 18PK	1.000	EA	4.9800	4.98
062984009	3IN W&C TRIM ROLLER	1.000	EA	3.9700	3.97
064135321	BRUTE 55G CONTR 18CT	1.000	EA	9.9700	9.97
072815923	NPL 1.5L 35PK NONDEP	1.000	EA	4.8400	4.84
076665588	3IN K&B TRIM REFILL	1.000	EA	3.7700	3.77
081944033	MRCLN ME ORIG 4CT	1.000	EA	3.4700	3.47
085482099	HFTY OC LAVDR 100CT	1.000	EA	12.4700	12.47
086072940	MH BREAKFAST 29.3OZ	1.000	EA	7.2800	7.28
088662758	39GAL 20CT DS	1.000	EA	5.3700	5.37
SUB \$59.10		TAX \$0.00		TOTAL INVOICE	\$59.10
				CREDITS TOTAL	\$0.00
				BALANCE DUE	\$59.10

LAKESIDE PLANTATION  
CDD

AUTHORIZED BUYER #: 01000

ACCOUNT #: 6032 2020 1028 8471

P.O. #:

INVOICE#: 009968

DATE OF SALE #: 071013

STORE #: 00003349

TRANSACTION #: 9968

AUTHORIZATION #: 010210

REGISTER #: 1

S.K.U	DESCRIPTION	QUANTITY	UNIT	PRICE	EXT. PRICE
027545566	COKE 12Z24T	1.000	EA	5.9800	5.98
037138311	KEN 1000 ISLAND DRES	1.000	EA	2.3800	2.38
045342402	10 LB BAG ICE	3.000	EA	2.0000	6.00
063079360	SUGAR COOKIES	1.000	EA	2.0000	2.00
064056193	NYTT G&B CROUTON	1.000	EA	1.3600	1.36
065712316	DOUBLE CHOC COOKIES	1.000	EA	2.0000	2.00
071098506	SLD ROMAINE 18OZ MS	3.000	EA	3.7800	11.34
071897882	LOL HLF&HLF PC 24CT	1.000	EA	2.4800	2.48
072448853	DX UL 20OZ BOWL 24CT	1.000	EA	2.4700	2.47
075559314	HVR BUTTERMILK 36OZ	1.000	EA	5.3800	5.38
075675626	BUTTERY VAN LOAF CK	1.000	EA	3.2400	3.24
078329791	CUCUMBER BULK HM	1.000	EA	0.5800	0.58
079064373	DOZEN ROSES UB	1.000	EA	9.8800	9.88
088442444	TRIP CHOC SLIC LOAF	1.000	EA	3.2400	3.24
088797901	DX ULT 11.5" 20CT	1.000	EA	2.9700	2.97
SUB \$61.30		TAX \$1.92		TOTAL INVOICE	\$63.22
				CREDITS TOTAL	\$0.00
				BALANCE DUE	\$63.22



# Lakeside Plantation

Community Development District

Unaudited Financial Reporting

July 31, 2013

**Lakeside Plantation  
COMMUNITY DEVELOPMENT DISTRICT**

**COMBINED BALANCE SHEET  
July 31, 2013**

	GENERAL	DEBT SERVICE	TOTALS
<b>ASSETS</b>			
<u>CASH:</u>			
OPERATING ACCOUNT	\$ 127,671	\$ -	\$ 127,671
DEBIT CARD ACCOUNT	2,877	-	2,877
MONEY MARKET ACCOUNT	471,525		471,525
ACTIVITIES ACCOUNT	1,122		1,122
<u>INVESTMENT - OPERATIONS:</u>			
INVESTMENT- SBA FUND A	304	-	304
INVESTMENT - SBA FUND B	91	-	91
<u>INVESTMENT - BONDS:</u>			
RESERVE FUND	-	7,997	7,997
REVENUE FUND	-	55,641	55,641
PREPAID EXPENSES	4,203	-	4,203
DUE FROM GENERAL FUND	-	28,840	28,840
DEPOSITS	752	-	752
<b>TOTAL ASSETS</b>	<b>\$ 608,545</b>	<b>\$ 92,478</b>	<b>\$ 701,022</b>
<b>LIABILITIES &amp; FUND BALANCES</b>			
<b>LIABILITIES</b>			
ACCOUNTS PAYABLE	\$ 18,322	\$ -	\$ 18,322
DUE TO DEBT SERVICE	28,840	-	28,840
<b>TOTAL LIABILITIES</b>	<b>\$ 47,162</b>	<b>\$ -</b>	<b>\$ 47,162</b>
<b>FUND BALANCES</b>			
RESTRICTED FOR DEBT SERVICE	\$ -	\$ 92,478	\$ 92,478
RESTRICTED FOR CAPITAL PROJECTS	-	-	-
UNASSIGNED	\$561,383	-	561,383
<b>TOTAL FUND BALANCES</b>	<b>\$ 561,383</b>	<b>\$ 92,478</b>	<b>\$ 653,860</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 608,545</b>	<b>\$ 92,478</b>	<b>\$ 701,022</b>

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

	Adopted Budget	Prorated Budget Thru 07/31/13	Actual Thru 07/31/13	Variance
<b>REVENUE</b>				
Tennis Club	\$ 12,000	\$ 10,000	\$ 10,937	\$ 937
Activities	9,000	7,500	8,144	644
Clubhouse Rentals	3,000	2,500	3,415	915
Miscellaneous	0	0	687	687
Interest Earnings	700	583	236	(347)
Operations & Maintenance Assessments	651,844	651,844	649,814	(2,030)
<b>TOTAL REVENUE</b>	<b>\$ 676,544</b>	<b>\$ 672,427</b>	<b>\$ 673,234</b>	<b>\$ 807</b>
<b>EXPENDITURES</b>				
<b>ADMINISTRATIVE</b>				
Supervisor Fees	\$ 9,000	\$ 7,500	\$ 10,400	\$ (2,900)
District Manager	45,500	37,917	37,051	865
District Engineer	7,000	9,125	10,809	(1,684)
Disclosure Report	1,000	1,000	1,000	0
Trustee Fees	2,000	2,000	1,785	215
Audit Fees	8,000	8,000	5,800	2,200
Arbitrage Rebate Calculation	1,200	1,000	0	1,000
Postage, Phone, Fax, Copies	300	250	750	(500)
Public Communications	500	417	757	(340)
General Liability Insurance	6,000	6,000	3,836	2,164
Legal Advertising	1,000	833	1,219	(386)
Dues, Licenses & Fees	185	185	200	(15)
Other Current Charges	1,200	1,000	1,838	(838)
Property Insurance	10,000	10,000	6,728	3,272
Tax Collector Fees	9,259	9,259	0	9,259
Website Design/Administration	0	0	35	(35)
District Counsel	12,000	10,000	21,566	(11,566)
Office Supplies	0	0	42	(42)
<b>TOTAL ADMINISTRATIVE</b>	<b>\$ -114,144</b>	<b>\$ 104,486</b>	<b>\$ 103,815</b>	<b>\$ 671</b>
<b>OPERATIONS</b>				
Personnel Services (Management Contract)	\$ 151,000	\$ 125,833	\$ 138,622	\$ (12,789)
Road & Street Repairs & Maintenance	10,000	8,333	0	8,333
Common Area Renewal & Maintenance	20,000	16,667	700	15,967
Street Light/Decorative Light	18,000	15,000	487	14,513
Landscape Maintenance - Contract	78,000	65,000	65,221	(221)
Landscape Maintenance - Other	0	0	17,112	(17,112)
Plant Replacement Program	12,000	10,000	0	10,000
Irrigation Maintenance	2,500	2,083	420	1,663
Lake Maintenance	12,000	12,000	9,660	2,340
Lake Bank Restoration	10,000	10,000	2,125	7,875
Electric Utility Services - Entrance Feature	8,500	7,083	6,159	925
Water Utility Services - Entrance Feature	2,000	1,667	982	685
Repairs & Maintenance - Entrance Feature	2,000	1,667	6,192	(4,525)
Miscellaneous Tools, Equipment	2,400	2,000	0	2,000
Landscape Inspection Services	0	0	1,100	(1,100)
<b>TOTAL OPERATIONS</b>	<b>\$ 328,400</b>	<b>\$ 277,333</b>	<b>\$ 248,780</b>	<b>\$ 28,554</b>

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

	Adopted Budget	Prorated Budget Thru 07/31/13	Actual Thru 07/31/13	Variance
<b>CLUBHOUSE</b>				
Activities	\$ 19,000	\$ 15,833	\$ 17,030	\$ (1,196)
Licenses/Fees	600	500	616	(116)
General Supplies	4,000	3,333	12,607	(9,273)
Maintenance	10,000	8,333	8,249	84
Renewal & Replacement	5,000	4,167	307	3,860
Office Supplies	1,200	1,000	757	243
Pest Control	900	750	769	(19)
Security	2,000	1,667	1,813	(146)
AED	300	250	0	250
Telephone & Internet Services	3,500	2,917	3,795	(878)
Exercise Equipment	7,000	5,833	0	5,833
Furniture	3,000	2,500	0	2,500
Janitorial Supplies	3,000	2,500	1,421	1,079
Electric Utility Services - Clubhouse	12,500	10,417	13,390	(2,973)
Gas Utility	200	167	354	(187)
Garbage Collection	1,600	1,333	1,200	133
Water Utility Services - Clubhouse	3,000	2,500	2,996	(496)
Electric Utility Services - Pool	21,000	17,500	14,384	3,116
Pool Furniture	5,000	4,167	0	4,167
Pool Maintenance - Other	6,000	5,000	11,747	(6,747)
Tennis Courts - Maintenance	4,000	3,333	12,198	(8,865)
Tennis Courts - Programs	2,000	1,667	2,186	(519)
Water Utility Services - Tennis Courts & Pool	7,000	5,833	7,973	(2,139)
<b>TOTAL CLUBHOUSE</b>	<b>\$ 121,800</b>	<b>\$ 101,500</b>	<b>\$ 113,791</b>	<b>\$ (12,291)</b>
<b>OTHER EXPENDITURES</b>				
Capital Investment	\$ 37,200	\$ 37,200	\$ 134,865	\$ (97,665)
Reserves	75,000	75,000	0	75,000
<b>TOTAL OTHER EXPENDITURES</b>	<b>\$ 112,200</b>	<b>\$ 112,200</b>	<b>\$ 134,865</b>	<b>\$ (22,665)</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 676,544</b>		<b>\$ 601,250</b>	
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>\$ -</b>		<b>\$ 71,984</b>	
<b>FUND BALANCE, BEGINNING</b>	<b>\$ -</b>		<b>\$ 489,399</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>		<b>\$ 561,383</b>	

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

	Adopted Budget	Prorated Budget Thru 07/31/13	Actual Thru 07/31/13	Variance
<b>REVENUE</b>				
Assessments-On Roll	\$ 187,185	\$ 187,185	\$ 182,627	\$ (4,559)
Interest Income	0	0	9	9
<b>TOTAL REVENUE</b>	<b>\$ 187,185</b>	<b>\$ 187,185</b>	<b>\$ 182,636</b>	<b>\$ (4,549)</b>
<b>EXPENDITURES</b>				
Interest - 11/1	\$ 64,809	\$ 64,809	\$ 66,373	\$ (1,564)
Principal - 5/1	50,000	50,000	50,000	0
Interest - 5/1	66,546	66,546	66,373	174
<b>TOTAL EXPENDITURES</b>	<b>\$ 181,355</b>	<b>\$ 181,355</b>	<b>\$ 182,745</b>	<b>\$ (1,390)</b>
<b>OTHER FINANCING SOURCES</b>				
Other Debt Service Cost	\$ 5,830	\$ -	\$ -	\$ -
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>\$ 5,830</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (109)</b>	
<b>FUND BALANCE, OCTOBER 1</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 92,587</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 92,478</b>	

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>REVENUE</b>													
Tennis Club	7,595	0	0	539	930	0	1,058	146	0	1,599	0	0	10,937
Activities	1,001	0	2,441	1,738	1,738	0	1,598	216	0	220	0	0	8,144
Clubhouse Rentals	535	0	1,791	224	0	0	717	148	0	0	0	0	3,415
Miscellaneous	400	0	285	0	0	0	2	0	0	0	0	0	687
Interest Earnings	35	24	32	25	20	20	19	21	21	20	0	0	236
Operations & Maintenance Assessments	1	274,034	201,732	19,890	99,877	10,402	23,326	8,595	61,575	10,382	0	0	649,814
<b>TOTAL REVENUE</b>	<b>9,567</b>	<b>274,057</b>	<b>206,281</b>	<b>22,416</b>	<b>40,827</b>	<b>10,422</b>	<b>26,721</b>	<b>9,126</b>	<b>61,596</b>	<b>12,220</b>	<b>0</b>	<b>0</b>	<b>673,234</b>

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>EXPENDITURES</b>													
<b>ADMINISTRATIVE</b>													
Supervisor Fees	1,000	1,000	1,000	1,000	1,000	1,000	600	2,000	1,000	800	0	0	10,400
District Manager	3,792	3,792	3,792	3,792	3,792	3,792	3,792	3,792	3,792	2,926	0	0	37,051
District Engineer	540	2,193	0	1,768	0	1,513	1,258	1,592	1,945	0	0	0	10,809
Disclosure Report	0	0	0	1,000	0	0	0	0	0	0	0	0	1,000
Trustee Fees	0	0	0	0	500	0	0	0	1,285	0	0	0	1,785
Audit Fees	0	0	0	0	0	4,500	1,300	0	0	0	0	0	5,800
Arbitrage Rebate Calculation	0	0	0	0	0	0	0	0	0	0	0	0	0
Postage, Phone, Fax, Copies	0	0	0	0	214	453	218	(218)	0	83	0	0	750
Public Communications	0	0	0	0	0	207	0	0	549	0	0	0	757
General Liability Insurance	1,251	0	(1,168)	1,251	0	1,251	0	0	1,251	0	0	0	3,836
Legal Advertising	435	0	0	233	0	0	0	0	71	480	0	0	1,219
Dues, Licenses & Fees	0	0	200	0	0	0	0	0	0	0	0	0	200
Other Current Charges	714	(315)	0	874	0	224	0	0	340	0	0	0	1,838
Property Insurance	1,877	0	(778)	1,877	0	1,877	0	0	1,877	0	0	0	6,728
Tax Collector Fees	0	0	0	0	0	0	0	0	0	0	0	0	0
Website Design/Administrative	0	0	0	0	0	0	0	0	0	35	0	0	35
District Counsel	2,821	0	59	978	3,025	1,978	633	7,901	4,170	0	0	0	21,566
Office Supplies	0	0	0	0	0	0	0	0	0	42	0	0	42
<b>TOTAL ADMINISTRATIVE</b>	<b>12,430</b>	<b>6,669</b>	<b>3,105</b>	<b>12,772</b>	<b>8,530</b>	<b>16,795</b>	<b>7,800</b>	<b>15,068</b>	<b>16,279</b>	<b>4,367</b>	<b>0</b>	<b>0</b>	<b>103,815</b>

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>OPERATIONS</b>													
Personnel Services (Management Contract)	13,550	14,800	14,550	14,550	12,894	14,550	13,994	13,432	13,432	12,869	0	0	138,622
Road & Street Repairs & Maintenance	0	0	0	0	0	0	0	0	0	0	0	0	0
Common Area Renewal & Maintenance	0	0	0	450	0	250	0	0	0	0	0	0	700
Street Light/Decorative Light	0	0	0	0	0	487	0	0	0	0	0	0	487
Landscaping Maintenance - Contract	638	7,820	7,096	7,096	7,096	7,096	7,096	7,096	7,096	7,096	0	0	65,221
Landscaping Maintenance - Other	14,351	653	400	1,289	291	128	0	0	0	0	0	0	17,112
Plant Replacement Program	0	0	0	0	0	0	0	0	0	0	0	0	0
Irrigation Maintenance	152	0	0	0	32	32	204	0	0	0	0	0	420
Lake Maintenance	966	966	966	966	966	966	966	966	966	966	0	0	9,660
Lake Bank Restoration	0	0	0	0	0	0	0	0	2,125	0	0	0	2,125
Electric Utility Services - Entrance Feature	1,045	577	553	613	557	561	554	560	567	571	0	0	6,159
Water Utility Services - Entrance Feature	50	27	20	24	24	20	20	24	208	564	0	0	982
Repairs & Maintenance - Entrance Feature	360	0	5,460	0	0	105	0	107	160	0	0	0	6,192
Miscellaneous Tools, Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0
Landscaping Inspection Services	0	0	0	0	0	0	0	1,100	0	0	0	0	1,100
<b>TOTAL OPERATIONS</b>	<b>31,112</b>	<b>24,842</b>	<b>29,044</b>	<b>24,987</b>	<b>21,860</b>	<b>24,195</b>	<b>22,834</b>	<b>23,284</b>	<b>24,554</b>	<b>22,066</b>	<b>0</b>	<b>0</b>	<b>248,780</b>

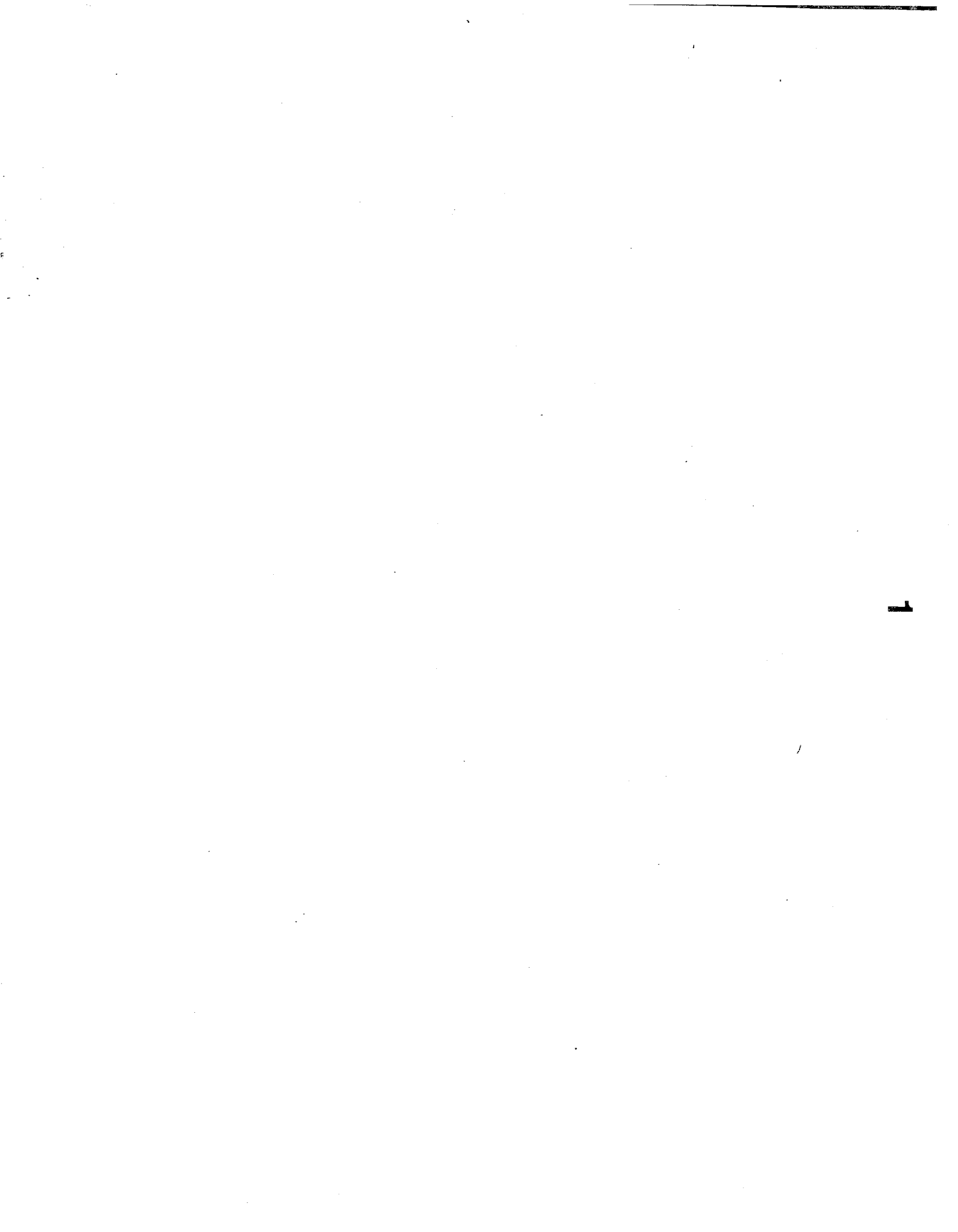
**Lakeside Plantation**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF REVENUES & EXPENDITURES**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>CLUBHOUSE</b>													
Activities	\$ 2,251	\$ 440	\$ 5,363	\$ 2,210	\$ 2,234	\$ 1,880	\$ 1,422	\$ 294	\$ 609	\$ 317	\$ -	\$ -	\$ 17,030
Licenses/Fees	0	0	0	289	0	0	0	0	0	327	0	0	616
General Supplies	1,133	3,298	2,469	2,165	441	266	379	378	1,674	403	0	0	12,607
Maintenance	398	1,763	1,127	1,059	0	325	756	577	471	1,773	0	0	8,249
Renewal & Replacement	0	0	0	0	0	0	0	307	0	0	0	0	307
Office Supplies	225	0	296	0	87	109	0	33	0	7	0	0	757
Pest Control	150	150	0	150	0	150	0	150	19	0	0	0	769
Security	844	147	0	4	147	415	0	147	0	110	0	0	1,813
AED	0	0	0	0	0	0	0	0	0	0	0	0	0
Telephone & Internet Services	519	0	520	0	259	764	582	432	359	359	0	0	3,795
Exercise Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0
Furniture	0	0	0	0	0	0	0	0	0	0	0	0	0
Janitorial Supplies	0	348	0	810	0	0	263	0	0	0	0	0	1,421
Electric Utility Services - Clubhouse	2,427	1,022	1,044	1,121	1,127	1,207	1,271	1,644	1,161	1,365	0	0	13,390
Gas Utility	146	13	39	27	48	27	13	29	13	0	0	0	354
Garbage Collection	120	120	120	120	120	120	120	120	120	120	0	0	1,200
Water Utility Services - Clubhouse	1,156	152	143	180	210	363	416	0	243	133	0	0	2,996
Electric Utility Services - Pool	2,080	1,725	1,629	1,693	1,636	1,707	1,318	1,141	897	559	0	0	14,384
Pool Furniture	0	0	0	0	0	0	0	0	0	0	0	0	0
Pool Maintenance - Other	285	894	902	2,090	220	773	2,186	765	534	3,098	0	0	11,747
Tennis Courts - Maintenance	878	923	16	1,772	96	1,673	0	218	944	5,677	0	0	12,198
Tennis Courts - Programs	221	0	425	580	480	480	0	0	0	0	0	0	2,186
Water Utility Services - Tennis Courts & Pool	701	964	581	780	704	691	1,088	1,283	793	387	0	0	7,973
<b>TOTAL CLUBHOUSE</b>	<b>\$ 13,543</b>	<b>\$ 11,959</b>	<b>\$ 14,675</b>	<b>\$ 15,050</b>	<b>\$ 7,809</b>	<b>\$ 10,951</b>	<b>\$ 9,814</b>	<b>\$ 7,518</b>	<b>\$ 7,837</b>	<b>\$ 14,636</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 113,791</b>
<b>OTHER EXPENDITURES</b>													
Capital Investment	\$ 6,390	\$ -	\$ 115,995	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,480	\$ -	\$ -	\$ 134,865
Reserves	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>TOTAL OTHER EXPENDITURES</b>	<b>\$ 6,390</b>	<b>\$ -</b>	<b>\$ 115,995</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 12,480</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 134,865</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 63,475</b>	<b>\$ 43,470</b>	<b>\$ 162,819</b>	<b>\$ 52,810</b>	<b>\$ 38,199</b>	<b>\$ 51,942</b>	<b>\$ 40,448</b>	<b>\$ 45,870</b>	<b>\$ 48,670</b>	<b>\$ 53,548</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 601,250</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>\$ (53,908)</b>	<b>\$ (230,587)</b>	<b>\$ (43,463)</b>	<b>\$ (30,394)</b>	<b>\$ (2,628)</b>	<b>\$ (41,519)</b>	<b>\$ (13,727)</b>	<b>\$ (36,743)</b>	<b>\$ 12,925</b>	<b>\$ (41,328)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (71,984)</b>



**SECTION VIII**





## Lakeside Plantation CDD Action Items

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



# Lakeside Plantation



September, 2013

- Amenities
- Maintenance
- Report

## Maintenance

### **Clubhouse:**

**-Pool Lifts:** Speaking with Sarasota County Health Department to get approved installer for pool and spa handicap lifts.

**-Fitness Room:** Painting is going on now and the flooring will be corrected. Fitness Logic came out and looked at the flooring and assured me it will be fixed to our liking. Payment will not be made until they do!

### **Grounds:**

**-Tennis Courts:** Courts are completed and with a few more rolling's and extra material they will be in great shape. Milan and Mike are working together so the courts will be great!

**-Fountains:** The fountains in the past have worked on separate ballists and one ballist was shorted out because it was submerged. Now we want to have both fountains on one ballist and enclose that ballist for protection. Fountains do not leak.

**-Pool Signage:** We have ordered new signs for around the pool, changed a few rules and deleted a few.

**-Pool Furniture:** Pool furniture has been cleaned and as you can see we do not need to replace many lounge chairs, maybe one due to a strap being cut. One table has been broken by the wind and we are looking to replace the umbrellas.

**-Pool Decking:** Pool decking around the pool and spa is starting to come apart. We have gotten pricing to do an 8 inch border around both pool and spa.

**-Koi Pond:** We have received pricing to bring back life to the Koi Pond. The price is to clean out around pond, get new pump and get it looking good again!

**-Picnic Tables:** We have received pricing on replacing picnic tables. Existing tables are rusting.

**-Covered Benches:** We are in the process of getting rid of the covered bench by the playground and not replacing.

**-Basketball Court:** We have ordered a new rim for the basketball court and looking into the price of new paint for the court itself.

**-Bocce Ball Court:** Milan and Mike when weather cooperates will fix the Bocce Ball Court.

**-Pavers around the clubhouse:** We have received pricing to correct the pavers around the entire clubhouse.

**-Cutting of Palm Trees: As you can see Bloomings is doing a nice job cutting the palms. They have started mulching already.**

**-Carpets in the Clubhouse: The carpets in the clubhouse have been cleaned. Lisa and Monica came in and moved the furniture around. I believe you will like the change.**

**-Kitchen: The Clubhouse kitchen is in the process of getting a thorough cleaning. By the looks of it, it has been a while since it has had a good cleaning.**

## **Amenities**

**-Jimmy Buffett / Cheeseburger in Paradise on August 17<sup>th</sup>, was a big success. Fun was had by all. If you missed it, we will have other events. Keep your eye out for the coming events.**

**-Wine and Cheese was another successful event. Keep a watch for the Wine and Cheese in September. It's on the 25<sup>th</sup>. Don't forget to sign up!**

**-We are trying something new this month on September 23<sup>rd</sup> called, "Swap Idea Day". That is a day you can come and tell us not only what you would like as far as programs or events but also it's a social time as well.**

**-Other events we have in September are; Ladies Lunch on 9/27/13, CVS Flu Shot on the same day at 10 a.m., Pot Luck Dinner on 9/14/13 and Ice Cream Social on 9/13/13.**

**If I haven't met you yet please come in the office and introduce yourself. Looking forward to it!**

**Mike Howell  
Facility Manager  
Lakeside Plantation**